

**President Brady called the meeting to order at 5:00 p.m. followed the Invocation, given by Mr. Waddington and the Pledge of Allegiance.**

**The Clerk called the roll and the following Commissioners responded: Dick Brady, Steve Poggiali, Dave Waddington, Blake Harris, Wesley Poole, and Mr. Murray, 6. Upon motion of Mr. Murray and a second by Mr. Poole, the commission voted to excuse Mr. Meinzer. President Brady declared this motion passed.**

City staff present: John Orzech – City Manager, Cody Browning – IT Manager, Don Rumbutis – IT Technician, Stewart Hastings – Law Director, Michelle Reeder – Finance Director, Aaron Klein – Public Works Director, Colleen Gilson – Community Development Director, Jared Oliver - Police Chief, Mario D’Amico - Fire Chief, Arin Blair – Chief Planner, James Stacey – Transit Administrator, and Cathy Myers - Commission Clerk.

**Upon motion of Mr. Poggiali and a second by Mr. Waddington, the commission voted to approve the minutes of the November 13, regular meeting and suspend the reading. President Brady declared the motion passed.**

**SWEARING IN: City Manager – John Orzech and Firefighter – Miguel Tackett**

Mr. Orzech, City Manager, conducted the promotional swearing in of firefighter Miguel Tackett. “I, recognizing my fundamental duty as a firefighter of the City of Sandusky Fire Department, do solemnly swear to uphold the standards of my profession by safeguarding the lives and property of our citizens against the threat of fire and disaster. I promise to obey the duly constituted laws of the United States of America, the State of Ohio, and the City of Sandusky and to accept the badge of my office as a symbol of public faith, leadership, and trust to be honored for as long as I remain a firefighter of the City of Sandusky Fire Department. I will continually strive to serve our community and to be an influence for good before my fellow officers and firefighters to the best of my ability, so help me.” Chief D’Amico stated Miguel is a graduate of Sandusky High School. He currently resides in the city of Sandusky. He has his 240-hour fire certification, and he has his EMT certification from EHOVE. Prior to working full-time with the City, he worked part-time with Perkins Township and Bayview Fire Departments. During high school Miguel was a member of Sandusky Fire Department’s Explorers where he took part in many training sessions and many public events. Welcome to Sandusky.

**AUDIENCE PARTICIPATION**

Sue Daugherty, SOS, wanted to thank the commission and the City of Sandusky staff for the work they have been doing to bring about the use of Osborne School into affordable housing. If there is anything Serving Our Seniors can do to assist in supporting this endeavor, please contact them. She stated they are a strong proponent of affordable housing, not just for those who are fortunate enough to have voucher, but also for those who do not qualify. She gave her sincere thanks on behalf of Serving Our Seniors for all the work that was put into this.

President Brady stated in all the many conversations he has had with Ms. Daugherty he cannot recall one that she did not lobby for senior housing. It has taken a while, but we hope it is working.

Tom Lamarca, 206 48<sup>th</sup> Street, wanted to follow up on the comments on Osborne School purchase. In the interest of transparency, it seems to have happened rather quickly. Upon purchase the city immediately had a purchaser lined up. Although it is nice, however, there is no transparency here. He is also concerned about the fact that there are, according to the documents, four units reserved for lower income seniors. He thought the intent was to provide more affordable housing for seniors. He is wondering where four units versus twenty units comes into play.

Tim Schwanger, 362 Sheffield Way, stated he has questions on three items. He questions the easement for City property at Cold Creek Crossings, he stated it seems to him that someone in the past wanted to do something with the reserve area there and they were turned down. This is a situation where someone is asking for forgiveness instead of permission. The second is the

Economic Fund grant for What the Fried Rice for \$15,000 for 186 E. Market Street, the former location of Lea's Kitchen. He stated we all want downtown businesses to survive, but his question is if this business does not survive, what happens to the equipment that this business is purchasing with this grant? The last item is the \$750,000 for the Osborne School project, can someone show the medium income for residents to reside there, what would the rental rates be today?

