

**Buildings, Lands, Vehicles and Equipment Committee**  
*Sheffield Lake, Ohio*  
**February 4, 2020**

This regular meeting of the Buildings, Lands, Vehicles and Equipment Committee was held Tuesday, February 4, 2020. Chairman Wtulich called the meeting to order at 7 PM.

**ROLL CALL OF MEMBERS:**

Present: Wtulich, Radeff, Cizl, Mayor Bring, Superintendent Hastings, Law  
Director Graves

Absent: None

Attending: None

**MINUTES:** January 7, 2020 - \*Motion by Cizl/Second by Radeff to approve the minutes with any corrections noted. Yeas All.

**PRESENTATIONS:** **None.**

**CORRESPONDENCE:** **None.**

**OLD BUSINESS:**

A) ***Shoreway Shopping Center*** – Superintendent Hastings reported we had a leak above the north wall at Apples. The contractors did go up there and subsided the leak. The city agreed to update the seam where the parapet wall climbs. It will all be redone there. Driftwood had some complaints as well. Some we attributed to the condensation factor around the hood. I opened up access to the two vacant units in advance of anyone wanting to come see them. The Mayor wanted me to contact Northcoast Community Woodshop and potentially pursue a grant with them through NOPEC. It's a community incentive grant and since they hold open houses available to the public, it's like a \$1,500 boost to their business. Try to promote it in the community. Member Radeff asks what is the purpose of the grant? Superintendent Hastings replies NOPEC does an energy grant that we have used for doors, windows, community center, etc. It's a small community incentive grant where they try to promote the community. We kicked it out to the Community Civic Council a few times, we want to share the wealth. The woodshop hosts an open house, they would help with signage and things. It is a nice opportunity and that grant would help expose it. Chairman Wtulich states the grant is free advertising pretty much. Superintendent Hastings replies it can be used as they see fit, but they include some advertising as part of it. Member Cizl asks would they be interested in doing

something like the sign at Lakeview Beach Park, being stolen? Mayor Bring states they have done a few things for us. To be honest, I think we are going to stick with what we have. We will figure something out there.

B) **General Maintenance** – Superintendent Hastings reports we did complete the five doors on the newer service building. Internally on the older service building, the siding is original from the 60's. Our road department installed drainage around it as well as waterproofing. We had a single door put in today. By doing it in house, we will save approximately \$20,000 based on the quotes I received.

C) **Joyce E Hanks Civic Center** – Superintendent Hastings has no updates.

D) **NEW BUSINESS:** Chairman Wtulich asks are there any updates for the shopping center sale? Mayor Bring replies we are drawing some interest; we have had some offers. It is not quite enough for us to get excited about, but it's close. Mr. Graves has written a synopsis of what we want to do there. It has only been on the market a short time. We have someone flying in tomorrow to look. We aren't desperate to sell it. We want it to be right. The new building that we just put the doors on, I want to get some electricity in there, a heater and then foam it so it will be insulated. Anytime you store equipment and it gets really cold out it's bad for the engines. The new part time mechanic over there is doing a fantastic job. He has repaired several large pieces of equipment. Thank you for letting us bring him on. I have been learning a lot from him. We recently had a situation where on the front of one of the big trucks, the bearings sometimes leak, well the previous mechanic put silicone in it, which seems like a good idea, but it sealed it up with moisture inside and all the bearings rusted. The new guy took it all apart and showed me what happened, it's pretty neat watching him. Law Director Graves states one of the things we are looking at to get to the numbers we need, is alternatives to a cash deal. One of the things that potential purchasers are interested in is some form of seller financed transaction. We really cannot do this because we do not have standard financing. We pay on bond anticipation notes that we renew annually. There can be some creative ways that we might be able to enter into a carefully crafted agreement; retain ownership, hold the debt, accept payments over time with a lease hold interest that we would be responsible for all the maintenance, etc. Over a period of say five years, we can get to the numbers we need, and then full ownership would transfer. We need to be able to pay off the debt, pay off the commission and all the other processing fees, etc. associated with it. We are not listing the bowling alley or the property in front of it. That will be separate. That is something that if there was a shortfall, that remaining debt could be rolled into bond anticipation notes on that property. We have to make sure that amount is low enough so that the property has the value. A couple hundred thousand maybe. We could also hold that property as an incentive so if the buyer is low, we can offer

that to get them to where they need to be. Some of the offers are coming from California, we have to be a little cautious about absentee owners even if they have local management. I think in the short time it has been out there, it has generated quite a bit of interest. Mayor Bring states we did get another offer today. The idea with the bowling alley too, we would really like to do a rec center. If we do not sell that, we would maybe go back to the people and see if they would pass a little (inaudible) or something where we could borrow the money to turn that into that. So, there are other ideas if it does not sell. Member Cizl asks do you anticipate it staying as a shopping center? Mayor Bring replies it has been kicked around a couple different ways. One wants to keep it, one wants to do something else, we won't go into that yet. Member Radeff states it's specifically zoned where only certain things can go there. Correct? Law Director Graves replies it is zoned B-5, shopping center. It is one of the things we believe is a benefit to a potential purchaser. The fact they would be dealing directly with the city as the seller. Usually you deal with a private seller and hope the city will come on board. We are a willing partner in a lot of stuff. Any reasonable offer or ideas will be considered.

**E) CITIZENS COMMENTARY: None.**

**MEETING ADJOURNED:** With no further business before this committee, \*Motion by Radeff/Second by Cizl to adjourn at 7:16 PM. Yeas All.

**CLERK OF COMMITTEE AFFIRMATION:**

This Meeting of the City Committee of the City of Sheffield Lake, Ohio, was held and conducted under all Rules and Regulations Governing the Sunshine Laws of the State of Ohio as they may apply. All meetings are recorded and available in Council's Office.

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CLERK OF COUNCIL/COMMITTEES

*Brandy Randolph*

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CHAIRMAN

*William Wtulich Jr.*

I, Brandy Randolph, duly appointed Clerk of Committee Of Sheffield Lake DO HEREBY CERTIFY that this Is a true and exact copy of the Minutes of the Buildings & Lands Committee of February 4, 2020.

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COUNCIL PRESIDENT

*Rick Rosso*