

**REGULAR CAUCUS MEETING
OF THE COUNCIL OF THE CITY OF BROOK PARK, OHIO
TO BE HELD ON TUESDAY, APRIL 9, 2019**

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

SCOTT, BURGIO, ORCUTT, STEMM, MENCINI, POINDEXTER, SALATORE

Also in attendance Law Director Horvath, Mayor Gammella, Finance Director Cingle and Economic Development Commissioner Adams.

APPROVAL OF MINUTES OF PRECEDING MEETINGS:

1. REGULAR CAUCUS MEETING HELD ON MARCH 12, 2019.

Motion by Mr. Mencini, supported by Mr. Poindexter, to approve as printed.

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

NAYS: None. The motion carried.

DISCUSSION:

1. BROOKGATE SHOPPING CENTER

In attendance: Representatives from the Glimcher Group, Inc.

Ms. Michelle Feher, Property Manager

Mr. Michael Moidel, Vice President

Mr. Jerry Crites, Vice President, Property Management

Jerry Crites
Glimcher Group
500 Grant Street
Pittsburgh, PA

Michael Moidel
Glimcher Group
500 Grant Street
Pittsburgh, PA

Michelle Feher
Glimcher Group
30559 Pinetree Road
Pepper Pike, OH

Mr. Crites stated the Glimcher Group was founded in the 1980's by Robert Glimcher and have approximately 30 to 35 developments mostly in Ohio, West Virginia, Pennsylvania, some in Maryland and Minnesota. The group is a real-estate developer and look at properties for purchase and to grow in, approximately 400 leases in the portfolio from Walmart, Aldi's to smaller regional or neighborhood stores. There are five (5) for the Ohio portfolio one in Columbus and one in Youngstown. The group purchased Brookgate in 2013 and since then Rose's Department store, Quiznos and other small businesses.

Mr. Mencini thanked everyone for coming this evening, and have strong feelings for Brookgate Shopping Center. How is the success gauged from Brookgate since being surrounded by SouthPark Mall, Great Northern Mall, Shops at Parma and Ridgepark Square? How is it gauged to make Brookgate better and how to

Discussion: cont.

improve?

Mr. Crites responded understanding what the center tells what it can be. Brookgate is a community center for the community and does not have retail all around it. It is known that people are not coming from I-71 to visit Marc's because that's the type of center it is and accept that. One of the gauges looked at Brookgate is about 85% or 86% occupied currently which is average for that type of community center. We've talked to the tenants and recently had Babies R Us leave our center in Mentor, Payless Shoes are closing all over; retail is a very difficult business currently. The advantage with the strip center side of the business is having the three-mile destination for people to shop at Marc's and able to go home; compared to a shopping mall where a commitment has to be made and it costs more to shop. Brookgate has no center stretch of retail surrounding it and accept that and move forward with that.

Mr. Mencini stated is there any big anchor store and also having five (5) in the area does the income from the other four (4) income suffice for Brookgate? Or is Brookgate, in your opinion, doing well?

Mr. Crites responded Brookgate is an average center in our portfolio and nationwide with 85% occupancy. Bringing in other people as another anchor there is limited space and unable to put a 20,000 or 30,000 anchor due to lack of space and vacancy.

Mr. Moidel stated one thing focused on and a great addition to the center is we have made several efforts to acquire the former BP gas station outparcel and the Glimcher Group does not own; there are still underground storage tanks and have been working with them. What we would like to do is develop an outparcel whether single or multiple tenant strip with a drive-thru that would help revitalize the center, to date, we have made no headway with BP. Whatever extent this Council has with them to prompt them for removal of the underground storage tanks that is certainly a contingency in our offer and they need to do that anyway. The Glimcher Group has made a lucrative offer for that half-acre parcel and we are not low-balling them with zero (0) headway.

Mr. Adams interjected there has been a filing made to Ohio Department of Commerce for the State of Ohio (BUSTR) who have begun the process of ordering those tanks remediated and removed. This process could take three letters over a six-week period and then six-months of civil litigation through the Attorney General's office.

