

**MINUTES OF THE MEETING OF THE
BAYFRONT CORRIDOR COMMITTEE
THURSDAY, AUGUST 4, 2016 AT 7:30 A.M.
IN THE SANDUSKY CITY COMMISSION CHAMBERS
SANDUSKY, OHIO**

PRESENT:

Members: Chairman Carl McGookey, Judy Corso, Lance Warner, John Mears, Bill Semans, Mark Harrington, Joe Hayberger, Dave Miller, Steve Poggiali, and Secretary Kevin Zeiher. Ned Bromm, Mike Zuilof and Tim Schwanger were excused.

Also present Chief of Development Matt Lasko, Director of Neighborhood Development and Planning Angie Byington, Assistant Planner Casey Sparks and Director Sandusky Main Street Assoc. Jim Gerken.

The meeting was called to order at 7:35 A.M. by Chairman Carl McGookey.

**MINUTES OF THE
PREVIOUS MEETING:**

The minutes of the July 7, 2016 meeting had been circulated, and upon Motion by Mr. Warner, seconded by Mr. Hayberger, the minutes were approved as circulated.

STAFF UPDATE

Director of Neighborhood Planning and Development Angie Byington reported that the Downtown Sandusky East Bay Plan was still in the data gathering stage. The city had received a draft from a consultant concerning the Downtown Slum and Blight Study and Creation of a Second Urban Renewal Plan Area which will be submitted to the Planning Commission on August 24 and then will be the subject of a public hearing. In addition the city had received a contract from the Cleveland Urban Design Collaborative (CUDC) for the Neighborhood Planning Process.

Mrs. Corso inquired about the Keller Building Condo project and if it was moving forward, Ms. Byington reported that there will be eight (8) units and two (2) are sold.

Mr. Zeiher inquired about the Jackson Street parking lot and Ms. Byington advised that due to the consistency of the sub-surface the project is now

subject to a change order but the project is now approximately one month behind. .

OLD BUSINESS

There was no Old Business.

NEW BUSINESS

Ms. Byington provided a review of the Paper District Plan which included remediation and reclamation of the area for recreational purposes. Discussed the Salt Pile and a possible relocation to Pier 1 or Pier 2.

Mr. Harrington inquired about encapsulating the coal tar plume with sheet piling to bedrock. Ms. Byington was not certain if that was contemplated. Mr. Harrington explained that the coal tar came from a coal gasification plant that had operated behind the old Fire Station that created a coal tar pit that was likely dumped into the bay crating a plume. The area was then covered with fill encapsulating the plume. Coal tar is the consistency of peanut butter and it is not likely to flow any further from its current location. Over 300 drillings were done to locate the plume and it is under the fill on the shore of Sandusky Bay

Chief of Development Matt Lasko joined the meeting and provided a discussion of the proposed City Building relocation to the Calvary Temple Building and the adjoining Kingsbury Building.

The City is considering a 7 year lease for 22,000 square feet at \$275,000/year (\$11.25 sq. ft.) of the parcels from the current owners, which would continue the payment of real estate taxes and facilitate protection of the historical tax credits. After seven years the City would then be in a position to buy the property for \$2.65 to \$2.9 million. This delay would free up some funds from existing debts to permit the funding of the purchase with municipal bonds.

Mr. Lasko also outlined, building a new city building for \$5.5 to \$5.6 million without land acquisition costs, or staying in place with renovation costs of \$13 to \$17 million.

There are approximately 40 employees in city administration, 50 employees with the police

department and 25 employees with the Municipal Court. The police and court would build their own facility and the Court has generated funds from fines to assist in the construction.

In order to tour the structure and more fully review the proposed plan a special meeting of the Bayfront Corridor Committee has been scheduled for **August 17, 2016 at 7:30 AM** in the Commission Chambers at the City Building.

Mr. Gerken noted that the development on Water Street has created some parking issues with the opening of Hotel Kilbourne and the other businesses. He requested that the commission consider studying mitigation of the developing problems.

COMMUNITY INPUT

Mrs. Corso noted that there was an Art Walk tonight in the downtown park.

ADJOURNMENT:

There being no further business to come before the Committee the meeting was adjourned at 7:55 A.M. upon a motion by Mr. Warner, seconded by Mr. Harrington. Motion carried.

The next meeting of the Bayfront Corridor Committee is scheduled for **September 1, 2016 at 8:26 AM** in the City Commission Chambers.

Kevin J. Zeiher, Secretary

Mission Statement: *The Bayfront Corridor Committee, a cross-section of community stakeholders serving at the pleasure of City Commission, reviews proposed waterfront development projects relative to adopted city plans and their benefit to the community and makes recommendations to the administration and City Commission with the purpose of maximizing the advantages of Sandusky's strategic location on Lake Erie.*