

**ITEMS TO BE CONSIDERED
AT THE CAUCUS PRIOR TO THE COUNCIL MEETING
HELD ON JULY 17, 2018**

The meeting was called to order by Council President Pro-Tem Salvatore at 7:00 p.m., the clerk called the roll and the following Members of Council answered:

SCOTT, BURGIO, ORCUTT, STEM, MENCINI, POINDEXTER, SALVATORE

Also in attendance were Economic Development Commissioner Adams, Law Director Horvath, Building Commissioner Hurst, Recreation Director Elliott, Engineer Piatak, Mayor Gammella and Finance Director Cingle.

DISCUSSION:

1. A RESOLUTION AUTHORIZING ALL ACTIONS NECESSARY TO ACCEPT A COMMUNITY DEVELOPMENT BLOCK GRANT FOR THE PURCHASE OF THREE POLICE CRUISERS AND DECLARING AN EMERGENCY. Introduced by Mayor Gammella

Mr. Mencini asked Mayor Gammella with this grant the money generated for the police will stay in their budget.

Mayor Gammella concurred and stated this will be above and beyond for the three police cruisers.

Mayor Gammella thanked Mr. Adams for working on this grant at no cost to the city.

Mr. Burgio asked how long will it take for the city to receive the cruisers?

Scott Adams
Economic Development Commissioner
City of Brook Park
6161 Engle Road

Mr. Adams stated this was awarded at the Cuyahoga County Council meeting and now what is needed is this Resolution and five other pieces of documentation to accept the funds coming to the city. What will take place is this is a reimbursement meaning the city will put the funds out in September or October and send the invoice to the county for a 100% reimbursement.

Discussion: cont.

Motion by Mr. Burgio, supported by Mr. Mencini, to place on the Council agenda immediately following.

ROLL CALL: AYES: Burgio, Mencini, Stemm, Poindexter, Salvatore, Scott, Orcutt
NAYS: None. The motion carried.

Mr. Salvatore stated this will appear under M-1 as Resolution No. 21-2018.

- 2. AN ORDINANCE APPROVING A PARKING LOT ADDITION AND ALTERATIONS AT 17400 HOLLAND ROAD, 'BROOK PARK CITY HALL ADMINISTRATIVE OFFICES' LOCATED IN THE MUNICIPAL AND BOARD OF EDUCATION ZONE AND DECLARING AN EMERGENCY. Introduced by Mayor Gammella

Mayor Gammella stated the plan was approved unanimously at the Planning Commission meeting and the funds are available from the previous Council.

Mr. Poindexter asked how long with this section of the parking take and will it coincide with the moving of City Hall?

Mr. Piatak doesn't anticipate this project starting for six to eight weeks due to the bidding process and the construction should take three to four weeks once the project starts.

Mr. Mencini asked for a brief breakdown of the parking lot.

Mr. Piatak responded there will be 14 spaces along the back of the tennis courts with no loss of use. Another three spaces will be added to the island area along with new striping, some new sidewalks and catch-basin.

Mr. Stemm asked what is the total cost?

Mr. Cingle responded with the engineering and advertising the approximate amount is \$170,000, depending on how the bids come back.

Motion by Mr. Mencini, supported by Mr. Burgio, to place on the Council agenda immediately following.

ROLL CALL: AYES: Mencini, Burgio, Scott, Orcutt, Stemm, Poindexter, Salvatore
NAYS: None. The motion carried.

Mr. Salvatore stated this will appear under M-2 as Ordinance No. 11030-2018.

FINANCE COMMITTEE - CHAIRMAN, SCOTT

1. AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A CONTRACT FOR THE SALE OF PROPERTY LOCATED AT 15810 HARRISON DRIVE, PERMANENT PARCEL NO. 343-07-048 AND DECLARING AN EMERGENCY. Introduced by Mayor Gammella

Mr. Scott stated referred to Mayor Gammella.

Mayor Gammella stated this is property was abandoned and in very poor shape that the city picked up free of charge. The city has no use for this property and would like to sell an interested party who wants to fix up the property.

Scott Adams
Economic Development Commissioner
City of Brook Park
6161 Engle Road

Mr. Adams stated this property has been vacant and in disrepair for close to ten years and started the process of foreclosure in 2010. The property was eventually awarded to the City of Brook Park Land Utilization Program in September, 2017. The Land Utilization Program is a way to create capital funds for the city for other development needs. After walking through the house with Building Commissioner Hurst the home is solid but the electrical will need all new wiring, new electrical boxes due to corrosion, plumbing is in disrepair and the HVAC (Heating, Air Conditioning, Ventilation needs to be torn out and replaced. There are three roofs so a complete tear-off will be needed, the windows and siding will be painted, the gutters look to be salvageable and the landscaping will need to be torn out and redone. The estimate to rehab this property is in the range of \$40,000 with three parties making offers and this is the best offer of the three; that is more than the original appraisal on the property. The asking price was \$65,000 to not only catch the value of the property but also the closing costs, that range \$958.00. The city will profit approximately \$60,500 for property that the city has two major investments in one being there have been no break-ins or injuries at this property which is a good thing for the city since it's in our name. The other issue is the ongoing maintenance done by service crews for 2017 and 2018. The investor wanting this property has done several other homes in Brook Park and when finished is set to standard for a new sale price, with rehab taking one year.

