

The President called the meeting to order at 5 p.m. after the Invocation, given by Wes Poole, and the Pledge of Allegiance.

The Clerk called the roll and the following Commissioners responded: Dick Brady, Wes Poole, Dennis Murray, Greg Lockhart, Naomi Twine and Dave Waddington.

Upon motion of Dave Waddington and second of Naomi Twine, the commission voted to excuse Nikki Lloyd. The President declared the motion passed.

City staff present: Aaron Klein – Public Works Director, John Orzech – Police Chief, Rick Wilcox – Fire Chief, Angela Byington – Planning Director, Matt Lasko – Chief Development Officer, Stuart Hamilton – IT Director, Don Rumbutis – IT, Hank Solowiej – Finance Director, Trevor Hayberger – Law Director, Eric Wobser – City Manager and Kelly Kresser – Commission Clerk.

APPROVAL OF MINUTES

Upon motion of Dave Waddington and second of Naomi Twine, the commission voted to approve the minutes of the January 14, 2019, meeting and suspend the formal reading. The President declared the motion passed.

AUDIENCE PARTICIPATION

Al Nickles, 3308 East Beverly Drive, said he is Chairman of the Economic Development Incentive Committee which met last week regarding the Resort School project (Item No's 1 - 3). He is also Chairman of the city's Audit/Finance Committee and has a great knowledge of the city's finances. This project is an affordable one for the city and falls under the guise of the Committee. The synergy it will create downtown is unbelievable and the committee was extremely ecstatic about it and strongly encourages support for what it will do for the downtown.

Sharon Johnson, 1139 Fifth Street, said she has concerns with the Bowling Green project and some of the financing (Item No's. 1 – 3). The city is selling this land for \$250,000 to Resort, LLC which is Marous; this is a \$1 million grant altogether and \$660,000 is coming out of the economic development fund (Issue 8) and \$340,000 is coming from the real estate fund. The \$250,000 the city will receive from the sale of the land will go into the real estate fund and the city is going to turn around and give \$250,000 back to Resort, LLC in a grant plus \$90,000 more from the real estate fund making it \$340,000. In essence, we are giving them the land. The grant is for \$660,000 and will be on a three-year incremental basis and she is very concerned about the financing because we are lending the money by giving it away over a three-year period when we do not even have it. We are banking on having it and she does not know how the city runs like this. The supporting documents state it is for construction but asked if it is for rent subsidies as there is a paragraph in the documents which states: "Challenge to providing new sustainable mixed-use projects are the current rental rates in Sandusky that do not support a sufficient return to justify cost and benefits of new construction downtown, therefore, do not make the project economically feasible without requested City of Sandusky economic development grant incentive requested herein." Sharon Johnson said this sounds like we are going to subsidize rent and would like to have this clarified.

Tim Schwanger, 362 Sheffield Way, said it looks like 16% of the entire footprint of 75,000 square feet, which may or may not include the parking lot, will actually be reserved for college education. The rest of the development will include 80 apartments and anyone can live here - it is not necessarily just for college students. Tim Schwanger asked how much college we will actually get with this project and if the cost associated from the city (\$1 million) is necessary or feasible for the college education we may or may not be getting. This looks like another one of those projects with very little college and a whole bunch of retail and commercial where anyone can live. He shares a lot of the concerns mentioned by Sharon Johnson and asked when we say enough city spending is enough in downtown and start spending money outside of the downtown area. It is time downtown stands alone, holds up their little boy pants and take care of themselves.

Joan Chaney-Burton, 2024 Foxborough Circle – Apt. C, said the \$1 million the city wants to spend on this project (Items #1 – 3) is a little ridiculous because there are not enough students in the area. They are coming to BGSU/Firelands and to Firelands Nursing and Pharmacy School but there are not enough. Terra Technical College has enough students and is appropriate because this is a well-known school for the curriculum they have. This is not even feasible and this money should be spent otherwise because we do not have enough college students coming to the area because they are going to the main campus. There used to be a development for students to live in who attended Firelands School of Nursing behind the Providence School of Nursing but these were torn down and the school was put into the South campus. For this project, it is a little unreasonable and the money should be spent for something else because we do not have the student majority and there is not an influx into the area.

PRESENTATION

McKenzie Spriggs, Bicentennial Coordinator, said she is here to take a quick look back at what happened 2018 and the momentum generated so we can keep it up for 2019 and into the future. We started and ended the year with a Bicentennial blessing at Sandusky High School where all denominations were brought together; this was the first event the faith-based group held, was the perfect start and we were blessed all year long. The year had four pillar events including the Bicentennial Ball in April where 800 people came to the Cedar Point Ballroom and gave homage by dancing the way people did when Benny Goodman and numerous other big band era groups performed. The Festival of Sail took place in July where the world's largest duck stole the show. This 52' character made his way onto the weather channel and news stations from Cleveland to Toledo and much further. We were proud of the spotlight this put on Sandusky showing people what type of events could happen here. In the evening, there were free concerts with Robert Randolph & the Family Band and the Wailers. There was a family night on Thursday featuring Moana and thanked the Sandusky State Theatre who helped in getting these big name bands. Another big weekend centered on Sandusky pride with Founder's Weekend. The parade featured our city parks, the Masons who celebrated their 200th anniversary, churches and long-time institutions and businesses including Lewco, the Sandusky Register and Gundlach Sheet Metal. There were also kids from all over who participated featuring five area bands. Another concert was held this weekend on the waterfront where a couple thousand people came to see the Firelands Orchestra, high school bands, Dan May and gospel singers. A fireworks show took place at the end of the night and a Christmas market "Brrrr-zaar" where 30 artisan vendors was held in December along with a Beard-Centennial contest and event. This year was not just about pillar events, it was about looking back, and one important thing was making sure our history was proudly discussed and she is proud to say every historical institution and museum participated. Walking tours were held averaging 75 - 200 people attending on Wednesday evenings. Bicentennial Banters took place and were historical talks including one from the Sandusky NAACP and the Sandusky First Series highlighted the first black Sanduskians to have certain positions or to do certain things. The year was also about the now and today, not just about our history, and our Community Involvement Committee was robust and included leaders from the schools and youth organizations, leaders of arts and culture groups, faith-based groups and fitness groups. Every sixth grader was invited to Cedar Point free of charge and one of her favorite workdays was the day she chaperoned them. They got a behind-the-scenes tour of Cedar Point from Jason McClure and his staff and it was a great day to incorporate both the curriculum and what we have to be proud of in our city. The Love Letters from Sandusky project was successful and some of these letters will be included in the time capsule to be produced this year. Walking around Sandusky, people felt something was going on and events were featured every couple of days in the newspaper and on the radio. We got the word out about events and made sure people got a feeling this was a really special year for us. McKenzie Spriggs said she is proud the Bicentennial took on a life of its own outside of the committee members. There was real ownership by people in the city through things such as bourbon caramel mocha ice cream featured by Mr. Smith's Coffee House. The Sandusky Library showed up in a huge way with a One City, Many Stories series and their final event, the Junior Ball, where kids got to use the same backdrop as the adult Ball. Temporary art sculptures were brought into Sandusky by the Lange Trust. There was a legacy aspect to the Bicentennial to ensure this is remembered for a long time. Numerous parks opened

