

The President called the meeting to order at 5:00 p.m. after the Invocation, given by Dennis Murray, and the Pledge of Allegiance.

The Clerk, McKenzie Spriggs, called the roll and the following Commissioners responded: Wes Poole, Blake Harris, Dennis Murray, Dick Brady, Naomi Twine, Mike Meinzer and Dave Waddington.

City staff present: Eric Wobser - City Manager, John Orzech – Assistant City Manager, Jared Oliver – Police Chief, Stuart Hamilton – IT Manager, Aaron Klein – Public Works Director, Brendan Heil – Law Director

City staff via teleconference: Michelle Reeder – Finance Director, Development Director – Jonathan Holody, Jim Green – Acting Fire Chief, McKenzie Spriggs – Commission Clerk.

Upon motion of Dave Waddington and second of Blake Harris, the commission voted to approve the minutes of the June 14, 2021 meeting and suspend the formal reading. The President declared the motion passed.

AUDIENCE PARTICIPATION

Tom LaMarca, 206 48th Street, Sandusky

Regarding the item relating to the Pathway, he wondered why those fees could not have been absorbed into \$4.4M contract with Speer Bros. It is a trivial amount, why did they not cover that expense?

Regarding the item for 30 trash/recycling bins downtown, and \$15,000 that is being taken away from the horticulture budget- these bins previously were self-funded with the recycling dollars for cans and the advertising on them. Why are we going to start paying for them now? The city already pays Cyclone, he believes, let us ask them if they can add this to a contract. The unknown DORA cups should have a self-supporting trash haul away.

Lastly, how did the TIF come about?

Chris Weedle, 403 E. Adams Street, Sandusky

Regarding the TIF, the city will pay any legal fees if any citizens want to find out the details of the agreement. So tax payer dollars are going to be used to defend the developer, so tax payers cannot find out what is in the agreement. Who does the city commission really represent, the tax payers or the investor? It does not make sense.

Tom Baskin, 815 Bardshar Road, Sandusky

If we are going to set the price of the value of that property, from the beginning, why hasn't the public heard what that price is? What is the amount the state of Ohio has granted the Hogrefes? If someone is saying this is going to kick off \$200/year at 1.25% property tax rate, that is a \$17M building being put up for \$8M. The numbers do not make sense. He wishes the city had communicated with the public when coming up with the hard numbers, which you must have before setting a TIF. How is the commission planning to vote tonight when they do not have those numbers? If the commission does have those numbers, why were they not released to the public? The schools are getting a fraction of what they would be getting. The city and public are pro development but why do we need to use TIFs and then keeping the details a secret? The city is going to notify the Hogrefes if there is a request for documentation, and then defend them in court. Why do we have a city commission that is fighting the public for information? They can keep their personal financial records quiet, but this is a public meeting and a public TIF. The public wants answers and cannot believe the commission is voting tonight.

Sharon Johnson, 1139 Fifth Street, Sandusky

I am against giving the Cooke project a 30- year TIF at 100%, especially, when the developer closes off public documents on the project.

The developer benefits from taxpayer benefits and then turns around and shuts down public document request classified under “Trade Secrets”, which will have to be obtained through the courts.

I would like to read into record the following public document clause on page 14 of the developers’ contract under “Confidentiality”:

“Unless otherwise directed by court order, the City will treat the loan documents, the equity investment documents, the commitments of any tenants or purchasers to the Project, the expected or actual tenant and ownership mix of the Project, any proformas, and any other information provided to the City and clearly marked “trade secret” as trade secrets and not as public records or information, and will not disclose such documents or information to any third party without the written consent of the Developer. The City will promptly notify the Developer of (a) any public records request made to it that seeks disclosure of such documents or information and (b) any court action filed against it to compel the disclosure of such documents or information. The City will reasonably cooperate with the Developer in defending any such court action. The Developer will defend City against any third party claim related to the Developer’s designation of certain records as exempt from public disclosure, and will hold harmless the City for any liability or award to a plaintiff for damages, costs and reasonable attorney’s fees, incurred by the City by reason of such claim.”

If the clause remains, it will set precedence for other developers to close off public documents under “Trade Secrets”.

I believe any possible conflicts of interest will go unchecked due to the lack of transparency.

It is nothing short of public intimidation when a developer is demanding the city notify him of any request for public documents concerning his project.

Tim Schwanger, 362 Sheffield Way, Sandusky

Title 20 CONFIDENTIALITY: Quoting from the TIF Agreement "Unless otherwise directed by court order, City will treat the loan documents, the equity investment documents, the commitments of any tenants or purchasers to the Project, the expected or actual tenant and ownership mix of the Project, any proformas, and any other information provided to the City and clearly marked “trade secret” as trade secrets and not as public records or information, and will not disclose such documents or information to any third party without the written consent of the Developer". The City will promptly notify the Developer of (a) any public records request made to it that seeks disclosure of such documents or information and (b) any court action filed against it to compel the disclosure of such documents or information". This section clearly attempts to place a gag-order on all public documents associated with a development using Sandusky City School and Sandusky taxpayer dollars. This section clearly makes a mockery of transparency in local government and should be stricken from the document.

The City's cost is \$15,000, based upon a total of 30 bins, which is subject to change upon adjustments in the number of bins necessary to accommodate downtown. Please explain this cost to the City. The current downtown recycle bins were at no cost to the City thru a previous agreement.

INTRODUCTION OF OFFICERS

Assistant City Manager John Orzech thanked Connie Nicholson, the city's HR specialist. She has been working short staffed and is a one man band. The assistants, Eva Olcott for police and Diane Mulvin for fire have also been helping quite a bit. He would like to thank them all publicly for all the behind the scenes work they have been doing. Police testing was in April and then certified in May. Fire testing has been concluded and they will get their Civil Service list certified on Thursday. They have interviews scheduled for candidates starting next week. There should be a quick turnaround to fill the remaining fire positions, and we will have those new firefighters come meet the commission in the next four-six weeks.

Police Chief, Jared Oliver, echoed the thank yous to city staff. Without the help of Connie Nicholson, Eva Olcott, John Orzech and Eric Wobser, his job would have been much more difficult. He appreciates the help of them for leading to the success of his department. He introduced three new officers that were recently hired into the City of Sandusky: Jose Diaz, John Dusza, & Thomas Womack. They introduced themselves to the city commission and community--

Jose Diaz resides in Lorain County and he was born and raised in Puerto Rico, English is his second language

John Dusza comes from Huron and graduated from Huron High School, graduated from Toledo and worked in Virginia Beach as a police officer. He wanted to come home and he is excited to be here.

Thomas Womack is from Finley and lives in Perrysburg, at least until his wife finishes school. He got out of the army in 2018, after doing five years of service, and could not quite put away the uniform.

Naomi Twine welcomed the new officers. She appreciates them coming to Sandusky and hopes they have a long tenure here.

Dick Brady explained the commission had to dispense with the formal swearing in, in order to get their boots on the ground. Swearing them in privately, rather than waiting for a city commission meeting, gained us a month of their service. He thanked them for taking this job, said be safe out there, and thanked them for taking a chance on the city. We think this is a great job, but we know they are also taking a chance on us too. He hopes they continue to make us proud.

