

**REGULAR CAUCUS MEETING  
OF THE COUNCIL OF THE CITY OF BROOK PARK, OHIO  
TO BE HELD ON TUESDAY, NOVEMBER 17, 2015**

The meeting was called to order by Council President Patten at 7:30 p.m., the clerk called the roll and the following Members of Council answered:

**HIGGINS, TROYER, SALVATORE, MENCINI, POWERS, D'AMICO**

Also in attendance were Service Director Cayet, Safety Director Byrnes, Finance Director Cingle, Economic Development Commissioner Dolan, Mayor Coyne, Engineer Piatak, Assistant Tax Director Maykut, Recreation Director Fields, Law Director Jamison, Firefighter/Paramedic Wright, Building Commissioner Hurst, Councilman Salvatore arrived at 7:32 p.m.

Council President Patten excused Councilman Burgio from tonight's meeting.  
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**APPROVAL OF MINUTES OF PRECEDING MEETINGS:**

1. Regular Caucus meeting held on November 4, 2015.

**Motion** by Mr. Mencini, supported by Mr. Troyer, to approve as printed. Members of Council present voted AYE. The motion carried.  
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**DISCUSSION:**

1. ORDINANCE NO. 8863-2002, 'AUTHORIZING THE MAYOR TO WORK WITH THE CUYAHOGA COUNTY TREASURER TO ISSUE TAX CREDITS TO HOMEOWNERS' AND DECLARING AN EMERGENCY Introduced by Councilmen Patten & Mooney (**Note: Per Section 2 of this legislation City Council must review on an annual basis**)

**Motion** by Mr. Higgins, supported by Mr. D'Amico, that item number one was discussed.  
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Mr. Troyer stated is there any way and not be in violation of the original agreement to repeal this legislation.

Mayor Coyne responded I think it should be a goal of the Council and Administration to review the finances of the city; in the event that we can provide some relief to our citizens.

**DISCUSSION: CONT.**

Mr. Troyer stated if we get an increase to the income taxes and finish the roads and have excessive then we would be able to rebate that to homeowners.

Mayor Coyne stated the city income tax would be rebated if it was 'earmarked' for construction purposes but could be done. In the event that the situation was that revenues were outside that portion of the income tax were generated; the answer to that question is yes.

Mr. Troyer stated to Finance Director Cingle is there anyway that if we did repeal this and then if we could go back to that certain portion from NASA that not subject to the tax split. Is there anyway to change that?

Mr. Cingle responded not with this ordinance in effect.  
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**ROLL CALL: AYES:** Higgins, D'Amico, Powers, Mencini, Salvatore, Troyer  
**NAYS:** None. The motion carried.

2. AN ORDINANCE ENACTING PART EIGHTEEN OF THE BROOK PARK CODIFIED ORDINANCES ENTITLED 'MUNICIPAL INCOME TAX' AND DECLARING AN EMERGENCY Introduced by Mayor Coyne

Mayor Coyne stated that the State of Ohio has required that the city's tax ordinance conform to the actions of the General Assembly and this legislation merely provides changes to conform with the mandates of the State of Ohio; if the city wants to collect city income taxes.

Mr. Cingle stated House Bill 5 was approved by the State Legislature and this ordinance must be enacted by the end of the year so that it is in effect by January 1, 2016; so that the city may impose an income tax beginning in 2016. Even if the city disagrees with the house bill we are still required to approve this ordinance if the city wants to impose an income tax in 2016.

**Motion** by Mr. Higgins, supported by Mr. Mencini, to place on the next Council agenda. Members of Council present voted AYE. The motion carried.

3. AN ORDINANCE AUTHORIZING THE CITY OF BROOK PARK TO PROVIDE A DEMOLITION GRANT FOR 18301 BROOKPARK, LLC, A CORPORATION WHOLLY OWNED BY WESTON, INC Introduced by Mayor Coyne

Mr. Dolan introduced Brad Copley and Lee Boss are here as principles in Boss Pro Karting; Rod Namey from Weston Development is unavoidably detained. The city would give a \$50,000 grant to help with the demolition of the property at 18301

**DISCUSSION: CONT.**

Brookpark Road (former Enterprise Rental Car facility) that is an obsolete and dilapidated building and also demolition of the building to the rear which was a former home of a tool and die factory. These buildings will be razed with a brand new facility built as seen in the presentation.

