

The President called the meeting to order at 5:00 p.m. after the Invocation, given by Dick Brady, the Pledge of Allegiance, and a moment of silence for Talon Flohr after announcing his organs went to help extend numerous other lives.

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, 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 Naomi Twine, the commission voted to approve the minutes of the June 28, 2021 meeting and suspend the formal reading. The President declared the motion passed.

#### **AUDIENCE PARTICIPATION**

*Tim Schwanger 362 Sheffield Way Sandusky*

Item #4 Transit--\$1,800 monthly fee increase to First Transit for transit services. The Sandusky taxpayer costs for the transit system continues to grow drawing more attention to the need to bring Erie County into the mix for cost sharing.

Item #8 TIF agreement between the City of Sandusky, the Sandusky City School System and H2 Property Management for the Hogrefe Building. If the Tax Increment Financing Agreement generates more than the estimated \$200,000 annually, what account will the extra dollars go into and what uses will qualify for the overage?

*Matt Ames, 2204 Mills Street, Sandusky*

Item #8: The current use of TIFs should be under scrutiny by our current city commissioners.

I respectfully ask that an ordinance be created to form a committee to analyze and create recommendations for "a more transparent, equitable, effective and understandable" TIF system.

Call it the, "TIF Study and Formulating Committee." A moratorium may be order until we better understand the long-term financial effects on the city and specifically on our public school system.

In the meantime there are other tax incentives for developers to take advantage of, such as property tax abatement or payment in lieu of taxes (PILOT) that could be utilized.

I ask you all to put down your pencils, no new TIFs until this study is complete. We must always we thinking of the long-term ramifications in regards to these financial instruments as well as communicating the benefits and risks to the public.

The criticism among residents is that the city may be missing out on capturing tax revenue from growth and development.

#### **PUBLIC HEARING: 2022 TAX BUDGET**

Michelle Reeder said the tax budget is an Ohio Revised Code requirement, Section 5705. This requires us to have an annual tax budget prepared and to submit it to the county auditor by July 20 of each year. It is also an ORC compliance item. Failure to submit a tax budget could result in a denial of receiving future local government funds. The tax budget allows the budget commission to review the anticipated and historical revenue and expenditures for each fund.

The tax budget is comprised of current year estimated revenue and expenditures along with the two previous years of actual figures. The budget commission will review the tax budget and look for over or under funding of each fund. Once approved the tax budget helps determine funding for next year. As a general reminder, Section 50 of the City Charter requires the first draft of the city budget to be available by November 1 each year. It states that the appropriations ordinance cannot be approved until the second Monday in January and must be approved by March 31 each year. City Commission will need to approve a temporary budget for 2022 later this year and ultimately pass the 2022 budget by March 31, 2022.

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.**

**The President broke out of the normal agenda, to acknowledge Mike DeCesare in the audience, who had a sizable donation. He invited him to speak.**

Mike DeCesare said several years ago he was in front of the commission for his project, Water Street Lofts. His first conversations with Eric Wobser and Matt Lasko started in 2015. It has been a long road but as they get to the completion of their project, which they anticipate will be done in October of 2021, he wanted to say a couple things. First, they have done a lot of projects, he started his company in 1992. His success comes from many other people, in this particular case, he would like to acknowledge the city's incredible staff. When you talk about public private partnerships, this one is exemplary. The staff in the planning and development office, Aaron Klein and his department, Eric Wobser and the manager's office met every hurdle with them as a team, and overcame as a group. They deserve as much credit for bringing \$5M housing to downtown as he does. One of the nice things about working in the city for many years is getting to watch what has transpired, which has been remarkable. He is impressed by the vision the commission and staff have in transforming downtown Sandusky into a model. They have worked in many urban areas and he does not think he has been in one he has enjoyed more. He is impressed by the amount of programming taking place. He would ask the commission to accept a donation to further that programming for the community, he brought a check in the amount of \$10,000.

Dick Brady said the platitudes he just praised upon staff, the commission believes are well deserved also. Thank you for believing in the city and his investment in the city. It always takes longer than it is supposed to take. Mike DeCesare is a big part of downtown and thank you for investing in us.

