

City of Sandusky Housing Appeals Board
June 25, 2019
Meeting Minutes

Page | 1

The Chairman called the meeting to order at 4:00 p.m.

The following members were present: Frank Valli, Janice Warner, Dana Gamblin, Sharon Johnson, and Gary Guendelsberger

City staff present: Brad Link-Code Compliance Office and Kelly Kromer- Clerk

Everyone that was going to speak and testify were asked to raise their right hand. Sworn in by Kelly Kromer.

Approval of minutes from the previous meeting:

May 29, 2019. Ms. Gamblin moved to approve the minutes; Ms. Warner seconded the motion, which carried unanimously.

Old Business: 19-03 Vegard Vevstad is appealing the demolition of 613 W. Washington St., Sandusky, Ohio 44870. Parcel Number 59-01216.000 – Providing proof of financial ability for the project presented to the board on April 30, 2019.

Josh Welfley took to the podium he stated that he is with Feick Design Group and works under John Feick. He added that the both of them are working with Mr. Vevstad on the design of the project. Mr. Welfley added that Mr. Vevstad's plan is either to renovate or demolish and build new. He stated that they looked into using the building as 5 units and he doesn't believe that's the way they are going to go. He stated that they have one model that each floor is an apartment or keeping it as a one family house. He stated that they have looked at demolishing the building and putting 2 apartments on one story. He stated that they are looking at what option would be the best to get his money back.

Mr. Welfley stated that at this point he knows the board was looking for more information regarding the money and where it would be coming from. He stated that Mr. Vevstad has reached out to Rich Finneran at Civista Bank but as of right now he's working more with John and John is out of the office on vacation.

Discussion:

Ms. Gamblin asked if Mr. Welfley has an approximate cost for each plan. Mr. Welfley stated when they were looking at the 3 different floor plans they were looking at higher end condos and that was very high around \$600,000. He stated that Mr. Vevstad is now looking at something lower around \$300,000. Mr. Welfley stated that he believes that Mr. Vevstad has the funds to do whatever the case may be its just trying to figure out what design.

Mr. Matthews asked where the financial papers are at. Mr. Welfley stated that he was asking for an extension on that because they need to get the design figured out. He added that he knows Mr. Vevstad has reached out to the bank and it sounds like it's okay.

Mr. Guendelsberger stated that the point of the meeting was to have the financial documentation in hand. Mr. Guendelsberger stated that he doesn't believe they can look at an extension at this point because they have gone 60 days.

City of Sandusky Housing Appeals Board
June 25, 2019
Meeting Minutes

Page | 2

Ms. Johnson asked where a letter of credit is as to how much the bank will loan to him. She stated that it doesn't matter how much the units cost, it matters to how much the bank will loan him and he was supposed to bring that today. Mr. Welfley stated that Mr. Vevstad described it to him as the bank wanted to know what he was doing first and that's where they are still figuring it out going back and forth.

Ms. Gamblin stated that she feels Mr. Welfley is in the middle and that they knew what the board wanted and they sent him. She added that the board has talked to Mr. Vevstad along with Mr. Feick. She stated that at the last meeting the board told them that they need a financial plan to see where they were going.

Ms. Warner stated that both Mr. Feick and Mr. Vevstad agreed to the 60 days.

Mr. Wefley asked if there was anything else he could do. He stated that he could call Rich from the bank and get information from him. Mr. Valli stated that he is on the spot in this situation.

Mr. Guendelsbereger stated that they were expecting to see financial proof today in writing. He added that the owner had to be aware of that unless Mr. Feick didn't relay that information to him. Ms. Warner stated that Mr. Vevstad sign for the certified letter.

Mr. Guendelsberger made a motion to deny the appeal based on the facts that the financial proof is not available as required. Motion was seconded by Ms. Johnson, roll call on the motion; motion passed unanimously.

New Business: None

There was no further business before the Board. A motion was made by Ms. Gamblin and seconded by Ms. Warner; the board voted unanimously to adjourn the meeting at 4:15pm

Next meeting: July 30, 2019

APPROVED:



Kelly L. Kromer, Clerk



Mr. Frank Valli, Chairman