including the new Central Park and the Cleveland Road Parklet which was a Neighborhood Initiative project. The Sandusky Youth Commission was brought back to allow youth to make decisions in our city government. These, along with other numerous infrastructure related things including new wayfinding signage (which was a product of the Bicentennial) as well as a huge push for public art with help from the newly-formed Public Arts & Culture Commission were part of 2018. The Bicentennial Commission raised \$653,308 with sponsorships and money raised from events such as the Bicentennial Ball. We asked many times for people to tell us how they felt about things and hosted a storefront competition as part of the winter kickoff festival. There were 648 submissions for the competition and the winner was Daly's Pub. Numerous other surveys were distributed and the downtown merchants indicated an event space is desired with 82% of respondents choosing this option and noted they liked the increase in foot traffic to downtown. We most recently distributed a survey asking people how they felt about the Bicentennial year and 136 people responded by giving an overall rating of four and one half stars. Some of the things we heard most loudly were 79% of those who took the survey wanted continued concerts while others noted they wanted them on the waterfront. Other high-ranking events were festivals, arts and culture events and fireworks. The last question related to how people felt about Sandusky and 87½% reported "excessively positive" with great feelings about Sandusky. McKenzie Spriggs thanked the City Commission who gave a leadership role to the members of the Bicentennial Commission and established the need for strong community partners. Dennis Murray also kicked off the Bicentennial in 2013 when he ran for election and announced it. City staff were a huge part of every single event and the community partners. Members of the Bicentennial Commission were thanked including Bill Semans, Jim Miller, Lee Alexakos, Molly Carver and John Bacon. While the year is over, the good feelings do not have to end and through collaboration, we can do much bigger things and we should continue to put big events on and keep this spirit alive. Dennis Murray thanked McKenzie Spriggs and all of the members of the Bicentennial Commission who made such a difference in our city, how we see ourselves, how we appreciate our history and the joy we feel about the future and the encouragement and excitement.

On behalf of the entire commission, Dennis Murray presented a **Key to the City to McKenzie Spriggs** in appreciation for her work.

John Bacon said he is happy to represent the Bicentennial Commission and said he appreciated seeing the hard work done by McKenzie and Bill Semans throughout the year, to see the results and to participate in the events they helped organize. A call went out late in the year as to how to remind them both of what they have done and the Key to the City was one thing, but this did not say quite enough to share everything that went on. A rhyme/poem was written by John Bacon which was really inspired by a summary of the year printed in the Sandusky Register:

A Bicentennial Love Letter

(With gratitude and appreciation to McKenzie Spriggs and Bill Semans for their leadership in our joyful celebration!)

*Seldom have we been as one, as in this unique year.
Adding to our history, we've shared some special cheer,
Noting with pride our heritage . . . two centuries gone by! So
Dedicated you have been to help identify an
Understanding of our past we hoped would help us know
Sandusky is where we call home. . . and proud we are to show! We
Kicked our heels up at a Ballroom, and, yes, it was a blast! Our
Young and old learned history, both in and out of class.*

*Blessed we were as we began, the arts commission shined
In ways reminding us how we have all improved with time.
Concerts noted musically our joy to celebrate,
Engaging our community so all could participate.
New trees were planted, parks improved and fireworks lit the sky
To show how much we love our town . . . and the many reasons why!
Enthusiasm overflowed when Founders' Weekend came,*

*Neighbors joined tall ships and floats and bands to share our fame.
Not to mention Mama Duck . . . in size she matched our pride . . .
In all these ways, our city's seldom been so unified.
As we look back, we thank you so for leading all we've done. This is our
Love letter to you, from Sandusky . . . Everyone!!!!*

Mike Marous with Marous Development Group (MDG) said he is here to talk about Cedar Fair Resort Management School and Bowling Green State University, but the bigger story is this is a monumental moment for the City of Sandusky. MDG has Cedar Fair as a community partner and they have committed themselves to being in downtown Sandusky, to bring BGSU students and liven up our downtown even more with the momentum we already have. MDG is so thankful they have Cedar Fair here and this is a commitment by them; they (Cedar Fair) could go anywhere in the country but have chosen Sandusky because they are here for the long term. MDG is excited to partner with Bowling Green, but said this is their vision and project and MDG is facilitating to make it happen and are extremely excited to be part of it. The Marous Development Group bought their first property in downtown Sandusky in 1997 and have had other projects in historic downtown Willoughby, Battery Park on the West side of Cleveland and City Hall in Sandusky. Cedar Fair is their partner and is the program sponsor. Mike Marous said his family is from Willoughby, Ohio, and back in the 1990's, no one was going to their downtown. They had good leadership in the political environment and people like his father (Chip) who wanted to make something happen. In the early 1990's, his company started buying buildings in the core downtown and put their corporate headquarters there. They watched their vision turn into reality and made it the destination place it is today and said people go out of their way to go to Willoughby. There has to be good vision and good political leadership to make this happen and Sandusky has both. Mike Marous said he spent times on weekends sweeping the floors and streets with the mayor and councilmen and said it took this kind of commitment to bring the city back and MDG understands this. The same scenario took place with the Battery Park development in Cleveland, Ohio. This was an industrial area on the lakefront of Edgewater Park and a 13-acre site was left vacant in 1980 with a whole neighborhood in shambles. MDG received a call from the political leaders in this town to look at these buildings for historical renovation purposes and ten plus years later, they have over 200 residential units, retail, over 100 restaurants and new retail storefronts which have opened up and the whole neighborhood has changed. This is the pilot to residential development in Cleveland today and he is very proud of it. Sandusky will soon be in its new City Hall with the Columbus Avenue revitalization in the core center of downtown, 18 new residential units, a market and other retail spaces and they are excited to open in late Spring and keep momentum in downtown Sandusky. The Feick Building is providing a great opportunity and they are excited to get this development going very soon.

Duff Milkie, Cedar Fair, said this is a very exciting night for Sandusky and for the area. Cedar Point is very well known and Cedar Fair consists of eleven amusement parks including one in Canada. They hire 40,000 seasonal employees including some internships every year and is part of what they wish to leverage with this opportunity with Bowling Green State University. Sandusky is their hometown and they participated in the Bicentennial and hosted the Ball last year. With millions of guests and thousands of employees, they are committed to being a company of employees who are proud to be associated with them and is another reason why this project is so interesting. People have to be trained in what are the important attributes and aspects of good customer service to provide the "best day promise" they make to all of their guests. People go to amusement parks to share an experience with people they love, family and friends, to escape from the day-to-day and have a special time and the employees are there to serve them for this purpose. They want their employees to understand this and have the skill set necessary to be able to bring this to life. Cedar Point is a learning laboratory because employees learn a lot of skills while they are with them and he calls this "battlefield promotions". They can start with Cedar Point in the backroom and before they know it, employees can run the shop and is a strong career pathway going from Associates to Team Leaders to Supervisors. The Pagoda Gift Shop is a perfect example as kids can come in as freshmen in college and be tagging clothes in the back, but when they leave at the end of four years, they are running the shop with millions of dollars of revenue. This starts as a seasonal, summer job which provides opportunities for them. The

partnership with Bowling Green is a fantastic asset for our community which they partnered with well before this and was part of the magic ingredient that brought this to life. Kids are not just working for minimum wage, they are getting an opportunity to develop the skills to drive their career for the rest of their lives. In thinking about this, Cedar Point partnered with Bowling Green to bring this to life and to learn more than just a summer job – they are learning the skills to become a very valuable employee to any business because all businesses are serviced-based at the end of the day. Cedar Point also provides an opportunity for international learning and are part of the International Association of Amusement Parks and Attractions which has 6,000 member companies in over 100 countries to plug into this environment and get a broader experience. Anyone with kids in college understands this is part of the learning experience and this is a great opportunity to tap into this. The power of collaboration is a lasting impact of the Bicentennial and this project represents that power. Six entities collaborated and found a common vision to benefit the community for the Bicentennial celebration and four of them were governmental while two were private. Vintage and Marous are from outside the community and the fact they are investing here to help us see and realize this potential is a compliment to the development and the positive attitude we have in our community; this should not be taken for granted. Having a higher educational institution in our area is a key asset to be progressive. Based on forward-thinking, we value education and know what it can mean for growth, progress and development of a community and what its culture is all about. It is really important to leverage the assets we have and we leverage them together to make the sum of the parts bigger than the whole. Bowling Green will provide the classroom and Cedar Point will provide the workplace laboratory. It is so important we develop a workforce in our area as it is what will attract new businesses and help us with new development opportunities. While this is amusement resort park and attraction management, it involves all the things we all need to be successful: crisis management, project management, commitment to good customer service and all of these things will be at play. When this is all put together, we can revitalize downtown, we can make residential living in downtown more pronounced - which leads to more foot traffic - which benefits existing businesses and new businesses to come. It also allows us to move toward the future based on assets that already exist in our community through the power of the collaboration amongst those assets. With all of this in mind, Cedar Fair is very excited about lending its hand and its “laboratory” for this project and to work with so many great partners including the City Commission and its leadership to bring this to life. It took a lot of work from the city to keep charging along and believing and this all goes back to Issue 8. One day we stopped hanging on and started moving forward, and hopefully this is another step in that direction.