PRESENTATION: CITY OF SANDUSKY JUSTICE CENTER

Aaron Klein said this has been a long process, and the staff have not updated the city commission in a year or two. Last time, the city was looking into the American Crayon site, and figuring out how it all fit. There were some elevation issues, and a gas main that could not be relocated. Buildings had to be kept to the north, and made us question how we could make it work on the site. We were also looking at parking and tennis courts on the site at the time. We went through a design process, figuring out where all the assets went, and ensuring good flow. We wanted the police on the northwest corner and the court on the southeast corner, the tennis courts hugging the east side of the property and parking to the south. Some problems occurred with parking with the egress for the Police. We could not find a way for the police to have a secondary access on Hayes Avenue. No matter what they were going to go on Rockwell, affecting police response times. Knowing we had them on Rockwell, how would we manage them on Hayes? It is difficult to see when coming up the hill from the underpass. Signals and other additions would need to be included.

From there we began laying out the building and went through a detailed process of who needs to be where. For example we asked, which offices needs to be by the sally port, and who would

need to have direct access to the court rooms. We were eliminating duplicate spaces, like common lunch rooms, common lobbies, reducing the size of everyone's facilities. When going through this reduction process, the judge and others began getting uncomfortable. We had to reduce 16% more than what the needs analysis showed in 2016. That analysis showed we needed 37,000 feet of space, the maximum we could provide was 31,000 feet. We were dramatically reducing their space, and questioning what other facilities we could have on that site- pickle ball, a rec center, etc. We realized we could not add them and there was no room for expansion on that site. We realized there were other conflicts – the intersection at Hayes, the students walking when school let out. Through geotechnical analysis, we realized the backfill used during demolition was not adequate to support the new structure. When we demolished the building the thought was the future developer or recreational space would be used. We now were going to increase the cost dramatically, by a million dollars or more, by changing the subsurface. The public, specifically from the Southside, started writing to the city manager, saying they did not want the police and court at this location.

What we decided was we needed to take a step back and ask ourselves some questions. Do the police and court really need to be together? After discussions with both, it was not a requirement but a strong desire to be together, offering many efficiencies. Then looked at the American Crayon site, what is the best use of the site? We looked at the top three facilities from our needs analysis. The PNC site is not sized appropriately to be used for a full Justice Center. We need a three story building at that site to make it work. We asked Boeing to look at the previous sites, including the old city hall site. They did analysis there, and compared the size needs on the American Crayon site, including the 16% greater need for space. After looking at the previous administration offices, they could get a 14% increase. That is 30% more space that the police and court would be getting at that location. That opens up the American Crayon site for recreation or any other potential uses. Then we looked at other potential issues to the site, including utilities, asbestos abatements, etc. How do you have the police and court be operational if you are going to be doing construction in that building? Can we really do something different with that building with the structure, layout etc. Boeing took another look at that site and did another layout. This is a very conceptual look and the end product would look very different, but it all fit. We can reduce the footprint of this facility and make it work. The parking is on the south side along Meigs. The parking is expanded to the north. We have concerns about that building, it has been a concern since the early 2000s. Boeing looked at the roof, brick, granite veneer. They turned us over an 11 page document, saying with renovations they could improve the roof. They felt it could handle and be a prime candidate for the Justice Center. Next was a layout, they interviewed police and court employees. Next we asked, can it look better than it looks now? Conceptually, here is what it could look like. Renderings are shown. Basically, we realized the option is on the table. We can conceivably make the building look better, it fits capacity with flow and efficiency, the structure works with repairs to it. Finally, we got into cost and timeline. The estimate from the American Crayon architect was \$352/square foot for new construction. The estimate for renovating the old city hall is \$242/square foot. They had a 3.5% escalator on that cost, meaning something they add per year. That number is significantly higher post Covid, than last year or two years ago. It is also higher for new construction. That 3.5% escalator will be much higher now. A phased construction will take longer, obviously you want to keep it operational. That is not necessarily a bad thing, considering when construction costs come down. When looking at all the items we were trying to solve previously, the old city hall site resolves the space issue, we can find space for pickle ball, tennis courts, whatever is wanted for this site. We have more flexibility for what both sites (old city hall and the American Crayon site) can be used for. Regarding utility concerns, we can bust out the sanitary, storm and water lines. As we are redoing Meigs Street we have a cost in there, and will be incorporating those upgrades into that project. Regarding

the safety concerns, the Sandusky Bay Pathway is less of a concern than a school being let out and children walking.

With all of that information, staff is recommending taking a step back from the motion made in 2018 to assess the American Crayon site, and move forward to re-evaluating the existing site on which they sit at 222 Meigs Street. With a motion on either site, we can move forward with a contract for design.

Dennis Murray said 30% more space at a reduced cost makes sense. He originally liked the American crayon site, but understands that while going through the process we better understand our needs. This contributes to a better outcome if this is what we choose to do. He is persuaded. When talking about American Crayon, I think we decided that could be better used for recreation and children in particular.

Upon motion of Dennis Murray and second of Blake Harris, the commission voted to accept staff's recommendation to investigate the old city hall site/222 Meigs Street for the potential use of the Justice Center.

Discussion: Mike Meinzer said he has sticker shock. \$12M is shocking and there are so many moving parts he is having trouble comprehending it all. He is not against it though. Are we still looking at developing the greater site, with Battery Park? He thinks that is better used for development. Much of this discussion occurred before he got appointed to city commission.

Wes Poole said there was a full set of plans drawn up for the court's expansion to the west or the north. Have we incorporated those into this and are we paying to do it completely over again?

Aaron Klein said he is aware of those and believes that happened in 2003-2006. Those were not a full set of design plans, but rather were conceptual. They went further than what we have done so far and those were given to Boeing. Once we get them under contract, if this is the site, they will be looking at those as we precede with the design. If we have done part of the work, he does not want to let those go to waste.

Wes Poole said the police and court are currently functioning. What exactly is being added, changed, or improved that we would invest \$12M? The police department needed space for additional storage of evidence and holding a prisoner, before taking them to the county jail. He can see we are cramped, but he would like to see what we are changing and the justification behind it. He is not prepared to ask the taxpayers to pay \$12M. There seems to be the space there.

Aaron Klein said the police and court do not utilize the administration portion. He brought up an image of the new layout to answer those questions. They looked at both stories and talked to the police about expanding on the second floor. The courts expanded across the hall and onto the first floor. It is laying people out differently. The \$12M includes fixtures, furniture, etc. He asked for an all-inclusive number so that nobody is surprised. This includes the construction as well as the soft costs.

Jared Oliver said he can provide specific examples to Wes Poole.

John Orzech said Wes Poole is correct with the evidence and facility needs. Evidence needs to be stored for 20 years. The ventilation system is very bad. The Chief and detective's offices are next to the evidence locker and you smell marijuana all day long. When you look at the bathrooms for the employees, the facility needs fixed up eventually. The roof he was concerned about but when they explained it, the membrane needs sealed. The biggest thing is that there needs to be better efficiency within the office. People are piece-mealed all over the facility. They expanded offices into the old law department. This gives the opportunity to move the whole staff into one location. The plumbing, electrical, and boiler system need to be replaced.

The commission passed one under emergency a year or two ago. Those will continue coming to the city commission. The filtration system needs to be fixed, there is currently mold, etc. They are looking to get the best bang for the tax payers and to create a better environment and efficiency for staff.