**Upon motion of Dennis Murray and second of Wes Poole, the commission voted to accept a donation of \$10,000 from Mike DeCesare for downtown programming. Roll call: Yeas: Dick Brady, Naomi Twine, Mike Meinzer, Dave Waddington, Wes Poole, Blake Harris, Dennis Murray, 7. 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 Michelle Reeder, Finance Director**

**ADOPTING THE TAX BUDGET FOR 2022**

**Budgetary Information: The tax budget will establish initial funding for 2022.**

**RESOLUTION NO. 033-21R:** It is requested a resolution be passed adopting the Tax Budget for the City of Sandusky for the calendar year 2022; authorizing the submission of the tax budget to the Erie County Auditor; and declaring that this resolution shall take immediate effect in accordance with Section 14 of the City Charter.

ITEM B – Submitted by Michelle Reeder, Finance Director

**APPROPRIATIONS AMENDMENT #2**

**Budgetary Information:** Appropriation amendments are required to update the 2021 budget. Examples include, but are not limited to:

- General Fund
- Street Funds
- Water Funds
- Sewer Funds
- Capital Projects

**ORDINANCE NO. 21-102:** It is requested an ordinance be passed adopting Amendment No. 2 to Ordinance No. 21-003 passed by this City Commission on January 11, 2021, making general appropriations for the fiscal year 2021; and declaring that this ordinance shall take immediate effect in accordance with Section 14 of the City Charter.

ITEM C – Submitted by Michelle Reeder, Finance Director

**DESIGNATE DEPOSITORIES OF THE CITY OF SANDUSKY**

**Budgetary Information:** There is no budgetary impact.

**ORDINANCE NO. 21-103:** It is requested an ordinance be passed authorizing the Finance Director to designate Civista Bank, Fifth Third Bank, PNC Bank, U.S. Bank, Key Bank, and First National Bank, as depositories of the active and interim deposits of the City of Sandusky, Ohio, for the period commencing August 23, 2021 through August 22, 2026; and declaring that this ordinance shall take immediate effect in accordance with Section 14 of the City Charter.

ITEM D – Submitted by Debi Eversole, Community Development Programs Administrator

**CHANGE ORDER #1 & FINAL FOR CDBG FY20 DEMOLITION PROJECT #1**

**Budgetary Information:** Change Order No. 1 & Final will increase the contract with Garza Dirt Works, Inc. by \$950. The original contract amount with Garza Dirt Works, Inc. is \$109,982. The final contract amount including Change Order No. 1 is \$110,932. This project will be paid for with FY2020 Community Development Block Grant (CDBG) Funds.

**ORDINANCE NO. 21-104:** It is requested an ordinance be passed authorizing and directing the City Manager to approve the first & final change order for work performed by Garza Dirt Works, LLC, of Clyde, Ohio, for the CDBG FY20 Demolition Project #1 in the amount of \$950; and declaring that this ordinance shall take immediate effect in accordance with Section 14 of the City Charter.

ITEM E – Submitted by Josh Snyder, Public Works Engineer

**CHANGE ORDER #1 & FINAL FOR McCARTNEY ROAD RECONSTRUCTION, STORM SEWER, AND STORM PUMP STATION PROJECT (DEDUCT & TIME EXTENSION)**

**Budgetary Information:** Change Order #1 & Final, is a deduction of \$173,788.39 to the contract of \$1,565,540.55, making the final cost of the project \$1,391,752.16. The final costs for the project was covered by two loans, Ohio Water Development Authority (OWDA) for \$1,283,536.43 and Ohio Public Works Commission (OPWC) for \$108,215.73.

**ORDINANCE NO. 21-105:** It is requested an ordinance be passed authorizing and directing the City Manager to approve the first & final change order for work performed by Great Lakes Demolition Company, LLC, of Vickery, Ohio, for the McCartney Road Reconstruction, Storm Sewer, and Storm Pump Station Project; and declaring that this ordinance shall take immediate effect in accordance with Section 14 of the City Charter.

ITEM F – Submitted by McKenzie Spriggs, City Commission Clerk

**LIQUOR PERMIT TRANSFER TO BARRA RESTAURANTS LLC**

**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 D5J liquor permit (Community Entertainment District) for Barra Restaurants LLC, located at 142 Columbus Avenue. 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 Mike Meinzer and second of Wes Poole, 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: Dick Brady, Naomi Twine, Mike Meinzer, Dave Waddington, Wes Poole, Blake Harris, Dennis Murray, 7. Roll call on the ordinances, resolutions, and liquor permit: Yeas: Dick Brady, Naomi Twine, Mike Meinzer, Dave Waddington, Wes Poole, Blake Harris, Dennis Murray, 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 – Ordered in by City Commission**

##### **GRANT TO LAKE ERIE ISLAND CRUISES DBA GOODTIME I**

**Budgetary Information:** If approved, a \$100,000 grant would be awarded from the Coronavirus Relief Fund.

**ORDINANCE NO. 21-106:** It is requested an ordinance be passed authorizing and approving a grant in the amount of \$100,000 to Lake Erie Island Cruises, LLC to assist with efforts to return the Goodtime I to 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 Dave Waddington and second of Dennis Murray, the Commission voted to approve the ordinance in accordance with Section 14 of the City Charter.