### **CURRENT BUSINESS**

Upon motion of Mr. Waddington and a second by Mr. Murray, the commission voted to accept all communications. President Brady declared this motion passed. President Brady asked if anyone would like any items moved from the Consent Agenda to the Regular Agenda. None heard.

### **CONSENT AGENDA**

#### **ITEM A – Submitted by Michelle Reeder, Finance Director**

##### **APPROVAL OF BUDGET APPROPRIATION AMENDMENT #7**

**Budgetary Information:** Appropriation amendments are required to update the 2023 budget for these funds:

- General Funds
- State Grants
- Federal Grant Fund
- General Trust
- Sewer Fund
- Health Insurance Fund

**ORDINANCE NO. 23-221:** It is requested an ordinance be passed adopting Amendment No. 7 to Ordinance No. 23-002 passed by this City Commission on January 9, 2023, making general appropriations for the fiscal year 2023; and declaring that this ordinance shall take immediate effect in accordance with Section 14 of the City Charter.

#### **ITEM B – Submitted by Michelle Reeder, Finance Director**

##### **APPROVAL OF INSURANCE AGREEMENT WITH RINEHART WALTERS-DANNER**

**Budgetary Information:** The insurance cost is not to exceed \$375,000 which includes the premium cost of \$368,921 plus a contingency of \$6,079 for special events or additional coverage if needed. Based on exposures, the cost will be distributed to the General Fund (\$240,000), Street Fund (\$39,000), Water Fund (\$46,875), and Sewer Fund (\$49,125).

**ORDINANCE NO. 23-222:** It is requested an ordinance be passed authorizing and directing the City Manager to enter into an agreement with Rinehart Walters-Danner Insurance Agency of Mansfield, Ohio, for property, casualty, and liability insurance for the period of December 1, 2023, through November 30, 2024; and declaring that this ordinance shall take immediate effect in accordance with Section 14 of the City Charter.

#### **ITEM C – Submitted by Aaron Klein, Public Works Director & Arin Blair, Chief Planner**

##### **APPROVAL OF EASEMENT AT 708 COLD CREEK BOULEVARD**

**Budgetary Information:** There is no budgetary impact with this item. The property owner is responsible for recording fees to the Erie County Recorder Office.

**ORDINANCE NO. 23-223:** It is requested an ordinance be passed authorizing and directing the City Manager to grant a perpetual permanent easement to Eric and April Mingus for a portion of a pole barn and covered patio constructed on and encroaching on City property designated as a reserve area located in the Cold Creek Crossings Subdivision, Sandusky; and declaring that this ordinance shall take immediate effect in accordance with Section 14 of the City Charter.

#### **ITEM D – Submitted by Mario D'Amico, Fire Chief**

##### **APPROVAL OF 2024 EMS MAINTENANCE AGREEMENT WITH STRYKER**

**Budgetary Information:** The payment for the annual maintenance agreement is \$17,665.40 which will be paid with EMS Funds.

**ORDINANCE NO. 23-224:** It is requested an ordinance be passed authorizing and directing the City Manager to enter into an agreement with Stryker Sales, LLC, of Chicago, Illinois, for the service and maintenance of Stryker equipment in the fire department for calendar year 2024;

and declaring that this ordinance shall take immediate effect in accordance with Section 14 of the City Charter.

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**ITEM E – Submitted by Jared Oliver, Police Chief**

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**APPROVAL OF AGREEMENT FOR SANDUSKY CITY SCHOOLS RESOURCE OFFICERS**

**Budgetary Information:** There is no budgetary impact. SCS will reimburse the city for the wages and benefits cost for two full-time Officers for all hours worked at the school.

**ORDINANCE NO. 23-225:** It is requested an ordinance be passed authorizing and directing the City Manager to enter into a contract for police services with Sandusky City Schools to provide two (2) police officers to work as school resource officers at Sandusky City Schools; and declaring that this ordinance shall take immediate effect in accordance with Section 14 of the City Charter.

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**ITEM F – Submitted by James Stacey, Transit Administrator**

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**APPROVAL OF STS DISPATCHING SOFTWARE RENEWAL WITH FOXSTER OPCO**

**Budgetary Information:** The total cost for one (1) year of software maintenance and support for the TripMaster Software by CTS is \$24,720, which includes an annual discount of \$1,800.00, and will be paid with Transit Funds.