Jared Oliver said the mold and ventilation is terrible and real. That is a daily occurrence. Regarding space, he can give a few examples recently. They have had to bring many people through the department, including suspects and family members of victims. They ran out of room recently and did not have anywhere to put people. They did not have enough interview rooms, the lobby became congested. Family members of victims were coming through while having individuals they were trying to isolate. It was tough and chaotic. This just happens in old buildings and it cannot be prepared for. Bigger conference rooms are needed. The CIO Office is in a separate part of the building and people have to be tracked down. It is a security nightmare. They are going to deal with it and will always work with what they have, to provide the best service the department can. But it was indeed an issue a couple weeks ago and will be again.

Dick Brady said the reason we were looking to move from that location was because the building had bad bones. The building still has bad bones, but relieving the facility of the administrative staff of city hall, makes those bones able to be repaired at a lesser cost than building brand new at American Crayon. Is he understanding that correctly?

Aaron Klein said absolutely.

Dick Brady said is the major cost difference due to the high cost of building brand new, with the skyrocketing cost of products?

Aaron Klein said yes, other communities are telling him they wish they had bid out construction projects when we did because their costs are going way up. He is hearing that in 12-15 months they may come down. That is right around the time the city would bid this, so he is hoping. He is not saying the HVAC or IT system would be different. Those are duplicate costs that you will have at either site. At this location (Meigs Street) there is less increase because the structure is already in place.

Naomi Twine asked what about the courts? They were a big part of the American Crayon decision because they wanted a new structure, and everything on one floor. What did they have to say about this change?

John Orzech said he has had constant communication with Kim Piotrowski from the courts. Both she and Judge O'Brien were invited tonight, but they do support the renovation at the current location. They have been present in every meeting and have seen all the renderings and are satisfied that that will address the previous concerns.

Eric Wobser said the courts will pay 40% of the total project cost. Those funds do not come from tax payer dollars but revenue the court raises throughout the year. He thought the courts were going to have more questions, but they have been satisfied with efficiency, the cost to the budget, and their ability to make a decision and move forward. To Mike Meinzer's earlier question a lot of master planning has been done in this area and the amount of land taken up by this project will shrink pretty substantially. Battery Park is a huge site and it will take a decade of development to fill it. We are just as committed to the public access and public uses that are there. This will be an attractive new building that will operate predominately Monday – Friday and there will be a lot of land left over for green space, recreation, and appropriate development. We are not concerned about the viability of redevelopment on the site. The northern section of the parking lot and some land to the east will not be needed for the reconstruction. Battery Park is still a great site for whatever the commission decides to do with it.

Dick Brady asked about the school's reaction to the change in site plan.

John Orzech deferred to Eric Wobser on that question but said he had a big concern with going out on Hayes Avenue with children walking by, and us having an accident. It plays in his mind.

Eric Wobser said the schools reiterated on more than one occasion that the American Crayon site is better for community recreation based activities. The community has voiced the desire for a community center or recreation center. One of the factors for that question has been what footprint exists in the city limits, which is under the city's control? This is probably the best one, and is in proximity to the new 3-6th grades, and the middle and high schools, as well as the pool they propose to build at the high school. There could be synergies between those facilities because it is walkable between them. We have had long conversations with the schools about tennis courts. If we can come together and make this land available for that, that provides synergies between their athletic campus (at or near the high school) and at this site. Community residents and the schools have voiced this site would be better for community recreation. Not to speak for the hospital, the CEO is excited about the potential for recreation at this site, for the revitalization of the corridor and the proximity for their 1,000+ employees on the Firelands campus.

Naomi Twine said she agreed with relocating from the American Crayon site, that it is likely not the best site for the Justice Center. She and John Orzech have had conversations about congestion in that area. She is not totally sold that Meigs Street is the proper place either. She is conflicted and wants more information to decide whether it is cost effective and efficient. She wonders if the courts or police will need more space three years after completion, will they be landlocked, etc. She supports moving it from American Crayon and has questions remaining about the Meigs Street site.

Mike Meinzer said he feels better having this discussion. He absolutely believes the police need new space. He has never been against that site and appreciates Eric Wobser's explanation of future development. His remaining concern is the sticker shock. It is roughly \$7M, with the court paying their portion. He would not mind having more discussion about this.

Dick Brady said we have lost a year or a year in a half, but that is it.

Aaron Klein said yes, and we were going to have the design ready to bid for American Crayon in 2020. If we had gone down that road, we would have been bidding at the start of the pandemic, or thrown those designs on a shelf. So we did not lose the money on that, but lost time, and gained knowledge over the last couple years.

Wes Poole said he was never in favor of moving out of this building to begin with. How did we go through three years, spend no money on researching, and gain all this knowledge? How much did it cost to gain this new perspective?

Aaron Klein said we had a contract with Boeing to do a conceptual site plan and analysis, at the American crayon site. 99% of that work was to decide on the flow of the building, site, etc. 99% of that work translates to wherever you put it. It is the geotechnical information, realizing we have a gas line that runs through the site and that adds \$1M, that is what we gained. That project cost us \$95,000 range he believes. The majority of that money we would have needed to spend on the city hall site or the American crayon site.

Wes Poole said he understands, he just wanted to make the point that we have money invested in this project. Many people did not want to go out there to begin with. He would like recorded he is not in favor of moving any recreational facilities to the American Crayon site. Trains go by every 12 minutes, it is dangerous for kids to be there and will not be enjoyable. This is a bad idea. The Southside was not in favor of this to begin with. It is nice we completed the circle and

wasted time, and we are doing what we should have started with. He is not certain he wants to spend \$12M. He is unsure how he will vote.

Roll call on the motion: Yeas: Dennis Murray, Dick Brady, Naomi Twine, Mike Meinzer, Dave Waddington, Wes Poole, Blake Harris, 7.

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.

CONSENT AGENDA

The President asked if the commissioners wished to remove any of the items on the Consent Agenda. The commission chose to leave as is.

ITEM A – Submitted by Jane Cullen, Project Engineer

PIER TRACK PUMP STATION AND FARWELL PUMP STATION IMPROVEMENTS PROJECT CHANGE ORDER FIRST & FINAL (DEDUCT)

Budgetary Information: Change Order No. 1, a deduction in the amount of \$221,921.40 will revise the contract amount to \$2,530,522.60. The Charge Order also reflects the extension of the final completion date from July 17, 2020 to June 1, 2021.

The City of Sandusky obtained an Ohio Water Pollution Control Loan (WPCLF) to finance the cost of the construction activities that will be paid with Sewer Funds. This loan interest rate is 0% for a maximum term of twenty (20) years.

In addition to the WPCLF loan, the City will seek appropriate reimbursement from Erie County as per the terms of the existing Sewer Services Agreement and associated amendments. Currently Erie County's share is 55% for the Farwell Pump Station and 48% for the Pier Track Pump Station. **ORDINANCE NO. 21-095:** It is requested an ordinance be passed authorizing and directing the City Manager to approve the first & final change order for work performed by North Bay Construction, Inc. of Westlake, Ohio, 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.

ITEM B – Submitted by McKenzie Spriggs, Commission Clerk

LIQUOR PERMIT TRANSFER TO SANDUSKY SALVAGE CENTER

Budgetary Information: There is no budgetary impact.