Mr. Moidel continued that's very helpful and having brownfield experience by remediating former steel mills and such. Can tell you that will take every bit of a

Discussion: cont.

year from the time the tanks are removed to work with the Ohio Environmental Protection Agency (EPA) process to get a no further action.

Mr. Mencini stated the sad part is that is the city's main intersection and it's tougher today for merchants with Amazon online and others.

Mr. Scott thanked everyone for coming and stated to Ms. Feher what is your short-term objectives for that center, any renovations or anything coming as a short-term?

Ms. Feher responded the short-term there is the basic maintenance with asphalt work and landscaping cleanup. The center was remodeled prior to our group acquiring it and I don't think there are any plans, at this time, to do anything short-term with remodeling the façade.

Mr. Scott asked what are the long-term objectives say five or ten years?

Mr. Moidel responded that would be a wait and see with what the market will bear, it's a risky world out there. In today's climate we have to really careful and selective with what you do and willing to put out. A lot of tenants come in strong with what is called a tenant incentive and a strong credit tenant is needed to support that because the payback might be five or ten years. What they want from us to invest in order for them to move, it's a tricky business. With the mention of Amazon, we feel that we have a notch in the market and try to be e-commerce-proof, that is not always easy to do. Looking at our centers there are groceries, restaurants maybe some discount wholesalers or things people can't buy online. I can't say where we are going to be in Brook Park ten years from now; not sure what the economy is going to be. We do have as a company a desire to increase the quality of our entire portfolio and with a development background there is nothing more than to make that a Class-A center being 100% occupied and asset to the taxpayers and community, being a for-profit company.

Mr. Salvatore thanked everyone for coming and stated that area is limited and there isn't a lot of available property and won't be turned into a Shoppes of Parma or Westgate. When Forest City built Brookgate it was one of their biggest money-makers but due to the location it's limited to a five-mile radius and being supported by residents. When speaking about purchasing the BP parcel that would be a great addition to get a four or five-star restaurant attracting people off the highway. So working together maybe we could attract something that would help and compliment local businesses in Brookgate. Is there any vision for the future of tearing down and rebuilding on the southern or northern part of Brookgate to acquire land in the back?

Discussion: cont.

Mr. Moidel responded he would be open having a development background and will tell you is redevelopment. To take a dilapidated or stressed structure piece of real estate and turn into a community benefit that is also profitable; currently, the area hasn't been scoured looking for sites. Glimcher Group is in an acquisition mode and agree with everything about the BP outparcel that is our primary focus right now, and certainly would be a short-term goal to help spur development and improve that site.

Mr. Salvatore commented that they are on the right track going after the BP parcel that might be the starting place for all of us. Get those tanks out of the ground and start there with a plan and vision.

Mr. Crites commented turn a liability into an asset.

Mr. Burgio thanked the Glimcher Group for coming and asked how long the Glimcher Group has owned Brookgate?

Mr. Feher responded since October, 2013.

Mr. Burgio asked does the leasing compare favorably with other similar properties?

Mr. Crites responded it is pretty much middle regional center of our portfolio and we certainly have more challenging properties and have better properties.

Mr. Burgio stated when Harpo's (Bar & Restaurant) was located in Brookgate people would come off the highway because there was entertainment. I could be wrong that whoever owned the property (at that time) didn't work really well with the businesses to keep the leasing down.

Ms. Feher commented Harpo's left prior to us acquiring Brookgate.

Mr. Burgio commented Harpo's was as asset to the community and Brookgate is kind of Brook Park's downtown in a small way and kind of in the center of town located at a busy intersection. Harpo's was very popular and I wonder how the leasing numbers were and if that was an impediment for businesses to come to Brookgate.

Mr. Crites responded the leasing, especially for that space, looks like the day they left. Chain restaurants don't want to be in-line they want to be free-standing along the road. A tenant for that space would be a mom and pop who has a following; that are not easy to find. Also, there is a lot of buildout there by gutting the area, cleaning and rebuilding the 7,500 square feet with a price of possibly \$60 or \$70 a foot turnaround with fixtures, that's an investment. If businesses come in that are

Discussion: cont.

credit-worthy with a plan especially second or third successful businesses' we work very much with them. Our only concern is when someone comes in with an idea if you give me \$500,000 to make it work and a year later it's dark. So we have to make sure there is a track record if we're going to invest that much. The national (chains) want to be freestanding in the middle along the road, they don't want to be inline in strip-centers. The Harpo's (location) is a tough challenge to make it a restaurant or change it into something else because it was a restaurant, that is challenging no matter what property you have.