**In attendance:**

Brad Copley  
15291 Rhonda Lane  
Lagrange, OH

Lee Boss  
3278 Electric Blvd.  
Avon Lake, OH

Mr. Copley thanked Council for letting them make this presentation and stated that Boss Pro-Karting is a brand new startup of a family business and also a racing family. Constructing the building for Weston is Janotta & Herner of Monroeville, OH who recently completed the Lexus dealership on Brookpark Road; the whole family is Northeast Ohioans and excited to pull this project together. This has been something that I personally have been working on for a better part of a decade after being in a similar facility in Budapest, Hungary when working for MTD. We are very happy to have pulled together a consortium of partners and advisers to make this project happen. Weston is the property owner and additionally there has been a lot of input from the similar kinds of venues throughout the country including Sky Zone, the trampoline facility and sports venues in Northeast Ohio. The mission is to find the driver in everyone and will provide an unforgettable experience in a safe manner at Boss Pro-Karting. There are three different people being targeted for this project; automobile enthusiasts, tourism and events whether birthday or bachelor parties. On the corporate side corporate training events and launching new products like when the mini-cooper was launched; this will allow the dealers to bring in people to be trained and experience the new products being offered. When built the facility will be able to accommodate groups of a one-time group of 200 people for training, or groups can be rotated. The facility will have a small board room, large training room, concessions and catering of breakfasts and lunches in the large meeting room that can be separated in the middle. When talking about a go-kart track all of us have visions in our heads such as Goofy Golf or Swings and Things or some other place visited where the plan is how quickly you can run into your brother, sister or friend is where the most excitement comes in. The underlying magic with the Boss Karting track is number one starts with the carts. These are high performance battery operated racing karts directly from Europe and unmanaged can do 70 mph (miles per hour) if taken to the outdoor go-kart track in Barberton. Indoors the karts will be limited between 30 mph and 50 mph depending on where they are at. The battery operated karts give the opportunity to not only eliminate the noise and fumes and will provide a very enjoyable experience from that standpoint but the torque and racing aspect of the battery operated karts presents a whole new level. The second piece of the underlying magic is the track design and race

**DISCUSSION: CONT.**

experience there will be 18 turns in the track, it's more of a Formula One Mid-Ohio Burke Lakefront airport track; this is not a circular track. The track will give a sense of how to corner a car and the vehicle dynamics that come along with it as well as the professional experience given and the training and improving. The battery karts are controlled electronically through a timing and scoring system but in addition the karts are controlled immediately when coming into the pits that automatically shuts the kart out to 5% power; or if there is an accident on the track with the click of a button the karts are shut down, because the safety aspect is very important to us. Corporate events and training is a \$4 billion dollar a year business just in the State of Ohio and when taking a corporate team out to Grafton for paintballing there are not a lot of full participatory events in Cleveland. With Karting the corporate will be able to come in for training and have a fun experience. Between Weston and Boss Pro we are investing just over \$4 million dollars in this project (approximately \$4.2 million dollars) when all said and done. From the demolition side is about \$120,000 to \$150,000 and there are a lot of unknowns that come along with that demolition. Those buildings have been there a very long time and there have not been any core samples or underground samples to see what the foundations are like, but there were some very heavy machines that came out of the back side of the building. So this assistance from the city that is being asked is very important in making this project a reality. We are just very thankful to not only have Council's support and willingness to invest in this company but we wanted to let you know that we are excited about being the Brook Park community and investing in the community and being here for a very long time. Mr. Copley continued with payrolls and jobs for this project during the construction phase there will be about \$800,000 construction wages and then from Boss Pro standpoint there will 20 to 30 individuals employed with a payroll on a continuing annual basis of around \$500,000.

Mr. Boss stated the key is to go above and beyond with corporate events and have more than just a building or activity this will allow teams to integrate and learn as groups. From the racing and fun side the control that we have over the electric karts is for the safety and all the karts are all the same so there are no arguments of who was in the faster kart. There will be special events such as league nights and other training opportunities for people that are interested. Boss Pro is very excited to be part of the Brook Park community and it is a great location for this type of project and look forward to continue working with the city.

Mayor Coyne stated the city is very pleased to have this development and it points out some unique problems of redeveloping Brookpark Road because almost every case there's not a lot of clean land, there are issues that have to be addressed from the environmental standpoint. It makes sense for the city to be partners with those people who want to redevelop properties that in some degree are distressed and particularly at that end of the corridor to begin down there with the

**DISCUSSION: CONT.**

new RTA station and the Boss development. Then the city can start merging towards the West 150<sup>th</sup> Street/Smith Road to begin development from both ends will spurn growth on a section that has been distressed and difficult to develop for many, many years.

Mr. Mencini asked about the promotion of this facility will this be local such as Cleveland or west side or will the facility be promoted outside of Cuyahoga County.

Mr. Copley stated it will definitely be all of Northeast Ohio and this will be the premiere and the only facility of its sort in Northeast Ohio. That will be important not only for the racing enthusiasts from Lorain County and mid-Ohio; if you're a racer they will drive hours to go to a race. There will be people coming from Toledo to race go karts and in addition some of the other tracks in Colorado, Cincinnati and Louisville we are developing a consortium between all the private owned tracks, whereby, the race that would happen in Cleveland the people will know what is going on in Colorado; so this becomes a whole circuit of indoor karting. Also Sherwin-Williams, MTD and other companies all have field sales teams that cover the entire nation and the times to get the entire team together has to be valuable. This location and venue and what we're trying to do here is the only opportunity in all of Northeast Ohio to get that type of group together and have a valuable meeting along with valuable team building exercises year round; so there will be a lot of great people coming to Brook Park.