The City is in receipt of a Notice to Legislative Authority from the Ohio Division of Liquor Control for a D1, D2 liquor permit (*beer only for on premises consumption or in original sealed containers for carry out only until 1AM, wine and mixed beverages for on premises consumption or in original sealed containers for carryout only until 1AM*) for Sandusky Salvage Center LLC, located at 2434 Monroe Street. It is requested the Commission Clerk be authorized to notify the Division of Liquor Control the City does not request a hearing on this matter.

Upon motion of Naomi Twine and second of Blake Harris, the Commission voted to accept the Consent Agenda and declare all ordinances, resolutions, and liquor permits as drafted and presented to the City Commission under the Consent Agenda and shall take effect in full accordance with the Section reflected in the ordinances or resolutions whether they be in accordance with Section 13 or Section 14 of the City Charter.

Roll call on the motion: Yeas: Dennis Murray, Dick Brady, Naomi Twine, Mike Meinzer, Dave Waddington, Wes Poole, Blake Harris, 7. Roll call on the ordinances, resolutions, and liquor permit: Yeas: Dennis Murray, Dick Brady, Naomi Twine, Mike Meinzer, Dave Waddington, Wes Poole, Blake Harris, 7. The President declared the ordinances, resolutions, and liquor permit contained in the Consent Agenda passed in full accordance with the city charter.

REGULAR AGENDA**ITEM #1 – Submitted by Aaron Klein, Director of Public Works****REVOCABLE LICENSE AGREEMENT WITH SCOOTER DING DING, LLC**

Budgetary Information: If approved there would be no cost to the City. The City would receive \$50 per staging location for use of existing bike racks in the right of way or on city-owned public property.

ORDINANCE NO. 21-096: It is requested an ordinance be passed authorizing and directing the City Manager to enter into a revocable license agreement with Scooter Ding Ding, LLC, of Sandusky, Ohio, for the use of public space for a scooter rental business; and declaring that this ordinance shall take immediate effect in accordance with Section 14 of the City Charter.

Upon motion of Mike Meinzer and second of Naomi Twine, the Commission voted to approve the ordinance in accordance with Section 14 of the City Charter.

Discussion: Wes Poole asked where the scooter locations will be and how many will there be.

Kyle Wright, one of the partners of Scooter Ding Ding, said the idea is to have signage at bike racks downtown. The bike racks that are currently there will be used, to show scooters can be rented and dropped off to those locations. \$50 per location will be given. Locations will be on Shoreline and Columbus. Roughly five total.

Dick Brady said his understanding is that the charging location is Boomtown Coffee, and they have to make their way there to be charged at the end of the night.

Kyle Wright said that is correct.

Wes Poole asked what the top speed is.

Kyle Wright said the scooter can get up to 18.9mph. As a company, they have brought it down to under 15mph.

Eric Wobser said the police department tested the scooters to see how fast they could top them out at.

Jared Oliver said they topped the speed out at 13mph.

Dennis Murray said in other communities, you see these scattered all over the sidewalks. He likes that these must go to designated locations to log out.

Kyle Wright said there is the dock less model that is seen in other cities. They wanted to do a docked model. It is cleaner, more efficient, and cheaper to insure. It is logistically easier to pick up at the end of the night. He thinks this is a better model for Sandusky. Frankly, they cannot meet the demand right now. They put out two groups of scooters, in the morning and afternoon. If they put them all out in the morning, by 5PM the whole fleet is dead.

Wes Poole asked if they are using existing bike racks, where are we parking bicycles. Whatever we are passing legislation-wise, are we going to be okay?

Eric Wobser said whatever the allocation of scooters, they will not fully occupy the bike racks. If we need to add additional bike racks in the future, we would look to the company to offset the city's cost. This is a one year pilot and will be reevaluated on a year to year basis. The city will look at what additional costs we took on this year and what costs we may take on. For example, if we need to determine we will add more bike racks because of scooter and cycling popularity, we would incorporate those costs into next year's agreement.

Roll call on the motion: Yeas: Dennis Murray, Dick Brady, Naomi Twine, Mike Meinzer, Dave

Waddington, Wes Poole, Blake Harris, 7. Roll call on the ordinance: Yeas: Dennis Murray, Dick Brady, Naomi Twine, Mike Meinzer, Dave Waddington, Wes Poole, Blake Harris, 7. The President declared the ordinance passed under Section 14 of the City Charter.

ITEM #2 – Submitted by Jane Cullen, Project Engineer

COMMERCIAL LICENSE AGREEMENT WITH AT&T OHIO FOR STRUCTURE ACCESS FOR BANNERS ALONG VENICE ROAD FOR THE SANDUSKY BAY PATHWAY

Budgetary Information: The cost of the agreement is \$2,160 and will be paid with Capital Funds. This agreement is for a time period of five (5) years and will need to be renewed at that time.

ORDINANCE NO. 21-097: It is requested an ordinance be passed authorizing and directing the City Manager to enter into a commercial license agreement for structure access with the Ohio Bell Telephone Company, dba AT&T Ohio for the placement of decorative banners along Venice Road for the Sandusky Bay Pathway; 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 in accordance with Section 14 of the City Charter.

Discussion: Dick Brady asked Aaron Klein to answer the public question, if there is one.

Aaron Klein said we were under the impression these were Ohio Edison poles, and did not know we needed to ask AT&T's permission. Honestly, it worked out in our favor because the contractor would have marked it up with their 10%. We dealt directly with AT&T and likely will use this model on future contracts when we have their poles involved.

Dick Brady said we have offset a lot of cost, installing banners on our own light poles, is that correct?

Aaron Klein said yes, as seen on Shoreline Drive, we have some existing light poles that banners were installed on. On Venice Road, we do not own any of the poles and had to seek that permission. It was important to maintain the branding along the entire path, downtown to east to west. The other possibility would have been to purchase poles, and then install signage as our main purpose. Those capital costs and liability, if the poles are hit for example, will save us money in the long run.

Roll call on the motion: Yeas: Dennis Murray, Dick Brady, Naomi Twine, Mike Meinzer, Dave Waddington, Wes Poole, Blake Harris, 7. Roll call on the ordinance: Yeas: Dennis Murray, Dick Brady, Naomi Twine, Mike Meinzer, Dave Waddington, Wes Poole, Blake Harris, 7. The President declared the ordinance passed under Section 14 of the City Charter.

ITEM #3 – Submitted by Aaron Klein, Director of Public Works

LICENSE AGREEMENT WITH CREATIVE OUTDOOR ADVERTISING OF AMERICA, INC FOR DOWNTOWN RECYCLING SERVICES

Budgetary Information: If approved the cost would be \$500 per bin, per year. The annual cost for the bins and services is \$15,000, based upon a total of 30 bins, which is subject to change upon adjustments in the number of bins necessary to accommodate downtown. These costs will be paid with funds to be allocated in the Horticulture Division's operating budget.

ORDINANCE NO. 21-098: It is requested an ordinance be passed authorizing and directing the City Manager to enter into a five (5) year license agreement with Creative Outdoor Advertising of America, Inc. of Tampa, Florida, for the downtown recycling program; and declaring that this ordinance shall take immediate effect in accordance with Section 14 of the City Charter.

Upon motion of Mike Meinzer and second of Wes Poole, the Commission voted to approve this resolution in accordance with Section 14 of the City Charter.

Discussion: Dennis Murray said this is a tough one for him. He does not like the billboard advertisement and is not convinced that so much is being recycled these days. We are paying a lot of money for recycling centers and his cynicism says it is going to the landfill any way. There was a suggestion of asking local haulers to bid on these additional waste receptacles. He would like to share that they declined. We have two choices and he is not thrilled about either one.