Mr. Burgio commented the parking lot by BP is in terrible shape as well as other areas of the shopping center.

Ms. Feher interjected there is an asphalt plan that we work through because of the shape of the parking lot when we acquired it. It is very difficult to spend the tenants' monies since they pay back into the charges for the asphalt and it's very difficult and costly to re-asphalt that entire parking lot. The tenants don't like it so we try to spend their money economically as well. We have been working systematically across the front of that center to handle the parking lot in front of the tenants so customers have good parking spaces; leaving those outlying areas to pothole repairs and not a resurfacing at this time; we don't own any of the outparcels i.e. Place to Be Restaurant, Beverage Store and Eye Center.

Mr. Stemm asked is there a focus group that goes out to do studies to see what the neighborhood wants?

Mr. Crites responded we have a leasing department where agents canvass the area once or twice weekly to see what is working and what is not. Also, we deal with Ohio brokers who represent retailers that brings tenants forward. Next month we will be attending the International Council of Shopping Centers annual convention in Las Vegas; this is where all the nations developers, retailers and brokers have discussions on what works in the markets.

Mr. Orcutt thanked the group for coming and stated the business owners and the municipality are a two-part system with each of the parts having their own things to do. There will be a \$1.7 million-dollar street project on Smith Road this summer, in front of Brookgate. With online buying it's tough for shoe stores and others won't exist. With the new federal government tax reform has a lot of new opportunities for retailers to come into Brookgate but we have to find that plaza. Meeting with the Mayor for the first time and he asked what needs to be done my response is the BP gas station must be torn down. Is there anyone that may be moving into Brookgate that can be announced?

Mr. Crites responded no, it's not that we don't have anyone but we like to get a

Discussion: cont.:

signed deal before announcing because in the past things have gone down the line and not happened. Rose's lease was just renewed and have some people looking at the center and will be glad to communicate when there is a signed deal.

Mr. Orcutt stated meeting with the tenants at the center the one thing they all agreed upon is if the storefronts are filled it brings people in. There are a lot of good businesses at Brookgate and with what the city is going to be doing this summer will help tremendously.

Mr. Poindexter thanked the group for coming and stated working in construction and it seems like the retail trend is the multi-use building. Do those types of buildings fit into a future plan for Brookgate? If that was pursued that may generate its own business and also an asset to the community.

Mr. Crites responded when looking at the portfolio mostly is offices along with retail such as Landerwood in Beachwood.; that has offices above retail. Beyond that there are some lease restrictions of what cannot be put into a retail center, even with offices depending on how big. We're always looking for new ideas but again where to put it, what size and how it fits in with the existing tenants.

Mr. Moidel commented he is a big proponent of mixed-use development and they do work well in the right circumstance. I don't think that would work at Brookgate with the current layout and size restrictions that would take a complete comprehensive moderation of the center; probably have to demolish the majority of the center. If economic sense can be made for that I'm all for it and think it would be fantastic, it's all demographically driven. I don't think a mixed-use works there today but that doesn't mean it won't work in five, ten or twenty years, we are a long-term player and committed to our communities. I applaud what all of you are doing, you're very pro-development and forward thinking. What you guys are doing is great and will help our center and greatly appreciate that and we are not looking to market the center for sale, we are part of this community and want to be and work with all of you.

Mr. Mencini commented two things that stand out is the area with Ridgepark Square and Strongsville along Pearl Road with the strip malls having a lot of retail. People think they do that there we should be able to do that here; lot different here with people think different and income is different. Do you look at other areas and say possibly that could be done at Brookgate and then do it?