Andy Kurtz, Dean of Bowling Green State University/Firelands College, said they are very happy and excited to be part of this great collaboration. It is worth pointing out when they had an opportunity to sit down with representatives from Cedar Fair, Cedar Point and the City of Sandusky a couple of years ago, they did not quite know what they wanted to do. They sat down with an open mind and started talking, but knew this was important enough and this partnership could potentially be strong enough. BGSU has roots deep enough in the City of Sandusky they knew they had to do something. The opportunity, as it continued to evolve over the course of about two years, presented itself in a really amazing way. One of the things important to think about when talking about the curriculum to be housed within this facility is there is only one other program vaguely similar to it in the entire United States and only a handful (less than five programs in the world) are direct feeders to the managerial level with the industry they are in. This is a multi-billion dollar industry encompassing many hundreds of parks, resorts and attractions. BGSU receives \$800,000 in a program funding grant from the State of Ohio which has been legislated. Cedar Fair provides additional program underwriting and jobs which will be through high-impact learning experiences students will receive at Cedar Fair parks, including Cedar Point. The co-op program is going to be the cornerstone. Students will take two co-ops at an increasing managerial skill starting the summer prior to their junior year when they will complete a co-op and then apply to the program. This co-op will be like an extended job interview to see if the student has the business acumen and the expertise at that level to become successful in this program. The facility will contain active learning environments and will require close student collaboration as one would expect in an applied program such as this. The facility will

have residential apartments above the classroom facility on the first floor. This is a two-year program with juniors and seniors. Students will do their first two years at BGSU or BGSU/Firelands (or anywhere else, including internationally) and then come to complete their last two years. The calendar will be very different from a regular academic year. Just as the calendar for the industry runs from April to October, so will the calendar for the program run from October to April so these students will be going to school year-round - including their co-ops - for a highly immersive experience. When at capacity, the program will have approximately 150 students. It will start with 60 students in the Fall of 2020 and currently they are in a quiet recruitment phase with support from Cedar Point and Cedar Fair getting the word out about the program. The program is still undergoing approval at the state level and has passed through all of the university approval processes including the Board of Trustees. They are awaiting approval at the Ohio Department of Higher Education and will then be approved through their accrediting body and made ready for students in the Fall of 2020.

Mike Marous said this is a true mixed-use project with 78,000 square feet and over \$13 million of investment. The academic facility is a little over 12,000 square feet: there will be four 56-student classrooms, faculty and administrative space and a great common area. The residential apartments will have a lobby, fitness center, community space and will be a four-story wood structure above the classrooms. There are 44 two bedroom units, 36 studios and 32 on-site parking spaces. Next to the residential lobby there is retail space for 1,500 square feet and about 1,200 feet of shared space. The East Market and Hancock Street location is in an L-shape facing East Market Street. The actual structure will be a concrete podium with four stories of wood so it will be a five-story building. The building has masonry and European panels with lots of glass/windows. Coming off of East Market Street, there will be a front lobby and the classrooms will be to the west. The back area is for faculty and meeting rooms on the first floor of the building. An area was added in the back for bicycle storage which people living downtown like to have.

John Spear, CFO of Marous Development Group, said the project benefits are up to 200 plus students coming into downtown Sandusky. The plans for residential apartments are for 80 units and an ability for 124 beds. The project will employ ten to twelve full-time jobs on an ongoing basis for faculty and staff for the program as well as staff and people who are actually running the real estate project (property managers, maintenance workers, etc.). Construction of the project should generate roughly 55 full-time equivalent construction jobs and the estimated payroll for the construction and operations as well as residents living in the facility over a six and one half year period is about \$12.3 million which will generate a lot of taxes back to the city. This is new construction and they have already gone through design approval with the Sandusky Planning Commission and the Downtown Design Review Committee. The Erie County Port Authority (ECPA) is involved in this project because of advantages for tax savings. Resort School, LLC is a joint venture between Marous Development and Cedar Fair who will acquire the land from the city. They will then own the land and ground lease it back to the ECPA who will own the building and improvements to the structure. The ECPA will issue the bonds to finance construction of the project and will own the improvements for five years under a lease agreement during the duration of the bonds. The improvements and building structure itself would then be leased back to Resort School, LLC who will run the facility and manage the students and the residential component. After the five years has ended, the ECPA will exit the ownership of the real estate, the bonds will be paid off and Resort School, LLC will ultimately own the facility. The ECPA will be going to its board for approvals of the various agreements related to this project. This is roughly a \$13.6 million project with State of Ohio grant funding in the amount of \$800,000, Sandusky's economic development grant in the amount of \$1 million and developer equity and bond proceeds in the amount of \$11.8 million+. For projects this size and the market rents involved, it is difficult to make the numbers work as a developer. They need debt and equity financing and with historic projects there are tax credits available which is equity received through a tax credit program. These types of credits are not available with new construction so as a developer, it is difficult to make the numbers work when too much equity is being put into a deal without a return because rents may not be where they need to be. It is not uncommon in these kinds of situations to go to other bodies to get grant incentives to make the project work

and is the case here. The \$1 million from the city is being used for the construction of the facility and is necessary to make the project happen. If approvals are received this evening by the city, the state approvals are anticipated to be known by February 1. Land acquisition is expected to close on or before April 30 and they will be submitting for permits for the building/construction by March and begin construction on or about May 1. They are expected to be complete by September 30, 2020, in time for classes to begin October 5, 2020. Approvals by the city tonight are for the land purchase and sale transaction (\$250,000), an economic development grant (\$1 million) and a ten-year 75% tax abatement.