Dick Brady said the recycling industry is in chaos and he does not know that it is ever going to come back. He is torn also. He feels like giving up on it for \$15,000 is like giving up on the small piece in his heart that believes it is happening, and he hopes it is happening in our downtown.

Mike Meinzer said one of his concerns with DORA was the plastic cup litter. Hopefully these are going to mitigate part of that problem. He is worried about someone having to walk around and pick up plastic cups every morning.

Dick Brady said it is 30 more places to throw away at. He spoke with Aaron Klein and if the city does not like this number, we are sure not going to like the next one we will see for the recycling center. We are now paying \$50,000-\$60,000 a year for, we will likely be paying double.

Wes Poole said what the alternative is.

Dick Brady said the alternative is to not pay and have the bins removed.

Wes Poole said the point is, the trash is still going to be there. He is prepared to support this as it is not going to be significantly less, to take it to the dump. The least we can do is support people putting their DORA cups in a DORA bin, and hope it gets recycled. Perhaps designating bins is a good idea.

Dennis Murray said those are good points.

Roll call on the motion: Yeas: Dennis Murray, Dick Brady, Naomi Twine, Mike Meinzer, Dave Waddington, Wes Poole, Blake Harris, 7. Roll call on the ordinance: Yeas: Dennis Murray Dick Brady, Naomi Twine, Mike Meinzer, Dave Waddington, Wes Poole, Blake Harris, 7. The President declared the ordinance passed under Section 14 of the City Charter.

ITEM #4 – Submitted by Jane Cullen, Project Engineer

PERMISSION TO BID THE VAULT STRUCTURE AT BIG ISLAND WATER WORKS PROJECT

Budgetary Information: The estimated cost of the project including engineering, inspection, advertising, construction, and miscellaneous costs is \$150,000 to be paid with Water Funds.

RESOLUTION NO. 032-21R: It is requested a resolution be passed declaring the necessity for the City to proceed with the proposed Vault Structure at Big Island Water Works (BIWW) Project; approving the specifications and engineer's estimate of cost thereof; 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 ordinance in accordance with Section 14 of the City Charter.

Discussion: Aaron Klein said there is a valve that is not currently operational. It is open but they are not sure if it is fully open. It is on the 42" intake line. We do not have access to it, and cannot investigate and see what is wrong. The vault will be installed so we can go down to do the inspection. Because we have no idea what the repair is, the contractor is throwing a number at it to cover themselves. We are looking at a cost to bid the vault tonight, to see if we can fix it or if it will need additional work.

Wes Poole said anytime we are spending money on capital improvements that are going to be valuable to us for a long period of time, he is in support of it. He has seen places that does not

keep up on their various water systems, and it is really gross. This is well invested money. How long will the vault be good for?

Aaron Klein said he would put a 50-100 year life span on this.

Roll call on the motion: Yeas: Dennis Murray, Dick Brady, Naomi Twine, Mike Meinzer, Dave Waddington, Wes Poole, Blake Harris, 7. Roll call on the resolution: Yeas: Dennis Murray Dick Brady, Naomi Twine, Mike Meinzer, Dave Waddington, Wes Poole, Blake Harris, 7. The President declared the resolution passed under Section 14 of the City Charter.

ITEM #5 – Submitted by Jason Werling, Recreation Superintendent & McKenzie Spriggs, Commission Clerk

AGREEMENT WITH ADVANTAGE ENTERTAINMENT FOR SUMMER CONCERT SERIES PRODUCTION

Budgetary Information: The contract will not exceed \$182,500; with \$50,000 coming from the Lange Trust. Dollars will be disbursed from the Programming Fund.

ORDINANCE NO. 21-099: It is requested an ordinance be passed authorizing and directing the City Manager to enter into an agreement for special event producer for the summer concert series at the Jackson Street Pier; and declaring that this ordinance shall take immediate effect in accordance with Section 14 of the City Charter.

Upon motion of Blake Harris and second of Dave Waddington, the Commission voted to approve this ordinance in accordance with Section 14 of the City Charter.

Discussion: Blake Harris said he joined other individuals of the community relations commission to brainstorm bands they would like to see. He walked away very encouraged, knowing we are making it a point to have entertainment, and that the entertainment is geared towards being inclusive. He thinks it is going to be a great look and looks forward to welcoming folks from all over the community.

McKenzie Spriggs the programming is a pilot program for 2021. To provide context, a programming fund was designated in 2018 that takes 10% of lodging tax to be put into a programming fund. Those dollars can only be used towards programming. In March, legislation was passed that bought amenities to help with programming. The Erie County Community Foundation stage will be used for the Thursday night concerts and the Lange Trust events. At the last city commission meeting, the commission accepted a handful of sponsorship dollars to leverage the city's programming dollars. The Lange Trust brought \$50,000 to do cultural events this summer. The city's goal is to activate Thursday nights so they feel like a weekend night, and support the downtown businesses. We got input rather quickly from community members once realizing that summer concerts could be a go. The community relations commission gave great feedback, saying they did not want this just to be country and classic rock, but in addition to that, having music like reggae and Motown and even a DJ that might call to a younger audience. We hope this builds community in a different way, and people feel like this is their downtown.

Mike Meinzer said Rock on the Dock was a Friday night event, is that done and who financed that? What is happening with alcohol sales at these events?

McKenzie Spriggs said it is intended to feel like Party at the Plaza, the most recent version of Rock on the Dock. She believes that was funded through Main Street, and Party at the Plaza served beer through NCYP. We were in conversations last year with NCYP before everything changed in regards to programming. But we hope to bring partners on board in future years to help procure alcohol sales. There is a 30 day window to get your F permit to the state for liquor sales. We would like to use the DORA in July to support small businesses and see how things go from there.

Dick Brady said it is obvious we are playing catch up with this year's programming. It justified that the tax is set to produce \$150,000 in revenue. The Lange Trust is also bringing dollars to the game.

He wanted to thank the Lange Trust for their contribution. He thanked staff for reaching out to the Community Relations Commission. This programming will be diverse and that puts us on the right track.

Dennis Murray said he will be abstaining due to a business relationship with Steve Ernst.

Wes Poole said \$182,500 is a lot of money. Can we have a comparison for what it cost to do Rock on the Dock? How are we measuring success of this program, and what has to happen for us to spend this amount of money again?

McKenzie Spriggs said those are good and fair questions. We are spending more money than they did for the NCYP. We just purchased a \$150,000 stage. The bands will be of higher quality than the local jam bands, and we hope to have a couple named bands. Measurables will include attendance, we will see how many people we draw downtown. Police officers can assist with estimating crowd size and attendance will be recorded. We will ask businesses if they saw increased foot traffic and had additional sales on programmed nights. It being a pilot program, we will be making changes on the fly and taking notes for next year. If there are ideas out, we are certainly open to them.

Wes Poole said he is prepared to support this. Getting a feel for people is not quite solid enough for him to support at this level next year, from his perspective.

Roll call on the motion: Yeas: Dick Brady, Naomi Twine, Mike Meinzer, Dave Waddington, Wes Poole, Blake Harris, 6. Abstain: Dennis Murray, 1. Roll call on the ordinance: Yeas: Dick Brady, Naomi Twine, Mike Meinzer, Dave Waddington, Wes Poole, Blake Harris, 6. Abstain: Dennis Murray, 1. The President declared the ordinance passed under Section 14 of the City Charter.