**ORDINANCE NO. 23-226:** It is requested an ordinance be passed authorizing and directing payment to Foxster Opco, LLC d.b.a. CTS Software of Knoxville, Tennessee, for the Tripmaster dispatching software licensing & maintenance support for the Sandusky Transit System for the period of November 1, 2023, through October 31, 2024; and declaring that this ordinance shall take immediate effect in accordance with Section 14 of the City Charter.

**Upon motion of Mr. Murray, and second by Mr. Harris, the commission voted to accept the Consent Agenda and declare all ordinances as drafted and presented to the City Commission under the Consent Agenda shall take effect in accordance with the Section 14 of the City Charter.**

**Comments:**

Mr. Murray stated he also looked at the question about the easement at Cold Creek Crossings and it was in fact a case of someone asking for forgiveness for something that was discovered a long time ago and is for a proposed sale of the residence. Under these circumstances he believes it is appropriate.

**Roll call on the motion: Mr. Brady, Mr. Poggiali, Mr. Waddington, Mr. Harris, Mr. Poole, and Mr. Murray, 6. Roll call on the ordinances: Mr. Brady, Mr. Poggiali, Mr. Waddington, Mr. Harris, Mr. Poole, and Mr. Murray, 6. President Brady declared the ordinances passed.**

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**REGULAR AGENDA**

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**ITEM 1 – Submitted by Megan Stookey, Project Manager & Jason Werling, Recreation Superintendent**

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**PERMISSION TO BID 2024 REPLACEMENT OF TWO CONDENSING UNITS AT SERVICE CENTER**

**Budgetary Information:** The estimated cost of the project, including engineering and inspection is \$126,400.00, which shall be paid with American Structure Plan Act (ARPA) Stimulus Funds.

**RESOLUTION NO. 052-23R:** It is requested a resolution be passed declaring the necessity for the City to proceed with the proposed 2024 replacement of two condensing units and installation of control units for the City of Sandusky Service Center Project; approving the specifications and engineer's estimate of cost thereof; and directing the City Manager to advertise for and receive bids in relation thereto; and declaring that this resolution shall take immediate effect in accordance with Section 14 of the City Charter.

**Upon motion of Mr. Waddington, and second by Mr. Poole, the commission voted to adopt this resolution as drafted under suspension of the rules and in full accordance with Section 14 of the City Charter.**

**Comments:**

Ms. Gilson stated that city maintenance crews have found that the original condensing units that were installed at the time of the renovation of the facility in 1999 have well exceeded their useful life. This is the request for permission to bid for the two replacement units for the City Service Center.

**Roll call on the motion: Mr. Brady, Mr. Poggiali, Mr. Waddington, Mr. Harris, Mr. Poole, and Mr. Murray, 6. Roll call on the resolution: Mr. Brady, Mr. Poggiali, Mr. Waddington, Mr. Harris, Mr. Poole, and Mr. Murray, 6. President Brady declared this resolution passed.**

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**ITEM 2 – Submitted by Megan Stookey, Project Manager & Jason Werling, Recreation Superintendent**

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**PERMISSION TO BID 2024 BOY WITH THE BOOT CAST IRON PIPE LINING**

**Budgetary Information:** The estimated cost of the project, including engineering and inspection is \$18,075.00 and shall be paid for with Parks & Recreation funds made available through the Mylander Foundation.

**RESOLUTION NO. 053-23R:** It is requested a resolution be passed declaring the necessity for the City to proceed with the proposed 2024 Boy with the Boot, Cast Iron Pipe Lining Project; approving the specifications and engineer's estimate of cost thereof; and directing the City Manager to advertise for and receive bids in relation thereto; and declaring that this resolution shall take immediate effect in accordance with Section 14 of the City Charter.