Mr. Mencini stated he like this when it was brought forward at the Planning Commission with the investment and the location that can be promoted being right across from the RTA station.

Mrs. Powers asked what the age range for using the karts is.

Mr. Copley responded this will be like Cedar Point, there will be height requirements and the karts being purchased will be 54", so people will have to be taller than 54". Because of our control, training and experience that we are able to provide we're not limiting from an age standpoint. We are working with the kart manufacturer because our attention is to do camps for children, for instance after a soccer camp. Or teaching your child to drive is very important that they feel comfortable not only in a car but to make the decisions and know what the responsibility is. These are all tenants of good racing and we think there is an opportunity for us to provide that service to families.

Mrs. Powers stated in your presentation the karts would be 30 to 50 mph would you slow it down more than that for young people.

Mr. Copley responded yes.

**DISCUSSION: CONT.**

Mrs. Powers asked for clarification on the statement made about bumper cars and hitting each other. You can't hit someone at 30 to 50 mph so what kind of control would you have to not have a crash.

Mr. Copley stated the karts themselves are fully contained and we have full control remotely so with a push of a button we can speed them up, slow them down or shut them off completely. The track is 18" tall barrier system designed specifically for these karts and can take impact absorption of the karts.

Mr. Boss stated with the bumper cars people get bored and start bumping into their friends with these types of karts people will a helmet provided and drivers will be on the edge to go a little faster for a much more exciting atmosphere, which takes a lot of focus on driving.

Mr. Copley stated all drivers will have a full helmet, neck brace and a five point seatbelt.

Mr. Salvatore stated the payroll calls for 20 to 30 jobs of at least \$500,000 a year is that based on 20 employees.

Mr. Copley stated yes, the target we looking at is 23 jobs but a range was given of 20 to 30 jobs to be safe in that number.

Mr. Salvatore stated so if there were 30 or 32 jobs then we're looking at a about a \$75,000 payroll. What is your anticipated growth?

Mr. Copley responded our \$2 million dollar is the number we are striving to reach in the first three years and I can tell you that within this market I think the opportunity would be to double that number. In order to double we would not have to double our investment but we would have to go 10,000 square foot larger by either adding a second track, possibly a small child's track or at least some additional activities to get to that number. The growth beyond that \$2 million dollar mark is going to also require us to invest into the business.

Mr. Salvatore stated when you say additional activities would it be related to this type of racing in go karts or something like a putt-putt course.

Mr. Copley responded yes, it would need to continue target and build upon our adjusting customer base so right now going towards like a Swings and Things wouldn't be where we would have with this business long term. We would probably look at restaurants and/or additional kart tracks and the newest trend out there is drone racing, so we've been investigating and looking at that quite a

**DISCUSSION: CONT.**

lot. Something in that venue that sticks with our mission of finding the driver in all of us.

Mr. Salvatore stated safety is a big issue and I have seen the technology that you mentioned that every kart can be shut down in a matter of seconds; so there is a lot of technology that comes with this type of environment. Mr. Salvatore stated this is going to be a great addition to the city.

Mr. Troyer stated I would like to be in the first race. I have a question and everything is great and glad to have this here but are these karts going to be shifted or hit the gas and it goes.

Mr. Copley responded would like to have you and this karts will be hit the gas and it goes; very easy to drive, very quick and fun.

Mr. Troyer stated good luck.

Mr. Boss commented we talk about a real racing experience and going a little deeper on that side to keep things interesting. This is a very much an open to the public, anyone can come. When you compare these types of go karts to Ray's Mountain Bikes Arc or the Sky Zone Trampoline Parks. It is a little bit limited in the skill set and physical ability but as long as the height requirement is met anybody can operate these karts; these karts are very accessible to a large range of shapes, sizes and ages.

Mr. Higgins welcomed Mr. Copley and Mr. Boss, my question is in your regards to your construction project. This city is loaded with Ivy School building trades people. Do you have any anticipation with the bidding process of this project to make sure those bids are open to those trades' people?

Mr. Copley responded yes, my short answer is yes but my long answer is I would probably need to get the details from Janotta & Herner and Weston on exactly how that is occurring. Janotta & Herner just completed the project on Brookpark Road and has very involved with everything in Brook Park and the entire process; along with the trade schools.

Mr. Higgins stated I'm sure Mr. Dolan or I can hook you up with the President of the Cleveland Building Trades and there are different ways that they can work with you to make sure the pencils are sharpened; I have nothing but good success with any projects that I've been involved with the building trades people.

