MAYOR LICASTRO: Anyone opposed? Thank you. We have one item on the agenda and that is update from Jeffrey Meyers from DS Architecture. As you know, we had a town hall meeting, wonderful attendance, over 200 people. We have another one pending on June 7th. To keep Council fully informed, I've asked Jeff to do just that tonight. Mr. Meyers, the floor is yours.

MR. MEYERS: So as the Mayor said, we had a town hall meeting, which is interesting to say, because it's a Village Hall meeting, but everyone says Village Hall. We had very good attendance. I want to congratulate the Village. I've never been to a town hall with that many people. That's a sign that this is a very important project and a sign that this community really cares. So I've done projects for cities, City of Kent, I might have had 20 people at that meeting, so I give you a lot of credit.

We also had a steering committee since then. I'll update on that. And it was also a spirited debate. I think this is a generational type decision that we're talking about here so you should be very proud of yourself.

So simple agenda. I like to always use introductions. Jeff Meyers, for those of you who don't know me, CEO of DS Architecture. I'm also the principal in charge of our Public Safety Civic Architecture Group. I've been in this arena of architecture at the public arena since 1998. I always thought, yes, I'm older than I look and my wife always reminds me, I have been doing this type of project since 1998. My first project was a city hall and a police station.

So we're going to go into project history, which you're all familiar with. It should be at least -- Council should be aware where we are. We went through -- I guess it's been going on three, three and a half months of conceptual development with the steering committee and also the community. And alternately we had a visioning session and we responded to what we heard at the town hall meeting. And we're going to show -- you're the first to see two options that we'd like to present and discuss tonight with Council, get your feedback and get your opinions on what you think we should do going forward. So this is an open conversation when we get to it.

So as I said, I'm with DS Architecture.
VAA, which I guess from what I understand is the 
Village resident.

MR. KILLEN: Taylor Killen, I'm an 
architect from VAA.

MAYOR LICASTRO: So when everyone 
speaks, you have to speak up.

MR. KILLEN: My Taylor Killen, I'm an 
architect from VAA.

MR. MEYERS: We've also had THP, our 
structural engineering. He's been out to look at 
this facility and also Bratenahl Center facility.

And Epic, who is our mechanical, electrical, 
plumbing and technology engineer. They also did 
an assessment of this building and did an 
assessment of Bratenahl Center.

Interrupt me any time. So where we've 
been. I call this oftentimes paralysis by 
analysis. And there have been many reports and 
19 studies that have been done with the different 
20 buildings and sites. As you know, the service 
garage was fully renovated just a few years ago.

That's important to know, because there is, I 
guess, a firewall is what you call it, Mayor, 
that is coming up with a large payment due.

I believe it was $2.4 million is what the Village 
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 build.

Mr. Moore 
Village resident.

MR. BENJAMIN: That's fine.

Any questions on this?

MR. BENJAMIN: If I could just ask one 
question. Would you prefer questions at the end 
or ask them as we go?

MAYOR LICASTRO: If you can make a few 
notes, let him go through the presentation. It's 
pretty much a recap of what we saw at the town 
hall, if that's okay, Keith.

MR. BENJAMIN: That's fine.

MR. MEYERS: The Village Hall site, this 
building is not salvageable for modern use, 
unfortunately. It is very costly to do so. The 
narrow hallways, the way that is structured 
very similarly is good structural condition,

except there are some Band-Aids on the building

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MR. MEYERS: The community center site, again, it's a 
study for different types of things, including 
renovations. Same thing with Village Hall and 
then the former high school site known as the 
Bratenahl Center. You can see all the different 

sites that have been done over the years and I 
have hard copies of those in my briefcase.

MAYOR LICASTRO: They're all on the 
website.

MR. MEYERS: They're also all on the 
website. The master plan, I think, is important 
to note because it talks about some of these 

development of this site and also the Bratenahl 
Center site. So those things come into account, 
also.

Where are we? We looked at three main 
sites as I just went over. Each site has 
benefits and negatives. I'd like to just hit on 
those slightly. The building that we're in has a 
long history with the Village. It's positioned 
inside of a residential district as you all know.

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MAYOR LICASTRO: If so, a recap of what we saw at the town 
hall, if that's okay, Keith.

MR. BENJAMIN: That's fine.

MR. MEYERS: The Village Hall site, this 
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1 currently, but it would be -- I don't want to use
2 the term cost prohibitive. It would be very
3 costly to bring that building up. And it's
4 nowhere near the size it needs to be for either
5 Village, the administration and/or the police
6 and/or community functions.
7 But, however, there are opportunities to
8 look at potential development on the site, which
9 we'll go over in a little bit, that has an option
10 that we wanted to study and that we wanted to get
11 feedback an opinions on.
12 The Bratenahl Center, which the Village
13 owns, is on the corner of Eddy Road and I believe
14 it's Lake Shore. I should know that by now since
15 I've been driving it all weekend. The building
16 here is much newer. At first when we visited the
17 site, we were concerned with the leak that is
18 occurring in this pond area or roof, which is
19 interesting architecturally, but, in fact,
20 structurally it's in very good condition.
21 Probably about the same amount of minor concerns
22 that this building has.
23 NEP, however, is in the units themselves
24 may be salvageable for a few years down the road.
25 Then again NEP would be a major renovation,

