

**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: Dave Waddington, Greg Lockhart, Wes Poole, Dennis Murray, Dick Brady, Nikki Lloyd and Naomi Twine.**

**City staff present: Aaron Klein – Director of Public Works, John Orzech– Police Chief, Rick Wilcox – Fire Chief, Matt Lasko – Chief Development Officer, Angela Byington – Director of Planning, Don Rumbutis – IT, Stuart Hamilton – IT Manager, Sally Martin – Senior Account Auditor, 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 June 24, 2019, meeting and suspend the formal reading. The President declared the motion passed.**

### **AUDIENCE PARTICIPATION**

Sharon Johnson, 1139 Fifth Street, said there seems to be some discrepancy with the grants for Renaissance Too, LLC, (Item #3, #4 and #5). The Agenda states none of the grant monies are provided until the job is completed, yet the internal documents state they will receive fifty percent halfway through the job and the other fifty percent when the job is completed and certified. She is concerned about giving developers money upfront or halfway through and grants should be given only when jobs are completed. The owners may be able to walk away from the Cooke Building development and she does not want to lose it. The property at 131 East Water Street has been condemned and tax abatement is for ten years at 75% abatement and she does not like tax abatements for thirty years at one hundred percent and said this is ridiculous.

Rick Scheel, 4520 Galloway Road, asked what the total value is of the grant project, including the abatements, for Renaissance Too, LLC (Item #3, #4 and #5). He asked if the commissioners within eyeball reach of this development will abstain from voting and also asked about passage of this legislation as an emergency.

Tim Schwanger, 362 Sheffield Way, said the properties on Water Street are condemned and asked if a homeowner or another commercial venture with a property which has been condemned can get money from the city.

### **PRESENTATION**

Dennis Murray said the Sandusky Bay Restoration initiative has received some media attention and is a massive project attracting a lot of statewide support including from the Governor and the State Legislature. There is a strong probability some state funding might be applied for this project. We have been experiencing some very difficult challenges because of algal blooms in Lake Erie and Sandusky Bay. The ones in Sandusky Bay are different biologically and pose their own challenges. Some of the steps being proposed are enormous engineering projects which could have equally enormous impacts on our region in terms of the quality of the water, quality of life and our economy since we are so dependent upon our visitors.

Tom Denbow, Project Manager and Senior Scientist with Biohabitats said over the last couple of years, Sandusky contracted with them to complete a study with the goal of creating a plan to clean up Sandusky Bay. The Eastern Sandusky Bay includes the location of Erie MetroParks and the Putnam Marsh area; Western Sandusky Bay is near the State Route 2/Edison Bridge. The problems vary and go back to changes over time with land uses which have caused increased sedimentation and nutrient loads, hardening of the shoreline and periods of high water resulting in the loss of most of these wetlands. There are sediments which constantly get re-churned and this outcompetes with other species' algae and contributes to problems with nutrients in the sediment as well as the nutrients coming into Sandusky Bay. Because of these issues, this initiative started to have a very proactive approach through the ODNR to begin to fix these problems. Given the importance of Sandusky Bay to the economy, to the health of the community

and why people want to live in this area, there were several components which came out of this plan. A study to look at the nutrient sources in the Bay was developed and the city did a couple of critical projects including the beneficial reuse of dredged sediments to use it in a way to help solve the problem. There is also ongoing work being done by researchers to fully understand what is happening in the Bay. The Nature Conservancy has had a very important project in the Muddy Creek area. A lot of work has been done to bring all of these studies together and modeling by Tetra Tech showing the direction nutrients are flowing. A lot of material is settling in the western part of Sandusky Bay. The bridge does influence the materials and is significant in terms of recommendations made. This initiative has determined the largest area is by the Sandusky River and is coming from the materials which get deposited here. The small tributaries (small areas of land with a common point or a watershed) and are contributing to the nutrient load sources. This varies depending upon the time of year. Point sources include things such as combined sewer overflow areas or pipes and contribute to nutrient load sources. Sandusky Bay is one of the most unique places in the Great Lakes area partly because there is a lot of wetland resources as well as diked areas which go through the wetlands which provide a lot of benefits by filtering and storing nutrients. There are three major categories recommended to be done:

1. Large-scale physical transformation
2. Making use of existing wetlands available
3. Nearshore functional improvement strategy

The whole Bay was screened and three tiers of projects were identified. There are other projects which may be feasible in future years, but Tier 1 include major projects which will have the most benefit. Living shoreline or wetland projects have the most benefit and a lot of the nutrient issues are in the western area of the Bay. Those recommended are a large-scale physical transformation strategy in different areas of the bay. The projects are all designed to reduce the amount of wave energy which contributes and is a major factor with the algae. We are also looking at systems which would create an edge area with wetlands and plants to trap nutrients and help benefit and reduce pollution in the area. These projects would enhance filtering of the water and cleaning it up with the largest being the Sandusky Bay island western island project. When there are strong north winds which cause local flooding, we would create a series of islands to reduce energy and sediment. Over time, we will allow communities to be reestablished on these areas because of the biological benefits they would have for the area. Passive restoration approaches would cost less to implement but it would take longer to see benefits. Further explorations for active restoration will be done. Pathways have been built along dykes in Europe and are proposed here. We are building an opportunity to grow plant materials. This initiative has given us a much better understanding of the problems than we had two years ago. Nine projects are recommended for implementation with both public and private restoration funding including the H2 Ohio Fund and Great Lakes Initiative funds. The actual implementation will probably take place over multiple years although we do not know which will be done first as additional study is required. The concepts will likely change and more engineering work is required.

Dennis Murray said Aaron Klein and his staff has partnered with the State of Ohio for this study and Scudder Mackey with the Ohio Department of Natural Resources is here tonight. It is fair to say it took our ecology/environment a long time to get to the point where we are today and it will take a long time to correct it, but it is important we do so. It will require follow through on the part of the state and city for many years to come. Navigation will be maintained to the islands throughout and people will be able to continue to fish and enjoy the Bay the way they do now as this will likely create additional fishing habitat. Wes Poole asked what we will see happen first and how soon we can expect to get started. Scudder Mackey with the ODNR said they provided state funding and the city has been an excellent partner. The Cedar Point Causeway project will probably be initiated within one year and will be a wetland beneficial use. There is an interim budget for H2 Ohio funds and there are substantial resources which will become available for four or five of these projects. They will look to start some activity along the shoreline within six to eight months; this is a long-time commitment and it will take us a number of years to get back where we should be. Dick Brady asked if there is anything within this study which may be controversial and thinks it is a win/win for the environment and for the citizens. Tom Denbow

said we are in the process of rolling this out but have had a lot of involvement with stakeholders and partners to get to this point who have had a chance to look at it and provide their feedback. We have a very strong agreement with the researchers and leaders about the direction we should go and purposefully tried to get these in locations which would be absolutely supportive of the project moving forward. This will not alter duck hunting, for example, and are designed to avoid them. Dick Brady said he is thrilled about the partnership with the Engineering Department and said they are responsive to these kinds of environmental issues.

#### **PUBLIC HEARING**

**The President declared the opening of a Public Hearing regarding the proposed vacation of a portion of a 20' alley between 1643 and 1649 Cleveland Road.**

Greg Voltz, Planner, said this is for an alley vacation petition which is located between Cleveland Road, Roosevelt Street and Larchmont Drive and all adjacent property owners have signed off on the petition. The owners is looking to create a more developable parcel.

The President asked if there were any questions or comments regarding the proposed alley vacation.