*Discussion:* Dick Brady said everyone is aware that we have had a story book ending to this saga, and it is due to the hard work of a lot of people including the six other commissioners. The strategy to get the city in, somewhat early, worked well. The Goodtime raised a significant amount of money on their own. It is rare we get a good ending on a situation like this, but we have one here.

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

#### **ITEM #2 – Submitted by Debi Eversole, Community Development Programs Administrator**

##### **PURCHASE AND SALE OF LAND BANK PROPERTY ON MARKET STREET TO CORSO FAMILY**

**Budgetary Information:** The cost associated with this purchase & sale agreement is the total amount of the title search, closing costs, deed preparation, property maintenance and any other customary fees that may be due and payable in the ordinary course of the sale and purchase transaction. The City will recoup the cost of these expenses from the sale and any proceeds of the sale shall be dispersed in accordance with the provisions of Chapter 5722 of the Ohio Revised Code. The taxing districts will begin collecting approximately \$200 per year in real estate taxes, which will increase after the structure is built.

**ORDINANCE NO. 21-107:** It is requested an ordinance be passed declaring that certain real property owned by the City as part of the Land Reutilization Program identified as Parcel No. 59-00466.000, located at 936 West Market Street is no longer needed for any municipal purpose and authorizing the execution of a purchase agreement with respect to that real property; 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 Wes Poole, the Commission voted to approve this ordinance in accordance with Section 14 of the City Charter.

*Discussion:* Dennis Murray was curious to see it was the Corso family getting this property, as they have long roots in this community, who were the first to strike out in this area with infill housing. This area has a tremendous amount of potential and the fact that it is a smart family that wants this tells us that there will be many more to come. This is a smart investment. The time is now.

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

**ITEM #3 – Submitted by Debi Eversole, Community Development Programs Administrator  
PERMISSION TO BID CDBG FY21 DEMOLITION PROJECT #1**

**Budgetary Information:** The total estimated cost for this project including advertising and miscellaneous expenses is anticipated to exceed \$10,000. After receipt and review of bids, staff will present to City Commission a recommendation to enter into a contract with the firm that provided the lowest and best bid for the demolition. The source to cover the expense of the demolition and asbestos abatement will be FY21 Community Development Block Grant dollars.

**RESOLUTION NO. 034-21R:** It is requested a resolution be passed declaring the necessity for the city to proceed with the proposed CDBG FY21 Demolition Project #1; 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 Naomi Twine and second of Blake Harris, the Commission voted to approve this resolution in accordance with Section 14 of the City Charter.**

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

**ITEM #4 – Submitted by Tom Horsman, Transit Administrator  
3RD AMENDMENT TO TRANSPORTATION SERVICES AGREEMENT WITH FIRST TRANSIT FOR SANDUSKY TRANSIT SERVICES**

**Budgetary Information:** The contract amendment would increase the cost per vehicle hour of service from \$32.21 to \$35.04 and increase the fixed fee per month from \$29,064.50 to \$30,866.83. Based upon 69,625 vehicle hours of service, the total adjusted cost increase for the period of July 18, 2021 through the end of the contract date of March 31, 2022 would be approximately \$100,205.57.

**ORDINANCE NO. 21-108:** It is requested an ordinance be passed authorizing and directing the City Manager to enter into a Third Amendment to the Transportation Services Agreement between the City of Sandusky and First Transit, Inc., of Cincinnati, Ohio, in relation to the Sandusky Transit System; 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 Dave Waddington, the Commission voted to approve this ordinance in accordance with Section 14 of the City Charter.**

*Discussion:* Dennis Murray said there was a suggestion that the service be expanded to all of Erie County, and he thinks that is a noble objective. The city has had discussions with the county over the years, and no real interest seen to date but he would encourage those that want to see service to other parts of the county to engage the county commissioners. It is only if they hear the need for additional service that it will move forward.