11
1 square footage of each independent department. I
2 think it's important to note that because there
3 is what we call an economy of scale for putting
4 the building together. And so if you built all
5 three separate, that would have the most cost
6 impact, because you would have different
7 construction companies going after three
8 different sites. They would have to mobilize.
9 They would have to pour foundations at one site,
10 move to the other site, et cetera, et cetera.
11 There's an economy of scale when you
12 build everything together and also the potential
13 of shared spaces. For instance, a lobby space or
14 a mechanical space. So from a cost effectiveness
15 standpoint, a campus center is preferred.
16 Although, you will see we studied many different
17 options, because even though the construction
18 cost is one of the main factors, it is not the
19 only factor that should be considered.
20 I apologize, because I know this is very
21 difficult to read. We studied 13 different
22 options at each of the three sites. Those
23 included hybrid options, separate and campus
24 options. And you can see on the right here,
25 which I have the same issue, town hall, as you

10
1 especially with the reconfiguration of the inside
2 of the building for the three different
3 departments that we're looking into.
4 I already hit on service garage. So on
5 the left-hand column here you have the current
6 size of the three different departments. On the
7 right you have what I'll call the requested size
8 of the three different departments. I think it
9 should be noted that the police are the most
10 undersized compared to what they need to operate
11 in current standards. I have seen police
12 departments in worse physical condition. I don't
13 know if I've ever seen a police department
14 crammed into such little space.
15 I commend you, Chief, for making due,
16 which is often what happens with police and fire
17 is they make due. So in order to have a current
18 code compliant department that would suit the
19 needs of the Village in the future, you're
20 looking at about 11,500 square feet. You would
21 be almost two and a half times the Village
22 administration. And actually community besides
23 recreation could be reduced from the current size
24 of this building.
25 What we have below is showing the actual

12
1 can see the rankings. What you have at the top
2 are attributes. I'm not going to walk through
3 each one of those. On the left you have the site
4 options for each of them.
5 What we did is we rank them as a
6 negative compared to the other sites. A neutral
7 compared to the other sites and a positive
8 compared to the other sites. As we walk through
9 these attributes, they scored out here on the
10 right. There are several attributes. Again,
11 cost being one of the main ones, but you can see
12 we had three sites here that ranked out and they
13 were near the top, or the top. And working with
14 the steering committee, those are the three that
15 we decided to really dive into further depth
16 with. And we're going to show those three
17 options next.
18 The first is a recommendation one.
19 These do not have a preference one over the
20 other, just recommendation one, two and three.
21 This would be combining all of the existing
22 departments into the existing Bratenahl Center
23 with an addition for the police department. That
24 addition is this square footage here. Again,
25 there are positives and negatives of this.
One of the questions about this
potential hillside, potential water here with
current construction methodology for the last
decade or so. We're not worried about that.
We've done police stations with a 20-foot high
retaining wall, so that's not a major concern of
mine, but I did hear that at town hall so I
wanted to point that out.
This light beige is shared space. This
is the administration wing, which will have
shared space with this lobby and potentially new
entrance, and this is the community area
function. A lot of things that go on in this
facility. It is a lot smaller, significantly
smaller. It's about 5,000 square feet compared
to the 20 that was requested, but with the
scheduling of different rooms, we feel a lot of
the functionality that occurs here could occur
there. Obviously it's missing locker rooms and
gymnasium, which through talking with the
steering committee is not a priority of the
steering committee as a whole.
Option recommendation number -- let me
go back. This down here is four to five mills
would be put on for a levy. That would produce a
cost of 6 to 8.5 million. There's also the
additional 2.4 million, which I mentioned earlier
for the service garage. That would all be
supported by the four to five mills that would go
on. I would recommend you go on for five mills.
The market is really -- the construction market
is very up and down, unlike a Cedar Point roller
coaster right now.
I will say one of the things I'm often
asked is especially with COVID if we wait, will
it be cheaper? And John from VAA, Taylor from
VAA seconded that. And VAA is an important part
of this, because they're a balance. When you
make generational decisions, you have a direct
architectural firm, which is what we are, we both
agree that it will not at the end of the day
significantly go down. And to try to hit that
mark would be like gambling, so we don't want to
do that. We want to do is make sure we have the
correct millage and correct dollar values to
support this even with the economy or the
construction market going up and down as it is.
It's never cheaper, as Dave Summers, 70 year old
says it's never cheaper to build than right now
because inflation always goes up.

The second option was a larger addition
to the same site. This would be community. It
would have had a gymnasium and stuff, but the
biggest thing here, without going into great
detail, is that this cost is extremely over the
millage that we're suggesting that we go in at.
It would be six to eight mills and would be a
cost of 10 to 14 million. That's a project cost
by the way, not construction cost.
It's important to know that there's
construction cost, which is everything you can
touch inside the building that you can't move.
Soft costs, which are our fees, geotechnical
fees, engineering fees, planning fees, permit
fees, furniture, et cetera, this includes all of
that. So we're not just showing construction
cost, we're showing project costs. But this is
very, very costly.
Option three I'm showed at town hall,
which we got positive feedback about the site.
We got some of the negative comments about the
way we were laying it out, thought it was
inefficient. There was some discussion about
should we locate the building here and salvage as
much of the green space as possible. This,
again, is on the high side. It does sit at six
mills. So after the town hall meeting, what we
-- I want to talk about this. We did want a lot
of community involvement. We took open questions
for about 20 minutes. They were very spirited
questions, but we also had the community
participate in visual listening where they got
green dots and red dots to put on the different
types of interiors that there could be as
examples and different types of exteriors that
there could be.
Some of the comments I received there is
that there's not enough case studies that we
provided that are traditional enough that fit in
with the Village of Bratenahl, so that was noted.
That's good to know that from what we heard is
from the green dot, red dot is we wish there were
more case studies of more traditional that would
fit the character of the Village of Bratenahl.
That was good. And similarly, a lot of the
ultramodern or contemporary, more simple interior
desire.
Over here we have critical success
factors. We received all green dots and we
received one red dot, which was on one of these

