

VILLAGE OF BRATENAHL
10300 BRIGHTON ROAD
BRATENAHL, OHIO 44108
(216) 383-0468

COMMITTEE OF THE WHOLE MEETING
AND EXECUTIVE SESSION

FEBRUARY 16, 2022
5:30 p.m.

MAYOR JOHN LICASTRO
KEITH BENJAMIN
JOYCE BURKE-JONES
GINA HUFFMAN
TOM McDONALD
ROD TAYLOR

DAVID J. MATTY, ESQ.
NANCY L. MOLNAR, RPR, CLR

3

1 MS. COOKS: Ms. Burke-Jones?
2 MS. BURKE-JONES: Aye.
3 MS. COOKS: Ms. Huffman?
4 MS. HUFFMAN: Here.
5 MS. COOKS: Mr. McDonald?
6 MR. McDONALD: Aye.
7 MS. COOKS: Mr. Taylor?
8 MR. TAYLOR: Aye.
9 MS. HUFFMAN: Or aye.
10 MAYOR LICASTRO: I'll ask the Chief --
11 MR. MATTY: Mayor, may I amend that
12 motion to also include a personnel employment
13 matter, please.
14 MAYOR LICASTRO: So amended. Is there a
15 second as amended?
16 MR. BENJAMIN: Second as amended.
17 MAYOR LICASTRO: Roll call as amended,
18 please.
19 MS. COOKS: Mr. Benjamin?
20 MR. BENJAMIN: Aye.
21 MS. COOKS: Ms. Burke-Jones?
22 MS. BURKE-JONES: Aye.
23 MS. COOKS: Ms. Huffman?
24 MS. HUFFMAN: Aye.
25 MS. COOKS: Mr. McDonald?

2

1 MAYOR LICASTRO: I have 5:30, so to our
2 guests, we are going to go into executive session
3 for half an hour, then go back into open session
4 at which time you'll have the floor. So I want
5 to open the meeting and ask the clerk to call the
6 meeting of the Committee of the Whole, please.
7 MS. COOKS: Mr. Benjamin?
8 MR. BENJAMIN: Here.
9 MS. COOKS: Ms. Burke-Jones?
10 MS. BURKE-JONES: Here.
11 MS. COOKS: Ms. Huffman?
12 MS. HUFFMAN: Here.
13 MS. COOKS: Mr. McDonald?
14 MR. McDONALD: Here.
15 MS. COOKS: Mr. Taylor?
16 MR. TAYLOR: Here.
17 MAYOR LICASTRO: I'll ask for a motion
18 to go into executive session to discuss pending
19 litigation.
20 MR. McDONALD: So move.
21 MR. BENJAMIN: Second.
22 MAYOR LICASTRO: Roll call on the
23 motion, please.
24 MS. COOKS: Mr. Benjamin?
25 MR. BENJAMIN: Aye.

4

1 MR. McDONALD: Aye.
2 MS. COOKS: Mr. Taylor?
3 MR. TAYLOR: Aye.
4 (Whereupon, Committee of the Whole moved
5 into executive session.)
6 *****
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

1 *****

2 MAYOR LICASTRO: It's 6:00. Is there a
3 motion to return to open public session, please.

4 MS. BURKE-JONES: I so move.

5 MR. McDONALD: Second.

6 MAYOR LICASTRO: Roll call on the
7 motion, please.

8 MS. COOKS: Mr. Benjamin?

9 MR. BENJAMIN: Aye.

10 MS. COOKS: Ms. Burke-Jones?

11 MS. BURKE-JONES: Aye.

12 MS. COOKS: Ms. Huffman?

13 MS. HUFFMAN: Aye.

14 MS. COOKS: Mr. McDonald?

15 MR. McDONALD: Aye.

16 MS. COOKS: Mr. Taylor?

17 MR. TAYLOR: Aye.

18 (Whereupon, Committee of the Whole moved
19 back into open public session.)

20 MAYOR LICASTRO: Thank you for your
21 patience. We are in open public session for this
22 portion of the Committee of the Whole. We have
23 DS Architects in the room, along with Jill Akins.
24 And for the record, introduce yourselves, please.