Dick Brady said in the *Wizard of Oz*, Dorothy said to Toto, “We are not in Kansas anymore”. We are no longer in Kansas (in Sandusky) and this is as good and as big as it gets and cannot imagine how they have been able to pull together the three best entities in a partnership with Bowling Green State University, Marous Development and Cedar Fair. The city has won the lottery with this project. Dick Brady said he put three of his kids through college and each time they visited campuses, which were all in small cities, the feeling one gets in a city with a college within it is different than anywhere else. There is a different dynamic and it changes the trajectory. This makes old people young, makes middle-aged people young and brings vibrancy to a city. This is what will be done with this development. It will interject college juniors and seniors into our community who will get a good education, find good jobs because of it, eat meals, pay rent and tuition and this all works because of this collaboration. Dick Brady thanked everyone involved for taking a chance on Sandusky. Naomi Twine expressed her thanks and gratitude first and foremost to the city staff who took a lot of time to put this program together as well as Marous Development and Cedar Fair. We will be blessed with the results of this partnership for many years to come and long after we are gone. Naomi Twine thanked everyone for their creativity, their vision and their ability to not just see the right now, but to see how this will affect our community for many years to come. Wes Poole said we are extremely fortunate and it is good to see these three entities, who clearly are companies at the top of their game, and we could not have asked for more. This is routine for these entities and they have figured out the numbers and the questions are already answered and appreciates them taking the time to answer the questions of the fourth partners, the taxpayers of Sandusky who do not have this experience or expertise or even some of the vision. This is a big deal because for us; this is \$1 million and people may not understand why this is going to work. We are going to give up some things and if all this comes to fruition, it will be wonderful. This looks great on paper and Wes Poole said he is very comfortable all of this work has been done and covered as there is indeed a demand for this. It is a reasonable question for people who do not have the expertise they do to ask questions. Wes Poole said he was in Willoughby in November for the Ohio State – Michigan game and Marous Development has done some incredible stuff and it is a nice downtown. Greg Lockhart said he has seen the Marous family for 25 years or so do their thing in downtown Willoughby. They believed in a project others did not quite believe could be done and started something in a building which was an old factory and it was an amazing thing to see. Seeing this area now and the Battery Park development allows him to see the genesis and makes this excellent, especially after our Bicentennial. Greg Lockhart said he is happy about this partnership. Dennis Murray said we need to bear in mind how important it is in planning for a city to have a Strategic Plan and a vision to move forward. When we were putting the Bicentennial Plan together a couple of years ago, this idea came up and he (Dennis) thought it was quite a reach, but the commission supported it and here we are on the cusp of seeing it happen. If you do not dream big, you will not do it; the City of Sandusky is dreaming big and we are dreaming big with our partners: Bowling Green, Cedar Fair, Marous Brothers and the Erie County Port Authority. Collaboration is also terribly important in this particular context because for forty years, this city did not collaborate with anyone. We made enemies with every business we could, we made enemies with every other government we could and did not get along at all. We have forty years of decline to show for this; forty years of decreasing overall real tax receipts. Today, we see our tax receipts, in real dollars, are growing. They are growing because we are attracting business, attracting investment, are employing people in our community, employing our residents and we have rejected the false narrative of business versus employees and residents – of downtown versus neighborhoods. We are saying we have an ability today to deliver improved services to all of our neighbors and to all

of our citizens, our visitors and all the folks who work here because we have increased tax receipts, because we have business. It is a virtuous cycle and this extends that. There are very few legacy cities our size with some of the detriments we have such as older streets, sidewalks and infrastructure, homes in disrepair and an aging housing stock. We are one of the few cities, because of the collaborative nature of the folks who are in this room and who live in this city who believe in it and believe in the direction the city is headed and know it is the right thing. Dennis Murray said he could not be more excited about this and said he supports this particular item because these companies are choosing to invest in a legacy city which is moving from what it was to where it can and should be; there is a gap in financing because the ability to generate the revenues to support the investment are not yet there. This is where the State of Ohio is with us shoulder to shoulder making an investment in this particular project; they see this works for the state because of income tax receipts and sales tax receipts and know this is the right thing to do to help legacy communities such as Sandusky pull themselves up by their bootstraps and make the kind of investments and deliver the services needed in order to be a thriving community. The vibrancy with hundreds of students walking around is great and he is excited to see an opportunity for young people to be in our community just as he is excited about his own children who are thinking about moving back into this community. They did not think this about ten years ago and today they think Sandusky is a pretty cool place after seeing some of the rest of the world to some extent. Dennis Murray thanked all of the collaborators who are helping to make Sandusky cool again, for helping with our tax receipts and helping with the vibrancy of our community and making sure it is successful in the long term.

PUBLIC HEARING

The President announced the opening of a Public Hearing regarding a proposed substantial amendment to the FY 2018 CDBG Action Plan.

Arielle Blanca, Community Development Manager, said the city intends to submit a substantial amendment to its FY 2018 annual Action Plan with the U.S. Department of Housing & Urban Development under the Community Development Block Grant (CDBG) program. The amendment is to increase the clearance and demolition activity from \$162,337.76 to \$287,337.76. This is a \$125,000 increase that will come from the current economic development Revolving Loan fund. The city normally completes two rounds of demolitions throughout the program year – one in the fall and one in the spring; however, due to the high cost of asbestos abatement during the fall round of demolition, our entire budget was almost expended making a spring round impossible. As part of the city's CDBG public participation process, the Consolidated Plan Advisory Committee (CPAC) met on December 20, 2018, to review and approve the proposed amendment to the Action Plan. While the city was only asking for an increase of \$100,000, the CPAC members voted to increase the budget to \$125,000 in order for the city to complete more demolitions.

Sharon Johnson, 1139 Fifth Street, said this is a little difficult to understand but is for taking down more houses and this is a \$125,000 increase. She does think this is poor timing because in a few weeks, they will hammer out the CDBG budget for next year and was hoping we could wait until we see how much we are going to allow for more demolitions in that budget before jumping the gun and giving out \$125,000. If this is truly what this is going for in the spring, we do not have a list of the houses and were never presented with one. If the city is going to use this money for that, fine, but she was hoping to wait until the budget was hammered out. It sounds to her like the city ran out of money; she was told the contractor was paid, he did not run over his budget. He took all of the houses down, but she still does not understand this. Dennis Murray said this money will indeed be spent for demolitions if approved.

Tim Schwanger, 362 Sheffield Way, asked if the Real Estate Development Fund being used for the Marous project is also available for demolitions of vacant structures. If there is another fund available where we can transfer funds for demolition, we could perhaps **not** use CDBG funds but rather use them in other parts of the community for improvements instead of demolition of property. Dennis Murray said the commission has put some restrictions on it, but they can always lift them.

There being no further comments, the President declared the Public Hearing closed.

CURRENT BUSINESS

Upon motion of Dave Waddington and second of Naomi Twine, the commission voted to accept all communications. The President declared the motion passed.

Dennis Murray asked if anyone wished to remove any items from the Consent Agenda. There were no requests to do so.

CONSENT AGENDA ITEMS

A. Submitted by Arielle Blanca, Community Development Manager

PROPOSED SUBSTANTIAL AMENDMENT TO FY 2018 CDBG ACTION PLAN

Budgetary Information: There are no funds required to implement this amendment as all funds are currently allocated to the city through the existing and past CDBG grants.

ORDINANCE NO. 19-008: It is requested an ordinance be passed approving a substantial amendment to the city's FY 2018 one-year Action Plan for the Community Development Block Grant program year of July 1, 2018 through June 30, 2019, and authorizing and directing the City Manager to submit the amended Action Plan to the United States Department of Housing & Urban Development; and declaring that this ordinance shall take immediate effect in accordance with Section 14 of the city charter.

B. Submitted by Amanda McClain, Housing Manager

ACCEPTING FOUR PARCELS INTO CITY'S LAND BANK PROGRAM

Budgetary Information: The cost of these acquisitions will be approximately \$406 to pay for the title exams and transfer fees. The city will not collect the \$944.95 owed to the city in special assessments, nor will the taxing districts collect the \$11,337.97 owed in delinquent taxes. However, all or part of these costs may be recouped and reimbursed upon the sale of the parcels. As the properties are put back into tax producing status, the taxing districts will once again begin collecting real estate taxes of approximately \$4,577.90 per year.

RESOLUTION NO. 004-19R: It is requested a resolution be passed approving and accepting certain real property for acquisition into the land reutilization program; and declaring that this resolution shall take immediate effect in accordance with Section 14 of the city charter.

C. Submitted by Stuart Hamilton, IT Manager

ANNUAL SUBSCRIPTION WITH INSIGHT PUBLIC SECTOR FOR OFFICE 365

Budgetary Information: The cost for this service for a twelve month period will be \$26,194.50 and will be paid from the IT operating budget, funds in the amount of \$13,097.26 from the water fund and from the sewer fund in the amount of \$6,548.62.

ORDINANCE NO. 19-009: It is requested an ordinance be passed authorizing and directing the City Manager to expend funds for the subscription licensing for Microsoft Office 365 for government from Insight Public Sector of Hanover Park, Illinois, for the city's emailing system; and declaring that this ordinance shall take immediate effect in accordance with Section 14 of the city charter.