**There being none, 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.**

#### **REGULAR AGENDA ITEMS**

##### **FIRST READING**

**ITEM #1 – Submitted by Greg Voltz, Planner**

**PROPOSED VACATION OF 20' ALLEY BETWEEN 1643 & 1649 CLEVELAND ROAD**

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

**PASSED AT FIRST READING:** It is requested an ordinance be passed vacating a portion of an alley located north of Cleveland Road between 1643 and 1649 Cleveland Road - and between 1649 Cleveland Road and Lots 118 – 121 on South Larchmont Drive, within the city, as set forth on the vacation plat, a copy of which is marked Exhibit A-2, attached to this ordinance and incorporated herein.

**Upon motion of Naomi Twine and second of Nikki Lloyd, the Commission voted to approve this ordinance at first reading.**

*Discussion:* Wes Poole said he is glad to see we are going to vacate this alley and thinks in the future, the private sector taking over alleys the city is not using and putting them to good use is the best thing for the community.

**Roll call on the ordinance: Yeas: Dave Waddington, Greg Lockhart, Wes Poole, Dennis Murray, Dick Brady, Nikki Lloyd and Naomi Twine, 7. The President declared the ordinance passed at first reading.**

**ITEM #2 – Submitted by Debi Eversole, Housing Development Specialist**

**AUTHORIZATION TO ADVERTISE FOR REQUEST FOR PROPOSALS FOR PROPERTY LOCATED AT 1215 CENTRAL AVENUE THROUGH LAND BANK PROGRAM**

**Budgetary Information:** The cost associated with this request for proposals is approximately \$300 for the required newspaper publications. It is anticipated that these and title report and transfer fees will be recouped upon sale.

**ORDINANCE NO. 19-116:** It is requested an ordinance be passed declaring that certain real property acquired through the city's land reutilization program and owned by the city identified as Parcel #58-00805.000 located at 1215 Central Avenue, is no longer needed for any municipal purpose and authorizing and directing the City Manager to proceed with a Request for Proposals

process for the sale of property; 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 Nikki Lloyd, 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: Dave Waddington, Greg Lockhart, Wes Poole, Dennis Murray, Dick Brady, Nikki Lloyd and Naomi Twine, 7. Roll call on the ordinance: Yeas: Dave Waddington, Greg Lockhart, Wes Poole, Dennis Murray, Dick Brady, Nikki Lloyd and Naomi Twine, 7. The President declared the ordinance passed under suspension of the rules and in full accordance with Section 14 of the city charter.**

**ITEM #3 – Submitted by Debi Eversole, Housing Development Specialist**

**AUTHORIZATION TO ENTER INTO BEAUTIFICATION GRANT AGREEMENT TO RENAISSANCE TOO, LLC FOR PROPERTY LOCATED AT 131 EAST WATER STREET**

**Budgetary Information:** The city will be responsible for providing \$22,500 in grant proceeds from the Community Development capital projects account on a reimbursable basis at the completion of the project.

**ORDINANCE NO. 19-117:** It is requested an ordinance be passed approving a grant in the amount of \$22,500 through the Housing Development & Beautification grant program to Renaissance Too, LLC in relation to the property located at 131 East Water Street; 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:* Matt Lasko said the enterprise zone tax abatements are not covered in the presentation, but he can answer questions relative to the job creation component. Property owners may apply for economic development or housing grant programs for properties which have been condemned and encourages persons who have condemnations or properties with code violations to make application. We provide this financial incentive to folks to help offset some of the costs associated with bringing properties up to code. The grant agreement stipulates a fifty percent disbursement of the total economic development grant amount at the end of the project. The Economic Development Incentive Committee has recommended a fifty percent disbursement at fifty percent completion of the project. Each project should be assessed and we have allowed a certain dollar amount to go out the door prior to construction while the majority have required this disbursement at the end of construction so there is no “one size fits all” model or recommendation. This was based upon the request of the applicant and we believe getting some cash into the middle of the project will help realize half of a million dollars of investment before being disbursed. At this point, we know we will have a salvaged building which will not face a wrecking ball because that would be a six figure demolition. Without question, the grant does stipulate fifty percent of the grant to be dispersed upon fifty percent completion of the project. John Storey said Renaissance Too was organized through the Ohio Secretary of State in 2017 to redevelop 125 East Water Street known as the Biemiller Building. Members include Robert Hare, Benjamin Murcek, Mardi Murcek, Paul Biedenbach, Cesare Avallone and Bryan Kasper. This is another piece of the domino of development Renaissance Too has done to the 100 and 200 blocks of Water Street in downtown Sandusky. This project cannot be told without telling the story about the storm last July. In the aftermath of cleaning up from this storm, Renaissance Too learned the adjacent building (W-R) was available “as-is”. Coupling the Biemiller and W-R together permitted the company to implement similar mixed-use visions and lower overall cost. They closed on this deal earlier this year for joint development with each building. The Biemiller Building has 7,500 SF with the first and second floors to be leased to Lake Erie Shores & Islands and there will be two residential units on the third floor. The W-R Building will have 9,000 SF with a three-unit top level penthouse and will be built out as a white box. Upon acquiring the W-R Building, cleanup began to the core structure including demolition of all interior floor structures, installation of two masonry egress stairways and elevator shaft, the addition of a penthouse, installation of two garage doors along Shoreline Drive leading to indoor parking at

the basement level and a new roof structure. The fact these buildings are capable of being saved after last year's storm is a miracle. The request tonight is for \$102,500 to fund storm damage repairs, to improve the facade and masonry, to buildout the interior, provide new utility services and to improve the infrastructure which includes the elevator, stairwells, HVAC, electrical and plumbing system and sprinklers. The city previously awarded substantial development grant funds in the amount of \$90,000. This current grant request represents approximately ten percent of the overall project cost which is consistent with past projects of this magnitude. Three new residential units will be built for a total grant request of \$22,500 which would be \$7,500 per unit. In 2018, the Biemiller Building was granted \$15,000 as that project scope included two new residential units. This project was brought to the Economic Development Incentive Committee on June 11 who unanimously approved the grant. The project will commence this month and is slated for completion by December, 2020. Wes Poole asked if what is seen on the rendering has been approved by the Planning Commission and/or the Landmark Commission and John Storey said it has been. Previous grant awards are being requested for these buildings; we are approving \$102,000 now and \$130,000 was approved previously plus the tax abatements. Matt Lasko said he wanted to provide information about these grant requests which are specific to 131 East Water Street. The property located at 125 East Water Street is where Shores & Islands will be. This came to the City Commission last year and \$90,000 was awarded along with a \$15,000 housing grant for the residential component. These are completely separate buildings and had the applicants been different, our recommendation would have been similar. Naomi Twine said she is pleased we have people who are investing in these buildings and said these types of investments continue to improve the architecture and access to different types of structures, real estate, apartments which draw people to the City of Sandusky and in particular, downtown Sandusky. The total grant funds are about ten percent of the project and this is well worth the investment for what we are trying to accomplish and she supports this legislation. Nikki Lloyd thanked Bob Hare and Renaissance Too who have hit roadblocks for helping with preservation of our downtown buildings. Dick Brady asked how long this building has sat empty and the last he recalls it being open was for an Army/Navy surplus store. Bob Hare, Manager of Renaissance Too, LLC, said the Biemiller Building has been empty since the early 1990's. Dick Brady said this building has been vacant, has not provided any value to the city for thirty years and bringing it back to life is what the economic development money is all about. We are not doing anything for Bob Hare and his company that we would not do for anyone who is making this kind of investment in the city. Matt Lasko said each deal is a little different and we have provided ten percent for all projects in line for our substantial redevelopment program which has been the standard approved by staff and ultimately by the commission. The disbursement schedules may vary from project to project so this is not atypical, but understands it does come with some concerns although the ten percent is a fairly standard recommendation. Wes Poole said he is very supportive of working on these buildings and wants a little better reason why we are proposing to make the payment before completion. He has listened to what has been said and this is not justification for it. He was not aware staff had varied from the rules about a building occupancy permit being needed before any funds are disbursed and this is how we do business here. Completion of the Market Street building triggered giving some money which was fine, but the building was done. This has now been stretched to paying out money before we know we have anything. In the same light, we have the Cooke Building sitting empty. Investing in these projects is fine, but if the bank is not loaning money for them and if \$50,000 in the middle of this is a break point where it cannot continue, he is not interested in the citizens jumping onboard. He is in favor of this project and thanked Renaissance Too for doing it, but good business says we should not be sliding further and further away from protecting the citizens' money. This money, in the interim, should be spent on something to improve the quality of life for our citizens. We have six or eight people in this organization and \$55,000 is \$8,000 apiece on a million project and he does not understand why we think they may run out of money halfway through which the city has to bend our rule for. Matt Lasko said staff and members of the Economic Development Incentive Committee said whether the individuals have the money financially to do this or not, this is a business decision on which each building is a separate business entity. Saving \$50,000 of what would be construction interest to award a bank loan during construction would create some savings on what is a very tight construction budget for Bob Hare and his partners. At \$50,000 disbursement, the city is already seeing a \$500,000 investment in buildings and at that point they