Mr. Moidel responded we're not the only ones to do that our tenants also do that by going to a shoe store and say we have Brook Park and they will know the demographics of whether it fits or doesn't fit. We do look at what others are looking at and ask how can we change that for this center. This center is going to

Discussion: cont.

be more of a mom and pop type tenants more than national tenants; just by the type of center it is and the age of the center.

Mr. Mencini asked Ms. Feher on her thoughts being from the area?

Ms. Feher responded she lives in the Canton area and travels to all centers. As mentioned, each center in each community is very unique and I do a lot of showings since I am local, it's not like we're not trying to get people here. There have been some nationals and some mom and pops interested but trying to get this to fit into the community doesn't always fit. Also, as mentioned people have an idea but don't have the experience or financial backing to make it work, sometimes it takes a while to get new tenants. It took us a year after acquiring the center to get Rose's and Mr. Hero. Our leasing team and team across the board work very hard to try and find the right tenant to make Brookgate a thriving center.

Mr. Mencini stated there are some very long-standing tenants there and want to see Brookgate thrive and speaking with them I'm not getting that. What can we do to get the long-standing tenants stay?

Mr. Burgio stated we all have one thing in common and that is for that center to be successful.

Mayor Gammella stated no one wants to see that center succeed then the Glimcher Group and Mr. Adams tells me that you guys are very responsive and want to do the right thing for the community. The maintenance and housekeeping have improved dramatically and think that with the ford (motor) property will bring commerce to Brookgate. Because right and now brick and mortar buildings are in a struggle with e-commerce and appreciate you being a part of our community and want to help in anyway.

Mr. Vecchio thanked everyone for coming and giving insight for everybody, obviously, our success and your success go hand-in-hand to an everlasting relationship.

Motion by Mr. Salvatore, supported by Mr. Mencini, that item number one was discussed.

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

Discussion: cont.

2. POWERPOINT PRESENTATION FROM CAPITAL CREATION STRATEGIES (Mayor Gammella). **In attendance: Drake Wahlers from the Leopardo Group on Energy Savings.**

A copy of the power point presentation is available in the Council office for public review.

In attendance:

**Drake Wahlers
10 N. Carpenter Street, Suite 300
Chicago, Illinois 60607**

**John Albrecht
Leopardo Group**

**Joe Frankini
Executive VP - Operations**

Questions:

Mr. Orcutt stated if Council approves the letter of intent there is a cost for the preliminary work to be done; do you have a figure?

Note: Not sure who is responding from the Leopardo Group, therefore, the person will be referred as representative.

Representative responded Council would not have to outlay any money unless we performed all of the work and then terminated the project and that would be to reimburse our time. Roughly around \$50,000 to \$70,000 and depends on what will be looked at for a better idea of the hours to perform an in-depth study. Then enter into a LOI (Letter of Intent) that would be spelled out clearly i.e. this will be \$50,000. We have to provide a self-funding project, if we don't then the city owes nothing. The city can take that and bid it out that process and then may decide not to go ahead with the project the only money the city would owe is for engineering time.

Mr. Mencini welcomed the Leopardo Group in speaking of the kick-off meeting what exactly would that entail?

Representative responded after the RFQ (Request for Qualifications) process the city selects a provider. At that point if it is us we would sit down and go through the next steps of this process, what the needs are begin and what buildings so we can get direction as to what the scope will be. All of that will probably be identified in the previous stage but sometimes there are changes; just a matter of addressing the needs the city wants.

Mr. Mencini commented maybe it would be good for Council to see what would

Discussion: cont.
transpire.

Representative stated for this project to be successful we need all of you to be in participation and that kick-off meeting would be to walk the facilities.

Mr. Poindexter asked for clarification of having the scope of work prior to the RFQ. When asking for qualifications is that on the entire list and then hone-in after the fact?

Representative responded the RFQ will be more general than that and will open for others to look at the facilities listed in the RFQ, any city-wide operations. Other providers may have different scope items that they would submit; this is taking a wide-net of alerting others to look at maybe things that we didn't.

Mr. Poindexter continued so the RFQ will be for the entire project and after step one of getting the RFQ's back the scope of work will be honed down or broadened.

