MAYOR LICASTRO: Okay. It's 6:00. I'll open the meeting of the Committee of the Whole and ask the clerk to call the roll.

MS. COOKS: Mr. Benjamin?

MR. BENJAMIN: Present.

MS. COOKS: Ms. Burke-Jones?

MS. BURKE-JONES: Here.

MS. COOKS: Ms. Hoefling?

MS. HOEFLING: Here.

MS. COOKS: Ms. Huffman?

MS. HUFFMAN: Here.

MS. COOKS: Mr. McDonald is absent. Mr. Yonchak?

MR. YONCHAK: Here.

MAYOR LICASTRO: I'll ask for approval of the May meetings for the Committee of the Whole, the May meeting only. Is there a motion to approve as offered?

MR. BENJAMIN: So moved.

MAYOR LICASTRO: Is there a second?

MS. HOEFLING: Second.

MAYOR LICASTRO: Discussion? All in favor of the motion?

AYES: 5.

MAYOR LICASTRO: Anyone opposed? Thank you.

Mr. Meyers, the floor is yours.

MR. MEYERS: So just wanted to take a moment to read allowed the final recommendation. I'm not going to read the page and a half, just the actual recommendation. And with that, I'll open it up to any questions that you may have.

The study developed 20 different building configurations, including new, renovations and addition on three different sites. These options were discussed and presented at two well-attended town hall meetings.

Based upon the community feedback, it is my recommendation, and these are recommendations, to do the following three things: Construct a new Police station and Village Hall located on the site of Village Hall and Park. A 12,000 square foot building will provide space for the police department and Village administration.

Number two, explore opportunities to redevelop the Bratenahl Center through a competitive process.

And number three, as the budget will not support the recreational and community activities at this time, a further investigation to determine revenue sources should be completed.

And I think we're on month number seven. After seven months of this, that's where we ended up. I'd like to think that was a very thorough process that had several different council meetings. I have that noted somewhere.

MS. BURKE-JONES: I think you said eight. Was it eight?

MR. MEYERS: It was eight.

MS. BURKE-JONES: Amazing.

MR. MATTY: Jeff, what was the second recommendation?

MR. MEYERS: Explore opportunities to redevelop the Bratenahl Center through a competitive process.

MS. MEADE: And the third one again regarding the community center?

MR. MEYERS: As the budget will not support the recreational and community activities at this time, a further investigation to determine the revenue sources needs to be
1 completed.
2 MAYOR LICASTRO: May I make a comment or two?
3 MR. MEYERS: You can make as many as you want.
4 MAYOR LICASTRO: So the second item, I've had questions about what could be put there, what the zoning would be. That has yet to be determined. It matters what the developer prefers. If they put in housing, it's zoned as an R-2 District, which means housing can be put in there without any additional action. If it involves a professional office building or something different, there indeed might have to be a change in the zoning ordinance.
5 Now, that's not something we determine now. It matters who comes forward. I've had a couple developers call and express interest. No one has made an offer yet. So we'll figure that out as we go down the road, but I think the opportunity -- Jeff mentioned the sale of the property could bring in anywhere between half a million and three-quarters of a million dollars. That's an estimate. And, of course, revenue being generated, property tax, maybe some income.