would be structurally stable enough to not have to demolish them on the city's dime which would have been a six figure demolition. He respects the disagreement, but staff felt half of a million dollar investment for \$50,000 was a reasonable request. Wes Poole said \$50,000 in the middle of this project is not enough necessarily to kill the project. He will vote to do this for one time but going forward, the concept of folks starting projects which are doubtful as to whether they will survive in this environment with the economy changing means we need to be a little more particular about what we are approving. At the beginning of this process 2½ years ago when we had nothing and no hope of folks investing here, putting out all of this seed money was necessary and he was in full support of it. At some point in time, the citizens of Sandusky should be able to count on whether or not this process is working. If the market will take over, people will come from out of town to invest in Sandusky because there is a market for it as opposed to us investing money with whoever will come by if we backstop their loans a bit and take the risk. At the end of the day, if these buildings we are fixing up do not turn into viable projects other than fixing the building, we will just have empty buildings which look nicer. Going forward, Wes Poole suggested looking at providing low interest loans, especially with some of the larger buildings. Payments can start after a project is complete and they will produce some revenue. The idea of the citizens having to wait to get their streets and taking care of things because we are focusing millions of dollars in a small four-block area which does not benefit folks in the rest of the city is not the solution for us. The solution for us involves what we are doing downtown by increasing the tax base. People have to move here, not stop in town for a beer once in a while and head back to Michigan. We do not generate enough revenue from folks passing through off of sales tax to justify the kind of investment we are making. He has been supportive of what we have done up to now but going forward, will have a jaundiced eye although he will vote yes for this. We are starting to do things which give indications projects may not work although he believes in this one and in what Bob Hare is doing. Dennis Murray said he will abstain from participating in the discussion or voting on Items #3, #4, #5 and #6 because his office building is directly across the street from these properties. Dennis Murray said with respect to the Cooke Building, it is his understanding there was a \$150,000 grant toward the Marketplace at Cooke and the balance is due only upon completion of the Cooke Building. This money is not at risk and wanted to clarify this. Eric Wobser said this is correct and the Marketplace at Cooke will receive \$150,000 but the Cooke Building itself will not receive any additional grant money unless completed. Nikki Lloyd said each of these projects are looked at on a case-by-case basis and we are not simply handing money out and she does not want people to feel like this is what staff is doing; we are looking at every single project. Nikki Lloyd said Bob Hare has a great track record and has been working on buildings since before she moved back here and based on his completion rate, we should all feel very comfortable helping him meet his tight budget requirements. Eric Wobser said we look at every deal on its merits and always start with the idea no grant dollars will be necessary, but with a lot of these projects which rehabilitate older real estate, the cost to the city ends up being much greater with demolition and it also takes properties permanently off of the tax rolls. These are the exact deals we should do and for the same reason - like state, federal and historic tax credits, creation of opportunity zones for certain geographic areas and new market tax credits, is why the programs exist. These are very tough deals with very low margins and we are very fortunate to have Matt Lasko, John Storey and Debi Eversole on our team as they have learned how to analyze proformas which include construction costs and estimates of what real estate would be worth with certain investments whether sold or rented. We understand what people are paying to rent per square foot and all of this goes into negotiating. We have found we are often piggybacking some of these projects with other available civic resources and ten percent of funding has been our standard for renovation projects, but it does not mean every deal will be at this amount or that every deal will be structured similarly. Our hope is eventually we will be able to lower this amount or ultimately look at areas of the city where the market is further apart. Downtown is probably the only area where ten percent of equity investment could actually make a deal work. In most areas of the city, it would still not be close to working based on the cost of renovating some of these older structures. Matt Lasko said he strongly disagrees with Wes Poole and said he has seen this recently in some other cities around Ohio and does hope we get to a point where our grant dollars and future tax abatements are not necessary. The City of Cleveland has looked at amending their tax abatement ordinance to remove the incentives on the near west side and downtown. Unfortunately, our rents per square foot on the commercial side and on the residential side cannot fill the gap to justify a commercial loan and make our funding unnecessary. We will reach a point where buildings and projects can stand on their own, but this is part of the reason why we did a massive expansion of our historic district downtown to allow state and federal resources to flow into these projects to help further subsidize what the banks and the city cannot do. Eric Wobser said since the early 1990's, the City of Cleveland has had a 100%, 15-year abatement in place for all residential development. This was done after thirty very difficult years

where many projects would not have gone forward without the city to help stabilize and create a market. We are in the first few years of tax abatement within the City of Sandusky with this scale of grant programs and we are a much different market as far as where rents are. Rents today in downtown Sandusky are lower than they were during the recession, but we are seeing similar climbing and vacancy rates are climbing as well. We will continue to monitor this on a year-by-year project basis over time. Rebuilding cities is hard and takes decades to ultimately create the market to drive it. The only worse thing, potentially, than putting resources into these projects is not putting them in. This community lived with the consequences of that for about 15 years before these programs were created. Wes Poole said he understands all of the analysis and problems we have in putting these deals together and perhaps in the future, all of the analysis talked about could be sent out with commission items and he would not have to ask. He may better be able to understand how staff arrived at the conclusion about how much money should be given and why. Additionally, he is not discussing whether or not we should invest in these buildings; it is a question of the project before us and whether it will have the impact to justify the expense. These are the kinds of questions he is asking. Naomi Twine thanked Nikki Lloyd for asking Eric Wobser and Matt Lasko to expand our Economic Development Incentive Committee and said a lot of times committee members see the work which goes on behind the scenes although it is not always evident at a commission meeting. He invited any commissioner to attend these meetings or to make contact with staff. Not everything will work out one hundred percent all of the time, but appreciates the due diligence of staff and their ability to work with developers to learn as much as they possibly can and the experience they bring to the City of Sandusky. She has great confidence in what the staff does and the experience they bring to the City of Sandusky. A lot of information which is shared in the Economic Development Incentive Committee meetings may not necessarily be shared at City Commission meetings. Greg Lockhart thanked Bob Hare and his team for doing this, and other projects. This is a worthy project to save these buildings. He has noticed and heard from the community it is not the individual projects, it is the sum total of all projects and staff has explained individual projects, but the bigger picture is what the community is looking at and what the return on investment is. In the future, staff should explain what we actually expect with these monies. Perhaps in the future we could explain how contributing \$100,000 into one specific project would be for the taxpayers in real foreseeable numbers such as more people living downtown, or an increase in tax revenue.