**Upon motion of Mr. Harris, and second by Mr. Poggiali, the commission voted to adopt this resolution as drafted under suspension of the rules and in full accordance with Section 14 of the City Charter. Roll call on the motion: Mr. Brady, Mr. Poggiali, Mr. Waddington, Mr. Harris, Mr. Poole, and Mr. Murray, 6. Roll call on the resolution: Mr. Brady, Mr. Poggiali, Mr. Waddington, Mr. Harris, Mr. Poole, and Mr. Murray, 6. President Brady declared this resolution passed.**

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**ITEM 3 – Submitted by Colleen Gilson, Community Development Director**

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**APPROVAL OF ED FUND GRANT AGREEMENT WITH WTF-R2 INVESTMENTS**

**Budgetary Information:** The City will be responsible for providing \$15,000 in grant proceeds from the Economic Development Capital Projects Fund on a reimbursement basis.

**ORDINANCE NO. TABLED:** It is requested an ordinance be passed authorizing and approving a grant in the amount of \$15,000.00 through the Economic Development Fund Program to WTF-R2 Investments LLC (d.b.a. What the Fried Rice) in relation to the property located at 186 East Market Street; and declaring that this ordinance shall take immediate effect in accordance with Section 14 of the City Charter.

**Upon motion of Mr. Murray, and second by Mr. Harris, the commission voted to adopt this ordinance as drafted under suspension of the rules and in full accordance with Section 14 of the City Charter.**

**Comments:**

Mr. Murray asked what the answer to the question of how far back paybacks extend. We have made some mistakes over the years with things getting away from us and property either being lost or damaged or stolen or sold. What happens in this instance?

Ms. Gilson stated that in this instance that she does not believe there are claw backs in our grant agreements. If the project were to fail that equipment would stay with the project. If things had to be liquidated because the business failed, it would likely be sold to pay back any debts. This is a grant however, so there are no claw backs.

Mr. Poole asked if the equipment and construction costs could be broken down for the \$141,000 project.

Ms. Gilson stated \$57,400 was equipment and the balance \$83,600 was for construction.

Mr. Poggiali stated it has been his contention for some time that we should not be giving grant money, that we should give zero percent interest that is paid back at the time the business transfers or in this case where equipment is purchased if they do not stay in business for five years we get our funds back. He believes that is a much better approach than a grant.

Mr. Poole stated he agreed with Mr. Poggiali. There are several ways we could do this. He is not for giving grant funds for equipment that is gone with the business. This is not a large amount of money, but we need to decide how we are going to conduct business in the future.

Mr. Murry stated he agrees, the city has become more successful and has attracted more investment. We have raised the bar in terms of what we are willing to support. Now there is an absolute requirement that there be proof that the funds are needed. He thinks something along the lines that Mr. Poggiali suggested, so we have the first lien on equipment is something we

should look at. He is concerned, however, that there are a lot of different dynamics here. The grant is a significant component of the willingness for financial institutions to make the loan. **Upon motion of Mr. Murray, we table so we have an opportunity to look at some additional options, second by Mr. Poole.** He is not stating we will not make an outright grant; it is the body that makes this decision.

**Roll call on the motion: Mr. Brady, Mr. Poggiali, Mr. Waddington, Mr. Harris, Mr. Poole, and Mr. Murray, 6. Roll call on the ordinance: Mr. Brady, Mr. Poggiali, Mr. Waddington, Mr. Harris, Mr. Poole, and Mr. Murray, 6. President Brady declared this ordinance passed.**

**Comments:**

Mr. Poole stated from his position this is not about not wanting to give a grant, it is a matter of going forward and trying to get control of our funding. Several options have been presented that can be worked out with this business owner. We need to show the taxpayers that we have taken an interest in how we are spending their money. We need some terms on the party participating.

Mr. Poggiali stated he voted to table this, but he would have voted to approve it, because it is the card laid – the card played scenario. We have given these grants out to all these others, and we are going to stop this one, just because we found time to talk about the process.

Mr. Orzech stated, just to make the commission aware, Ms. Gilson has been diligently working on both the business grants and the housing beautification. We are working on significant guidelines for next year that will be different to how we have been doing business, from Mr. Murray's point.