17. The short answer talking to everybody on the department, would we be giving up safety here? One of the main concerns about this is if we move the police like to patrol quite often. One point to the Village from the main entrances, it's known by the community as a place to go. It's also one of the two entrance points to the Village from the main entrances, which the police like to patrol quite often. One of the main concerns about this is if we move the police would we be giving up safety here? The short answer talking to everybody on the department, would we be giving up safety here?

18. Some of the benefits, if I can dive deeper here, the existing parking is probably adequate. The site utilities are already back at the building. That's important to note, because that's a cost savings. If you haven't been out there, there's a beautiful deck here that overlooks a creek that runs through here. So I think again, I think there would need to be upgrades to the services here, which adds up the cost. That's a nice community asset and the dog area here.

19. One of the big negatives of this is the amount of parking that would need to be added. I really think that starts to affect the way the park could be perceived by the community. I think that if we were to not select this site, there would be cutting more into the green space. I think that's a nice community asset and the dog area here.

20. Some of the positives is that this is a known site. It's known by -- sorry, I'm a resident now. It's known by the community as a place to go. It's also one of the two entrance points to the Village from the main entrances, which the police like to patrol quite often. One of the main concerns about this is if we move the department, would we be giving up safety here? The short answer talking to everybody on the department, would we be giving up safety here?
So that is our response and to the community town hall. At this point I'd like to open it up for questions and also discussion. MAYOR LICASTRO: Let me add a couple details. So everyone knows the steering committee makeup. We had residents. Patty is back from her trip. Welcome back. We're glad she's here. The steering committee has a preference, but this is pending the next town hall. Let's see what happens on the 7th, what kind of feedback we get from the community before the steering committee makes a final recommendation to Council. Now, Council's role going forward, of course, is critical in all of this. I had a discussion with Ryan Callender, our bond counsel, about the millage and the monies that it would produce. I look back and property tax in the Village back in the '90s ran about 13 mills total of property tax, general operating. That's been reduced to nine mills. We really haven't had a property tax increase of any significance for 20 or 30 years. We did have an income tax increase, but not a property tax increase. And I agree with Jeff, I think more than five mills is problematic. We can ask for more, but we got to pass it. Even though the turnout was enthusiastic and I think overall positive, more people will come to vote than come to the meetings. We have to make sure we are frugal in what we ask residents to pay on the 30 year five mill bond issue. You talk about inflation and one year as opposed to another. Last year a five mill levy would have brought in about 10.6 million. This year it's about 9.6 given inflation. So at some point in time finances have to weigh in on this. We'll have Ryan Callender and Tim Reidy from our bank come in and speak to finance about options and monies, make sure the project falls into proper use of capital dollars. Everyone indicates it does, but we have to have that definitively from that as well. And, of course, figure out how to roll the note, pay off the note which comes due in 2023. We owe 2.4 million. MR. BENJAMIN: Mayor, sorry to interrupt. Do you happen to know when that is due? Is it August of 2023? MAYOR LICASTRO: Yes. MR. BENJAMIN: So it's a year from this August?
quite honest. It doesn't meet ADA either.
Temporary holding facility like it is, there's been discussions about the way that some detainees have been wrestled in those tight confines. The way that building is built structurally, it is very costly to try to renovate it. Again, it may total I think about 5,000 square feet. The police themselves need about 11,000 square feet, so you'd be doing a large addition.

The ADA issues, there's not ADA police that you do as a Village would need to require to have an ADA plan in place which I believe you may have with VAA, but those would be concerns with that building that I don't know that can ever come within the millage.

Saying that we did look at this site as a potential for all three departments. Again, there is a cost to renovate this facility that would be more than the Bratenahl Center, doesn't mean it can't be done. The major concern with putting police in the middle of this community is that there's residential all around it. And yeah, there's the sirens, okay, but more importantly when they have to pick up speed quickly on this road or that road, that's a major concern of mine from my experience. So not that scenario exactly that you're describing, no, we did not look at that because of those reasons.

MR. BENJAMIN: So we don't have cost estimates, if that were to be a possible scenario, of how much that would cost compared to going to one of the recommended, currently recommended scenarios?

MR. MEYERS: No, we don't have a cost specific to that. If you look, it was about 15 attributes. It did not rank out very well. So we did not take it to the depth of the next step. I professionally, as an architect, could not recommend that. That doesn't mean that I haven't been overturned by Council in the past.

At the end of the day, as the Mayor said, it is your decision. I'm here to help guide you from a lot of experience, so I hope that answers your question.