D. Submitted by Todd Gibson, Facilities & Properties Supervisor

AUTHORIZATION TO DISPOSE OF PROPERTY VIA INTERNET SALES FOR CY 2019

Budgetary Information: The city is responsible for the disposal of unneeded property to promote operational efficiency. Using public internet auction for the disposal of unneeded items will generate more revenue and make items available to a larger community of potential buyers. Proceeds from sales will be deposited into the account of the department financially responsible for the assets.

RESOLUTION NO. 005-19R: It is requested a resolution be passed declaring the intent of the City of Sandusky to dispose of personal property and equipment as having become obsolete, unnecessary or unfit for city use through internet auctions during the calendar year 2019; and declaring that this resolution shall take immediate effect in accordance with Section 14 of the city charter.

E. Submitted by Kelly Kresser, Commission Clerk

A notice was received from the Ohio Division of Liquor Control for a stock transfer (only) of a D5I (*Spirituuous liquor for on premises consumption only, beer, wine and mixed beverages for on premises, or off premises in original sealed containers, until 2:30 a.m. - restaurant meeting certain criteria*) liquor permit for MTL, Inc. dba Berardi's Family Kitchen. It is requested the Commission Clerk be authorized to notify the Ohio Division of Liquor Control the city does not request a hearing on this matter.

Upon motion of Dave Waddington and second of Naomi Twine, the Commission voted to accept the Consent Agenda and declare all ordinances and/or resolutions as drafted and presented to the City Commission under the Consent Agenda shall take effect in full accordance with the Section reflected in the ordinances and/or resolutions whether it be in full accordance with Section 13 or Section 14 of the City Charter. Roll call on the motion: Yeas: Dick Brady, Wes Poole, Dennis Murray, Greg Lockhart, Naomi Twine and Dave Waddington, 6. Roll call on the ordinances and resolutions: Yeas: Dick Brady, Wes Poole, Dennis Murray, Greg Lockhart, Naomi Twine and Dave Waddington, 6. The President declared the ordinances and resolutions contained in the Consent Agenda passed in full accordance with the City Charter.

REGULAR AGENDA**Item #1 - Submitted by Matt Lasko, Chief Development Officer****SALE OF PARCEL LOCATED AT MARKET AND HANCOCK STREETS TO RESORT SCHOOL, LLC**

Budgetary Information: The sales price per the agreement is \$250,000. Anticipated net sales proceeds are estimated at \$245,000. All sales proceeds will be deposited into the real estate development fund.

ORDINANCE NO. 19-010: It is requested an ordinance be passed declaring that certain property owned by the city located at 250 East Market Street, Sandusky, and identified as Parcel No. 56-64051.000, is no longer needed for any municipal purpose and authorizing and directing the City Manager to enter into an agreement to sell the designated real property to Resort School, LLC; and declaring that this ordinance shall take immediate effect in accordance with Section 14 of the city charter.

Upon motion of Naomi Twine and second of Dick Brady, the Commission voted to approve this ordinance under suspension of the rules and in accordance with Section 14 of the city charter.

Discussion: Greg Lockhart said municipal property is limited for the most part and selling municipal property is a touchy subject and asked why this is being sold as opposed to leased. Eric Wobser said looking back to the Bicentennial Vision and Master Plan, we looked hard at city-owned property throughout the city and specifically recommended several underutilized properties for redevelopment. This parcel was unanimously recommended for some type of redevelopment by the Bicentennial Commission and ultimately the city's Planning Commission. It was the home of the Farmer's Market but they are actually excited about relocating to Washington Row this summer and this will put them at a slightly more central location. This lot basically sits empty and Eric Wobser said he walks by it nearly every day and it is underutilized. We have also noted in the book *Walkable City*, one of the primary recommendations of becoming such is to take underutilized parking lots on the edge of downtowns and turn them into centers of activity. We feel the best thinking in city planning is recommending this type of use and our own Comprehensive Plan has recommended it. Matt Lasko said when entering into a long-term lease, generally this would be a 50- or 99-year lease from a financing standpoint to make the project financeable which, for all intents and purposes, makes this parcel privatized which a sale would accomplish as well. Between our acquisition, demolition of industrial and commercial property in different locations in addition to what we acquire through the land bank program, we have probably added 20 acres over the past three years. There are differences in location and viability, but we have actually been in an acquisition mode as opposed to a disposal mode during the past couple of years. Wes Poole said he is comfortable with this particular project in terms of buying the property; we will have the apartments and it will be viable for a long time in the future. When we start dealing with waterfront property, he is solid and sees no chance he

will support selling any more of that for any purpose whatsoever. If a project does not work, we would lose this property forever. Selling property away from the water makes sense and this project is feasible. Eric Wobser said staff shares this assessment and Cleveland's Charter actually states they cannot sell waterfront property without a vote of the citizens. While we do not have this in Sandusky, we take waterfront property owned by the city very seriously and would treat that differently. Dennis Murray said this is exactly a piece of what will allow us to pull out of the downward spiral a lot of legacy communities find themselves in. The water is a unique asset we have and we need to make sure we take advantage of it. Wes Poole said with regard to long-term planning, we have been reducing our parking inventory through these various projects and needs to know what the thoughts are about losing these spaces and how this impacts our long-term ability to manage parking as we grow our businesses downtown. Dennis Murray said there was a meeting last week where this was recapped. Angela Byington said in regard to this project specifically, we looked at this before it went to the Planning Commission and there is no requirement for off-street parking; however, we are aware there is a lot of development. Upper floors will be residential and we are working to make sure we have enough parking for the planned development over numerous years to come. With this project, the existing parking lot is not heavily utilized and is one lot used the least amount of time. Also, the project itself will allow for a little over 30 parking spaces onsite within this block as well as some on-street parking (50± spaces) which could increase with restriping. There is even more under-utilized parking on the street going further east and we did take a good look at this and feel comfortable with the parking on-site and the available under-utilized on-street parking. In addition, a lot of these students tend to use transit and bicycles so there will be storage areas for bicycles inside the facility and we also have the new downtown Sandusky Transit System hub. Wes Poole asked what will happen long-term for parking because of this project and our current situation with the unused parking. Going forward, the parking lot being taken may be underutilized, but we currently have under demand and as we begin to fill other places, he is looking to hear where we are going to put the residents from all of these other places along with employees of buildings downtown which will be coming online.

Roll call on the motion: Yeas: Dick Brady, Wes Poole, Dennis Murray, Greg Lockhart, Naomi Twine and Dave Waddington, 6. Roll call on the ordinance: Yeas: Dick Brady, Wes Poole, Dennis Murray, Greg Lockhart, Naomi Twine and Dave Waddington, 6. The President declared the ordinance passed under suspension of the rules and in accordance with Section 14 of the city charter.

ITEM #2 – Submitted by Matt Lasko, Chief Development Officer

GRANT AGREEMENT WITH ERIE COUNTY PORT AUTHORITY FOR RESORT SCHOOL PROJECT

Budgetary Information: The city will be responsible for providing \$1,000,000 in total grant contributions to the project from the following sources: \$340,000 from the real estate fund (\$240,000 is from recycling the sales proceeds of the land transfer back into the project), and \$660,000 from the economic development capital projects account spread over three years.

ORDINANCE NO. 19-011: It is requested an ordinance be passed authorizing and approving a grant in the amount of \$1,000,000 through the substantial development grant program to the Erie County Port Authority, in relation to the property located at 250 East Market Street; and declaring that this ordinance shall take immediate effect in accordance with Section 14 of the city charter.

