

**REGULAR COUNCIL MEETING
OF THE COUNCIL OF THE CITY OF BROOK PARK, OHIO
TO BE HELD ON TUESDAY, JANUARY 19, 2021
7:30 P.M.**

A. ROLL CALL OF MEMBERS:

B. PLEDGE OF ALLEGIANCE:

C. APPROVAL OF MINUTES OF PRECEDING MEETINGS:

1. CAUCUS PRIOR TO MEETING MINUTES HELD ON NOVEMBER 17, 2020.

Note: Moved by **motion** from the January 5, 2021 Council agenda for proper corrections.

2. CAUCUS PRIOR TO MEETING MINUTES HELD ON DECEMBER 15, 2020.

3. REGULAR COUNCIL MEETING MINUTES HELD ON DECEMBER 15, 2020.

4. SPECIAL CAUCUS MEETING MINUTES HELD ON DECEMBER 21, 2020.

5. SPECIAL COUNCIL MEETING MINUTES HELD ON DECEMBER 21, 2020.

6. SPECIAL COUNCIL MEETING MINUTES HELD ON DECEMBER 22, 2020.

7. SPECIAL COUNCIL MEETING MINUTES HELD ON DECEMBER 23, 2020.

8. CAUCUS PRIOR TO MEETING MINUTES HELD ON JANUARY 5, 2021.

9. REGULAR COUNCIL MEETING MINUTES HELD ON JANUARY 5, 2021.

D. REPORTS OF STANDING COMMITTEES:

Aviation & Environmental Committee - Chairwoman, Schmuck

Finance Committee - Chairman, Scott

Legislative Committee - Chairman, Mencini

Parks & Recreation Committee - Chairman, Poindexter

Planning Committee - Chairman, Orcutt

Safety Committee - Chairman Troyer

Service Committee - Chairman, Salvatore

Board of Zoning Appeals - Chairman, Mencini

E. REPORTS OF SPECIAL COMMITTEES:

Southwest General Health Center - Trustee, Orcutt
Berea Board of Education Representative, Mencini
Technology and Innovation Council Representative - Poindexter

F. REPORTS OF BOARDS AND COMMISSIONS:

G. INTRODUCTION OF RESOLUTIONS OF COMMENDATION:

H. REPORTS AND COMMUNICATIONS FROM THE MAYOR:

I. REPORTS AND COMMUNICATIONS FROM DEPARTMENTS, COMMISSIONS, AND OTHER PUBLIC OFFICIALS:

J. OTHER COMMUNICATIONS AND PETITIONS, AND VERBAL APPROVAL: (INTRODUCTION OF NEW LEGISLATION):

K. MISCELLANEOUS BUSINESS, APPOINTMENTS, CONFIRMATIONS:

APPOINTMENTS:

1. PLANNING COMMISSION APPOINTMENT, BRIAN WALSH, PER MAYOR GAMMELLA.
2. PLANNING COMMISSION APPOINTMENT, TIM CHORNAK, PER MAYOR GAMMELLA.

L. REMARKS FROM THE AUDIENCE ON ANY SUBJECT MATTER:

M. INTRODUCTION OF ORDINANCES AND RESOLUTIONS: FIRST READING:

1. ORDINANCE NO. 11182-2021, AUTHORIZING THE MAYOR TO ISSUE AND ADVERTISE FOR A REQUEST FOR PROPOSALS FOR THE LISTING, MARKETING AND SALE BY AN OHIO LICENSED COMMERCIAL BROKERAGE FOR LAND OWNED BY THE CITY OF BROOK PARK AND LOCATED ON CEDAR POINT ROAD AND DECLARING AN EMERGENCY. Introduced by Mayor Gammella.
2. ORDINANCE NO. 11183-2021, AUTHORIZING THE MAYOR TO ISSUE AND ADVERTISE FOR A REQUEST FOR PROPOSALS FOR THE LISTING, MARKETING AND SALE BY AN OHIO LICENSED COMMERCIAL BROKERAGE FOR LAND OWNED BY THE CITY OF BROOK PARK AND LOCATED ON AEROSPACE PARKWAY AND DECLARING AN EMERGENCY. Introduced by Mayor Gammella.
3. ORDINANCE NO. 11184-2021, AUTHORIZING THE MAYOR TO DISPOSE OF AN OBSOLETE CITY TRUCK THAT IS UNSAFE AND NO LONGER ROAD WORTHY AND DECLARING AN EMERGENCY. Introduced by Mayor Gammella.