President Brady stated he has had several discussions with Mr. Poggiali on this issue over the last six months or so, he thinks it was our concept that we would revisit the grant process going forward. He too did not think this would happen at the table with all the commissioners in the middle of a grant application, that has been in place for several years now and is now deciding we will change direction. Perhaps this could have been handled more appropriately. By tabling this item, we are changing midstream. This may be unfair to the applicant that has applied in good faith for a grant application that we developed. Hopefully, we can untable this and move forward.

Mr. Poole stated he believes we should be able to work out something in the next two weeks. So, this is just a minute delay. He does feel bad cause this may seem out of the blue, but what we have seen here, Mr. President, is transparency. The concept of the process you envision is less than this one. We are changing the way business can be done.

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**ITEM 4 – Submitted by Colleen Gilson, Community Development Director**

**APPROVAL OF SALE OF OSBORNE SCHOOL PROPERTY & GRANT TO COMMUNITY BUILDING PARTNERS**

**Budgetary Information:** The negotiated sale price is \$100,000. The City will also be responsible for paying half of the closing costs. The source of funding is Real Estate Development funds. The City will be responsible for providing \$750,000 in grant proceeds from the American Rescue Plan Act funds on a reimbursement basis based on predetermined project benchmarks/deliverables.

- 1. ORDINANCE NO. 23-227:** It is requested an ordinance be passed declaring that certain real property owned by the City located at 920 West Osborne Street (former Osborne Elementary School), and identified as parcel no. 58-65001.000, is no longer needed for any municipal purpose and authorizing and directing the City Manager to enter into a real estate purchase agreement to sell the designated real property to Community Building Partners, LLC for the purpose of the development of affordable senior housing; and declaring that this ordinance shall take immediate effect in accordance with Section 14 of the City Charter.

**Upon motion of Mr. Waddington, and second by Mr. Poggiali, the commission voted to adopt this ordinance as drafted under suspension of the rules and in full accordance with Section 14 of the City Charter. Roll call on the motion: Mr. Brady, Mr. Poggiali, Mr. Waddington, Mr. Harris, Mr. Poole, and Mr. Murray, 6. Roll call on the ordinance: Mr. Brady, Mr. Poggiali, Mr.**



**Waddington, Mr. Harris, Mr. Poole, and Mr. Murray, 6. President Brady declared this ordinance passed.**

- 2. ORDINANCE NO. 23-228:** It is requested an ordinance be passed authorizing and directing the City Manager to enter into a subgrant agreement with Community Building Partners, LLC, relating to the use of American Rescue Plan Act (ARPA) stimulus funds for the renovation of real property located at 920 West Osborne Street (former Osborne Elementary School) in the amount of \$750,000; and declaring that this ordinance shall take immediate effect in accordance with Section 14 of the City Charter.

**Upon motion of Mr. Murray, and second by Mr. Poggiali, the commission voted to adopt this ordinance as drafted under suspension of the rules and in full accordance with Section 14 of the City Charter.**

**Comments:**

President Brady stated there was a question about the \$750,000 applied to the rental factor. Ms. Gilson stated we have the developer here and he would like the opportunity to address the commission. Today we are seeking your approval for the sale of the building at 920 W. Osborne Street as well as a subgrant agreement allocating ARPA funds to Community Building Partners LLC for the development of this property. A month ago she shared that our goal was to be back before this body with additional details on how best to bring the redevelopment of the building at 920 W. Osborne to fruition. I shared our intention to return the vacant building to productive use as senior housing. Former school buildings lend themselves well to reuse. Classrooms are usually appropriately sized for one-to-two-bedroom apartments which meets the needs of most fifty-five plus renters. They have large windows to create beautiful light-filled spaces with tall ceilings. They have common areas that provide places for fellowship, activities, and services. Osborne School is ripe with these features. Former school buildings are also places that have tremendous meaning and value to people who live in the surrounding community. They may have attended the school, or their children did, or they taught there. They may have cross guarded, tutoring, or mentoring services, schools in many cases are the heart and soul of many neighborhoods. A dormant school, however, can quickly become an impediment to a community's vitality. Redeveloping these buildings will stabilize and often increase property values because of the large investment and activity they bring to bear. In a moment you will hear from her colleague Arin Blair, Chief Planner, about this project concept. Following Arin Blair, I am pleased to introduce Joe Recchie, the founder and CEO of Community Building Partners. Redevelopment of this scale is not easy. It is quite complex. It requires patience, paired with creativity and vision. It must be done with sensitivity, respect, and engagement with those living in the area that the subject property is surrounded by. It requires experience. Community Building Partners brings those skills, background, and commitment to community development and we are grateful to have them as a partner in this endeavor. At this time, she stated she is pleased to bring Arin Blair, a longtime advocate of this project, to speak about this special place.