**Roll call on the motion: Yeas: Dave Waddington, Greg Lockhart, Wes Poole, Dick Brady, Nikki Lloyd and Naomi Twine, 6. Abstain: Dennis Murray, 1. Roll call on the ordinance: Yeas: Dave Waddington, Greg Lockhart, Wes Poole, Dick Brady, Nikki Lloyd and Naomi Twine, 6. Abstain: Dennis Murray, 1. The President declared the ordinance passed under suspension of the rules and in full accordance with Section 14 of the city charter.**

**ITEM #4 – Submitted by John Storey, Economic Development Specialist**

**AUTHORIZATION TO ENTER INTO SUBSTANTIAL DEVELOPMENT GRANT AGREEMENT WITH RENAISSANCE TOO, LCC FOR PROPERTY LOCATED AT 131 EAST WATER STREET**

**Budgetary Information:** The city will be responsible for providing a total of \$102,500 in grant proceeds from the Economic Development capital projects fund on a reimbursable basis at the completion of the project.

**ORDINANCE NO. 19-118:** It is requested an ordinance be passed authorizing and approving a grant in the amount of \$102,500 through the substantial development grant program to Renaissance Too, LLC in relation to the property located at 131 East Water Street; and declaring that this ordinance shall take immediate effect in accordance with Section 14 of the city charter.

**Upon motion of Nikki Lloyd 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:* Wes Poole said this is simply an extension of the project we have already decided we are going to commit to and has no additional questions. This is part and parcel of what is necessary to make this successful. He appreciates being invited to come to meetings which occur during the day when folks are working. All of the different committee meetings are not convenient for commissioners to show up to and needs information sent to him. Dennis Murray asked where commissioners would look for scheduled meetings. Kelly Kresser said all of the Board and Commission meetings are on the city's online calendar and are also posted on the individual pages for each of the respective board(s) with the Agendas and Minutes. Additionally, most of the meetings are held on the same day and time each month. Trevor Hayberger said the use of Section 14 for this legislation is because with construction projects, the costs may be

subject to go up after 30 days. This is a condemned building and the sooner it can be alleviated, the better. Wes Poole said there is nothing to bar us from doing this under Section 14 for the reasons he (Trevor) decided, it is legal and appropriate. This is a judgment call whether the Law Director feels this should be passed under Section 13 or Section 14, but we are not doing anything inappropriate.

**Roll call on the motion: Yeas: Dave Waddington, Greg Lockhart, Wes Poole, Dick Brady, Nikki Lloyd and Naomi Twine, 6. Abstain: Dennis Murray, 1. Roll call on the ordinance: Yeas: Dave Waddington, Greg Lockhart, Wes Poole, Dick Brady, Nikki Lloyd and Naomi Twine, 6. Abstain: Dennis Murray, 1. The President declared the ordinance passed under suspension of the rules and in full accordance with Section 14 of the city charter.**

**ITEM #5 – Submitted by John Storey, Economic Development Specialist**

**ENTERPRISE ZONE TAX ABATEMENT AGREEMENT WITH RENAISSANCE TOO, LLC FOR PROPERTY LOCATED AT 131 EAST WATER STREET**

**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 employment in the local economy and will create a minimum of two (2) permanent full-time positions subject to City income tax.

**ORDINANCE NO. 19-119:** It is requested an ordinance be passed authorizing and directing the City Manager to enter into an enterprise zone agreement with Renaissance Too, LLC relating to property located at 131 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: Dave Waddington, Greg Lockhart, Wes Poole, Dick Brady, Nikki Lloyd and Naomi Twine, 6. Abstain: Dennis Murray, 1. Roll call on the ordinance: Yeas: Dave Waddington, Greg Lockhart, Wes Poole, Dick Brady, Nikki Lloyd and Naomi Twine, 6. Abstain: Dennis Murray, 1. The President declared the ordinance passed under suspension of the rules and in full accordance with Section 14 of the city charter.**

**ITEM #6 – Submitted by John Storey, Economic Development Specialist**

**ENTERPRISE ZONE TAX ABATEMENT AGREEMENT WITH RENAISSANCE TOO, LLC FOR PROPERTY LOCATED AT 125 EAST WATER STREET**

**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 employment in the local economy and will create a minimum of two (2) permanent full-time positions subject to City income tax.

**ORDINANCE NO. 19-120:** It is requested an ordinance be passed authorizing and directing the City Manager to enter into an enterprise zone agreement with Renaissance Too, LLC relating to property located at 125 East Water Street, 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 Nikki Lloyd, 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 because of the enterprise zone, we have the right to do this at 75% for ten years, but just to be sure and for the public, the school board is well aware of what we are doing and are onboard with it. Matt Lasko said for clarification purposes, per Ohio Revised Code, the city is minimally required to provide a fourteen-day notification to the Treasurer and Superintendent and this was done.

**Roll call on the motion: Yeas: Dave Waddington, Greg Lockhart, Wes Poole, Dick Brady, Nikki Lloyd and Naomi Twine, 6. Abstain: Dennis Murray, 1. Roll call on the ordinance: Yeas: Dave Waddington, Greg Lockhart, Wes Poole, Dick Brady, Nikki Lloyd and Naomi Twine, 6. Abstain:**



**Dennis Murray, 1. The President declared the ordinance passed under suspension of the rules and in full accordance with Section 14 of the city charter.**

**ITEM #7 – Submitted by Aaron Klein, Director of Engineering Services**

**PAYMENT TO OHIO WATER DEVELOPMENT AUTHORITY FOR PROGRAM APPLICATION FEE FOR PIER TRACK PUMP STATION AND FARWELL PUMP STATION IMPROVEMENTS PROJECT**

**Budgetary Information:** The amount owed to the OWDA for the application fee is \$11,402 which is to be paid with sewer funds.

**ORDINANCE NO. 19-121:** It is requested an ordinance be passed authorizing and directing payment to the Ohio Water Development Authority for the Water Pollution Control loan fund program application fee for the Pier Track pump station and Farwell Pump station improvements project; 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 Nikki Lloyd, the Commission voted to approve this ordinance under suspension of the rules and in accordance with Section 14 of the city charter.**

*Discussion:* Dick Brady said this is for a zero percent interest loan to accomplish a project worth over \$3 million; the application fee is \$11,000.

**Roll call on the motion: Yeas: Dave Waddington, Greg Lockhart, Wes Poole, Dennis Murray, Dick Brady, Nikki Lloyd and Naomi Twine, 7. Roll call on the ordinance: Yeas: Dave Waddington, Greg Lockhart, Wes Poole, Dennis Murray, Dick Brady, Nikki Lloyd and Naomi Twine, 7. The President declared the ordinance passed under suspension of the rules and in full accordance with Section 14 of the city charter.**

**ITEM #8 – Submitted by Angela Byington, Planning Director**

**EXTENSION TO AGREEMENT WITH DONALD EAGER FOR FAIR HOUSING SERVICES**

**Budgetary Information:** The total cost of professional services will not exceed \$9,000 and will be paid from CDBG funds.

**ORDINANCE NO. 19-122:** It is requested an ordinance be passed authorizing and directing the City Manager to enter into an agreement with Donald B. Eager & Associates, LLC, of Lancaster, Ohio, for professional services for the implementation of the city's Community Development Block Grant fair housing program; and declaring that this ordinance shall take immediate effect in accordance with Section 14 of the city charter.