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

Twine, Mike Meinzer, Dave Waddington, Wes Poole, Blake Harris, Dennis Murray, 7. The President declared the ordinance passed under Section 14 of the City Charter.

**ITEM #5 – Submitted by Josh Snyder, Public Works Engineer**

**CONTRACT WITH BURCH HYDRO FOR 2021 WWTP DIGESTER #1 CLEANOUT PROJECT**

**Budgetary Information:** The total cost for this cleanout work is \$43,456.62, which includes the alternate bid, and will be paid from the Sewer Fund.

**ORDINANCE NO.21-109:** It is requested an ordinance be passed authorizing and directing the City Manager to enter into a contract with Burch Hydro Inc. of Fredericktown, Ohio, for the 2021 Wastewater Treatment Plant (WWTP) Digester #1 Cleanout 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 Blake Harris, the Commission voted to approve this ordinance in accordance with Section 14 of the City Charter.**

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

**ITEM #6 – Submitted by Josh Snyder, Public Works Engineer**

**CONTRACT WITH HOHLER FURNACE & SHEET METAL FOR THE HVAC SYSTEM REPLACEMENT AT FIRE STATION #7 PROJECT**

**Budgetary Information:** The cost of construction is estimated to be \$34,625 and shall be paid with Community Development Block Grant – COVID 19 (AKA CDBG-CV) funds. These funds may ONLY be utilized for Public facility upgrades, supplies and PPE to prevent the spread of COVID-19. In this instance we are proposing these funds be utilized for a public facility safety upgrade, to prevent the spread of the COVID-19 virus at Fire Station #7.

**ORDINANCE NO. 21-110:** It is requested an ordinance be passed authorizing and directing the City Manager to enter into a contract with Hohler Furnace & Sheet Metal, Inc. of Sandusky, Ohio, for the HVAC System Replacement at Fire Station #7 Project; 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 Mike Meinzer, the Commission voted to approve this ordinance in accordance with Section 14 of the City Charter.**

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

**ITEM #7 – Submitted by Scott Kromer, Streets & Utilities Superintendent**

**PURCHASE OF FORD F-450 TRUCK, CHASSIS, & CRANE FOR SEWER MAINTENANCE**

**Budgetary Information:** The total cost for a 2022 Ford Super Duty F-450 Truck and Chassis with a crane is \$98,105.72 and will be paid for using Sewer funds. These purchases will be included in the Capital Improvement Plan.

**ORDINANCE NO. 21-111:** It is requested an ordinance be passed authorizing and directing the City Manager to purchase a 2022 Ford Super Duty F-450 Truck and chassis, and crane, from National Auto Fleet Group of Watsonville, California, through the Sourcewell Cooperative Purchasing Program for the Sewer Maintenance Division; 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 resolution in accordance with Section 14 of the City Charter.**

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

**ITEM #8 – Submitted by Jonathan Holody, Community Development Director  
TIF AMENDMENT, COMPENSATION AGREEMENT WITH SANDUSKY CITY SCHOOLS, & SERVICE  
PAYMENT AGREEMENT FOR HOGREFE-COOKE BUILDING**

**Budgetary Information:** According to the terms of the Service Payment Agreement, the Developer will make a minimum payment of \$200,000 per year of which \$140,000 will be returned to the Developer to support the improvement project. The balance of funds will be shared with the Schools (12.5%) and used by the City to undertake other public infrastructure improvements related to the project.

- (A) ORDINANCE NO. 21-112:** It is requested an ordinance be passed removing parcels from the existing downtown Tax Increment Financing Area by amending Ordinance No. 18-085; to create a new Tax Increment Financing District encompassing certain parcels of real property; declaring improvements to certain parcels of real property to be a public purpose, describing the improvements to be made to directly benefit such parcels, requiring the owner of the improvements on such parcel to make service payments in lieu of taxes, establishing a tax increment equivalent fund (Cooke Building Improvement Fund) for the deposit of such service payments, approving the compensation agreement with Sandusky City School District, and relation authorizations pursuant to Ohio Revised Code Sections 5709.41, 5709.42 and 5709.43; 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 resolution in accordance with Section 14 of the City Charter.**

**Discussion:** Jonathan Holody said at the last meeting two items were approved which puts the city in a position to pass these items, creating a Tax Increment Financing District to support the Cooke Building Project. As a reminder the Cooke Building is a transformational project in the center of our downtown, incredibly expensive, with over \$8.8M in construction cost. It is a difficult project to finance and one the developer probably could not take on by themselves. Fortunately, the state provides a tool called Tax Increment Financing that turns a portion of the new property taxes that are collected, back to the project. Under the terms of the compensation agreement, the schools will receive a portion of the TIF proceeds, 12.5% and the city will receive the remaining TIF proceeds. We have worked closely with the Hogrefes and the schools to put this in place.