MR. BENJAMIN: If at the end the residents approve the scenario where this building is no longer in use, in your opinion and your experience, in terms of the economic development, would the Village be responsible in order to attract a new housing developer or whatever else here or renovate this, if this building were to be demolished, would the Village be responsible for paying the cost for whatever contamination remediation needs to be done and then demolishing this building?

MR. MEYERS: Correct. It would be like buying a house. You go in and the inspector comes in and says you need a new roof. Well, you're going to negotiate the cost of a new roof against the purchase price. So this does have a purchase price, but because of the age of the building and the cost to demolish it, that would be a cost neutral.

However, if you were to turn this into townhomes, condominiums, something like that, that could be an initial cost benefit to the Village. However, it is not currently zoned for that. That doesn't mean you can't rezone it, but it's not currently zoned for that use. I personally think it would be pretty neat to be condos or townhomes. That's not something the Village has currently. Although, it would not necessarily fit in architecturally with the neighborhood.

road or that road, that's a major concern of mine from my experience. So not that scenario exactly that you're describing, no, we did not look at that because of those reasons.

MR. BENJAMIN: What about green space?

MAYOR LICASTRO: Keith, one detail, so if this was community housing, the approach that made most fiscal sense is to sell it to a developer, which would be pretty much cost neutral and have them incur the cost of demolishing, asbestos and all that and then build homes on the site. That would be their cost not the Village's.

MR. MEYERS: Correct. I'm sorry.

MR. BENJAMIN: One more question for the moment and then I'll turn it over to other councilmembers. Could you remind us again and, Chief, maybe you can answer this, within the 11,000 square feet being proposed, what are the different types of amenities for the police department?

CHIEF LOBELLO: So the biggest jump.

MAYOR LICASTRO: Can you stand up, Chief? I'm sorry.

CHIEF LOBELLO: The biggest jump, do you remember the drone fly through stopped in the one room, it was a seven-use room, meeting, training, lunch, interview, interrogation. Those would be...
25
1 broken out into six or seven different rooms
dedicated for those. There would be larger
3 locker room space for male and female. There
4 will be an exercise facility in there, a
breakroom. Just overall the existing offices, a
6 much larger room for sergeants. We have three
7 potentially. We'd like to grow four sergeants.
8 Right now they're sharing a bench room that
9 they're on top of, all three of them. So it's
nothing over the top. It's just spreading out.
11 MAYOR LICASTRO: Keith, to that point,
12 the feedback that I got in talking to dozens of
13 people after the town hall, I think there's
14 strong support in this community to do what the
15 police need. I think that's pretty much
16 universal. You can't have police without admin,
17 we go hand in hand, but there was a strong
18 pushback about having too much area for rec.
19 This building is 30,000 square feet. I
20 went to grade school here. I have great
21 memories. I went to fourth grade in this very
22 room. But, the consensus I heard is they need
23 less room and I think the concept you see
24 considered reflect that concern.
25 MR. BENJAMIN: I totally understand.

30
1 And I understand the needs of the police
department and understand that the current
2 Village Hall situation is there's just no way to
move forward with it. The stress level of a
3 police officer out on the street, the only place
4 that they feel safe when they're on duty is when
7 they're inside their offices. And to go into an
8 environment that they're currently in now I know
9 can't continue. That has to change.
10 MAYOR LICASTRO: And I think that if
11 indeed or when this goes into -- I just
12 recommended this to Ms. Huffman's committee,
13 about the future of this structure. I think we
14 need to get input from the community and talk
15 about options. I mean, a condominium
16 configuration, this sounds pretty cool. We're
17 not there yet. What really resonated with this
18 site is it really can't be where the police are
19 because it's nothing but homes all around, one of
20 which is yours.
21 MR. BENJAMIN: Yeah.
22 MAYOR LICASTRO: Anyone else on Council?
23 MS. HUFFMAN: I think the Village of
24 Bratenahl developers, surveyors, people who
25 decided what the Village would look like were

31
1 correct in the way they have the Village laid
out. I think they did an awesome job. Laying it
2 out just the way it is. The Mayor has referred
4 to my committee, talking to residents and coming
up with ways to generate revenue. I myself and
6 constituents have said that revenue generation is
7 important. When we don't have all of the money
8 we need to be able to pay out, so things that
9 will help us generate revenue are very, very
10 important. And we know that the Bratenahl Center
11 is a site where we can do that. We know that.
12 When we initially -- and I continue to
13 talk about Bratenahl Center. The things we've
14 said are that there's a developer who may want to
come and develop that and we may be the
15 recipients of good dollars for that to help us
17 with our other projects.
18 People are very tied to this building.
19 I myself have had to bring myself to this
building in terms of how they feel about it. I
21 understand. But I, too, think that there are
22 things that can be done to this building to
23 salvage it. Like, you know, we can meet halfway
24 on it.
25 The thing that I am most, and I'll just

32
1 be perfectly honest, upset about is the decision
2 that we would move the police station. We told
3 villagers, Council told villagers that we were
4 going to build a police station. That was the
5 only thing that we really talked about doing.
6 That one thing. Voters went and they voted for
7 that. That's what we said we were going to do,
8 build a police station.
9 MAYOR LICASTRO: Sorry, when did they
10 vote for that?
11 MS. HUFFMAN: In our last election when
12 we were talking about supporting the police, you
13 remember that, right?
14 MAYOR LICASTRO: Oh, you mean that's the
15 promise the candidates made.
16 MS. HUFFMAN: Right.
17 MAYOR LICASTRO: You made it sound like
18 there was a ballot initiative.
19 MS. HUFFMAN: No, I'm sorry. I
20 misspoke. It's not a ballot initiative, but we
21 promised that we would do that as candidates,
22 build a police station. That's it, build a
23 police station. That was our commitment.
24 So we have Village Hall, which we
25 understand that is not tenable. We understand
that. We got to see it. But there is a whole green space there that can have a new development, a new police station. I'm not so sure about what size it needs to be, but it can be right there. It is a deterrent. It has been a deterrent since when did you say, Mayor, since it's been here since 1908. Our neighbors -- was it 1908 or 1903?