ITEM #6 – Submitted by Jonathan Holody, Community Development Director

DEVELOPMENT AGREEMENT REGARDING TAX INCREMENT FINANCING (TIF) FOR THE HOGREFE-COOKE BUILDING

Budgetary Information: The developer is responsible for all costs associated with the conveyances, including land transfer and legal fees.

ORDINANCE NO. 21-100: It is requested an ordinance be passed authorizing a development agreement in connection with the development and redevelopment of certain real property in the City of Sandusky, Ohio, as part of a Tax Increment Financing (TIF) Program under Ohio Revised Code Section 5709.41; and declaring that this ordinance shall take immediate effect in accordance with Section 14 of the City Charter.

Upon motion of Dennis Murray and second of Mike Meinzer, the Commission voted to approve this ordinance in accordance with Section 14 of the City Charter.

Discussion: Jonathan Holody spoke to this piece of legislation and the next. They authorized the city to consider the provision of support to the Hogrefe building project for a TIF at a future meeting. The Hogrefe building will be a 30,000 foot mixed use project on three parcels, located at Market Street and Columbus Avenue. The estimated cost is over \$8.8M. A development like this is very difficult to finance, in fact there is a large financing gap, based on the expected rent revenue that can be generated versus the construction cost. Fortunately, the TIF program offers a tool to partially fill this gap and ensure this project gets completed.

He provided an overview of tax increment financing. It is available in Ohio and can make sure development projects occur that otherwise might not happen. The way that is done is by establishing the baseline value of the project/property, before development occurs. Those taxes continue to be paid throughout the life of the TIF, as they normally would. By creating the TIF, you capture the increased taxes, or the increment taxes, and redirect those to the city in the form of payments in lieu of taxes, or pilots. State law allows those pilot payments to be used for a variety of purposes such as public infrastructure to support the development, in this case through Section

41 – to support the development project directly, and to compensate the schools for a portion of the taxes that were redirected to the TIF. At the termination of the TIF period, the value remains at the higher amount and all those new taxes going forward are paid to the local jurisdictions, just as if the TIF had never been put in place. We are talking about the new taxes that are only generated if the project moves forward.

In terms of the Hogrefe building, that property before redevelopment, is valued very low for taxing purposes, only \$174,000 for those three parcels, generating over \$4,000 in taxes. What we will be proposing at a future city commission meeting is a 30 year TIF, where by 100% of new tax revenues will be redirected into the TIF fund, with a base line payment of \$200,000 per year. Minimum \$200,000 of pilot funds will be distributed with \$140,000 going back to the developer each year. They will use that to support their development financing. 12.5% of the pilot funds will be dispersed to the city schools. Please note the schools have signed off on this arrangement, through their approval of a compensation agreement, at their last board meeting. The balance of those pilot payments will be retained by the city. So at a baseline of \$200,000, \$35,000 will be retained by the city to support to public infrastructure that supports this project. Initially, we will be looking at the Columbus Avenue reconstruction project. Under this arrangement, both the city and schools will receive more revenue than they would have if this project did not proceed. The TIF financing is particularly important to make sure the Hogrefe Building is completed as designed. Our support will help leverage state funds that are currently being considered, it will demonstrate our commitment to this project and it prevents us from being left with a half-built building within our downtown. Ultimately, it will lift up the property values throughout the area. This is the only city investment that is being contemplated for this project. The first two pieces of legislation come at no cost to the city, the developer will bear the full cost of the land transfer, and there is no cost to execute the development agreement. We appreciate the city commission's support and consideration of this important step. If supported, we can proceed and come back at a future meeting to consider the actual TIF ordinance.

Mike Meinzer said it is important to remember this building was an imminent collapse hazard. It would have ended up like American Crayon or G&C Foundry and the city would have been left with the cleanup. This developer is sticking his neck out the most. A lot of people read this amount of money and see the school system is not receiving the full taxes they could have gotten, but you have to remember this thing would have been a liability and the schools would not be receiving 12.5% right now. The school board agrees to it, and he thinks we cannot help but to support it. This developer went through Landmark Commission, they went through the State, they tried to renovate it historically and then it started falling down and needed to be completely redeveloped. He is going to support it.

Blake Harris will be abstaining from item #6 & #7 due to his position on the Hogrefe's nonprofit organization.

Dennis Murray asked Brendan Heil to address the public questions regarding the confidential treatment of certain documents in Section XX of the agreement. They believe that is creating a veil for documents that otherwise would be public documents. As he looks at it, those are documents that would be exempt from public records law as they deal with economic development. Can he put that in context? The language is written as lawyers write. As he reads it, it is the other way around in terms of obligation to reimburse attorney fees and it is the developer that would be responsible for reimbursing the city.

Brendan Heil said that is correct, on the reimbursement. The second half of Section XX requires the developer to indemnify the city and if we come to the situation where we have to incur legal costs to state why certain documents that they have designated as trade secrets are trade secrets, the developer would have to reimburse the city for any costs we incur. It actually protects the city and makes sure we do not incur additional costs for any public records related actions. The first part is meant to mirror existing state law. There is a current exception for trade secrets under the Ohio Public Records Act. It mirrors that exception for things the developer designates as their

trade secrets. The second part says we will notify the developer if someone requests them, and if for some reason we incur costs in explaining why these are not documents open to public record, the developer would pay that. All the parts about the trade secrets are existing Ohio law, on what is a public record and what is not.

Wes Poole said the line saying we will promptly notify the developer of any public records made that seeks disclosure, is state law? Why are we notifying the developer of a public records request? What is the purpose of that? If that is not written into the law, why did we add it in?

Brendan Heil said if the request is for information that the developer has designated as a trade secret, we would notify the developer in writing. They are requesting information that is not publicly available information. The developer would have already designated this information as a trade secret. It is a two-step process—someone is requesting information that is not normally public information, under the Ohio Public Records Act. It may involve trade secret information, we may be incurring costs while explaining that to the citizen.

Wes Poole said to the public these are two separate things. If there is a court action filed, we will cooperate. The developer would pay for any legal action, and we will cooperate, because there is court action. As a citizen, they do not need to tell us who they are to request information. He is not on board telling someone that an individual requested information. The state does not require a person to reveal themselves to us, we should not add more to the state law, telling the developer who is requesting.

Brendan Heil said this addition is to protect the city. If we are going to charge someone, by contract, legal fees, and the first time they receive notice of that is after we have incurred those costs that is potentially problematic that they were not notified they could be incurring costs.

Wes Poole said he wants to make sure it makes sense to the public

Brendan Heil said he agrees and appreciates Wes Poole asking the lawyer to talk and explain it.

Wes Poole said we should do this because it protects the city, and people who ask for information that they are not entitled to get, and we will know what information we cannot give out ahead of time, correct?

Brendan Heil said correct, we will know ahead of time.

Roll call on the motion: Yeas: Dennis Murray, Dick Brady, Naomi Twine, Mike Meinzer, Dave Waddington, Wes Poole, 6. Abstain: Blake Harris, 1. Roll call on the ordinance: Yeas: Dennis Murray, Dick Brady, Naomi Twine, Mike Meinzer, Dave Waddington, Wes Poole, 6. Abstain: Blake Harris, 1. The President declared the ordinance passed under Section 14 of the City Charter.