Mr. Dolan commented to Mr. Higgins Janotta & Herner when the dealerships were built did work through the trades and Cleveland, so I have every expectation that

**DISCUSSION: CONT.**

they will do the same on this project. This is going to be a bookend to the RTA investment and if entering into the city on the major thoroughfare on the north end coming from the airport. There will be a state of the art facility that looks inviting and moving down Brookpark Road the Mayor has been very aggressive with Ford Motor Company and hopes that they address the institutional look that they have on the front by making it more corporate inviting. This will be a huge anchor in moving east down Brookpark Road for the needs and development projects that are coming west on Brookpark Road from Harley-Davidson; so that Brookpark Road doesn't look as dated as today. You will see new facilities, new businesses and new employees and hopefully will be part of the leverage to get more people to invest in the City of Brook Park off of Brookpark Road; from the industrial corridors of West 161<sup>st</sup> and West 164<sup>th</sup> Streets down to West 137<sup>th</sup> Street. This will tell people that Brook Park is open for business and invites people to see what the city has to offer.

Mr. Higgins stated is there a plan to have food, beverage and liquor license at the facility.

Mr. Copley responded there will be a liquor license and a small concession open all of the time and are looking at catering in on large events.

**Motion** by Mr. Salvatore, supported by Mr. Mencini, to place on the Council agenda immediately following under First Reading.

**ROLL CALL: AYES:** Salvatore, Mencini, Powers, D'Amico, Higgins, Troyer  
**NAYS:** None. The motion carried.

Mr. Patten stated that will appear under M-5 as Ordinance No. 9985-2015.

3. AN ORDINANCE AMENDING ORDINANCE NO. 9978-2015, THE APPROPRIATION ORDINANCE FOR THE CITY OF BROOK PARK AND DECLARING AN EMERGENCY Introduced by Mayor Coyne

Mayor Coyne stated this is the annual year-end of cleaning up the city's appropriations to match revenues; there are some adjustments for lowering and increasing of minimal amounts.

Mr. Troyer stated to Finance Director Cingle in Fund 423 – Sanitation line item 511 – Regular Salaries were cut by \$60,000. With the elimination of a lot of the yard waste didn't that distribute four employees from the Sanitation to other departments?

Mr. Cingle responded that is for the reassignment of employees to reduce the appropriations in Sanitation.

**DISCUSSION: CONT.**

Mr. Troyer stated the amount is only \$60,000 wasn't that four employees for half a year, so you could get two which seems a little low.

Mr. Cingle responded this is two employees that were reassigned.

Mr. Troyer continued stated there were lot monies appropriated for the Fund 412 – Police Department is that for going to the 12-hour shifts and wasn't that supposed to save some monies?

Mr. Cingle responded the increase in line item 511 – Regular Salaries was as stated a change in the contract so the increase is for holiday time being paid out, shift differential by going to 12-hour shifts and the Overtime is mainly for the STOP Program; that has been in effect this year.

**Motion** by Mr. Higgins, supported by Mr. Troyer, to place on the next Council agenda. Members of Council present voted AYE. The motion carried.

5. AN ORDINANCE TO PROVIDE FOR THE TEMPORARY APPROPRIATIONS OF THE CITY OF BROOK PARK, STATE OF OHIO, FOR THE THREE MONTHS ENDING ON MARCH 31, 2016 AND DECLARING AN EMERGENCY  
Introduced by Mayor Coyne

Mr. Troyer stated to Finance Director Cingle last year's temporary budget was \$5.3 million and this year the temporary budget is \$5.5 million; why is more than last year?

Mr. Cingle responded mainly due to a line item in the Safety Building with a payment being made to the City of Parma regarding the dispatch center; that full amount has been appropriated in the temporary budget.

Mr. Troyer stated last year there was zero dollars for Workmen's' Compensation and this year shows \$400,000 up front.

Mr. Cingle responded Workmen's Compensation has changed their structure of how claims are being paid; so that shows the change through the bureau.

Mr. Troyer clarified this amount would be for the entire year?

Mr. Cingle concurred.

**DISCUSSION: CONT.**

**Motion** by Mr. D'Amico, supported by Mr. Troyer, to place on the next Council agenda. Members of Council present voted AYE. The motion carried.  
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There being no further business to come before this meeting Council President Patten declared this meeting adjourned at 8:10 p.m.

RESPECTFULLY SUBMITTED *Michelle Blazak*  
Michelle Blazak  
Clerk of Council

APPROVED *December 1, 2015*

THESE MEETING MINUTES APPROVED BY BROOK PARK CITY COUNCIL ARE A SYNOPSIS, NOT TRANSCRIBED IN THEIR ENTIRETY, ALTHOUGH ACCURATE.