Representative concurred and commented the RFQ stage is not scope specific yet; the I.G.A. (Identify Goal Achievement) stage is the narrowing down to the final scope. If someone is given a scope they are blinded by that scope and that's all they tend to look at. Versus, saying we want to save energy what would you do? We like to keep this open so the city can pick a chosen company and have some of those ideas incorporated.

Mr. Salvatore asked on page six what is the cost to the city in order to obtain \$227,493.00 of savings?

Representative responded that projects calls for a cellphone project that would fund a \$2 to \$3 million-dollar project. A few suggested scope options were presented one was a cellphone project and the other was a capital option where some capital (monies) to help with some things that didn't pay for itself i.e. tuck-pointing and roof replacement for the pool. Some of those may not be self-funding but certainly an option for the city to contribute for a project like that.

Mr. Salvatore asked where would the city stand if none of this was done.

Representative responded that \$227,493.00 shows the opportunity of savings that the city would spend and doesn't need to. We presented a cash-flow in the feasibility study by showing what the project payment would be with interest over a 15-year term and we showed that the savings would cover that project payment.

Mr. Salvatore asked if any projects have been done with a lesser term of 15-years. What impact would that have on the savings?

Discussion: cont.

Representative responded we looked at a ten-year term that generally results in a smaller project; find that 15-years is a good spot. Most of the equipment installed will last 20-years that is beyond the finance term.

Mr. Vecchio clarified most of the equipment being installed will last 20-years. Is that guaranteed in the project that it will surpass the term.

Representative responded the pricing, savings and performance of the systems and equipment is guaranteed. This would be a 15-year project with bottom-line savings for 20 years.

Mr. Orcutt continued the project is for replacement of all the street lights in the City of Brook Park.

Representative responded no, the cell-phone project was replacement of street lights, addressing equipment needs in other buildings and addressing some of the issues in the pool area, but not all the issues.

Mr. Orcutt asked if HVAC (Heating, Ventilation and Air Conditioning) one of them.

Representative concurred that was included in the cell-phone option.

Mr. Orcutt asked if brick and mortar were included?

Representative responded I don't think so, for us to address the brick and mortar that would become more of a capital contribution to help pay for that part of the project.

Mr. Orcutt continued there is nothing holding back the city from doing a program like this and taking care of the brick and mortar and roof.

Representative concurred and commented what is being shown is totally flexible and the scope of the feasibility study is a suggestion of what potential scope can be done with the savings.

Mr. Orcutt asked if the group had the numbers of what the city is spends annually for the street-lighting.

Representative didn't have the numbers but the group calculated what the city is spending.

Mr. Orcutt continued the city's annual payment would be \$227,000 for 15 years is

Discussion: cont.

what the city paying currently for KW (kilowatts)?

Representative responded for streetlights only I will have to look into that but remember that we're not even on step-one to date. When we get into step two then there will be straight numbers in order for all of us to work together for exact costs and savings.

Mr. Stemm stated after 15 years of the project cost, years 16 to 20 is a savings of roughly \$900,000?

Group concurred.

Mr. Stemm stated after 20 years you are done with the project but the possibility still exists of savings after that.

Group concurred and representative commented savings can continue after that we just cut-off at 20 years due to useful life of equipment.

Mr. Scott stated \$227,493.00 is guaranteed, what if that number isn't reached what would be the alternative steps?

Representative responded there is a measurement and verification process done annually by coming through and auditing all bills and expenses, verify where it is and then if there is a shortage a check would be written; I will tell you today we are like 140% guaranteed to actual. We're a family \$7 million-dollar company and top 20 in the country and are in the business of having good relations. We all want this to be successful and come back in a year to say instead of saving \$100.00 the city saved \$120.00 and already have a 10% safety factor.

Mr. Scott continued everyone up knows the pool roof needs to be repaired and that roof has to have different qualifications depending on what is being used in that area. If it is not used as a pool, there would be different building materials and if used as a pool the height may be changed has that ever been thought about?

Representative responded if the use of that building changes significantly that would have to be part of the programming for design of the roof.

Mr. Scott commented my main concern is yes, the pool needs to be fixed but what is being done under that pool and don't know what is needed.