**Upon motion of Nikki Lloyd 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: Dave Waddington, Greg Lockhart, Wes Poole, Dennis Murray, Dick Brady, Nikki Lloyd and Naomi Twine, 7. Roll call on the ordinance: Yeas: Dave Waddington, Greg Lockhart, Wes Poole, Dennis Murray, Dick Brady, Nikki Lloyd and Naomi Twine, 7. The President declared the ordinance passed under suspension of the rules and in full accordance with Section 14 of the city charter.**

#### **CITY MANAGER'S REPORT**

- **Upon motion of Dave Waddington and second of Naomi Twine, the commission voted to accept a \$75 donation from the Sandusky Memorial Day Association for the Sandusky Police Department. The President declared the motion passed.**
- **Upon motion of Dave Waddington and second of Naomi Twine, the commission voted to accept a \$50 donation from the Solowiej family, in memory of Tony L. Bonner for the Fire Department trust fund. The President declared the motion passed.**
- **Upon motion of Dave Waddington and second of Dick Brady, the commission voted to accept the in-kind donation of \$8,500 from the Erie County solid Waste District regarding refuse and recycling.**

*Discussion:* Eric Wobser thanked the Erie County Solid Waste District for reimbursing the city \$8,500 for a cost-benefit analysis which was performed regarding long-term refuse and recycling collection in the city and Perkins Township.

**The President declared the motion passed.**

- **Upon motion of Naomi Twine and second of Dave Waddington, the commission voted to accept donations received at the Sandusky Youth Commission's fundraiser held at Lions Park on June 29: Tim Schwanger - \$20; Trevor Hayberger - \$10; Ya'Shica Brown - \$25; Dave Waddington - \$50; Kristie Yeckley - \$100; Porsha McDaniel - \$60 and miscellaneous donations in the amount of \$104. The President declared the motion passed.**
- The City of Sandusky will be hosting a **public Open House** on July 18 from 3 p.m. to 7 p.m. at our new downtown City Hall, 240 Columbus Avenue. In addition, units in The Columbus Avenue Lofts, 285 Columbus Avenue, will be open for tours. Please join us to see your beautiful new City Hall location in historic downtown Sandusky.
- **Swan Song, a film written by Sandusky native, Todd Stephens, will be using the old city hall for filming**, and will be filming at numerous locations around the city for the next several weeks.
- **Fire Fighters have been busy with special events** including the Special Olympics parade, playing with kids at SportsForce, playing in a Shuffleboard tournament at Viewpoint apartments and delivering lunches to the Recreation Department's playground program. Fire Fighters at Station 3 have adopted Farwell Park and are working on a daily basis to keep it free from trash. Fire Fighters participated in the Greendusky Grill-Out with a makeshift sprinkler for the kids at Lions Park.
- **The underwater installation of plugs and associated pumping has been a success on First Street.** The water on First, Wildman, Farwell and Second Streets receded and roads were reopened before the holiday. Special thanks to Sewer and Street crews who have been working very hard, even overnight, to make this possible.
- The Erie County Emergency Management Association submitted an application to the Ohio EMA for public assistance for possible **infrastructure damage at various locations throughout Erie County due to the ongoing flooding of streets and parks.** The extent of damage is not readily apparent and may not be known for a while.
- Case Development recently was approved by Planning Commission for a revised development plan at the **former Keller Building site** which calls for the new construction of thirteen townhouses and carriage houses. The project, called **Water Street Lofts** is anticipated to break ground in August with the commencement of utility work and site work. Staff is currently in the process of reviewing utility and site drawings.
- The next **Walk Wayne/Hike Hancock event** will be held July 10 from 5:30 p.m. to 7:30 p.m.
- The city is applying a second time for the **BUILD grant to help fund the Sandusky Bay Pathway.** The grant request will be for the funding to construct the remaining portions of the pathway not already built or part of an upcoming project. The budget is not yet finalized, but based on last year's submission, the city will be applying for approximately \$14 million. If awarded, there will be a 25 percent match, which could be met with the Downtown/Battery Park TIF funds, the Landing TIF fund and the Capital fund (Pedestrian Bike Path Construction). These are the funds which have

been communicated previously as sources for the pathway construction. The application is due July 15.

- At their June meeting, the Public Arts & Culture Commission members voted to approve The Lange Trust and the Sandusky Library's request to renew the **Sculpture-On-Loan program** for a second year. These sculptures are on loan for one year from the Midwest Sculpture-On-Loan program and are also available for purchase.
- The **Planning Commission** meeting is scheduled for July 24 at 4:30 p.m. at City Hall.
- The **Board of Zoning Appeals** meeting scheduled for July 18 at 4:30 p.m. at City Hall.
- The **Landmark Commission** meeting is scheduled for July 17 at 4:30 p.m. at City Hall.
- **The Public Arts and Culture Commission** meeting is scheduled for July 16 at 5 p.m. at City Hall.
- Dennis Murray said Erie MetroParks is hosting a **Walk It Out program and tour of the new City Hall** on July 15; it begins at Battery Park 6:30 p.m.

#### **NEW BUSINESS**

Dennis Murray said folks were disappointed about **First Street flooding** again, but water backed up all the way from Venetian Marina across First Street and nothing in the world would be able to stop this as there is not a pump big enough.

Dave Waddington said he spoke with the Fire Chief, Police Chief and city residents and asked if there is something we can do about **fireworks**. This bothers retired veterans, pets, nesting birds and wildlife in particular. It sounded like a civil war from his house and asked if we can cut them off at 10 p.m. Dennis Murray said he is aware staff in the Police Department doubled on July 4 this year but said this still was a pretty big issue. John Orzech said this is challenging to enforce as fireworks happen all over town. After July 4, staff has been directed to arrest persons who are setting off fireworks and encouraged people to call if they continue to observe it so appropriate action can be taken. They are still assessing the holiday to come up with some new ideas for next year. Wes Poole asked if the city issues a permit to those who put on fireworks displays and Rick Wilcox said the city issues permits for specialized fireworks displays and anything beyond this are people randomly setting them off.

Dick Brady said he recently was approached by a resident of the Hubbard Building regarding the frustration they feel about the parking issue. We have dedicated parking for them and yet they are frustrated because these spaces are being grabbed by other people and asked if there is something the city can do through signage either by threatening to tow or fine people. Dennis Murray said he spoke with Eric Wobser about this and the thought they had was to put up more aggressive signage. He went by last weekend to look at these particular spaces and the signage is not as aggressive as it needs to be. Of the spaces he saw, he observed two cars from Michigan and one from Wisconsin and said this is a real issue. Eric Wobser said he does not think there is any reason why we cannot do more aggressive signage. This is a complaint-driven enforcement strategy because this has come up with on-street parking which would have helped to fund the need to have an officer or some type of enforcement agent. The court decision unfortunately does not allow for chalking tires and blew up our plans for this spring. We met as recently as one or two weeks ago with Planning staff who oversee parking management as well as the Police Department to come up with a strategy to address this. We really want to enforce making sure residents know exactly who to call this season if someone is in violation on-street or off-street parking with a parking rule. We also spoke about this at the public meeting held at the Central Fire Station last Friday and we will respond very quickly when these calls are made. Whatever we can do online or with signage is a start and we are also monitoring as much as we can throughout the week and weekends and as soon as we get through this season, there are steps which can be taken so we will overcome this with our residents and merchants as to what the right plan is for