MAYOR LICASTRO: 1916.

MS. HUFFMAN: 1916. Our neighbors to the south of us continue to have things that they deal with safety-wise. And we receive that sometimes. You move that police station and we're going to receive move of it.

MAYOR LICASTRO: Might I intersect something? So we talked about that at length about increasing patrol, about putting cameras, closed-circuit TVs in the park to ensure safety.

And yeah, that was a big issue, moving the police station that's been there forever. We understand that it creates angst. But we, as a steering committee, thought it can be dealt with. The Chief and Lieutenant were part of that discussion. We didn't think it was enough to stop consideration of a different site. I'm just telling you what we discussed.

MS. HUFFMAN: That's okay. I'm just stating my opinion as well. I mean, you have a steering committee that has no one on it that could really speak up for this side of Bratenahl where the police station is located.

MAYOR LICASTRO: Patty lives across the street.

MS. HUFFMAN: I'm talking about you have nobody on Garfield or Burton. We have an employee on Foster. I would have thought -- or Lake Shore, that could have probably been part of the steering committee that would have been helpful to give an opinion.

MAYOR LICASTRO: Steering committees can only be so large and then they become unwieldy. We had what we thought was a cross-section of residents, staff. I understand you can criticize that.

MS. HUFFMAN: No, it's not a criticism, Mayor. I'm just merely speaking about what I think would have made it more equitable in coming up with some other recommendations that I am certain would have promoted some more discussion.

I mean, I think that the town hall that we had the other day gave a good enough indication that that probably is not going to be a very popular idea and that's just my opinion. I'm just one of many people who have to make this decision about what we do. And before anything, safety is first always.

MAYOR LICASTRO: I agree. Mr. Yonchak.

MR. YONCHAK: Did the steering committee and the architects look at just the police station at the city hall area? Did they look at just building a separate facility for the police? I'm new here, so I'm curious.

MAYOR LICASTRO: You can't have police without administration. My office, fiscal office, Building Department.

MR. MEYERS: Court.

MR. YONCHAK: The city hall area, is that an issue to build a police station in that area? Has that been looked at? You're right there.

MAYOR LICASTRO: We did look at that site for that purpose. Then the question is what becomes of rec? And one problem with this building is between Village Hall and this building, the utilities alone are $165,000 a year. And if we don't decide what to do with this building, we can't keep kicking the can. Restoration and renovation is very expensive. We're trying to do something that's affordable, as well.

In a perfect world, Gina, I get it, we would like to do all kinds of things, but we have to go to the ballot box to support it. So keeping this building and not deciding what to do with this building is what we did for the last 20 years, kicking the can down the road.

MS. HUFFMAN: Mayor, I don't live in a perfect world. I don't think anybody does. I think what Mr. Yonchak is talking about is a valid point. Why can there be a police station with an admin there?

MR. MEYERS: We have studied that. That's one of the two recommendations.

MS. HUFFMAN: Now, the Council promised that we would just build a police station and everybody agreed with that.

MAYOR LICASTRO: Gina, Council promise. I mean, it was an election. Ms. Huffmann: Okay. Let me put it like this. I promised. I promised.
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MAYOR LICASTRO: I appreciate that. One reason why we engaged a professional and started this process is to have an open mind and come up with other recommendations. Maybe none of these will work, but that's where we are right now.

MR. MEYERS: As the Mayor said, I firmly believe the way the Village is structured from an operation standpoint, you can’t have one without the other. They’re so intertwined, I looked at the Chief to validate that, this administration.

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Mr. Meyers: Correct. Because of cost.

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俄国: Because of the cost. That would be up to us though.

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MS. HUFFMAN: This is what I just said, what Mr. Yonchak just said. Why can’t it be a police station with admin?

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MR. MEYERS: Correct. The Mayor said that. If you want to go on for six, seven mills, that’s an affordable option at that point. I think that’s the big thing that comes down to it.

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And the steering committee had spirited debate.

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MS. HUFFMAN: For Bratenahl Center?

MR. MEYERS: Correct.

MS. HUFFMAN: All I’m asking is was it discussed with the steering committee as an option?

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MAYOR LICASTRO: We've made no decisions.

MS. BURKE-JONES: I'm just saying.

MR. MEYERS: I'd like to respond. We have looked into a potential development there and the cost that could be obtained. I've talked about that at length tonight. The thing that comes down to is there are certain parameters that I feel comfortable with as a professional.

And I'm not going to make a recommendation that I don't think is going to get passed. Five mills is the magic number. I've not seen anything over that. So I'm not going to end up recommending -- I'm going to have a hard time recommending a site. That doesn't mean you can't choose to do the other site, but I'm going to have a hard time putting my professional name on something that I don't think is going to pass.