Regarding the public questions, the \$200,000 figure is not an estimate, rather a base minimum payment that we negotiated with the Hogrefes. That is reflected in the service agreement. The city will receive a minimum of \$200,000 yearly. In the event the payment is greater than \$200,000, additional funds will be split between the city and schools in accordance with the compensation agreement.

Regarding the second public question, tax increment financing projects within the city are reviewed each year by a body, the tax incentive review council, which meets at least once per year. They review all TIF agreements, and that is the body that is in place under state law and city ordinances to ensure TIFs are being properly administered. Pilots are actually the mechanism the TIF uses to fund these projects, so we are already using pilots. More importantly, the long term financial effects of this project are absolutely clear to all of use. Prior to this, the property was generating \$5,000/year in tax revenue. Through this project we are able to substantially increase that amount for both the city and schools, during the life of the TIF. Once the TIF expires, the full/new value will be going to the taxing districts. This is a win-win situation.

Rick Hogrefe thanked the commission. From the beginning of the project, they have had obstacles. It crushed them to demolish the Cooke Building after many tries of keeping it. Without the legislation it would not be possible to build the project. They turned to the city and state to help with the gap financing. The present value is about \$2-\$2.7 depending on the interest rate. If you had a loan and paid \$140,000/year that would be a lot of money to borrow. That is what they are borrowing from Civista. This TIF allows them to get a grant from Ohio, and the funding from Civista that is critical. They knew Sandusky would have a hole without this building, and began construction regardless. They are grateful for the support they have received so far from the government and the citizens. It is pretty close on time and budget and they are doing their best to ensure the building will be here for another 100-200 years. They want it to stand strong in Sandusky's future. Together we are going to finish this.

Dennis Murray said the interesting thing about TIFs is in communities that are standing still, they are not used, and so there is no controversy. In communities moving forward, especially older communities like ours with historic assets and liabilities, and the Cooke was an example of a historic liability when it began falling down, it is not something we would have been able to overcome without the use of a TIF. TIFs are inherently confusing, when you put accounting and legal issues together. In a nutshell, the objections to TIFs are that we would like to have our cake and eat it too. We would like to have the economic development and the revenue, but we do not want to forego the current real estate taxes, we would like those other entities to get them now. Without the development you do not get the increase in value and increase in real estate taxes. It is not unlike a person buying a home. You are going to pay a lot of interest, but in the end, you will have the home. If you did not take the step to take out the loan and own the home, you would not have the home at the end of the day. We need to use TIFs where appropriate. We are able to advance the cause of economic development, bring in additional revenue for the city through income taxes and associated benefits, and immediately provide an advantage to the schools and other entities who receive these real estate tax dollars. He is in favor and thanks Jonathan Holody for pointing out the body that reviews TIFs. The other body that reviews TIFs is the city commission. They have made great use of these to benefit the city, he believes.

Dick Brady said no developer is winning the lottery on these types of projects. The margins are so thin, they can often only happen through creative financing. We are not passing these out like candy or doing them in a vacuum, they have to pass the scrutiny of the development department, the board of education, and of the city commission. To think we are going to put our pencil down and not create or approve more TIFs is short sighted. He hopes we get opportunities for more of these that will mean development is continuing. The city has benefitted from that up until now and will continue to benefit from these opportunities.

Wes Poole said he agrees with most of what Dick Brady and Dennis Murray said. The comment to put our pencil down he took to mean that the community does not understand totally what the city is doing. At the last meeting, Jonathan Holody made a presentation to help the public understand what a TIF means. He took the comment to mean the gentleman would like them to look at other options besides TIFs. He is not familiar with payment in lieu of taxes, but he would suggest it is not short sighted for them to consider them. He has voted for the TIFs we have done and thinks we have done a good job with them. He would ask Jonathan Holody to touch on why we went that financing route rather than other options.

Jonathan Holody said in every project they look at all available options.