the downtown heading into our next busy season next spring. We are very sympathetic to the challenges being faced by the residents and will do what we can with enforcement this year and have a better plan for next. Nikki Lloyd said verbiage is very important on the signage to deter our visitors to not use these spaces and thinks towing and permits are the way to go. Also, not all downtown residents will have a permit and when they are handed out it would be very beneficial to provide a residential parking map so they know where these spots are. Eric Wobser said these are great suggestions and we will follow up on this. Greg Lockhart said we created a parking problem and now we want to put the hammer on the residents and folks who are parking downtown and it is soon to restrict people who have a parking issue. The Cooke Building is taking up a number of spaces along with the Jackson Street Pier project and now we want to put the screws to people because they are trying to find places to park. Granted, he sympathizes with the businesses and people who live downtown, but does not know if this is the right time to do that. We should be looking for a solution to our parking problems. Some of the folks at the courthouse were suggesting they utilize the same parking mechanisms we use for bike week which would alleviate a lot of issues for their jurors who are looking for places to park and perhaps we should consider other ideas. We should look at more parking ideas for spaces which have been taken away and how we can increase. Tourists are getting the short end of the stick and they do not know any better, they are simply looking for a place to park to go to the islands or other places and asked what plans we have for this. Wes Poole said he thought sadly we are stuck in a loop. Two years ago we knew we would come to this point and the mantra at the time for all of the things we did which led to this problem was that we had plenty of parking and will not have additional problems. At this point in time, we have made promises he does not believe we will ever be able to keep. There is no way in the world, with our volume of traffic, we can promise space to be available for people who live downtown to be there unless we have the capacity to support the various constituencies who need parking. We have building owners, deliveries, folks who work downtown and their customers and people who live here. These are all different constituencies who come at various and different times. This is why mall parking lots are so big and we can say this is a waste of space or a poor use of space but at the end of the day, he does not believe, from his experience, the folks who live here are going to have a parking space available to them whenever they want it because there is too much demand. We have reduced the capacity to control the demand and this is how it is going to turn out. We can talk about this forever and is really sorry, but we can only put so many cars and so many parking spaces in at any given moment and we need to make promises we can keep. He is saddened by this because it was avoidable. Dennis Murray said he respectfully completely disagrees. Parking can be managed by communities far denser than ours and it is a matter of being smart about it and we are just going to have to part company at different points otherwise we will just be arguing about this.

**Upon motion of Dave Waddington and second of Wes Poole, the commission voted to hold a Public Hearing on August 12 at 5 p.m. regarding the vacation of a 10' alley for three properties along First Street. The President declared the motion passed.**

**Upon motion of Dick Brady and second of Nikki Lloyd, the commission voted to appoint Ryan Nagel to the Landmark Commission effective immediately.**

*Discussion:* Dennis Murray said there were a number of very fine applicants for this position. After consulting with the Chairperson of the Landmark Commission, Dennis Murray said it was suggested the gap in the skills would best be filled by appointing Mr. Nagel as members are required to have certain criteria or skills as defined by the State.

**The President declared the motion passed.**

Dave Waddington asked if there are any updates about the **city's recycling program** and said it seems the new area on the west end of town is staying fairly clean. Dick Brady said after the last discussion about this, we had agreed to spend about \$2,000 to install a camera system to monitor the facility. As hectic as things have been with the City Hall relocation, he has given the IT Manager additional time to accomplish this.

**OLD BUSINESS**

None.

**AUDIENCE PARTICIPATION**

Tim Schwanger, 362 Sheffield Way, representing Friends of the Jackson Street Pier, said he noticed some work has begun today, presumably on utilities. With zero work being done in the last five months, he called his group back together and held a meeting and decided to share their concerns. Members are concerned about the direction the project is going in and as a reminder to the City Commission, when this project was in its infancy, the cost was going to be between \$4 and \$7 million with one hundred percent funding through the Chesapeake Lofts Tax Incremental Financing account. Now they are learning it is an \$8.1 million project with a whole bunch of different funding sources including CDBG money, private donations, donations from Foundations and water and sewer funds. In January, 2017, Dave Waddington was quoted in the Sandusky Register, stating “we look forward to hearing what improvements the community wants to see at the Jackson Street Pier”. Tim Schwanger said the community showed up in the highest numbers ever on any one given project including most of the commissioners. Again in June, 2018, more than one year later, the Friends of the Jackson Street Pier contracted with attorneys to help mediate with the city to better plan for the project and showed a rendering. They met with the City Manager and staff members and Law Director Justin Harris and came up with a plan which called for one third less greenspace than what had been approved by the commission. Theirs did not have a pole barn, rather it maintained a food vendor area and approximately 27 additional parking spaces at the north end. The water levels are at record highs and in 2017 we should have known these levels were increasing. In 2017 and 2018 when core samples were taken, we should have known the water table was just a few feet down below the Jackson Street Pier surface and should have caught all of this. If we had, we would not have had a five month delay. As a reminder, the BGSU project, which was not mentioned at this time, is taking away an additional 130± parking spaces. If we follow the Bicentennial Plan like we have been doing, additional parking places in a two block area of Columbus Avenue will be eliminated as well as the elimination of angle parking to be replaced with parallel parking. This will cause us to lose about thirty to forty percent of our parking if we follow the Bicentennial Plan. There is a way to create a better Jackson Street Pier plan for the above ground portion and understands the utility work has already started and has been designed. The above ground work is not yet completed and understands it is time to negotiate their plan through change orders.

Tom LaMarca, 206 48<sup>th</sup> Street, said he was at the commission meeting two weeks ago and said the new City Hall is beautiful, but it is difficult to hear what folks at the staff table are saying as they apparently do not have microphones. Perhaps the city can spend a couple of dollars on redesigning this instead of giving out more grants. This could be more welcoming to folks in the audience. Dennis Murray said it is a lot better temperature-wise in here and understands we have made some adjustments to the sound system, but will make more.

Sharon Johnson, 1139 Fifth Street, said the Economic Development Incentive Committee meetings are open to the public and anyone can sit in on them. She has been trying to speak with staff about putting them on the city’s online calendar and people should be notified 24 hours prior to meetings but they have disappeared and hopes this gets corrected. The cameras for Cedar Point Road have some flaws. When residents of Fifth Street have requested things, they had been required to submit documentation and data to back up what they want and a petition signed by most of the neighbors stating they were okay with doing this. She did not see any of this evidenced when Dennis Murray spoke about this on Cedar Point Drive. This is a private roadway and we do not even know if the Ohio Revised Code will allow this. She sees a possible conflict of interest with two commissioners who live at Cedar Point and are probably members of the Cedar Point Homeowners Association. On the financial disclosures, they are asked whether they are affiliated with associations and asked why this is on the form if it is not a conflict of interest and the city needs to look into this. One of the commissioners lives on Cedar Point Road who will have improvements made which will affect the valuation of his home. She is not sure if there has been a violation of the Open Meetings law because she understands there was an email sent by the Mayor written to all of the commissioners and some of the staff about giving a heads