Mr. Burgio clarified to Mr. Adams the proceed monies will be 'earmarked' for Economic Development?

Mr. Adams concurred.

Mr. Poindexter stated to Mr. Adams will this be rental property or rehabbed to sell.

Finance Committee - Chairman, Scott: cont.

Mr. Adams responded the purpose is to rehab and sell the property.

Mr. Salvatore clarified approximately \$40,000 to rehab the property, are there quotes for that or just an estimate?

Mr. Adams responded that is the investor's estimate and is based on what has been done in the community.

Mr. Salvatore continued this has been approached with other administrations and have talked with Mayor Gammella about the city getting involved in doing some of these projects. Mr. Salvatore would like to take a look at the property prior to the vote to see if there are other options the city can do.

Mr. Adams commented the 'Letter of Intent' is good and the investor is looking at an August 28th transfer.

Mr. Mencini sees both ends on this with remodeling crews coming in and doing tremendous jobs on homes. Also, concurs with Mr. Salvatore of the city looking at hiring contractors to do jobs in the city. Mr. Mencini stated to Mr. Adams on this.

Mr. Adams reiterated the \$40,000 is for materials only, does not include the labor the gentlemen will do themselves, they're using subcontractors. They're craftsman in their own right other than possibly the roof, electric and HVAC.

Mr. Orcutt stated to Mr. Adams this is a great project and thank you for bringing this forward. This is a win-win situation for the community and the neighbors living around that eyesore. With the basement mold is that moisture from the humidity or infiltration of the basement or from the outside; is there a waterproofing issue?

Mr. Adams responded the inspection that I did and three developers that looked at that said it's from the inside. The intent is to do a sandblast and reseal which was one of the selling features. Because if all four walls needed to be redone that would have been a cost of \$26,000 to \$30,000 for rehab costs.

Mr. Orcutt asked how many homes has this company redone in Brook Park?

Mr. Poindexter stated to Economic Development Commissioner Adams, are the parties interested in buying for rental property?

Mr. Adams responded their purpose is to rehab and resell as a three-bedroom home.

Finance Committee - Chairman, Scott: cont.

Mr. Salvatore stated to Economic Development Commissioner Adams you stated a figure of about \$40,000 for rehab, is that an accurate figure?

Mr. Adams concurred.

Mr. Salvatore continued have you poached for that or is that an estimate?

Mr. Adams responded that would be the investors' estimate based on what he has done in the community; more of an upscale rehab.

Mr. Salvatore commented I approached other administrations' and Mayor Gammella as far as the city getting involved with some of these projects. I look at this as an opportunity as a kickoff for the city to find people that live in the city to do the kind of work to rehab. Then the city could provide an opportunity for young families to come into Brook Park with assistance to them in the form of a grant if they stay in the property for ten years, if they move they must pay back the grant. That's one way to establish new roots for young families and for the city to have home ownership rather than the amount of rentals popping up in Brook Park. Currently, home prices are going through the roof and it's a good opportunity for the city to take a look at. This isn't a bad idea but I would like to take a little time to look at an option if Council and the Mayor thinks it's a good idea. Also, take a look at the property prior to the vote in anyway and maybe in the way of the city putting together something very attractive to head in a new direction for vacant properties in the city.

Mr. Adams commented the buyers are looking at an August 28th transfer.

Mr. Mencini stated looking at this I see both ends; remodeling people coming in the last couple of years and did tremendous work on homes. I, also, concur with Mr. Salvatore does the city actually want to get into the real estate business, maybe not or maybe look at a project of differ by hiring contractors.

Mr. Adams reiterated the \$40,000 is material only, they will do the labor themselves, no sub-contractors will be used except for possibly the electric and HVAC (Heating, Ventilation and Air Conditioning).

Mr. Orcutt stated this has been an eyesore for the neighborhood and either way this is looked at it is a win-win situation for the community and neighbors. Some of the things we discussed was with the mold in the basement, is that from interior moisture or infiltration from outside. Is there a waterproofing issue with the home?

Mr. Adams responded the three developers that looked at the home that it's omitted from the inside and will do a sandblast reseal.

Finance Committee - Chairman, Scott: cont.

Mr. Orcutt stated another question was this company, ANF Solutions, LLC how many homes have they redone in Brook Park.

Mr. Adams referred to Building Commissioner Hurst.

Ted Hurst
Building Commissioner
5790 Smith Road

Mr. Hurst stated approximately 12 to 15 homes in Brook Park and the company is a subsidiaries or family members of a home building company throughout Northeast Ohio; when the economy went down the company went into rehab work.