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

- (B) ORDINANCE NO. 21-113:** It is requested an ordinance be passed approving a compensation agreement with Sandusky City Schools District relating to improvement



funds established for the Cooke Building TIF Area; authorizing and directing the City Manager to execute the compensation agreement; and declaring 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 resolution in accordance with Section 14 of the City Charter.**

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

- (C) **ORDINANCE NO. 21-114:** It is requested an ordinance be passed approving a service payment agreement with Cooke Building, LLC establishing that Cooke Building, LLC shall pay service payments generated from the development of the Hogrefe-Cooke Project, authorizing and directing the City Manager to execute the service payment agreement; and declaring this ordinance shall take immediate effect in accordance with Section 14 of the City Charter.

**Upon motion of Mike Meinzer and second of Dave Waddington the Commission voted to approve this resolution in accordance with Section 14 of the City Charter.**

**Roll call on the motion: Yeas: Dick Brady, Naomi Twine, Mike Meinzer, Dave Waddington, Wes Poole, Dennis Murray, 6. Abstain: Blake Harris, 1. Roll call on the ordinance: Yeas: Dick Brady, Naomi Twine, Mike Meinzer, Dave Waddington, Wes Poole, Dennis Murray, 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 Mike Meinzer and a second of Wes Poole, the commission voted to accept a donation of \$50 from Marcie Platte to the Fire department in memory of Talon Flohr. The President declared the motion passed with the city's thanks.**
- **Officer Demuth and K-9 Viggo received their state certification on June 30.** They began their normal patrol duties over the holiday weekend. We are now back to having two working K-9 teams at SPD.
- **Welcome to Corey Brown who has been hired as a Maintenance 2 in Sewer Maintenance.**
- **Good news! Big Island Water Works conducted its annual Lead and Copper Sampling in June—an annual requirement by the Ohio EPA. Lab personnel collected 30 samples from City residents who kindly agreed to participate, and all 30 samples came in under the EPA's Action Levels so no further testing is needed at these sample sites.**
- **As a traffic calming measure, the intersections of Harrison and Barker streets will transition to a four-way stop, starting on July 23<sup>rd</sup>.** The intersection is currently a two-way stop for motorists traveling on Harrison. In preparation for the traffic pattern change, advanced warning signs have been posted to give motorists early notice.
- **Sandusky's Designated Outdoor Refreshment Area has been approved by the Ohio Division of Liquor Control. Final logistical issues are currently being worked though in order to prepare for an official launch date, which will be announced soon.**

- **The Planning Division has issued a record breaking 11 public vendor permits since the beginning of 2021.** There are several other applications in the works.
- The next **Arts and Culture Commission meeting is scheduled for Tuesday, July 20th at 5:15 PM.**
- The next **Landmark Commission meeting is scheduled for Wednesday, July 21st at 5:00 PM.**
- The **Board of Zoning Appeals meeting for July has been cancelled.**
- The next **Planning Commission meeting is scheduled for Wednesday, July 28th at 5:00 PM.**
- **Sandusky Transit is continuing to provide free rides for people needing to get to COVID vaccination sites, which is supported by ODOT's Rides to Community Immunity Grant.**
- Sandusky Rec rolled into the summer with the **Fourth of July weekend full of events including The Boy with the Boot 5k, the Stars & Stripes Festival, and the Firelands Symphony Orchestra which played a free concert to the Great Lawn of the Jackson Street Pier with over 1,200 people in attendance.** Many of those people stuck around and others joined to watch Cedar Point's fireworks show, complete with music from Mix 102.7 being played to the lawn to coincide with the fireworks.
- **Sandusky Rec, along with the Wightman-Wieber Safety Fair & Kids Fun Festival hosted the first Movies by the Bay at the Jackson Street Pier featuring Zootopia on the Firelands Health LED Screen. Over 150 people attended and participated in a raffle and bought ice cream at the event.**
- The fun continues with Tuesday movies and Thursday concerts all summer. Check Facebook and Sandusky Recreation's website for more information throughout the year.
- Mills Creek Golf Course had a banner Fourth of July weekend with rounds played and a tournament. This continues a great season for the city's golf course.
- Work continues in Jaycee Park at the Scott May Courts. The courts were recently repaved by the city's public works department and a playing surface will be added in time for an August 7 basketball tournament scheduled for the park. Improvements will continue throughout the summer and early fall to both the basketball courts and Rather baseball field.