Ms. Blair stated they are excited to bring this project forward to commission. Not only as good stewards if preserving our landmark structures in the city, but also to bring forward a collection of high-quality new units for residents, specifically for aging adults in the community. Some research we did to help us visualize what a conversion might look like from a school property to apartments. Obviously this building is unique, that is why historic preservation is so cool and she is so excited about it. People may be thinking, how do you turn a school into apartments? She showed a few examples from various developers. Osborne has high ceilings and beautiful hardwood details. She introduced Mr. Recchie to bring this project into greater detail.

Mr. Recchie stated he is excited about this project. We have been looking at it and studying it for two-and-a-half years. We started looking at the prospect of developing attainable or affordable housing for seniors in the community, we searched in general and found the Osborne School property that would be highly adaptable. He shared a little about his company. He is an attorney by training, but he has done this in conjunction with non-profits around the country, primarily in Ohio. The Thurgood Marshall School is close by in Toledo, Ohio. We are focused on community centered economic development. We have done over four hundred grants successfully around the country utilizing all of the tools are now available for housing, the federal historic credit, the state historic credit, the low-income housing tax credit, we have incorporated tax-exempt bonds.

We have gotten grants from the federal home loan bank, the affordable housing program. They tend to be layered in such a way to reduce the operating costs or the cost of the project, so you can have a greater level of affordability. The current proposal has a minimum threshold of affordable units that we would be hoping to build on that, utilizing these other sources. They are competitive, and we have been successful in competing for them. The ideal arrangement would be one-hundred percent affordability. All this is committed long-term with land use restrictive covenants. There is not a situation where a promise is made and pulled back. In each of these cases the affordability is committed in a restrictive covenant, and that is actionable by the city. There are a lot of guardrails in the program. There is a high level of compliance, audit, and inspection. Everything we do is cost certified by a third party accounting. Everything we do has an annual audit. All this information is available to the city on an ongoing basis. We call this a time capsule – we were actually up in the attic on the large chimneys that were inscribed handwritten notes and signatures of the schoolteachers, the aides, everyone that was involved with the school before it was closed with the date. There are probably seventy-five signatures in the attic. It is a reminder of how impactful this school has been in the community. We are focusing on age restriction, we really want to complement the senior housing with service enrichment. We have worked with the area agency on aging, in fact, the headquarters in Toledo that covers this area is our partner in Toledo. They are a financial partner and a partner providing service enrichment. We do not have that arrangement in place yet, but we would definitely offer that in a package as we go through this process to the area agency on aging. The renovation allows for the original floorplan to be preserved, which makes it much easier to meet the national standards. If you are not disturbing the original architecture detail. The property is rich in architectural detail. The city schools have stewarded it extremely well. To have so much architectural millwork, the doors, the transoms, the staircase handrails, all are beautifully detailed and intact. You can imagine how expensive that would be to replace if it were not intact. If the costs were too extreme we would not be able to make it affordable housing. As for a timeline, we would start with a purchase agreement, we execute the purchase and financing in the spring of 2024. We are competing for other funding so we would be submitting to the state of Ohio under their competitive state historic credit program. With the federal historic credit program it is not a competition, it is just a matter of going through the steps, which we have done many times. We would have the financing secured by the beginning of the fourth quarter of 2024. We would begin construction early in 2025, and complete the work by the end of 2025. That is the game plan. Part of that is driven by the need for funds to be dispersed and utilized using the ARP program by the end of 2026. Neighborhood engagement is really important in what we do, and he has heard comments that he knows it is important to the city to have that engagement. We have done it typically near or at the property inviting comments, showing plans, sharing ideas, and responding. It is just not delivering a finished product. We would like to gain acceptance from the neighbors. Among the things that were negotiated was the playground. The playground is in good shape, we would want to continue the use of it for the neighborhood. There is plenty of space that can be green space for the seniors, there is the ability to maintain that connection and intergenerational connection is really valuable. He is a senior, and seniors love children. That is just another amenity. The Thurgood Marshall project is a case in point as it involves several partners. It has four partners: the city involvement, ARP funds, county involvement, and state. Typically, a developer brings the parties together – the due diligence – all that is brought to the table to produce a great product. There was a question from the audience about rents. Today the fifty percent median income in the city of Sandusky, Erie County, is \$29,000. The fifty percent rent including all utilities is about \$730. For our senior housing we provide all utilities including Wi-Fi, cable, heat, air conditioning, and water. That makes it easier for seniors to pay one bill and know that all those pieces are covered.