Mr. Orcutt asked how much did the city actually pay for this property?

Mr. Adams responded other than the hourly wage of service department crews cutting the lawn the city has zero (0) dollars tied up in the property. There was a \$95,000 plus lien on the property but working with the law director and myself and kudos to the County Fiscal Office removed that entire lien. The property sits tax-free in the city's name with no dollars out of pocket for this transaction.

Mr. Orcutt thanked everyone for their hard work and commented \$60,000 with the work and homes are selling for \$120,000 to \$130,000 in our neighborhoods.

Mayor Gammella asked Mr. Adams how long this property has been vacant.

Mr. Adams responded over seven years.

Mayor Gammella commented this property has been vacant for over seven years and is an eyesore to the community and the city has zero (0) dollars invested in the property and will clear \$60,000 that can be put into the city's land bank.

Mr. Poindexter concurred with Mayor Gammella, the city has zero (0) dollars invested and will gain \$60,000 and build a fund for other acquisitions.

Mr. Mencini stated to Mr. Adams good work and law director on getting that lien removed. Mr. Mencini asked if Council can view the inside of the house?

Mr. Adams responded the key is available through the building department, the included photos are very clear on the condition of the inside of the home; there is a mildew smell because the home was abandoned on May 17, 2010.

Finance Committee - Chairman, Scott: cont.

Mr. Mencini stated there have been a few homes torn down in Ward 2 and one new home that has enhanced the neighborhood, made a big difference.

Mr. Adams stated the biggest fear for the city is the possibility of a young person entering the property in a vandalizing situation and getting hurt. So the faster this project gets under contract and transfer the less liability the city has as a whole. Mr. Burgio concurred with Mr. Adams comments about an eyesore to the neighborhood, vandalism and other problems. So if the city can eliminate that and have a nice home that's an asset to the neighborhood and all proceeds going back into the Economic Development Fund, is a win-win.

Mr. Stemm commented the city has an opportunity to generate \$61,000 without using any additional resources.

Motion by Mr. Mencini, supported by Mr. Stemm, to place the legislation on the Council meeting immediately following.

ROLL CALL: AYES: Mencini, Stemm, Poindexter, Salvatore, Scott, Burgio, Orcutt

NAYS: None. The motion carried.

Mr. Salvatore stated this will appear under M-3 as Ordinance No. 11031-2018

LEGISLATIVE COMMITTEE - CHAIRMAN, MENCINI:

1. RESOLUTION NO. 28-2017, DESIGNATING THE MONTH OF OCTOBER AS BREAST CANCER AWARENESS MONTH IN THE CITY OF BROOK PARK, OHIO AND DECLARING AN EMERGENCY. Introduced by Councilman Troyer, Mencini, Councilwoman Powers and Council President Astorino
Note: Moved by motion from the 2/13/18 Caucus agenda to the 8/7/18 Caucus Prior to; due to revision for summer session there is no scheduled meeting for 8/7/18

Mr. Mencini stated this legislation has been back and forth in committee since 2017 and deals with a very important issue.

Motion by Mr. Scott, supported by Mr. Poindexter, to place on the September 18th Council agenda.

ROLL CALL: AYES: Scott, Poindexter, Salvatore, Mencini, Stemm, Orcutt, Burgio

NAYS: None. The motion carried.

SERVICE COMMITTEE - CHAIRMAN, ORCUTT:

1. AN ORDINANCE AUTHORIZING THE CONSULTING ENGINEER TO PREPARE PLANS AND SPECIFICATIONS AND THE MAYOR TO ADVERTISE FOR BIDS AND ENTER INTO CONTRACTS FOR THE HOLLAND ROAD RECONSTRUCTION PROJECT AND DECLARING AN EMERGENCY. Introduced by Mayor Gammella

Mr. Salvatore asked if this is time-sensitive legislation.

Mr. Piatak responded yes, and would like to see this move quickly. Some of the preliminary design work has begun and are scheduled to have plans completed per the OWPC (Ohio Public Works Commission) application at the end of this year. So the city is prepared to go out to bid during the winter months and be ready to start the project as soon as the weather breaks.

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

ROLL CALL: AYES: Salvatore, Mencini, Poindexter, Stemm, Orcutt, Burgio, Scott
NAYS: None. The motion carried.

The clerk stated this will appear under M-4 as Ordinance No. 11032-2018.

There being no further business to come before this meeting a **motion** by Mr. Mencini, supported by Mr. Burgio, to adjourn.

ROLL CALL: AYES: Mencini, Burgio, Scott, Orcutt, Stemm, Poindexter, Salvatore
NAYS: None. The motion carried.

Council President Pro-Tem declared this meeting adjourned at 7:45 p.m.

RESPECTFULLY SUBMITTED *Michelle Blazak*
Michelle Blazak
Clerk of Council

APPROVED *August 28, 2018*

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

2,656 words