up this would be brought to the table. The email stated if there were any questions, he (Dennis) would answer them and she has a problem with this as an open meetings violation. This stuff should be discussed at this table, no other place, and it is very easy to discuss through email. Sharon Johnson said she would like to know what the city has provided for employees who are supposed to be parking downtown. They are not supposed to be in prime spots and would like to know what arrangements these employees are supposed to have regarding parking. Dennis Murray said this was addressed via email by an email sent by the City Manager and addressed where employees are permitted to park so they do not take up spaces on Columbus Avenue. Eric Wobser said an email was sent to staff directing them to park in off-street lots; they were also provided with a map showing all of the off-streets lots available including the Erie County parking garage and several publicly-owned parking lots throughout the city. Employees also have to sign it noting they understand they have to follow this policy or be subject to progressive discipline similarly to showing up late for work or violating the dress code. We do not believe there is any reason to think this is not being followed and if we hear different, we will look into it. There are some challenges directly on Water Street and occasionally in the Jackson Street parking lot, but there are not challenges on Columbus Avenue or with the parking garage. He has been monitoring this every day since we relocated and there have been vacancies in the parking garage. We recently had someone here from Senator Portman's office who visited City Hall and she said this is one of the few cities she has visited where she had no problem finding parking. They all walked the block of Water Street between Jackson Street and Columbus Avenue at approximately 3:30 p.m. and there were six empty spaces on the street at that time. We are monitoring this very closely and ultimately taking it very seriously. We know there are problematic times where it is hard to find parking, but we are looking at multiple ways of managing the issues and will continue to adjust what we are doing to make sure parking is available including keeping staff off of the streets. He urges people to count spaces in the parking garage at any time of the day or evening as there are scores of available spaces sitting empty. Today, for most of the day, the west side of Columbus Avenue was virtually empty of vehicles. Sharon Johnson said she has a problem with employees in the parking garage because this is the closest between the county building and the city building where most business is being conducted. Employees are on the honor system but suggests each employee register their automobile with the make and license plate, and have a sticker on their bumper so people can tell who is violating. Eric Wobser thanked Sharon Johnson for her comments and said he passed this on to the Human Resources Department and will take this into consideration. Dennis Murray said if he had a conflict, he would not have forwarded the request which came from the Cedar Point Property Owners' Association. This was not something he initiated and said there are meeting minutes which indicated this is what they were asking for as well as Cedar Point. The test is whether he has direct and substantial personal benefit (which he does not) and he is satisfied with this. The email is a public record and she is free to request it. This was sent as a heads up to the commissioners so they did not get caught off-guard. There were no responses or discussion and the open meeting violation would be if there was discussion about it. He did invite people to contact him with questions or clarification and there is nothing improper about this. Wes Poole said the Economic Development Incentive Committee meetings are not on the calendar and asked if a motion needs to be made for this to happen. Naomi Twine said they may simply ask for them to be placed on the calendar. Wes Poole said employee parking seems to be getting more complicated and asked the Law Director if there is case law which requires us to tell employees they cannot park on city streets. Trevor Hayberger said the City Manager can direct staff to park wherever he chooses and there is plenty of justification for it. Wes Poole said generally, we cannot tell people to park in front of their house on a city street and wants to be sure we are not looking at future litigation.

Wes Poole asked if appropriate microphones could be purchased for the staff. There was a problem at the last commission meeting with the sound system which we think has been recovered.

Marcie Platte, 1217 Columbus Avenue, said she lives two blocks away from Hancock Street and was very disappointed when she read the dispatcher report and saw people with sawed-off guns, people standing outside of Flash Drive-Thru with guns, and said these are public documents and

anyone can access them on the internet. Her neighborhood is terrible on July 4 but she has already expressed this a number of times. During Bike Week, the Sandusky Police handle Washington Street north while the Ohio State Highway Patrol patrols south of Washington Street and we need to get a handle on this because it is awful. If someone was looking at moving into the community and drove anywhere near Sandusky on July 4 in the center of this city, they would not buy anything here. People were throwing fireworks out of cars and three days later she walked by the 1400 block of Campbell Street and could still smell powder. The Police Department added some presence and also saw in their logs the hospital had to call the Police to make sure the area would be clear for them to put down Life Flight if necessary. This starts to question our safety as a community. She asked if anyone can put a group of people together within the community for Hancock Street or Perry Street since these areas were set up like a professional fireworks display and went on for a long time and there were children all around these areas watching. As for parking downtown, she came downtown Saturday around 11:30 a.m. to go to the Farmer's Market and Mr. Smith's and there was not any place to park and is said it is in an awful spot. She moved on and went to Mulvin's market to drive right to it and get her produce and get out of it without hitting another car. There were no spots in front of Mr. Smith's and she drove out of town. As she was driving down Shoreline Drive, there was a young gentleman with nice new luggage who was clunking it around and the city took parking away from people. No matter how much it is opened up to bring additional business downtown, there are no spots to park now. She hopes business owners will be allowed to park behind their businesses on Shoreline Drive. There will also be spaces for loading zones. Unless the city is planning to get rid of the Jet Express, she asked why she should even go down here and fight for parking when she can go to Catawba, Marblehead or Port Clinton as they have better parking situations. If she had three little kids, she would not come here to go to the islands just to come back and get a burger. She will not stop at one of the places in Sandusky to eat. Her other observance is this was not a natural disaster with the water - it is a 20-year cycle. When she was 17, she worked at Cedar Point and it closed because there was so much water the turnstiles were under water. She had a professor in her junior year of college who worked for Cedar Point and one of the first things she said was to never build on a floodplain and if you do, you had better be rich because you will spend all of your money maintaining it or preventing it from flooding. She does not understand why people who have been here for a while did not discuss some of the things which have planned for this flooding. We are all aware every twenty years we will have a flood in this area. This has been written about in the Plain Dealer, and see it five or seven days later in the Sandusky Register. They are putting some housing right on the lake in Cleveland with 274 units and they are putting in 500 parking spaces. A young group of people may think this is a wonderful thing to walk to get everywhere but this is not reality. We have vehicles and use them and haul things in them and will not haul luggage on her bicycle to get on a boat to Kelley's Island or the Jet Express and leave. If the idea is to get the Pier people away, the city is going to do this. They were told there is not a parking problem and they were all nuts but if this city develops like the city wants it to, there will always be a parking problem and asked how we can expect people to pay \$1,000 in rent and not have a parking spot when on July 4 they will drive through a war zone. We are not competing with Chicago or other places, we are competing with Perkins Township and Huron. People were not able to do anything with their dogs and we just got over Bike Week where the noise cannot be controlled. We have no new jobs coming in other than part-time jobs and asked a long time ago for the city to produce a jobs report where people could report on the full-time jobs being brought into the area. We either have not or the city is not interested in furnishing this to the citizens of Sandusky. This would be a great thing for the city to be able to say. Greg Lockhart said he addressed the situation on Hancock Street with fireworks at the last meeting and today the Police Chief and Fire Chief said they will come up with a plan for the area. He received a lot of calls about arrests and other things going on and said the fireworks have gone way too far and is increasingly a problem. He looks forward to seeing what they come up with for a plan and is sure they will let the commissioners and the residents know.

Nicholas McGookey, 1422 Ogontz Street, said all of the parking on the Jackson Street Pier has been moved and our downtown parking is a luxury and this does not include the new apartments with the BGSU campus housing. He is also wondering about what is going on with Battery Park

as he saw about 10.6 acres listed for a possible convention center/hotel/office space and wonders when this Master Plan might come out.

Arlene Thompson, Adrian Circle, said the people here want to hear, but the commissioners are too. The problem is this is a two-way situation and people do not get the answers. For one of the first times tonight, she heard some answers, but not enough. Port Clinton has a much nicer access to a beach than we do. She is reading where a lot of the projects going on right now are with sewer and water funds and asked who gives permission to use these funds when we have problems with our streets flooding and sewers not working. Residents on her street (Adrian Circle) had to go round and round to get one sewer which is the only one and at the end of Adrian Circle. They had to fight to get their old sewer drain back in because the new one did not drain properly. People begged the city about the Jackson Street Pier because they did not want it taken away from them. This is the place for people who have lived here for 74 years or longer and now a grandiose attraction/destination is going to be placed there but asked what they have; they are getting nothing from everything this “new Sandusky” is providing for visitors. We have Cedar Point, SportsForce Park and people can park at them, but not in our city. The citizens pay the salaries and taxes and the city is not listening to the people and to keep checking Facebook and to take heed because the people are listening to what this commission is doing and they are going to surprise them when least expected at the voting booth and to not be too sure they will be sitting here and making these decisions without listening. Dennis Murray said both the Law Director and the Director of Public Works make certain the use of sewer and water funds are spent on sewer and water and they are involved in many of these large projects.

Dennis Murray said the “Audience Participation” section of the meetings are not interrogation sessions.