Ultimately, I was hired because I said I'm going to do 8 to 10 million. Jeff make this presentation.

MAYOR LICASTRO: Let's offer this. I'm not sure anything developed on that site could be a radical change for the Village and I would fight it tooth and nail.

MS. HUFFMAN: No one ever, ever, ever, and I think we all agree that we don't want a Target or a Walmart. There was never ever a discussion of a commercial big box. We never

MS. BURKE-JONES: And again, so I think that it's unfair to consult, so is not anything about you, personally or your firm. It is only that to say, okay, this option is out, you know, don't consider this option. So I still think that it could be on the table. I thought it was interesting what you said about the five mill no matter what.

MR. MEYERS: It's not no matter what.

MS. BURKE-JONES: Excuse me, I may not be clear on what I'm saying. I guess what I'm saying is if we suddenly found out we could be making a nice amount of money off that site and the steering committee did talk about that and the steering committee did talk about that.

MAYOR LICASTRO: That's one of the recommendations, yeah.

Mr. MEYERS: Sure.

MS. BURKE-JONES: I had added it up and

MAYOR LICASTRO: Okay. That's why I had Jeff make this presentation.

MS. BURKE-JONES: Obviously we're not going to do 8 to 10 million.

MAYOR LICASTRO: That's a number we keep coming back to.

MS. BURKE-JONES: Well, yes, anyway I think I've made my point. Then also I've noticed that there's been quite a variety of program.

You know, we've got this recommended one is at 18,000 square feet, close to 19. And then another one we have 38,000 square feet. So we could also have 38,000 square feet -- I mean 18, 19,000 square feet on the current Village Hall site as well.

MAYOR LICASTRO: That's one of the recommendations, yeah.

MR. MEYERS: I think it was more big box type retail.

MR. BENJAMIN: I think it was more big box type retail.

MAYOR LICASTRO: Commercial development is prohibited in Bratenahl and has been for generations for what I think is a very good reason. Now, I've been here longer than all of you guys put together. I think there's a reason we don't have commercial development. That would be a radical change for the Village and I would fight it tooth and nail. No one ever, ever, ever, and I think we all agree that we don't want a Target or a Walmart. There was never ever a discussion of a commercial big box. We never
1 recommendation.
2 MS. BURKE-JONES: Yeah, that one, the
3 square footage, unless you changed it on your
4 most recent one, we didn't get, but it was 31
5 versus --
6 MR. MEYERS: We're showing between 15
7 and 18 net. This is the first time we've shared
8 those last two concepts.
9 MS. BURKE-JONES: So I guess that's
10 really answering my question when you're talking
11 about the program. We're really taking the
12 program down to about 18, 19.
13 MR. MEYERS: We're showing the same
14 square footage now on both sides all combined.
15 MS. BURKE-JONES: Perfect. Thank you.
16 MR. MEYERS: So it's apples to apples.
17 MAYOR LICASTRO: Couple questions from
18 the audience. Mr. Galestock.
19 MR. GALESTOCK: Can you talk about --
20 you mentioned rollover amounts. Is that
21 something you expect to have ironed out prior to
22 ballot initiative?
23 MAYOR LICASTRO: I'm sorry, roll over
24 amounts? You mean the note?
25 MR. GALESTOCK: Yeah how much you're

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1 going to allocate from a successful passage of a
2 levy will be allocated toward the debt on the
3 service garage.
4 MAYOR LICASTRO: So that the Village has
5 a $2.4 million note. It will be rolled over.
6 This will be the fifth year. Next year we have
7 to pay down at least 10 percent. So if we
8 generate a levy that brings in 10 million, give
9 or take, and you've got eight million in
10 construction costs, that would earmark about two
11 million to pay down the note. Now, it wouldn't
12 pay down all the note. It would be nice to have
13 the money to do so.
14 We have to ask bond counsel, could we
15 then pay off a part of the note, most of the note
16 and then roll it over again and, therefore, going
17 forward have a more manageable 10 percent. It's
18 easier to pay 10 percent of 100,000 -- a million,
19 if you will, than 2.4 million. We're not there
20 yet. We haven't had the discussion with bond
21 counsel.
22 MR. GALESTOCK: But will you have that
23 established before the ballot so people
24 understand how much of the ballot will be going
25 toward servicing old debt versus new