ITEM #7 – Submitted by Jonathan Holody, Community Development Director

LAND TRANSFERS FOR THE HOGREFE-COOKE BUILDING

Budgetary Information: According to the Development Agreement, the developer is responsible for all costs associated with the agreement, including land transfer and legal fees.

ORDINANCE NO. 21-101: It is requested an ordinance be passed authorizing the acceptance of a conveyance of parcels of real property from Cooke Building LLC and approving a reconveyance to Cooke Building LLC as provided by Section 5709.41(B) of the Ohio Revised Code; and declaring that this ordinance shall take immediate effect in accordance with Section 14 of the City Charter.

Upon motion of Dennis Murray and second of Blake Harris the Commission voted to approve this resolution in accordance with Section 14 of the City Charter.

Discussion: Dick Brady said he understands this is a formality, but would appreciate a reader's digest version for the public.

Jonathan Holody said this is the second piece of legislation the city needs to take in order to consider a TIF at a future meeting. The will allow the city to temporarily take title to the three parcels, and then immediately transfer back to the developer. There is no cost to the city. State code requires that when doing a TIF the city must be in possession of the title of property. This action fulfills the state requirement

Roll call on the motion: Yeas: Dennis Murray, Dick Brady, Naomi Twine, Dave Waddington, Wes Poole, 5. Abstain: Blake Harris, 1. (Mike Meinzer stepped out of the room during this roll call.)
Roll call on the ordinance: Yeas: Dennis Murray, Dick Brady, Naomi Twine, Mike Meinzer, Dave Waddington, Wes Poole, 6. Abstain: Blake Harris, 1. The President declared the ordinance passed under Section 14 of the City Charter.

CITY MANAGER'S REPORT

- **Upon a motion from Naomi Twine and a second of Mike Meinzer, the commission voted to accept a donation of paint and materials supplied by a grant from the Jewett Family Foundation Fund through the Friends of the Greenhouse 501c3. Volunteers Bill and Barb Biehl, painted 13 concrete urns and bases. These concrete urns, located throughout Washington Park. The President declared the motion passed with the city's thanks.**
- **The Wightman-Wieber Community Ride will take place at the Jackson Street Pier on Thursday, July 8.** The event will start at 6:00 pm and will include speakers, free ice cream and a community bike ride with Sandusky Bay Cycles at 6:30 pm. This kickoff was intended to happen last year, to thank Wightman Wieber and celebrate the portion of the Pathway named for them, but could not happen due to COVID.
- **Eric Wobser attended an event on Friday for minority business leaders, that Commissioner Blake Harris and others have been participating in.** It was an inspiring evening with 50-75 individuals in attendance that were entrepreneurs or aspiring entrepreneurs. They learned about city resources, and he has heard from several commissioners the desire to increase resources for minority candidates. He was optimistic leaving the room and there were many people he has never met in that room.
- **Officer Jose Diaz was commissioned as a full-time officer on Monday, June 14.**
- **Officer Thomas Womack was commissioned as a full-time officer on Thursday, June 24.**
- **Officer John Dusza hired as a full-time officer on Friday, June 25.** He will be sworn in at a later date because he still needs to complete some additional training for his state certification.
- **Connor Roesch has bid and been awarded a position as Building Inspector effective June 24, 2021.** He will work closely with the Building Official, Scott Thom, to obtain his certifications for residential and commercial building inspector. Connor has been working in Sewer Maintenance and has education in Construction Management. Congratulations and we look forward to many years of service from Connor.
- **Ron Snyder has returned to the city as a Code Compliance Inspector beginning June 21.** Ron is a retired police Sergeant with the city and we look forward to using his

knowledge and experience with the city in the application of our laws and ordinances for Code Compliance.

- **Welcome to Jacob Sattler who has been hired as a Maintenance 2 in Water Distribution and congratulations to Connor Lenthe who was promoted to Shift Operator 2 at the wastewater treatment plant.**
- I would like to give a special thanks once again to our irreplaceable volunteers who have once again beautified so many locations throughout the City, like Washington Park, Facer Park, Talon Flohr Park, Lion's Park, and the Meigs Street Pier. We are so blessed to have such wonderful people who love this city as much as we do.
- **Upon a motion by Dennis Murray and a second of Mike Meinzer, the city commission voted to support a TREX permit for 224 E. Water Street. The President declared the motion passed.**
Discussion: We have received a permit request for an Economic Development (TRES) permit from Tambo Entertainment LLC at 224 E. Water Street. The new owners of the historic E&K Winery are looking to obtain this permit so liquor can be sold at their future business. They expect to create six (6) new jobs and will make an estimated investment of \$450,000 into their building and business. This proposed TRES transfer will come back to the City Commission one additional time in the near future (by the Division of Liquor Control) for one more step where the city will indicate whether a hearing is requested prior to being issued by the State.
- **The Economic Development Incentive Committee will meet on July 13th.** Five Economic Development Fund applications are scheduled for review.
- With Arin Blair onboard as Chief Planner as of June 21, the Planning Division is focused on organizing the allocation of daily tasks and prioritizing larger initiatives. Arin will be reaching out to initiate a conversation with each commissioner as part of her early relationship building and work to understand the goals and objectives of the City.
- Some community members continue to be interested in discussing the addition of new Transient Rental Overlay districts to our zoning map. The Planning Division is conducting research to determine a recommendation for the Planning Commission, which is expected to include a public meeting to listen to resident feedback on the topic.
- The next **Arts and Culture Commission meeting is scheduled for Tuesday, July 20 at 5:15 PM.**
- The next **Landmark Commission meeting is scheduled for Wednesday, July 21 at 5:00 PM.**
- The next **Board of Zoning Appeals meeting is scheduled for Thursday, July 15 at 4:30 PM.**
- The next **Planning Commission meeting is scheduled for Wednesday, July 28 at 5:00 PM.**
- **The City has accepted delivery of the new Firelands Regional Health System mobile LED movie screen. Preparation is underway for the first movie show, which will occur on July 6 at 7:00pm.** All are invited to join at the Jackson Street Pier for this special showing of Zootopia.

- Other summer recreation programming is in full swing. View the latest programs and events at www.cityofSandusky.com/recreation and www.Facebook.com/sanduskyrec.

Discussion: Wes Poole asked if additional benches would be put out by Sandusky Transit.

Eric Wobser said we have discussed in the past beefing up transit waiting environments including benches and shelters at stops. It is a priority and something we can look more closely at in the future.

Dick Brady asked if Wes Poole had a location in particular that needed the treatment.

Wes Poole said no, it is just good for people to have places to sit while they wait.

OLD BUSINESS

Mike Meinzer asked if anyone knew what the liquor permit transfer on Monroe Street was for. Will it be a bar?

John Orzech said they are hoping to have it for wedding banquets, intimate parties, and it will not be a bar from his understanding. They will have to go through planning and building to conduct that business, but are a commercial property. They will have to jump through some hoops still to be able to assemble and get the necessary permits.

NEW BUSINESS

Upon motion of Naomi Twine and second of Dennis Murray, the commission voted to set a public hearing for July 12, 2021 for the 2022 tax budget. The President declared that public hearing set.

Upon motion of Naomi Twine and second of Dennis Murray, the commission voted to set a public hearing for August 9, 2021 for an amendment to the zoning map for 431 Columbus Avenue. The President declared that public hearing set.