Representative stated the savings shown the message is that could fund x-dollars of capital work. If the vapor barrier is out and a different roof is in we're going to tailor this towards your input.

Discussion: cont.

Mr. Scott commented the numbers would change.

Mr. Poindexter referred to page six, currently the city spends \$2.6 million-dollars on utilities and everything; that would be covered under the scope. During the project the city would continue to pay the same \$2.6 million-dollars with the \$227,000 going towards the project.

Representative stated during the project when executed a lot of times our group tries to frontload some energy items into the construction. The construction might last a year and the city does not make a payment for a year after the project is done; the city may get six months of street lighting during the construction period. Or some other high-energy item that can be knocked out right away the city gets that savings for half of the construction period. Instead of breaking even on what the city sees the city would build up the savings to be ahead.

Mr. Orcutt commented this has been talked about for a few months and do think what is important for the city and this building to complete the project started. There is an area of this building that is shuttered and I am in favor of getting a project moving where it can pay for itself, the residents don't have to pay a dime, for that investment. That is something that we strongly start moving forward in doing and take all that positive cash-flow the city has and put it towards something needed. We all know that a roof is needed, the brick done and know there are a lot of ideas and open to that. Whatever the case may be I think this is a good opportunity for the city to fix the part that needs to be fixed and make the streets look better.

Mr. Scott asked what is the process for the street lighting; changing of the bulbs.

Representative responded it's an engagement with the utility provider, First Energy, and apply for their LED street lighting. We co-project manage that process for the city by doing an initial count of all lights and existing wattages. Then figure out the new wattages for the LED to calculate the savings, we just started working with North Royalton.

Mr. Scott asked if a grant is given?

Representative responded it's not a grant it's a capital cost for the utility to come in and change the lights. Our group helps the city apply for the program in place by First Energy and they come in and replace the lights. After that our group comes in and calculates the savings.

Mr. Mencini followed up on Councilman Orcutt's statement that all of us want to move ahead and things we want to see something solid with what's going to be

Discussion: cont.

done, not so much a walk-through but a look and see process to see what the city's options are.

Motion by Mr. Stemm, supported by Mr. Burgio, that item number two was discussed.

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

- 3. AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A CONTRACT WITH MUNICIPAL FOREMENS' AND LABORERS', UNION LOCAL 1099 AND DECLARING AN EMERGENCY. Introduced by Mayor Gammella

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

Mayor Gammella stated there was a typographical error on page 11 of the agreement in the area of HMO Heavy. There should have been an insert that was in the previous agreement stating 'employees must have five or more years of service in order to be eligible for the position of foremen and general foremen'.

ROLL CALL: AYES: Salvatore, Orcutt, Burgio, Scott, Poindexter, Mencini
NAYS: None.
ABSTENTION: Stemm. The motion carried with a vote of 6 and one abstention.

Mr. Vecchio stated this will appear on the Special Council agenda as Ordinance No. 11076-2019.

PLANNING COMMITTEE: - CHAIRMAN, BURGIO:

- 1. REQUEST PROJECT APPROVAL FOR THE DEMOLITION OF THE FORMER CITY HALL AND COUNCIL BUILDINGS AT PPN. 343-16-001A LOCATED IN THE MUNICIPAL AND BOARD OF EDUCATION ZONE, DUE TO THE RELOCATION INTO THE EXISTING JOHN A. POLONYE COMMUNITY CENTER COMPLEX UNDER THE ENERGY EFFICIENCY PROJECT.

Motion by Mr. Salvatore, supported by Mr. Stemm, to have the proper legislation drafted and placed on the April 16th Council meeting.

Mr. Scott asked Mr. Adams what is the projected cost?

Planning Commission - Chairman, Burgio: cont.

Scott Adams

Economic Development Commissioner

City of Brook Park

Mr. Adams responded the estimated cost is approximately \$82,000 and have requested the amount of \$200,000 from the Cuyahoga County Demolition Program.

Mr. Scott asked what is the projected starting time?

Mr. Adams responded after meeting with Recreation staff and other stakeholders the Mayor wants to see the buildings come down in August.