### **OLD BUSINESS**

None.

### **NEW BUSINESS**

Dave Waddington said he had many discussions regarding fireworks. People are going to continue to blow them up, whether determined legal or illegal from the governor. Elderly, family pets, rest homes, the hospitals are dealing with this. He heard it sounds like cannons going off. He would like to make Sandusky 12AM-12PM, after midnight the show is over. He hopes we can put some teeth in this with a fine or through arrests, that after 12AM it cannot happen. If we want to go forward as a place to live, work, and play, people have to sleep at night. He would like

to make a motion to restrict fireworks from 12AM-12PM. The governor could veto it, they are going to fire it anyway.

Dennis Murray said he is taking Dave Waddington's motion as a request for the law director to present legislation that modifies existing ordinances, and he will second that.

**Upon motion of Dave Waddington and second of Dennis Murray, the commission voted to have the law director present legislation modifying existing fireworks ordinances.**

*Discussion:* Mike Meinzer said he understands emotions, he has grandchildren. We have laws that you cannot shoot these off in Ohio. Putting in a law that you cannot shoot them off after midnight seems silly. Anyone breaking the Ohio law is going to break the midnight rule. He would like to hear from the safety chiefs, he knows how frustrating it is, worrying that people may blow their fingers off. Safety services cannot put a lot of time into chasing these people around, because there are other reasons people are dialing 911 as well.

Jared Oliver said he was under the impression when Dave Waddington spoke to him that this would be brought up if state legislature is determined to override the governor's veto. Technically there is a law on the books to say they are illegal, as is. The way it stands right now, it is darn near unenforceable. There were a lot more fireworks than the police department is capable of stopping. What they have done in the past, and from his experience county wide, the unwritten rule was midnight and it was again this year. The majority of firework shows resolved themselves around midnight, there were some other areas they had to tell them it was over. After that it was sporadic. They did not receive a lot of calls, only a few. After midnight, they would issue summons. They issued a couple of the 4<sup>th</sup> of July, a couple more on July 5<sup>th</sup>, and had a couple more calls last night. He is not opposed to the legislation. If the commission wants to say midnight is where we say enough is enough that is what the police department will do. Hopefully everyone listens and does what they are told. If they do not, that is what the police are here for. He feels for the people with families, pets, in the hospital, but it is the 4<sup>th</sup> of July and is something we will deal with every year going forward. The new law considers 12 different holidays. That is something to think about.

Dennis Murray said if the legislature does not override the governor's veto, he does not think there is any need to go forward with legislation. But if it does not, he thinks we need to do something to say to the public that this is what we expect as good behavior. He does not like laws we cannot enforce but to do nothing also seems wrong. He would like to give the police department tools to say fireworks are not allowed after midnight, go home and do not do that anymore. He thinks it is okay to say something if the governor's veto is not overridden; which he think it will be.

Mike Meinzer said they used to take fireworks away from the kids shooting them off and bring them back to the station to give to underprivileged kids.

Jared Oliver said they do not do that. They do not even want to seize fireworks. They take care of them with a garden hose, because it is not safe anymore.

Dick Brady said Dave Waddington's motion seems generous as he has not seen midnight for two decades.

Dick Brady reiterated the motion- to ask the law department to bring legislation that will eliminate the use of fireworks after midnight.

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

Dennis Murray said their wonderful commission clerk has decided to take her talents elsewhere. They need to talk about how to hire another commission clerk.

**Upon motion of Dennis Murray and a second of Naomi Twine, the commission voted to go into executive session regarding personnel.**

*Discussion:* Dave Waddington asked that it be commission only.

Dick Brady asked if it would be appropriate to have someone from HR.

Wes Poole said the commission can come back and tell HR what they would like to do.

Brendan Heil said they could have that discussion and if they would like to invite someone else in, they are able to do so.

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

**Upon motion of Dennis Murray and second of Wes Poole, he asked to set another executive session with commissioners only with respect to pending litigation.**

*Discussion:* Dick Brady asked if it was appropriate for the City Manager to attend that session.

Wes Poole said what did Dennis Murray just say?

Dennis Murray said it is what he just said.

Mike Meinzer asked for the motion to be repeated.

Dick Brady said the motion is to have an executive session strictly for commissioners to speak on pending litigation.