N. SECOND READING OF ORDINANCES AND RESOLUTIONS:

O. THIRD READING OF ORDINANCES AND RESOLUTIONS:

P. ADJOURNMENT:

**SYNOPSIS OF ORDINANCES AND RESOLUTIONS
FOR THE COUNCIL MEETING OF JANUARY 19, 2021**

FIRST READING:

Ord. No. 11182-2021 AN ORDINANCE AUTHORIZING THE MAYOR TO ISSUE AND ADVERTISE FOR A REQUEST FOR PROPOSALS FOR THE LISTING, MARKETING, AND SALE BY AN OHIO LICENSED COMMERCIAL BROKERAGE FOR LAND OWNED BY THE CITY OF BROOK PARK AND LOCATED ON CEDAR POINT ROAD, AND DECLARING AN EMERGENCY.

SYNOPSIS: An ordinance authorizing the Mayor to advertise for proposals for listing and marketing city owned land located on Cedar Point Road by an Ohio Licensed Commercial Brokerage who is nationally affiliated.

Ord. No. 11183-2021 AN ORDINANCE AUTHORIZING THE MAYOR TO ISSUE AND ADVERTISE FOR A REQUEST FOR PROPOSALS FOR THE LISTING, MARKETING AND SALE BY AN OHIO LICENSED COMMERCIAL NATIONALLY AFFILIATED BROKERAGE FOR LAND OWNED BY THE CITY OF BROOK PARK AND LOCATED ON AEROSPACE PARKWAY, AND DECLARING AN EMERGENCY.

SYNOPSIS: An ordinance to authorize the Mayor to issue and advertise for proposals for listing and marketing to sell federally designated opportunity zone land, on Aerospace Parkway, owned by the City of Brook Park by an Ohio Licensed Commercial Brokerage who is nationally affiliated.

Ord. No. 11184-2021 AN ORDINANCE AUTHORIZING THE MAYOR TO DISPOSE OF AN OBSOLETE CITY TRUCK THAT IS UNSAFE AND NO LONGER ROAD WORTHY, AND DECLARING AN EMERGENCY

SYNOPSIS: An ordinance authorizing the Service Department to sell an obsolete rusted truck with a blown engine for scrap to McMahn's Scrapping for fair market value, less the cost of the tow.

**PREPARED BY THE BROOK PARK LEGAL DEPARTMENT
January 14, 2021**

P/C 12-8-20 Finance
CA 1-12-21
1st R 1-19-21
2nd R _____
3rd R _____
B/C _____

CITY OF BROOK PARK, OHIO

ORDINANCE NO: 11182-2021

INTRODUCED BY: MAYOR GAMMELLA

AN ORDINANCE

AUTHORIZING THE MAYOR TO ISSUE AND ADVERTISE FOR A REQUEST FOR PROPOSALS FOR THE LISTING, MARKETING, AND SALE BY AN OHIO LICENSED COMMERCIAL BROKERAGE FOR LAND OWNED BY THE CITY OF BROOK PARK AND LOCATED ON CEDAR POINT ROAD, AND DECLARING AN EMERGENCY

WHEREAS, the property, located on Cedar Point Road and is zoned U-6 Commercial, Research and Development District; and

WHEREAS, this property is currently owned by the City of Brook Park and has 4.8354 acres and consists of Permanent Parcel Number 341-04-003; and

WHEREAS, this site is located in a federally designated opportunity zone for investment and development purposes and

WHEREAS, the City has no other viable government use for the property; and

WHEREAS, due to the size and proximity to adjoining research, development and commercial properties, the City seeks proposals from interested parties to identify both the amount to be paid for acquisition as well as the future uses; and

WHEREAS, the maintenance of the property will be an additional expense for the City Service Department, as well as requiring security from our Police Department, insurance costs and other foreseen and unforeseen costs; and

WHEREAS, the City of Brook Park has prepared a Request for Proposals related to this property.