Mr. Poggiali inquired what the affordability above that, what are the income limits on that?

Mr. Recchie stated that the other units would not have a rent or income certification, so it would be closer to the market, probably one-hundred to one-hundred-fifty higher.

Mr. Poggiali agreed that these are very complex projects, and it takes a lot to bring them together. It sounds like you have some real expertise in doing that. The only other question he had was isn't the school currently heated by a boiler?

Mr. Recchie stated it is, and we will not be using it. It will be an all-electric building because we are using high energy efficiency. That creates a tax credit as well. We are putting solar to use on all our other housing, we have a separate division that just handles that. We are anxious to pursue that, even with the city facilities. Solar is an area of great savings and utilizes tax credits just like housing. We just submitted two weeks ago for nine projects fifty percent tax credit for solar. That reduces the energy costs by twenty to thirty percent.

Mr. Harris believed Mr. Lamarca had the question of how we got here today.

President Brady stated he believed the question was regarding transparency. He would not speak for him, but for himself, deals like this cannot be done completely in the open for a variety of very good reasons. Once the public begins to evaluate property it wrecks the market. The market runs away from you.

Mr. Recchie stated that was his experience as well. As a businessperson he has been working on this for two years. But he did not have site control. The effort today helps them, all their information and economic analysis had to be done without any protection. There is an ongoing dialog that goes on with city staff, the school system, our own architects and engineers, even an environmental study has been done. After going into the attic and measuring to have a dry sprinkler system, it is another ninety-five thousand dollars investment in the beautiful attic. Every day it is another discovery. Ongoing it is highly transparent because of the cost certification. We are still subject to zoning and building codes, including the rezoning of the property.

Mr. Murray commended the staff and developer for the hard work they have committed to this project – it is a major undertaking. He did want to point out that Ms. Gilson has included in the communication to the commission that this is a piece, and just a piece, in addressing a very large housing shortage that we have in our city and our county, really a four to five county area. This is an important piece to fill that gap and it is going to take projects like this and will require lots of different pieces. He looks forward to seeing this project complete.

**Roll call on the motion: Mr. Brady, Mr. Poggiali, Mr. Waddington, Mr. Harris, Mr. Poole, and Mr. Murray, 6. Roll call on the ordinance: Mr. Brady, Mr. Poggiali, Mr. Waddington, Mr. Harris, Mr. Poole, and Mr. Murray, 6. President Brady declared this ordinance passed.**

#### **CITY MANAGER'S REPORT**

##### **DONATIONS**

- A donation of \$1,200 for the K9 Fund was received from Smith's Top Notch and the Remember Crusin' Car Club. **Upon motion of Mr. Waddington, and second by Mr. Poggiali, the commission voted to accept this donation. President Brady declared this donation accepted.**
- The Division of Parks and Recreation would like to thank Sandusky Witches Walk for the \$3,157.56 donation which will be used for internet at Sandusky Rec at Mills. **Upon motion of Mr. Waddington, and second by Mr. Poggiali, the commission voted to accept this donation. President Brady declared this donation accepted.**
- The Division of Parks and Recreation would like to thank Construction Equipment and Supply for the in-kind use of a lift for the installation of Christmas lights (the in-kind value of \$1,050). **Upon motion of Mr. Waddington, and second by Mr. Poggiali, the commission voted to accept this donation. President Brady declared this donation accepted.**