Upon motion of Dave Waddington and second of Naomi Twine, the Commission voted to approve this ordinance under suspension of the rules and in accordance with Section 14 of the city charter. Roll call on the motion: Yeas: Dick Brady, Wes Poole, Dennis Murray, Greg Lockhart, Naomi Twine and Dave Waddington, 6. Roll call on the ordinance: Yeas: Dick Brady, Wes Poole, Dennis Murray, Greg Lockhart, Naomi Twine and Dave Waddington, 6. The President declared the ordinance passed under suspension of the rules and in accordance with Section 14 of the city charter.

ITEM #3 – Submitted by Matt Lasko, Chief Development Officer**ENTERPRISE ZONE AGREEMENT WITH FIRELANDS/BGSU FOR RESORT SCHOOL**

Budgetary Information: The project will have an ongoing positive impact on the general fund, as 25% of the increase in assessed value will be subject to real estate taxes during the abatement period. The project will also help sustain construction jobs in the local economy and will create a minimum estimated ten full-time equivalent employment positions that will be subject to city income tax. Additionally, all new real estate tax revenues in years 11 – 30 will be paid into the Central Public Improvement Tax Increment Equivalent fund.

ORDINANCE NO. 19-012: It is requested an ordinance be passed authorizing and directing the City Manager to enter into an enterprise zone agreement with the Erie County Port Authority and Resort School, LLC; and declaring that this ordinance shall take immediate effect in accordance with Section 14 of the city charter.

Upon motion of Wes Poole and second of Dave Waddington, the Commission voted to approve this ordinance under suspension of the rules and in accordance with Section 14 of the city charter. Roll call on the motion: Yeas: Dick Brady, Wes Poole, Dennis Murray, Greg Lockhart, Naomi Twine and Dave Waddington, 6. Roll call on the ordinance: Yeas: Dick Brady, Wes Poole, Dennis Murray, Greg Lockhart, Naomi Twine and Dave Waddington, 6. The President declared the ordinance passed under suspension of the rules and in accordance with Section 14 of the city charter.

ITEM #4 - Submitted by Trevor Hayberger, Law Director**AMENDMENT TO CHAPTER 145 – EMPLOYMENT PROVISIONS**

Budgetary Information: There is no budgetary impact to the general fund.

ORDINANCE NO. 19-013: It is requested an ordinance be passed amending Part One (Administrative Code), Title Five (Officers and Departments), Chapter 145 (Employment Provisions), Section 145.12 (Holidays) and Section 145.18 (sick leave, cash payment) of the codified ordinances of the City of Sandusky, in the manner and way specifically set forth hereinbelow; and declaring that this ordinance shall take immediate effect in accordance with Section 14 of the city charter.

Upon motion of Naomi Twine and second of Dave Waddington, the Commission voted to approve this ordinance under suspension of the rules and in accordance with Section 14 of the city charter.

Discussion: Dennis Murray said we have placed some additional restrictions on the ability to use sick time through the three union contracts and now are applying this to the non-union employees. Trevor Hayberger said this is correct in addition to changing one holiday. Dennis Murray said he particularly appreciates and is a big fan of making voting day/election day a holiday and swapping out another for it. This is a growing trend and hopes this continues. Naomi Twine said Columbus Day was swapped out for Election Day.

Roll call on the motion: Yeas: Dick Brady, Wes Poole, Dennis Murray, Greg Lockhart, Naomi Twine and Dave Waddington, 6. Roll call on the ordinance: Yeas: Dick Brady, Wes Poole, Dennis Murray, Greg Lockhart, Naomi Twine and Dave Waddington, 6. The President declared the ordinance passed under suspension of the rules and in accordance with Section 14 of the city charter.

Item #5- Submitted by Stuart Hamilton, IT Manager & John Orzech, Police Chief**PURCHASE OF SURVEILLANCE CAMERAS FROM SMART DIGITAL**

Budgetary Information: The cost of the project is \$15,623.50 and will be expensed from the IT's operating budget in the general fund in the amount of \$5,000; water funds in the amount of \$2,500, sewer funds in the amount of \$2,500 and funds from the law enforcement trust fund in the amount of \$5,623.50.

ORDINANCE NO. 19-014: It is requested an ordinance be passed authorizing and directing the City Manager to purchase two Sentry Pods 360 remote surveillance cameras from Smart Digital

of Ashland, Ohio; and declaring that this ordinance shall take immediate effect in accordance with Section 14 of the city charter.

Upon motion of Naomi Twine and second of Dave Waddington, the Commission voted to approve this ordinance under suspension of the rules and in accordance with Section 14 of the city charter.

Discussion: Wes Poole said he would be interested to know why sewer and water funds are being used for this purchase. Dennis Murray said he understands there is a lot of property we are trying to maintain with this surveillance system and it comes under a lot of different headings in terms of what is owned by which department. Dennis Murray said he also is aware this has a lot to do with the west end residents and our inability to document, in a very exact way, the conditions out there although we have had some good responses from the State of Ohio in terms of trying to cooperate with this situation and they are very pleased we are taking steps to document this. Stuart Hamilton said the reason this is split between general fund, sewer and water is anytime we have a centralized asset which falls under IT, it gets broken down the same as the IT budget is broken down. These items are used for the city as a whole and anything purchased for general use gets broken down the same way. This system will be used for watching the dump stations and other city assets, not just for police. Wes Poole said we have multiple departments with money but is just hearing this being split with sewer and water and asked about the parks budget. He is testing the logic which comes up with sewer and water and said it is a commission decision to do this. Wes Poole said he has issues with this because he recognizes sewer and water funds are a “tax” which we do not have to ask the taxpayer for when we decide to raise the rates and this is his concern. He has been given an answer but it is not adequate for him to think this is justified. This is not being used by all departments and we are not charging all departments for it. He will vote for it because he realizes we need the cameras but would ask to see something at the end of the year showing what it was utilized for to justify the expenditure. If we need more money to do things like this, it should be put into the IT budget and sewer and water should be left alone. Stuart Hamilton said the IT Department will manage the cameras and will deploy them as requested. Dick Brady said this logic supports funding them from sewer and water and gives us the flexibility to put them wherever they are needed. If we tag funds from parks, we better only put the cameras in our parks. Stuart Hamilton said this is like a server purchase which would be used by all departments within the city and hence the logic for purchasing the cameras this way. Stuart Hamilton said these cameras were brought up in the process last year. We have a need and locations throughout the city which we cannot monitor and this is the solution. We looked at a lot of different options and ways of doing this and these cameras are rock solid. They can operate long- and short-term without power and can be accessed remotely, recorded centrally and will do everything we need to monitor anything necessary. There is nothing better on the market for our needs.

Roll call on the motion: Yeas: Dick Brady, Wes Poole, Dennis Murray, Greg Lockhart, Naomi Twine and Dave Waddington, 6. Roll call on the ordinance: Yeas: Dick Brady, Wes Poole, Dennis Murray, Greg Lockhart, Naomi Twine and Dave Waddington, 6. The President declared the ordinance passed under suspension of the rules and in accordance with Section 14 of the city charter.

Item #6 - Submitted by Stuart Hamilton, IT Manager & John Orzech, Police Chief

PURCHASE OF BODY-WORN CAMERAS FROM AXON

Budgetary Information: The total cost of the 56 Axon body cameras, software, hardware and accessories will be paid through the Police Department’s budget, potential grant funding and the remainder from the capital projects fund over the next three years in accordance with the pay schedule (below) in an amount not to exceed \$155,973.

Year One	\$62,373.00
Year Two	46,800.00
Year Three	<u>46,800.00</u>
TOTAL	\$155,973.00

ORDINANCE NO. 19-015: It is requested an ordinance be passed authorizing and directing the City Manager to purchase 56 Axon body cameras, including software, hardware and accessories from Axon Enterprise, Inc. of Scottsdale, Arizona, for the Sandusky Police Department; and declaring that this ordinance shall take immediate effect in accordance with Section 14 of the city charter.