NOW THEREFORE, BE IT ORDAINED, by the Council of the City of Brook Park, State of Ohio, that:

SECTION 1: That the Mayor is hereby authorized to advertise for and solicit proposals for the purchase and use of the property in accordance with the Request for Proposals which is attached hereto as Exhibit "A" and incorporated herein.

SECTION 2: The money needed for the aforesaid transaction shall be paid from funds theretofore appropriated for said purpose.

SECTION 3: It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and of any of its committees that resulted in such formal action were in meetings open to the public in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

SECTION 4: That this Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health, safety and welfare in the City, and for the further reason authorize the Mayor to advertise for a request for proposals for the listing, marketing and sale by an Ohio licensed commercial brokerage for land owned by the City; therefore provided this Ordinance receives the affirmative vote of at least five (5) members elected to Council it shall take effect and be in force immediately from and after its passage and approval by the Mayor; otherwise, from and after the earliest period allowed by law.

PASSED: _____

PRESIDENT OF COUNCIL

ATTEST: _____
Clerk of Council

APPROVED: _____
MAYOR

DATE

I HEREBY APPROVE THE WITHIN
INSTRUMENT AS TO LEGAL FORM
AND CORRECTNESS


DIRECTOR OF TAX



(RFP) Request for proposal of Commercial Real Estate Services include the following:

- Assist clients with the purchase, sale or lease of commercial properties that will be used for business purposes.
- Representing either a buyer, seller or tenant a broker serves as a mediator between parties, ensuring that their client receives the best terms, conditions and value on their investment transaction.
- Property positioning, pricing and recommendations.
- Marketing and leasing strategy development.
- Exposure to brokerage community and potential tenants.
- Tenant qualification.
- Lease / Sale term negotiations.
- Building improvement suggestions.
- Collaboration with property managers, construction managers, architects. and designers.
- Advertise property nationally, LoopNet / Costar, email blasts, showings and phone calls.
- Be affiliated with national brokerage
- Marketing materials and signage for the sites.

P/C 12-8-20 France
CA 1-12-21
1st R 1-19-21
2nd R
3rd R
P/C

CITY OF BROOK PARK, OHIO

ORDINANCE NO: 11183-2021

INTRODUCED BY: MAYOR GAMMELLA

AN ORDINANCE

AUTHORIZING THE MAYOR TO ISSUE AND ADVERTISE FOR A REQUEST FOR PROPOSALS FOR THE LISTING, MARKETING, AND SALE BY AN OHIO LICENSED COMMERCIAL NATIONALLY AFFILIATED BROKERAGE FOR LAND OWNED BY THE CITY OF BROOK PARK AND LOCATED ON AEROSPACE PARKWAY, AND DECLARING AN EMERGENCY

WHEREAS, the property, located on Aerospace Parkway and is zoned U-6 Commercial, Research and Development District; and

WHEREAS, this property is currently owned by the City of Brook Park and has 17.8 acres and consists of Permanent Parcel Numbers: 341-05-001, 341-30-004, 341-35-002, 341-36-008, 341-36-009 and 341-36-011; and

WHEREAS, this site of 17.8 acres is located in a federally designated opportunity zone for investment and development purposes; and

WHEREAS, the City has no other viable government use for the property; and

WHEREAS, due to the size and proximity to adjoining research, development and commercial properties, the City seeks proposals from interested parties to identify both the amount to be paid for acquisition as well as the future uses; and

WHEREAS, the maintenance of the property will be an additional expense for the City Service Department, as well as requiring security from our Police Department, insurance costs and other foreseen and unforeseen costs; and

WHEREAS, the City of Brook Park has prepared a Request for Proposals related to this property.