Dick Brady said he and Eric Wobser have had conversations with Joe Lamb regarding the Goodtime and have been monitoring the progress on their fundraising. They think it will take some public involvement to bring the boat back. They have discussed the concept of providing dollars from the Covid surplus dollars received, to the Goodtime to close the gap. It is an iconic business that has been in the city 14 years and serves thousands of people. It is the hope that Joe Lamb will continue to raise donations and it is up to the city commission if they would like to get involved.

Upon a motion of Wes Poole and a second of Dennis Murray, the commission voted to have staff bring legislation to the city commission, to provide up to \$100,000 as a grant to the Goodtime I. The funds should have the stipulations as follows: the \$100,000 will be the last money in, the Goodtime will produce a business plan for the commission's review (with the help of ECEDC), and the city will have the use of the Goodtime for up to three (3) times per year for youth and city activities, the Goodtime will start paying rent on the docks in 2022.

Discussion: Wes Poole said the Goodtime has been part of this community for a long time. \$100,000 is well within what the city has done for other businesses. They bring up to 15,000 people a year downtown and the city would miss that. These are stimulus dollars and this is absolutely something he thinks the city should do.

Naomi Twine asked if there is a deadline for Joe Lamb to raise the funds. What are some parameters to support this legislation?

Eric Wobser said we have not yet drafted the legislation or contract. The general statements that Wes Poole read are statements that have been made to Joe Lamb. The city can incorporate a

deadline if that is the will of the commission. If there are additional comments or feedback, please share. He agrees it cannot be an open offer until the end of time.

Naomi Twine asked if we know when he will have the full funds raised or have an expectation of the timeline. Could he be in operation this summer?

Eric Wobser said the end of the year is the expectation, and hopefully sooner. Potentially the end of 2021 could be a good deadline and if it needs extended, it could be brought back to the city commission. If the commission thinks that is too long or too soon, please provide direction. We have also provided a one-time extension through the manager's office if that is desired. There is a hope he could be up and running this summer, but he does not want to presume since we are halfway through the summer season.

Mike Meinzer said he likes the motion and would like to add that the boat has to stay in Sandusky for X number of years, if the owners sells it, it must stay in Sandusky, etc. He would like to have that as part of the legislation when it comes before the commission.

Wes Poole said the \$18M is coming to the city over the next four years and is just sitting in the bank. He would like to ask Joe Lamb his comfort level for an extension. We can wait until he has exhausted his resources for attempting to save this business. He is uncomfortable trying to jam deadlines on him, unless it is something we need to do.

Naomi Twine said she does not believe in an offer in perpetuity. She does not want to restrict Joe Lamb. If it is not this year, she is cool with that, but she does not want the offer to be open-ended.

Dennis Murray said the yard where the boat sits likely will determine the timing. If they are willing to wait, so should we.

Roll call on the motion: Yeas: Dennis Murray, Dick Brady, Naomi Twine, Mike Meinzer, Dave Waddington, Wes Poole, Blake Harris, 7. The President declared the motion passed.

AUDIENCE PARTICIPATION

Thomas LaMarca, 206 48th Street, Sandusky

On April 8, 2021 he asked for a bench at the former Gallagher's Office and he has seen no progress on that.

On June 14, 2021 he asked about the mailboxes on Venice Road that are creating a hazard for cyclists and vehicles. He also asked why there was no lane for buses on Thorpe Lane, he is still waiting for an answer on Aaron Klein.

It is tough to get answers in a timely manner, on anything other than downtown. He is testing the waters, running for City Commission this fall, and might get the answers he seeks at that point.

Katherine Carter, 5309 Columbus Avenue, Sandusky

Regarding the Goodtime, this is a lot of money. He is dealing with another company that has his boat, and she is sure they cannot keep that boat there forever. 6,000 people were interested in saving him, and if everyone donated \$100, he would have it by now. Many people do not have \$100, and any amount of money is great. She is unsure what type of year he had in 2019 because the pier was torn up. She is not speaking for him, but she thinks people stop at the stores and restaurants when they go down to the boat. She hopes the community comes together for him.

Sharon Johnson, 1139 Fifth Street, Sandusky

About a month ago, the commissioners voted to approve two business grants. Mr. Brady voted to approve both grants without disclosing to the public that he had submitted sign proposals on both city grants.

Discussion: Dick Brady said Miss Johnson is concerned that his company submitted a proposal and these people were using a city grant to pay for that work. His company has never received a request from Katie Korobkin for a sign. If she listed Brady Signs as her vendor, that may have been something she considered for the future. His business does not have a relationship with her. The accusation regarding Hot Dog Tony's is even more comical. Brady Sign Company submitted a sign proposal in April of 2020, about 16 months ago. The company did not ask them if they intended to acquire public funds to pay for that sign, and maybe from now on the sales staff should ask that of every customer. What makes it more interesting is that Hot Dog Tony's bought a sign not from Brady Sign Company, and it has been up for more than a year. Prior to voting on this legislation, he drove by Hot Dog Tony's to make certain a sign was up and it was not created by Brady Signs, so he would have no conflict in voting for that legislation. That is why he did not inform the public his company had created a proposal for that job. If anyone thinks that is a conflict, he does not.

Jennifer Ashburn, 2112 Parkview Boulevard, Sandusky

Wrote to Eric Wobser saying: Thank you for speaking with me after the meeting. My proposal for the MacArthur Park area is as follows:

I envision McArthur Park becoming a self-sufficient village complete with sidewalks, streetlights, affordable housing, B&B's, and quaint shops...think Yellow Springs...Martha's Vineyard,

1. Allow me to purchase city owned buildings using a mortgage from the Land Bank. The price the city paid for 2111 Parkview was \$48,000. Give me a \$48,000 mortgage. I will give the money back to the city and proceed to renovate the property and provide affordable housing to Sandusky's underserved community as I have done with my own building for the past ten years.
2. Just as a \$33,000 grant was awarded to Hot Dog Tony's to renovate their bathrooms, I would apply for a Community Development grant to renovate the buildings in the Park.
3. Instead of evicting families, which the city did at 2111 Parkview, and tearing down the buildings, we could use this opportunity to build a neighborhood / city collaboration which could be a model for the nation.
4. I look forward to working with you.
5. Please forward this to whoever is responsible so it can be read into the minutes at the next City council meeting.
6. Please text me when you respond to this email.

Discussion: Jonathan Holody said in large part the city shares Miss Ashburn's vision for MacArthur Park neighborhood and appreciate her assistance. The city will be undertaking a master planning process for the Southside neighborhood and will further develop those concepts. The existing plans identify when houses are identified that are substandard condition and are not able to be renovated in a way that adds quality to the neighborhood, those properties should be cleared and held for further new construction. The property at 2111 Parkview was vacant at the time the city acquired it. The city did not evict anyone from that property. He has been advised by the seller, before selling the property to the city, he moved each tenant into other properties that he owns. We have acquired that property and the city

looks forward to working with Miss Ashburn and other residents in that neighborhood. We expect the area will have new and affordable housing there.

ADJOURNMENT: Upon motion of Dennis Murray and second of Mike Meinzer, the commission voted to adjourn at 7:25 p.m. The President declared the motion passed.



McKenzie Spriggs
Commission Clerk



Richard R. Brady
President of the City Commission