Upon motion of Naomi Twine and second of Dave Waddington, the Commission voted to approve this ordinance under suspension of the rules and in accordance with Section 14 of the city charter.

Discussion: Dave Waddington said he is glad our Police Department is getting these and every tool we can afford to provide safety is important and he supports safety for our community. Wes Poole asked what grant funding we are talking about for this purchase. John Orzech said at the last commission meeting, approval was given to submit a letter to The Dorn Foundation. This was the entity which purchased cameras for the Police Department in 2008. They have a meeting in February and will notify us at that time if we will receive the grant and is why this information was included. Wes Poole said we have three potential places to get money from but this does not indicate how much comes from each place and asked for this information once we receive answers. John Orzech said we are not yet certain we will receive the grant or how much would be provided. Stuart Hamilton said he found an article in a technical magazine in January, 2019, and 25 of the largest cities in the country are using Axon cameras and they have a very solid reputation. He (Stuart) and Shawn Patton put a lot of time and effort in going through each of the companies and the cameras they offer and this was a standout company and standout product. These cameras will also be under warranty for two years and we will get new cameras in the third year so we will always have workable ones during the contract period and are very happy with this as well. Dennis Murray said he cannot help but remark about the amazing change these have had in a very positive way. There was a lot of trepidation three or four years ago whether this was a smart thing to do; the officers and the public were not so sure and a lot of governmental leaders were not so sure, but it has turned out to be a net positive in so many different ways. They have contributed to greater confidence in the police officers themselves, with the public and the officers are able to do their job well, without hesitation and without second guessing. If they are not doing their job well, it is right there and we all know about it. In rare instances, there is well documented footage and overall these have been a very effective tool for police forces. Naomi Twine commended Stuart Hamilton and John Orzech for their research and said they put a lot of time into this. John Orzech understands the importance of body cameras and our officers value this type of transparency. They were looking for something that would correspond with some of our other equipment and for understanding the importance of having body cameras. Wes Poole said, as always, Stuart Hamilton in collaboration with others gets us the best IT equipment we can ask for. Other than the change in behavior in police and perhaps the public reactions to police departments, Wes Poole asked how long we will have to have these cameras. He asked if there is anything else we are getting from this and how often these cameras have been critically important for cases and would appreciate some kind of a report showing the \$155,000 is needed. He recently watched a news program noting several departments are starting to get rid of these because the cost will continue to go up and if all we are doing is filming what we do, there is no use for using what we filmed than just storing it. This is open for discussion whether we want to scale it down or continue to spend all of this money. They have served us well up to now, but maybe we should change the culture and do not need them anymore. John Orzech said juries and prosecutors are looking for footage anytime we present a case. Police Officer reports are better written because they can go back and review exactly what the person said and not rely so much on their memories. The cameras are activated anytime officers are on a call for service or during interactions. We prepare 20,000 reports and make 8,000± traffic stops and each one is recorded although maybe not all are used. Body cameras are more important than cruiser videos because they go with the officer and collect all audio and video as opposed to the cruiser just pointing forward. Officers have spoken to him at the end of the year meetings and during public venues recently and said the technology and the ability to have body cameras is the best investment and best tool they have had during their

career. Naomi Twine said she would not be supportive of getting rid of body cameras based on budgetary restraints. These are important to have an objective recording of our Police Officer's interactions. It is very important we continue to support this now and moving forward. Wes Poole said as he pointed out about the collaboration to bring a college campus here, people who deal with this everyday have expertise and sharing additional information about what these are used for is important.

Roll call on the motion: Yeas: Dick Brady, Wes Poole, Dennis Murray, Greg Lockhart, Naomi Twine and Dave Waddington, 6. Roll call on the ordinance: Yeas: Dick Brady, Wes Poole, Dennis Murray, Greg Lockhart, Naomi Twine and Dave Waddington, 6. The President declared the ordinance passed under suspension of the rules and in accordance with Section 14 of the city charter.

Item #7- Submitted by Matt Lasko, Chief Development Officer

REQUEST TO BID THE DEMOLITION OF 624 CAMP STREET

Budgetary Information: The total estimated cost for this project including advertising and miscellaneous expenses is likely to exceed \$10,000. After receipt and review of bids, staff will present a recommendation to the City Commission to enter into a contract with the firm that provided the lowest and best bid for the demolition. The source to cover the expense of the demolition initially will be the removal of unsafe buildings fund. The owners will then be billed the full cost of the demolition. If the bill remains unpaid, the full cost of the demolition will be certified to the tax duplicate.

RESOLUTION NO. 006-19R: It is requested a resolution be passed declaring the necessity for the city to proceed with the proposed asbestos abatement and demolition of 624 Camp Street project; and directing the City Manager to advertise for and receive bids in relation thereto; and declaring that this resolution shall take immediate effect in accordance with Section 14 of the city charter.

Upon motion of Dave Waddington and second of Naomi Twine, the Commission voted to approve this resolution under suspension of the rules and in accordance with Section 14 of the city charter.

Discussion: Dick Brady thanked Matt Lasko for getting this on the agenda. It has been difficult to fund issues like this and we need to establish some type of fund to take care of these. We have had two in the last year and there is another one now on Hayes Avenue. Getting this bid and taking it down will be a service to the entire community, not just this neighborhood.

Roll call on the motion: Yeas: Dick Brady, Wes Poole, Dennis Murray, Greg Lockhart, Naomi Twine and Dave Waddington, 6. Roll call on the resolution: Yeas: Dick Brady, Wes Poole, Dennis Murray, Greg Lockhart, Naomi Twine and Dave Waddington, 6. The President declared the resolution passed under suspension of the rules and in accordance with Section 14 of the city charter.

CITY MANAGER'S REPORT

- Eric Wobser **thanked the City Commission for its leadership** and said he is grateful to be part of a team both inside and outside of City Hall which was demonstrated from the Bicentennial presentation tonight and carried through to the presentations about Bowling Green State University. So many people have really come together to make all of these things possible and it has been special to see this happen over the past few years.
- **Upon motion of Dave Waddington and second of Wes Poole, the commission voted to accept a donation in the amount of \$150 from Tim Schwanger for the skate park. The President declared the motion passed.**

- **Upon motion of Dave Waddington and second of Naomi Twine, the commission voted to accept a donation from the Cleveland Disc Association and Aaron Klein for their donation of discs (\$200 value).**

Discussion: Eric Wobser said these discs will be used in summer recreation camps and playground programs (summer park program, winter and spring break camps and any Ultimate Frisbee programming) we have in the future. Eric Wobser said Aaron Klein does not speak freely about this, but he was quite a heralded ultimate Frisbee player during his college days.

The President declared the motion passed.

- The city will be working to issue a **RFP to provide moving services to relocate staff from the existing city building to the new downtown city building.**
- On January 14, a Civil Service Commission meeting was held to **update some Civil Service rules for police and fire.** Of importance to the Police Department was establishing a recommendation by Commissioner Poole to give credit for Associate and Bachelor degrees. The Civil Service Commission approved a five percent credit for candidates with an Associate's degree and ten percent credit for candidates with a Bachelor's degree.
- The city received the **Certificate of Achievement for Excellence in Financial Reporting** award by the Government Finance Officers Association of the United States and Canada for its 2017 comprehensive annual financial report. This is the 27th time the city has received this award. We sometimes may take these financial awards for granted because they seem to come often enough, but we never should. The work done by our Finance staff is really what allows the public continue to trust we are on strong financial footing and we are thankful for this work and leadership.
- The next scheduled **Audit/Finance Committee meeting** is February 22 at 8 a.m.
- Eric Wobser said **residents and business owners are advised to take the following steps to avoid frozen water lines:**
 1. Be prepared and find the master water shutoff valve in residences which may be located near the water heater, washing machine or where the water service pipe enters the house - if a pipe bursts anywhere in the house, this valve will turn off the water flow;
 2. Keep pipes warm by maintaining a temperature of 55 degrees minimum including in basements;
 3. Insulate pipes located in cold areas by installing a pipe sleeve or heat tape and consider adding insulation to attics, basements and crawl spaces;
 4. Open cabinets in other unheated areas where water supply lines are located;
 5. Take extra precautions during extreme cold and consider letting cold water trickle from faucets as running water through the pipes helps prevent them from freezing. Residents will be responsible for the cost of consumption but this preventative measure could help save significantly on more costs including plumbing repairs;
 6. Stay connected by keeping emergency contact information readily available for private plumbers;
 7. Contact the City of Sandusky between 7 a.m. to 4 p.m. at 419.627.5895 or from 4 p.m. to 7 p.m. at 419.627.5900 if noticing leaking or potentially frozen service lines or water meters.