NOW THEREFORE, BE IT ORDAINED, by the Council of the City of Brook Park, State of Ohio, that:

SECTION 1: That the Mayor is hereby authorized to advertise for and solicit proposals for the purchase and use of the property in accordance with the Request for Proposals which is attached hereto as Exhibit "A" and incorporated herein.

SECTION 2: The money needed for the aforesaid transaction shall be paid from funds theretofore appropriated for said purpose.

SECTION 3: It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and of any of its committees that resulted in such formal action were in meetings open to the public in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

SECTION 4: That this Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health, safety and welfare in the City, and for the further reason authorize the Mayor to issue and advertise for a request for proposals for the listing, marketing and sale by an Ohio licensed commercial brokerage; therefore provided this Ordinance receives the affirmative vote of at least five (5) members elected to Council it shall take effect and be in force immediately from and after its passage and approval by the Mayor; otherwise, from and after the earliest period allowed by law.

PASSED: _____

PRESIDENT OF COUNCIL

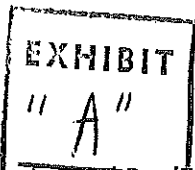
ATTEST: _____
Clerk of Council

APPROVED: _____
MAYOR

DATE

I HEREBY APPROVE THE WITHIN
INSTRUMENT AS TO LEGAL FORM
AND CORRECTNESS


DIRECTOR OF LAW



(RFP) Request for proposal of Commercial Real Estate Services include the following:

- Assist clients with the purchase, sale or lease of commercial properties that will be used for business purposes.
- Representing either a buyer, seller or tenant a broker serves as a mediator between parties, ensuring that their client receives the best terms, conditions and value on their investment transaction.
- Property positioning, pricing and recommendations.
- Marketing and leasing strategy development.
- Exposure to brokerage community and potential tenants.
- Tenant qualification.
- Lease / Sale term negotiations.
- Building improvement suggestions.
- Collaboration with property managers, construction managers, architects. and designers.
- Advertise property nationally, LoopNet / Costar, email blasts, showings and phone calls.
- Be affiliated with national brokerage
- Marketing materials and signage for the sites.

P/C 12-15-20 SERVICE
CA 1-12-21
1st R 1-19-21
2nd R _____
3rd R _____
B/C _____

CITY OF BROOK PARK, OHIO

ORDINANCE NO: 11184-2021

INTRODUCED BY: MAYOR GAMMELLA

AN ORDINANCE AUTHORIZING THE MAYOR TO
DISPOSE OF AN OBSOLETE CITY TRUCK THAT IS UNSAFE
AND NO LONGER ROAD WORTHY,
AND DECLARING AN EMERGENCY

WHEREAS, the City of Brook Park has a truck that is no longer road worthy, in disrepair, and is unsafe to operate; and

WHEREAS, the Service Director has set up an account with McMahan's Scrapping that will offer a fair market value based upon daily metal pricing; and

WHEREAS, McMahan Scrapping will provide the towing service and deduct the towing cost from the gross proceeds; and

WHEREAS, it is in the best interest of the City of Brook Park to dispose of said vehicles and receive the value for same;

NOW THEREFORE BE IT ORDAINED, by the Council of the City of Brook Park, State of Ohio, that:

SECTION 1: The Mayor is hereby authorized and directed to dispose of obsolete city truck that is unsafe and no longer road worthy by delivering it with McMahan Scrapping as listed in the attached Exhibit "A."

SECTION 2: It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and of any of its committees that resulted in such formal action were in meetings open to the public in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

SECTION 3: This Ordinance is hereby declared to be an

emergency measure immediately necessary for the preservation of the public peace, health, safety and welfare of said City, and for the further reason to dispose of an obsolete city truck; therefore provided this Ordinance receives the affirmative vote of at least five (5) members elected to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor; otherwise, from and after the earliest period allowed by law.

PASSED: _____

PRESIDENT OF COUNCIL

ATTEST: _____
Clerk of Council

APPROVED: _____
MAYOR

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INSTRUMENT AS TO LEGAL FORM
AND CORRECTNESS

DIRECTOR OF LAW

1988 L8000 FORD Truck #472 Vin# 1FDYK82ADKVA10479 (blown engine, rusted)