6 Again, you have to move with a measured pace, just like we can't now design the new building at the Village Hall site until we have monies in hand. Those are questions down the road that will be answered, but I'm pleased with the interest even though it's somewhat casual. I think that that property will create a lot of interest and generate revenue.
7 And I want to acknowledge the fact that some members of this council were really adamant about pursuing a generation of revenue. We listened and that's exactly what point number two does. So that's the only comments I have on that.
8 Got a comment on number three.
9 MR. MEYERS: You don't have to ask me.
10 MAYOR LICASTRO: I'm the chair. Of course I can.
11 MR. MEYERS: You can make as many comments as you want.
12 MAYOR LICASTRO: We are all committed and I speak for my colleagues. We are committed to funding the recreation program. We have the good fortune of having a carry-over in the bank that will last for at least two years, maybe longer. I mentioned the sale of the Bratenah Center property. It could bring in a half a million to three-quarters of a million. It could generate revenue down the road.
13 Keith mentioned last meeting most communities don't have a separate rec levy. They fund it through the general fund. So how we fund rec going forward is yet to be determined. The fact we're committed to funding rec is, in my mind, etched in stone.
14 Now, it's been the philosophy of my administration, and many before me, that you go to the ballot box when you don't have any other options. It's a last resort. Given the fact we're fortunate to have money in the fund and a commitment you've heard spoken by everyone up here to fund rec going forward, I wanted to dispel the notion that we're looking to get rid of rec or shutter this building. That is not our intention.
15 What our intention is is putting together a committee, an ad hoc committee. Some of you have already volunteered to be on it, to look at this building, its current use, its future, what would it cost to renovate? What would it cost to remodel? What would it cost to tear down a portion? What's the cost of tearing it down and putting in housing? All options we need to discuss thoroughly.
16 By the way, Jeff's report did a great job giving us some insight into the buildings condition. At the same time we need to look at the recreation programs. Are they meeting the needs of our villagers? Should they be tweaked? Should they be augmented? Should they be reduced?
17 Once we finish that process, and it might be -- it won't be a month or two, it's going to be a lengthy involved process. Then I think we can look with a clearer eye at this building, recreation programs and determine how we go forward, but doing that does not preclude funding rec. There was a lot of fear about that.
18 It's unfounded. We want to continue to fund rec. I think Bob mentioned that people that don't belong to Shoreby or Bratenah Place, they really have no place to gather. You need a place for the community to come together. I'm.
9
1 committed to that. And I'm also committed to the
2 process. And I think it will be very telling and
3 will end up with a consensus. Perhaps not
4 unanimous, but a consensus. So thank you, Mr.
5 Meyers, for letting me comment. Joyce.
6
7 MS. BURKE-JONES: And on that note,
8 about that reviewing, I totally understand we did
9 review this building that was completed in 2015,
10 so that needs an update, obviously. There's
11 different people living in the community, et
12 cetera, but we shouldn't forget studies that
13 we've already done about this building and the
14 construction and the conclusions that could be.
15
16 MAYOR LICASTRO: We're going to build on
17 those reports. Some don't have -- they're not
18 current, if you will.
19
20 MS. BURKE-JONES: Exactly. They're
21 seven years ago.
22
23 MAYOR LICASTRO: I would think, I would
24 assume, that we're going to have to hire
25 professionals to help us with this to do
26 additional research and investigation, like Jeff
27 did in his documents. Again, this is a chance to
28 really look at this. We've been talking about
29 this building for more than 20 years. Let's do
30

11
1 is on vacation in August and that he would
2 address that issue with them in September. So
3 that's the first item that needs to be done.
4
5 The second item that needs to be
6 considered -- and I would suggest it be
7 considered by Council of the Whole so that all of
8 council is not only in on the discussion, but in
9 on the vote. There are two methods that you can
10 use. You can use a simple auction closed bid
11 submittal process, which would require the
12 Village to go out and have the building appraised
13 and the property appraised. And then the council
14 can decide on what minimum bid they would take
15 for the property. And you put that out in the
16 public through the Fiscal Officer's announcement
17 in whatever local journals and local newspaper
18 and/or digital device you want. And then the
19 bids are collected and whoever is the highest bid
20 will win that process if that's what council
21 determines.
22
23 The other process is to have a developer
24 come in and sit down and negotiate with me a
25 development agreement. And if the development
26 agreement can be negotiated with council and the
27 Mayor's approval, then that process can be done
28

10
1 it right, do it thoroughly so when we reach the
2 end of this process, everyone feels like they've
3 been heard, everyone who wants to has been
4 engaged and we do something that's good and
5 long-term for this community.
6
7 You're right, Joyce, those have value,
8 maybe not in today's dollars, but we're not going
9 to ignore them. We're not trying to reinvent the
10 wheel.
11
12 MS. BURKE-JONES: Exactly.
13
14 MAYOR LICASTRO: Anyone else on council?
15 MR. BENJAMIN: I just have one question.
16
17 Going back to number two, regarding the Bratenah1
18 Center and the potential sale. Is there a formal
19 process that we need to go through in terms of
20 putting an RFQ to bid on the sale of the property
21 or is this something we can entertain?
22
23 MR. MATTY: It's a dual system. First
24 item that has to be done is in September, the
25 Cleveland Metropolitan School District Board
26 needs to pass a resolution giving us the
27 authority to relieve ourselves from the five-year
28 requirement for a preschool. I have been in
29 touch with the School District's attorney, who
30 represented to me that the School District Board
31

12
1 through a simple development agreement, not
2 simple, but with one individual entity if council
3 and the Mayor agree, first of all, to the use.
4 And secondly, for the terms and conditions of
5 that development agreement.
6
7 So you've got some options. And my
8 suggestion would be after the School Board
9 decides that it is an agreement through a
10 resolution, that should begin the process.
11
12 MR. BENJAMIN: Thank you. And the
13 execution of any development agreement would be
14 contingent upon the zoning of the property and
15 whether it needs to be rezoned or not; is that
16 correct?
17
18 MR. MATTY: It may be if the zoning is
19 sufficient now. It wouldn't have to be, but
20 otherwise yes.
21
22 MR. BENJAMIN: Okay.
23
24 MAYOR LICASTRO: So regarding CMSD, our
25 agreement with them is coming up on the four-year
26 mark.
27
28 MR. MATTY: Three-year mark.
29
30 MAYOR LICASTRO: Three-year mark. In
31 the contract it says if they're going to put a
32 preschool in there, they have to give us a year's
33

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1 notice. I don’t think they have any desire to do so. We’ve heard nothing from them, except they’re willing to discuss this. So I don’t think that’s an insurmountable hurdle. I think it would be quite easy.