Susie Wyse, 105 West Water Street, said she believes our City Manager was quoted in the Plain Dealer a few weeks ago saying there is a new model about jobs which says if it is made to be a place to work and play, people will move here and bring their jobs with them. A millennial family member who visits her once a year from out of state recently asked what is going on around here. It is not everyday someone can buy 200+ acres of prime property but Cedar Fair knows what they are doing and thanked God they are in this community giving us tourism, notoriety and investing their money in multiple ways. The SportsForce parking lot was totally full as well as their overflow parking and they are bringing in people and money and are building a giant new building. She heard this is a \$50 million investment and there is always construction and this is private money and they know how to manage it. When they start a project, they know exactly what they are going to do, know and how much it is going to cost. The new city offices are great and said how much better it looks since when the church owned it. The former church is covered in Italian marble and is beautiful and the buildings next to it were saved. The Cooke Building however is of concern because two years ago a former city Fire Chief said he would be happy for something to be done with it because if it did not, it needs to be torn down. He told her if a fire started in it, it is so structurally unsound, they were not allowed to send fire fighters in and were only able to fight it from the inside and the entire city block would burn. She thinks it looks a lot less safe now than it has in the past. We have taken all of the parking from around it and there is plywood on the doors and people like to go into abandoned buildings and do whatever they want. If they would happen to start a fire we know what will happen and wonders how secure it is. We saw pictures tonight of what would happen if straight-line winds of 80 to 100 MPH occur when we have boarded up windows. There are 32 plastic-covered window openings on this building and thinks we would have learned a lesson it is not a good idea to leave things like this because she wonders what will happen if the top blew off or collapsed. Nothing has gone on here in six weeks because it is reportedly structurally unsound and the city had to stop the work, but asked why the city permitted the work to start if they did not know if it would be stabilized. A big red “X” needs to go on it and it needs to be demolished tomorrow, or somebody needs to structurally fix it. The city made itself feel good but putting up a really cool parking brochure and put up signs about enforcement. A meeting was held about two weeks ago and the city said this is complaint based so now residents have to report violations because they have not hired anyone to do enforcement. The city did not want to take regular police officers away from the



gun and riot problem to enforce parking. She feels bad to call about parking because they had a lot more important things to do and is thankful they do their job well. Shortly after the parking meeting, the entire lot was full and called at 6 p.m. to notify the police of six parking violations in resident parking spots in the Jackson Street parking lot and the dispatcher told her they would send an officer out. At 9:30 p.m., no cars had yet been ticketed so her husband called again to report this and was told the officers could not tell which cars were residents. He told them the city issued “resident” parking stickers, but a couple tags had Cedar Point resident stickers and asked what “resident only” parking means – does it mean city residents, county residents or state residents and can see why they would not know. The next day, she called again to report six cars parked without being ticketed and the dispatcher told her there was not much the officers could do because of poor signage. She reported this as instructed and is being told again tonight to report it but will not call anyone because the city does not really mean any of this. The city made itself feel good by designating the resident spaces but does not really mean it. There is not enough parking and there is not going to be enough parking. This is demoralizing because the people who invested here and who have been living here for years and who had the foresight to be the first ones here are not cared about.

George Thompson, 105 West Water Street, said he is speaking for his next door neighbor. There is one handicapped parking space in the entire block and both of his neighbors are handicapped and they will be unable to use it because there are cars from all over parking without these stickers. He bought into the Hubbard Building ten years ago and has been talking to Wes Poole for several years about the parking and the city really does not care.

Matt Ehrhardt, 105 West Water Street, said citizens of Sandusky deserve to have a detailed plan about the Jackson Street Pier. The phases should be defined which involve infrastructure work, utility work, concrete and pavement, grass and include details, dates and milestones. Matt Ehrhardt asked how the Jackson Street Pier project can cost \$8 million as this is a huge sum of public money. Parking is a big issue and he drove around the city and county today and counted spaces and the whole upstairs of the garage was empty. There is a big difference between Monday at 3 p.m. and a Friday or Saturday when events and other things are taking place so this cannot be compared. The city is investing grant money in businesses and thinks what is being done to downtown buildings is great, but would like to see the city invest in downtown residents and select three areas of parking lots disbursed nicely and gate it for residents only. Residents could be issued a card and said this is the only way residents will have parking because no one will follow the rules – they will wait to be towed. He has had people tell him a \$15 parking ticket is worth it. In the same way the city invests in all of the businesses, it should prove to the residents they really do care, especially those who have been here for years and have stayed.

Kathryn Carter, 5309 Columbus Avenue, said the newspaper tomorrow will say a loud and vocal minority remain opposed and even suggested a slowdown in construction at the Pier after unforeseen problems with the plan. That was on May 7 yet on May 4 and 5, the newspaper wrote, “during the last two weeks, both above ground and underground work has halted due to unforeseen climate conditions” according to Public Works Director Aaron Klein. They do not know if they are supposed to believe the newspaper or the truth. The Jackson Street Pier is always going to be controversial since the city paid a lot of money to convince residents it is a good idea and then decided to do a design/build it. A lot of people are still very concerned about this and this is not a minority, it is a lot of people. Previous newspaper articles stated this is dividing the city. There is high water, there are a lot of storms and there is waste coming up over the end of the pier and this is what people want to go down there for and they cannot get to it now. Someone made a remark the other day about going to Shoreline Park to watch the water but there is a huge difference in the view. Between Sandusky, Cleveland and Toledo, there are not a lot of places like this where you can sit in your car and enjoy this. She does not understand why the city wants to put an \$8 million concert venue goose farm here. The city could put a beautiful concert venue on the west or east side of Washington Park from the Gazebo to Columbus Avenue facing northeast. Three trees would have to come down and portable bollards could be placed across Washington Street and Washington Row. Food trucks could go down Washington Row and the Gazebo could be made larger and people will be able to walk from their

neighborhoods and sit under a tree on a blanket without sitting in goose poop. They will not have the wind and the rain and everything else which comes off of the lake and the wind will not be hammering them and it is practically the same size, if not bigger. It amazes her this is going on and on and there is so much the public does not know and the building should be moved to the middle of the pier to the road and put festival hookups along Shoreline Drive and hopefully the building will not get swamped and there can still be parties. The splash pad at Huron Park was running constantly a couple of days ago and one day when it was raining. She parked at the Maritime Museum parking lot and there were fireworks going on for an hour near it. She was at the Lunch Box having lunch one day and someone parked in a “five minute” parking space and watched someone walk all the way down to Shoreline Park and no one pays attention to signs. The last plan she saw for Shoreline Drive showed the first handicapped spots to be on the other side of Wayne Street rather than near the Jackson Street Pier and this does not seem fair or right. She saw where they are putting temporary speed cameras in Ohio City and thought this was interesting. She understands giving money to a builder for the buildings on Water Street and hopes they do not just fall down. It is terrible what has happened with the Cooke Building and the owners should not be reimbursed for the guy who took their money and laughed all the way to the bank. She does not know if there were supposed to be inspections and they should have seen a lot of the stuff they are now dealing with. There are not enough trash cans downtown and if there were, not one would have been having a fit about them on Facebook during Ohio Bike Week. When there are thousands of people coming into town, two trash cans should be at every intersection on each side of the street three blocks out from the middle of town. She recently saw something on television where at Mentor Marsh, they eliminated the phragmite and asked if someone could check they just reclaimed 32 acres. We should look into creating a beach at Lions Park and there are ways to do this.

Wes Poole asked if it possible to have a presentation about the Jackson Street Pier project at a future meeting due to communication and/or lack of knowledge about what is going on and what this ultimately will look like. Aaron Klein said he would schedule this.

#### **ADJOURNMENT**

**At 7:20 p.m., upon motion of Dave Waddington and second of Nikki Lloyd, the commission voted to adjourn. The President declared the motion passed.**

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Kelly L. Kresser, CMC  
Commission Clerk

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