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1 construction?
2 MAYOR LICASTRO: Yes. We have a finance
3 meeting next month. We'll bring in bond counsel
4 and the bank and talk about all those.
5 MR. GALESTOCK: I had a couple of other
6 quick questions. On average, how many people are
7 in the administrative building that houses the
8 police department after 5:00? How many people
9 use that building after 5:00?
10 MAYOR LICASTRO: You mean admin now?
11 MR. GALESTOCK: The whole building. I
12 mean, once you go home and the police are there,
13 how many people are using the 8,000 square feet
14 that they use now? How many people are in there
15 using that space?
16 MAYOR LICASTRO: Admin doesn't work
17 24/7. They work office hours. So we have
18 Building, we have two individuals in Mayor's
19 court, we have the fiscal officer, we have
20 myself, we have an intern. We work business
21 hours.
22 MR. GALESTOCK: But when you go -- I
23 mean, the police, how many people are there 24
24 hours a day in the police department? Three?
25 Five?
1 you know the number?
2 MR. MEYERS: I know the millage it was
3 four to five mills.
4 MAYOR LICASTRO: It was about eight
5 million for construction.
6 MR. MEYERS: Yes, that’s correct. I
7 think it was six and a half to eight million.
8 MR. GALESTOCK: That’s the cheapest
9 option you got on the table?
10 MR. MEYERS: It’s the most economical.
11 MR. GALESTOCK: Thank you. That’s all I
12 have.
13 MAYOR LICASTRO: Thank you. Ms.
14 Goyanes.
15 MS. GOYANES: I want to agree with Gina
16 about just building a police station. And I
17 don’t know if you saw it in the paper just
18 recently, the Village of Mayfield is using the
19 guns, the speed guns. And they’ve been bringing
20 in they said almost $300,000 in a matter of -- I
21 think it was for months. Why can we not do that
22 here?
23 MAYOR LICASTRO: All right. So before
24 the Chief answers, let me offer this as a
25 preface. We discussed this at length. We had a

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1 flawed ACLU report that deemed our Mayor’s court
2 was a money grab. We know it never was, it never
3 is, and never will be. However, that was the
4 conclusion the ACLU came up with and we were
5 chastised publicly for that.
6 The General Assembly hates traffic
7 cameras. They hate them. There was a Supreme
8 Court case that just passed that said that
9 General Assembly can be punitive and deny
10 communities monies from the state if they have
11 traffic cameras in place. And I think Newburgh
12 Heights backed off on one of their cameras
13 because of that ruling. It is only a matter of
14 time before the General Assembly prohibits
15 traffic cameras. They hate them.
16 So given that fact, we should be very
17 careful about what commitments we make or do any
18 program such as that.
19 And, Chief, would you now weigh in,
20 please.
21 MS. GOYANES: I don’t think they were
22 not traffic cameras.
23 MAYOR LICASTRO: They’re handheld
24 cameras.
25 MS. GOYANES: The policemen are standing

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1 there. And if you’re speeding, you’re speeding.
2 They don’t care what color your skin is.
3 MAYOR LICASTRO: No one does. They’re
4 handheld cameras.
5 MS. GOYANES: Correct. They’re ticketed
6 during rush hour. I know Lyndhurst -- Linndale
7 wasn’t able to have a policemen chasing them, but
8 they do have cameras there. Cleveland Heights --
9 yeah, East Cleveland has cameras. I mean, it can
10 bring in cash.
11 CHIEF LOBELLO: To jump around here, the
12 last part first. Cleveland, East Cleveland and
13 Linndale’s they’re gone.
14 MS. GOYANES: I know they’re gone, but
15 Mayfield just put them in.
16 CHIEF LOBELLO: I understand. I'll get
17 there. The Supreme Court ruling does not make a
18 delineation between pole mounted cameras that are
19 not held by police officers and what Mayfield and
20 Newburgh do, which is officers take pictures.
21 The Supreme Court has not said whether
22 the handheld devices fall under their
23 prohibition. That ruling is out. It's still up
24 in the air. I've spoken with Chief Matias from

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1 after I received your e-mail last week. And they
2 still don’t know. They’re waiting for their
3 legal teams to give a ruling on whether or not
4 the handheld devices can be utilized currently
5 based on the Supreme Court ruling.
6 MS. GOYANES: I'm looking out for making
7 money.
8 CHIEF LOBELLO: I understand. To
9 backtrack a little bit. The question that was
10 posed in the email is can’t the Village of Bratenahl
11 implement them? Hypothetically, without taking
12 the PR hit, I can’t see a scenario where we do
13 that. I’ve been at chief meetings where Newburgh
14 and Mayfield Village are almost openly overt on
15 the money grab. And that’s the police officers.
16 I can’t imagine the PR nightmare of us
17 doing that. I understand we’ve got a
18 controversial PR nightmare with the ACLU report
19 that you referenced, but tying any incomes that
20 could come from a camera, should it be legalized,
21 should it be ruled legal, taking out of the
22 equation the fact that as the Mayor said
23 legislature hates them. At any point with the
24 stroke of a pen legislature, could change their
25 verbiage and make it any automated device. If
1. Can we e-mail them to Jeff.
2. MAYOR LICASTRO: No, e-mail them to me.
3. MS. MEADE: And the steering committee,
4. it is all basically employees, okay, or past
5. elected officials. There are very few, quote,
6. just residents that don't have some tie in some
7. way to local government.
8. MAYOR LICASTRO: There are five
9. residents on the steering committee.
10. MS. MEADE: Roy Call was an elected
11. official. Russell O'Rourke was a former
12. councilman.
13. MAYOR LICASTRO: Russell O'Rourke is not
14. an elected official.
15. MS. MEADE: He was. He was Treasurer.
16. He was Village Clerk, wasn't he?
17. MAYOR LICASTRO: No.
18. MS. MEADE: He ran for office and was
19. elected to something. Russell O'Rourke was a
20. former councilmember.
21. MAYOR LICASTRO: He was, correct.
22. MS. MEADE: He's on the committee of
23. steering, so all of them are connected to local
24. government except Patty. So there's really
25. under-representation on the steering committee.