2 Any other questions from council? Jeff, anything further?

3 MR. MEYERS: Thank you.

4 MAYOR LICASTRO: No, Jeff, thank you.

5 You’ve done a great job for us. I’ve worked with many consultants, others have as well. You kept an open mind, you listened, you adjusted, you changed and really served this community well.

6 And especially now since you’re a member of the community, welcome to Bratenahl. I couldn’t imagine a difficult process, these things are generational decisions, having gone more smoothly without your input. Thank you on behalf of all the Village I want to thank you.

7 MR. MEYERS: Thank you.

8 MS. BURKE-JONES: Could I ask that the committee that put this together take a look at the full report, because there’s just a few little issues that need to be --

9 MAYOR LICASTRO: Take a look at what,

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1 Joyce?

2 MS. BURKE-JONES: Look at the full report. There are some small errors in there. And it would be best to make this report as totally as accurate as possible. It may have said what it should have, but there are some issues that need to be corrected.

3 MAYOR LICASTRO: Yeah, those could be submitted via e-mail.

4 MS. BURKE-JONES: I’m just asking the steering committee that worked on this to take a review of it. I feel almost a little -- we weren’t part of the process. And I feel correcting the report is maybe not necessarily what somebody on council should be doing.

5 MAYOR LICASTRO: Okay. We’ll be glad to do that. Thank you, Joyce.

6 MS. BURKE-JONES: Thank you.

7 MAYOR LICASTRO: Anyone else on council?

8 Questions from the audience? Mr. Orel.

9 MR. OREL: Yes. RFQ and you throughout some letters out there and some of us aren’t familiar with what they’re meaning, if you could tell us what they are.

10 MR. BENJAMIN: Sorry, I should have said

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1 RFP. RFQ is Request For Qualifications. RFP is Request For Proposals.

2 MR. OREL: And Mayor, you said CMS or what was that?

3 MR. MATTY: CMSD.

4 MAYOR LICASTRO: Cleveland Municipal School District. When I first became Mayor and went to a Mayor’s meeting, you had to be well-versed in acronyms, because everything were acronyms. I had those same questions. Our apologies.

5 Ms. Meade.

6 MS. MEADE: Yes. Knowing that there’s a pot of money for the community center and knowing that they may want to spend money on maintenance or improvements in the next year or so and it could be depleted, does that mean that there’s further investigation for how it’s going to be funded in the future, does that mean that the rec levy, a new rec levy will not be considered for next year?

7 MAYOR LICASTRO: That’s yet to be determined.

8 MR. BENJAMIN: I would add to that.

9 It’s at least my opinion, I don’t know where my council colleagues are, but certainly if there’s maintenance that needs to be done, we should be budgeting for that through the general fund and paying those costs, because there is ongoing maintenance that needs to be taken care of.

10 MS. MEADE: Maintenance can come through the rec funds.

11 MR. BENJAMIN: It could. Yeah, it could. It’s just a matter of, you know, what’s the best use of the rec levy fund? Should it be used for events and amenities or is there enough to be used for maintenance as well? If that’s the case, that’s great, but you know, I’m of the opinion that maintenance could also come from, if necessary, from the general fund.

12 MS. MEADE: So if the Rec Commission wanted to move forward because it’s been sitting on things, can they move forward on their own or do they have to recommend to council that they want to do A, B, C, D and E for X amount and council has to approve it if they’ve got the money in their budget?

13 MAYOR LICASTRO: All commissions, boards and committees make recommendations. Council decides how money should be spent. So we’re
always willing and anxious to hear recommendations from the various commissions, boards and committees, but they cannot move forward without the approval of council.

Mr. Galestock.

MR. GALESTOCK: I would like to piggyback on that thought just a little bit and encourage you when you congratulate the new Service Director tonight, to impress upon him that there are some things on this building that probably should be addressed for winter. Not large things, but bare wood rot, things that will only get worse if not addressed in a timely fashion, however we do that.

MAYOR LICASTRO: Thank you. If you're aware of them, send us an e-mail.

MS. MEADE: It's outlined in the report. If you walk the outside of the building, they're self-evident.

MR. OREL: Not to mention the letter I sent you.

MAYOR LICASTRO: That's correct.

MR. GALESTOCK: I'll be happy to send you something if you want.

MAYOR LICASTRO: Looking forward to it,

Keith, thank you.

Anyone else? All right. That's the only item on the agenda for Committee of the Whole. Is there a motion to adjourn?

MS. HOEFLING: So moved.

MR. BENJAMIN: Second.

MAYOR LICASTRO: All in favor of the motion?

Ayes: 5.

(Meeting adjourned at 6:17 p.m.)