Other questions can be directed to the Department of Public Works at 419.627.5829.

- Eric Wobser **thanked the staff in Public Works who have been hard at work making roads passable, clearing snow throughout the city and ensuring sewer and water systems remain functional** during this exceptional series of winter storms.
- **Green infrastructure improvements to the sewer system and detention pond at the future Hayes Intermediate School are complete.** Since the contractor did not encounter as much rock as anticipated, the total cost to the city was \$29,785.59 which was much less than the approved amount of \$77,113.29. This project will have a significant savings on future treatment costs.
- The city, in conjunction with New Jerusalem Baptist Church, will once again open a **community warming shelter** in response to upcoming low forecasted temperatures. The shelter will be open from 6 p.m. to 7 a.m. on January 28 and will open nightly through Thursday, January 31. A warm shelter and light food will be provided and the Sandusky Transit System and Police Officers will be providing transportation to the shelter free of charge. Questions can be directed to 419.901.0148. Talon Flohr has been working to make sure we are relying on social media channels (newspaper and radio) and places like the Sandusky Library, the Social Security office, Care & Share and others to provide flyers and to let the staff know this is available. While this has been lightly used, we do not know when someone will need it and is an important service.
- The **Sandusky Transit System will be adding Sunday service for the Blue Line** on fixed routes. No Dial-A-Ride service will be offered on Sunday.
- The **Planning Commission** meeting is scheduled for February 27 at 4:30 p.m.
- The **Board of Zoning Appeals** meeting is scheduled for February 21 at 4:30 p.m.
- A **Landmark Commission** meeting is scheduled for February 20 at 4:30 p.m.

OLD BUSINESS

None.

NEW BUSINESS

Upon motion of Wes Poole and second of Dave Waddington, the commission voted to set a Public Hearing for March 11 regarding a proposed zone map amendment for seven parcels located on First Street. The President declared the motion passed.

Upon motion of Naomi Twine and second of Wes Poole, the commission voted to set a Public Hearing on February 25 regarding the 2019 budget. The President declared the motion passed.

AUDIENCE PARTICIPATION

Tim Schwanger, 362 Sheffield Way, said he would like to make it clear he is not opposed to this college downtown, but the concerns he has brought up are not just his. The state is only contributing \$800,000 to this project which tells him they recognize the educational component of this project is very small – the rest of it is retail, commercial and residential. Taxpayers of this community are being asked to finance a residential project and a commercial/retail project. He understands collaboration but there are other ways to collaborate besides writing out a check. We are also seeing a ten-year, 75% tax abatement on this project. We will see some benefits, but right now the property does not generate property tax at all and they may be paying property taxes on the value today. Tax abatement is a mechanism we are not going to be able to get away from; it is state- and country-wide and this may be our collaborative part and maybe it is time we

stop handing out this money like it is candy. We need to even the scales going into the future and a lot of people in the community are also hoping this same thing.

Sharon Johnson, 1139 Fifth Street, asked if the city is planning to get an assistant attorney onboard and Dennis Murray said this position is posted. Sharon Johnson asked when the city might get a person onboard and Trevor Hayberger said the city will look at the resumes on March 1 as this is the date we are taking applications through. We will continue to take applications until the position is filled. Sharon Johnson asked if the city plans to hire someone in March and Dennis Murray said the posting is open for people to apply until March 1 and then there will be a process to look at the applications after which we may find the right candidate. Naomi Twine said we are looking for the best candidate and the first opportunity to look at the resumes is March 1. If the best candidate does not rise to the cream of the crop, this posting will continue. Sharon Johnson said the water and sewer grant took her by surprise and does not think we have that much in water and sewer to give grants. If the city has money to give grants, maybe water bills could be lessened as hers is quite expensive every month. Sharon Johnson asked what happens to someone who is pulled over with the medical marijuana now in town and how to distinguish who is supposed to be on marijuana and who is not. John Orzech said those using medical marijuana have a medical card they are supposed to carry with them and if they do not have it, they could be charged. The medical marijuana facility does not give out green vegetative marijuana, rather they are dispensed through a gummy, a vapor or a mist. If a person has the normal bud marijuana, they will get charged; if they have products the dispensary distributes, they must have their card. Sharon Johnson asked what the policy is for the body cameras and when they are supposed to be running. John Orzech said he would forward a copy of the policy. Sharon Johnson asked what the average rent will be for the Bowling Green apartments and said the city is giving them \$1 million so someone should know the answer to this question. Matt Lasko said he can get this information as it was provided to us. Regardless, based on the cost of construction, those rents will have to be at least \$2/square foot or \$20/square foot on the commercial side which are not justifiable in this market. What is being characterized as a rent subsidy is actually money that will help this project service the debt. This is an incorrect label as if there were not public subsidy or things such as tax credits, rents would have to be charged that would not be feasible. This is true not only in this market, but in some of the stronger markets in larger metropolitan areas. Our funds, per the grant agreement passed, are tied to construction benchmarks. The city dollars, state dollars, the commercial debt and owner equity are all things which will make this project operationally provide rents someone will actually want to pay on the open market. Sharon Johnson said this is going to run amok and someone should know. Wes Poole said folks who know things specifically just know them and the label put on this “rent subsidy” is the information provided and this was not just made up out of thin air. In the presentation by Marous, it was presented this way to begin with and he understands the concept the market will not support this, but it was not pulled out of thin air and wants to make this point. It is understandable those who are not finance gurus would misinterpret with the information provided. Sharon Johnson said she does not want to be flim-flamed when someone asks us for \$1 million and say it is going for construction but in fact it may be going for rent subsidies; this should be spelled out.

Joan Chaney-Burton, 2024 Foxborough, Apartment C, said she is in the process of talking with someone about getting her development changed to a different name as their mail keeps getting confused with mail addressed to Foxborough Commons residents. When she checked this out earlier, they had numbers on the doors but now they have letters and it is easy to get mail mixed up. There are some unsavory characters behind this development. She is working with Officer Rankins on the community impact and things they are going through as it is a disability development and should never have been placed here. People are squatting and it is like a flop house and some are there simply because it is the only place they can go and the rent is reasonable, but others are causing too many problems for disabled persons. They are not saints, but some are going back with them to do whatever it is they do. The main thing is safety and those who live here should not be doing things to jeopardize their apartment because they need it. The co-op is working on some of these issues through some entities and she is dealing with

them regarding the retaliation. Dennis Murray asked if the problem with the mail delivery is because of a confusing street name or subdivision name. Joan Chaney-Burton said the name on her development is Foxborough Circle and it gets confused with Foxborough Commons and she is requesting a name change for the street. The addresses go from 2020 to 2040; Foxborough Commons starts with 24 which can be confusing.

At 7:14 p.m., upon motion of Naomi Twine and second of Wes Poole, the commission voted to adjourn. The President declared the motion passed.

Kelly L. Kresser, CMC
Commission Clerk

Dennis E. Murray, Jr.
President of the City Commission