1. MAYOR LICASTRO: One minute.
2. MS. MEADE: So for a total solution,
3. again, residents have ideas and they want to
4. weigh in. They don't want to be limited to the
5. three they're hearing right now. It is too
6. limiting. Again, we were promised any and all
7. ideas could be presented. They would all be
8. publicly discussed. And you're not allowing that
9. opportunity. And it seemed like it's rushed and
10. flawed. We have a month and a half.
11. MAYOR LICASTRO: No one is denying
12. anyone the opportunity --
13. MS. MEADE: You just cut me off at three
14. minutes.
15. MAYOR LICASTRO: That's the format we
16. have for these meetings.
17. MS. MEADE: Do you do that in town hall?
18. MAYOR LICASTRO: Please send me ideas
19. you or anyone else has. We have another steering
20. committee, another town hall meeting, we will
21. address them.
22. MS. MEADE: Then wanting to know with
23. the detail, because you said police and admin go
24. hand in hand. So by that rationale, then they
25. have to be housed in the same place, so that's a
| 57 | 20,000 square foot building and rec is 20,000.  
|    | So I was wondering if there's detail for these 
|    | space requirements. Like how much is for storage 
|    | and that kind of stuff, because that would be 
|    | helpful to know, because maybe storage could be 
|    | somewhere else or in one of these other 
|    | buildings, because the total solution isn't just 
|    | about employees getting all new buildings because 
|    | if there's a new campus at Barbara Byrd or 
|    | Bratenahl Center, then what happens to Village 
|    | Hall and Community Center to say maybe a 
|    | developer and there's no plan, we could -- I 
|    | mean, if the Village Hall is developed three 
|    | separate building, for example, where we're going 
|    | to have six buildings. And we don't need six 
|    | public buildings when we don't take care of the 
|    | two we have right now. They're dilapidated and 
|    | deteriorating. That makes no sense. 
|    | MAYOR LICASTRO: We will discuss the 
|    | future of all of our buildings, all of our public 
|    | buildings. These than generational decisions. I 
|    | think it should be all encompassing. I think we 
|    | should talk about what police, admin, rec needs, 
|    | the future of this building, the future of the 
|    | Bratenahl Center site, the future of Village |

| 58 | Hall. That's what we're doing.  
|    | MS. MEADE: But the public has needs. 
|    | For example, they want a little coffee -- 
|    | MAYOR LICASTRO: Ms. Meade, we had 200 
|    | people at town hall. 
|    | MS. MEADE: I know, but you didn't let 
|    | them speak. 
|    | MAYOR LICASTRO: People can submit a 
|    | list of questions and the e-mail is open. Thank 
|    | you, Ms. Meade. 
|    | MS. MEADE: But you said only focus on 
|    | these concepts and you can't talk about anything 
|    | else. 
|    | MAYOR LICASTRO: Thank you. No one was 
|    | limited to what they can say. 
|    | MS. MEADE: Yes, they were. 
|    | MS. GOYANES: Yes, they were. 
|    | MS. MEADE: You wouldn't let them speak. 
|    | MS. GOYANES: John, we were there. 
|    | MAYOR LICASTRO: Ms. Meade, we never 
|    | stop people from speaking. 
|    | MS. MEADE: You almost did not let me 
|    | speak. That is true. 
|    | MAYOR LICASTRO: You spoke at length at 
|    | that meeting. |

| 59 | MS. MEADE: No, I did not. You cut me 
|    | off at three minutes. 
|    | MAYOR LICASTRO: You can't be the only 
|    | one that speaks, Ms. Meade. Other people have 
|    | ideas as well. Mr. Orel. 
|    | MR. OREL: I like the idea of just the 
|    | police station and even doing it in phases. We 
|    | can do it -- it doesn't all have to be done at 
|    | one time, because I want to push back on material 
|    | costs. And I mean, I'm sorry, I completely 
|    | disagree with you, OSB right now is 500 percent 
|    | above its normal cost right now. Five is 100 
|    | percent. OSB and plywood are exactly the same 
|    | price right now. That's not sustainable. Gas 
|    | prices are not sustainable. They will come down. 
|    | Inflation is starting to slow already. So your 
|    | idea that prices are as good as they're ever 
|    | going to be, I think, is way out there. 
|    | And if we just build the police station 
|    | or whatever the rest of it would be, would be a 
|    | much better bang for our buck, because we get -- 
|    | the police get their station and we got time for 
|    | prices to come down and do the rest of it if we 
|    | even want it. 

| 60 | MAYOR LICASTRO: Thank you. All right. 
|    | How about a motion to adjourn this meeting and go 
|    | into Council. 
|    | MR. McDONALD: So move. 
|    | MAYOR LICASTRO: Second? 
|    | MR. YONCHAK: I'll second it. 
|    | MAYOR LICASTRO: All in favor of the 
|    | motion? 
|    | Ayes: 6. 
|    | MAYOR LICASTRO: Anyone opposed? Thank 
|    | you. (Meeting adjourned at 7:16 p.m.) 

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CERTIFICATE

I, Nancy L. Molnar, do hereby certify that
as such Reporter I took down in Stenotypy all of
the proceedings had in the foregoing transcript;
that I have transcribed my said Stenotype notes
into typewritten form as appears in the foregoing
transcript; that said transcript is the complete
form of the proceedings had in said cause and
constitutes a true and correct transcript therein.

Nancy L. Molnar, Notary Public
within and for the State of Ohio


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