#### **NEW & OLD BUSINESS**

##### **FIRE**



- In August of 2023, Sandusky Fire Department applied for a grant through the Erie County Community Foundation to purchase 100 lock boxes for resident's homes. Earlier this month The Erie County Community foundation awarded Sandusky Fire \$1,825.00 toward the purchase of fifty lock boxes. In addition, The Randolph J. and Estelle M. Dorn Foundation awarded Sandusky Fire \$1,825.00 toward the purchase of the remaining fifty lock boxes. Thank you to the Erie County Community Foundation and The Randolph J. and Estelle M. Dorn Foundation for partnering with Sandusky Fire Department to bring medical treatment to the city's' elderly residents as quickly as possible.

#### FINANCE

- The next Finance Committee meeting will be on Friday, December 8, 2023 at 8:00 am at City Hall.
- General reminder for property owners of vacant dwellings – if your dwelling is expected to remain vacant and unoccupied during the winter months, we highly recommend that you contact the City to turn off the water. This will help prevent your water lines from freezing and breaking, which would lead to costly repairs for the property owner. The Customer Accounting Office can be reached at 419-627-5893 to arrange for the water to be turned off.

#### PUBLIC WORKS

- Butler Street is paved with asphalt, but concrete repairs, topsoil, seeding, signs, and striping will keep it from being re-opened. Great Lakes Demolition will be moving to Monroe Street Outfall Extension project to install the storm sewer from Broadway to Cold Creek.
- Leaf collection is on schedule. Refer to [www.cityofsandusky.com/leafcollection](http://www.cityofsandusky.com/leafcollection) for dates for your area.
- The Perkins Avenue & 52<sup>nd</sup> Street waterline, paving, curb, and sidewalk work is essentially complete, with only punch list items remaining.
- Public Works would like to request a motion for permission to apply for and accept funds from the Ohio Department of Development for water and/or wastewater grants for projects planned in 2024 like MacArthur Park infrastructure, Columbus Avenue, and The Landing. **Upon motion of Mr. Poggiali, and second by Mr. Waddington, the commission voted to approve these grant submissions. Vote – all. President Brady declared this motion passed.**

#### OLD BUSINESS

None.

#### NEW BUSINESS

President Brady stated the swearing in of new commissioners will take place at the last meeting of the year on December 20. He asked the Law Director to expound on who may swear in new commissioners. Mr. Hastings stated that per Ohio Revised Code 3.24 describes who can administer an oath for a newly elected official. The technical answer is that only an Ohio notary republic, an Ohio judge, a member of the Ohio General Assembly, or an elected official so long as the elected official is administering the oath to someone who is in the same jurisdiction. For example a commissioner could be sworn in by a City commissioner. Although many communities will have a ceremonial oath that can be administered by anyone of the newly elected official's choosing, it may be a family member.

#### AUDIENCE PARTICIPATION

Tim Schwanger, 362 Sheffield Way, stated he intended to discuss tonight the business grant program as well as the housing grant program. But it seems commission is on their way to make changes to those. Better late than never. This should have changed seven years ago, but for

whatever reason it has been the same thing. It's a free grant, before this it was a revolving loan fund administered through CDBG. Under that agreement he believes businesses were loaned money at a low interest rate, they paid it back, and that money was recycled to another business. This grant program should have been set up the same way. Looking forward, there is situation where it is unfortunate where we decided that we table this grant application at the end of the year for a business that had already applied. He suggests that this grant be untabled and give them the grant that they require. Make the changes for next year.

**ADJOURNMENT**

**Upon motion of Mr. Murray the Commission moved to adjourn at 5:55 p.m. President Brady declared the meeting adjourned.**



Cathleen A. Myers  
Commission Clerk



Richard R. Brady  
President of the City Commission