Mr. Mencini stated to Mr. Adams will that be a total tear-out with sewers and everything?

Mr. Adams responded the foundation, asphalt driveway leading to city hall will come out. The concrete except for the concrete walkway to the gazebo that is staying.

Mr. Mencini asked about the plumbing coming out?

Mr. Adams concurred that plumbing will be tapped off and removed, once engineering begins that information will be provided.

Mr. Mencini stated to Mr. Burgio was there anyone in attendance at the Planning Commission meeting with objections?

Mr. Burgio responded no, there were none.

Mr. Orcutt stated to Mr. Adams this is mandatory as part of HB 420 project.

Mr. Adams responded it's not a mandatory item but will say it's necessary for the savings in order to afford the cost-factors that HB 420 created for the Recreation Center building upgrade. The energy-costs saved at those two buildings will be part of the payment for the energy cost savings rolled into the pay-down on the bond for this building upgrades.

Mr. Poindexter stated to Mr. Adams are the demolition contractors going to be union?

Mr. Adams responded they should be and with working with the county they either facilitate the whole project and the city is on a standby situation with the safety forces and service personnel, for the deconstruction of the buildings. Bids are accepted from union counterparts that do this kind of excavation and demolition of

Planning Commission - Chairman, Burgio: cont.

buildings. This will be a complete down to the earth removal and re-mitigated and ready for seed in either early fall or early spring next year.

Mr. Salvatore stated the windows installed at City Hall has there been any thought if those windows could be saved for a future project?

Mr. Adams responded the city can remove what is needed i.e. doors and office desks. The service department could remove them prior to the award of the contract because once the contract is awarded it then becomes the county project.

Mr. Vecchio asked what is the costs to keep those buildings?

Mr. Cingle responded that information can be provided.

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

LEGISLATIVE COMMITTEE - CHAIRMAN, MENCINI:

- 1. AN ORDINANCE AMENDING CHAPTERS 1803 AND 1806 OF THE BROOK PARK CODIFIED ORDINANCES AND DECLARING AN EMERGENCY.
Introduced by Mayor Gammella.

Mayor Gammella stated this will bring the city into compliance with the state income tax requirements.

Motion by Mr. Salvatore, supported by Mr. Burgio, to place on the April 16th Council agenda.

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

SERVICE COMMITTEE - CHAIRMAN, ORCUTT:

- 1. AN ORDINANCE AUTHORIZING THE MAYOR TO PARTICIPATE IN THE ODOT CONTRACT FOR ROAD SALT AND DECLARING AN EMERGENCY.
Introduced by Mayor Gammella

Motion by Mr. Salvatore, supported by Mr. Mencini, to place on the April 16th Council agenda.

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

ADDENDUM:

RECREATION COMMITTEE - CHAIRMAN, SALVATORE:

1. A RESOLUTION DEDICATING THE BROOK PARK 2019 SOFTBALL SEASON IN HONOR AND REMEMBRANCE OF KHLOE NIDA. Introduced by Councilman Salvatore and Orcutt, C/W and Mayor Gammella.

Mr. Salvatore stated he was the backer of this team as well as Councilman Orcutt coaching the team. There are a few things in the works prior to presentation with the plan to retire number eight (8) and discussed with Mayor Gammella to have two plaques made. One placed at the American Legion One (1) field and after the season given to Khloe’s family; the second plaque displayed at the Recreation Center.

Mr. Mencini clarified that Khloe’s family is in support of this.

Mr. Salvatore responded yes, the family has been contacted and this the first time in the city’s history of having a number retired.

Motion by Mr. Scott, supported by Mr. Stemm, to amend the second ‘Whereas’ by removing the word ‘each’ and inserting American Legion One.

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

Motion by Mr. Salvatore, supported by Mr. Orcutt, to place on the May 21st Council agenda.

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

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

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

Council President Vecchio declared this meeting adjourned at 8:50 p.m.

RESPECTFULLY SUBMITTED *Michelle Blazak*
Michelle Blazak
Clerk of Council

APPROVED *May 14, 2019*

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

6,066 words