**Roll call on the motion: Yeas: Naomi Twine, Mike Meinzer, Dave Waddington, Wes Poole, Blake Harris, Dennis Murray, 6. Nays: Dick Brady, 1. The President declared the motion passed.**

**Upon a motion of Naomi Twine and a second of Mike Meinzer, the commission voted to appoint Brendan Heil to be the interim commission clerk.**

*Discussion:* Wes Poole asked to have the motion reiterated. Dick Brady said Brendan Heil will be asked to fill in as their commission clerk, as last night was McKenzie Spriggs' last meeting, and in between hiring a new clerk.

**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.**

Blake Harris said he would like to speak on the recent spike in crime and offer a personal view when people talk on Facebook and offer statistics on how dangerous Sandusky is or is becoming, or on the notion that adding police officers will reduce or prevent crime. Despite some individuals' beliefs, he does not believe that more officers would not prevent these crimes from happening. While he does not believe this issue to be as prevalent in the community in compared to others, by adding more officers or boots on the ground, so to speak, some of which could belong to individuals with racial biases, and could lead to further systemic racism. Meaning that we have systems and institutions that produce racially disparated outcomes, regardless of the intentions of the people that work within them. He prefers quality over quantity and quality officers is what he believes we have within the SPD. Instead we must implement community outreach and investment, making people feel as if they are a part of their community by providing

opportunity and resources and programming, especially for young adults living in at risk situations or struggling with addiction.

For the second time in five years, he has lost a loved one due to gun violence. The first, his nephew David Barraro of Lorain, 23 years old. On December 10, 2016 he was gunned down after a few men invaded his apartment and shot him four times before he could even leave his bedroom, leaving him to die in the arms of his twin brother.

Fast forward to this past Saturday's incident involving the murder of a dear friend, Elisha Cannon, he was reminded of that terrible feeling – of hurt, sadness, and that he ran out of time in his attempt to turn things around for him, as he desperately wanted to. Based off his appearance, criminal history or stories others might have heard, one might see a menace to society. If that is how you choose to perceive him, you are entitled to your opinion. One shouldn't formulate an opinion about anyone unless they have taken the time to understand their circumstances and where it is they come from. Circumstances that have a lot to do with how they are and how they perceive the world. Elisha witnessed his first murder at six years old, moved to Sandusky from Milwaukee at 12, was in and out of foster homes, and never had basic opportunities that we are given. He had to fight to maintain everything he had. Fortunately, he got the opportunity to know him on a much deeper level, one that depicted something far different – Elisha was a person that taught himself three languages, was a hard working mason that was funny, charismatic and full of light. He shared a strong desire to give back and teach at risk youth skilled trades in an attempt to prevent them from choosing a similar path to his. He was an individual that prior to his death, was laying stone on the exterior of a friend's home while on house arrest and all the while being injured from a previous shooting where he spent two months in a hospital. Elisha was a fighter, he was resilient. Elisha was so close to turning the page in his life, he had a meaningful impact on so many people, and made so many deposits in his own life. It is one thing to share opinions and statistics online or from your smart phone, but it is entirely different that forging meaningful relationships with those that live or have lived a drastically different life than many of us, people that were not afforded the same basic opportunities as many of us in this room. He has been asked why he became a commissioner or how he is bridging the gap. Through the work of himself and others, whether the Drive for a Better Future Program or the Minority Business Empowerment Team or simply building relationships with people, he and others have been and will continue their commitment to make Sandusky a place of opportunity and hope.

### **AUDIENCE PARTICIPATION**

*Tim Schwanger, 362 Sheffield Way, Sandusky*

Lion's Park--I participated in the Kids Bash at the Bay held at Lion's Park this past Saturday. Over 100 young children attended this event. A number of concerns were shared regarding needed amenities near the Pavilion and splash pad area.

Restrooms near the pavilion areas were part of the Lion's Park Master Plan and have yet to be constructed. An aesthetically pleasing port-a-jon is needed.

Additional trash receptacles are needed near the splash pad.

Sandusky Bay Pavilion--Play equipment has been removed. What is the timeline for replacement?

Shoreline Park--Is there a timeline for improvements to the west finger dock drive and turn around area?

**The commission went into recess, before entering Executive Session.**

**The commission came back into session.**

**ADJOURNMENT: Upon motion of Naomi Twine and second of Blake Harris, the commission voted to adjourn at 6:57 p.m. The President declared the motion passed.**



McKenzie Spriggs  
Commission Clerk



Richard R. Brady  
President of the City Commission