25 MR. ALLENBY: Amir Allenby, Project
Molnar Reporting Services, LLC (440) 340-6161

1 Designer with DS Architecture.

2 MR. PROS: I'm Eric Pros, Director of
3 Design for DS Architecture.

4 MR. MEYERS: Jeff Meyers, owner of DS
5 Architecture and also the Studio Director for
6 Public Safety Civic Architecture.

7 MAYOR LICASTRO: Thank you. We went
8 through a seven-month process with three
9 proposals from three very qualified firms. I'm
10 happy to say that all would suit our needs. I
11 asked Ms. Akins in her role as our on-staff
12 architect if I may, to evaluate the proposals and
13 come up with a recommendation.

14 As you saw from the e-mail, she has
15 recommended we hire DS Architecture to start the
16 process to do a needs based analysis for
17 facilities. It doesn't mean we're ready to break
18 ground on a new civic center. This is the first
19 step in an arduous process to gather data and
20 fact.

21 So, Jill, if you would, for the
22 audience, would you reiterate your recommendation
23 and why?

24 MS. AKINS: Sure. Absolutely. So I
25 recommend DS Architecture. I have worked with

Molnar Reporting Services, LLC (440) 340-6161

1 them before. They're very professional. They've
2 got the right team for this. They have a
3 dedicated studio that deals in public facilities.

4 I did evaluate the other two proposals.

5 I feel like DS Architecture got more of a
6 comprehensive plan, which is what we really need
7 here. They are very focused on the architecture
8 of what needs to be done with the needs analysis
9 and a cost estimate. They brought in mechanical,
10 electrical, plumbing, and structural engineers,
11 which is an important part of the process.

12 They have addressed all three of the
13 facilities that we are looking at. Some of the
14 other proposals either did not address all three
15 facilities or they had a more engineering focus
16 that I didn't think was appropriate for this
17 venture, for this first go through.

18 So my recommendation is to go with DS
19 Architecture.

20 MAYOR LICASTRO: Thank you, Ms. Akins.
21 Any questions for Jill?

22 MS. BURKE-JONES: I have a question for
23 actually Dave Matty, because I know we sent out
24 proposals before, a request for proposal, we
25 would not allow anybody to do any projects after
Molnar Reporting Services, LLC (440) 340-6161

1 a study. They could do this job. They couldn't
2 get any job that would come out of the study.

3 Have we changed that? Because I see in
4 the information that's presented by this that
5 they refer to other architectural work after the
6 scope of this.

7 MR. MATTY: No, I haven't changed it.
8 As I understand this proposal, the cost of the
9 thirty-one three is for the initial examination
10 of a needs assessment. And the additional items
11 that were marked as additional costs are not part
12 of this --

13 MS. BURKE-JONES: I understood that.

14 MR. MATTY: -- as far as I'm concerned.

15 MS. BURKE-JONES: What my question is --

16 MR. MATTY: Your question is if they do
17 the initial needs assessment, can they continue
18 forward?

19 MS. BURKE-JONES: No, that's not my
20 question. My question is that when we sent out a
21 proposal for whatever is in the next scope of
22 work that we intend to do, that they could submit
23 a response to a request for proposal.

24 MR. MATTY: No.

25 MS. BURKE-JONES: They cannot do so?

Molnar Reporting Services, LLC (440) 340-6161

1 MR. MATTY: No, you can't have a company
2 recommending that you go forward in a certain
3 direction and then have that company continue on
4 in that direction and receive proceeds for doing
5 the second part of the project.

6 The same situation as you faced with, I
7 believe -- and I can't remember the name of the
8 company, but we told the other company the same
9 thing.

10 MS. BURKE-JONES: This is a very --
11 \$31,000 is a very responsive number. And I just
12 want to make sure that they are willing to do
13 this work knowing that they have no opportunity
14 to submit further, for further work on any of the
15 projects that are included in this feasibility
16 study.

17 MAYOR LICASTRO: Their proposal does
18 include some options we could consider. The
19 31,000 was for the basic services. There are
20 other options to consider going down the road.

21 MS. BURKE-JONES: I understand that, but
22 that's not what our consultant is telling us.
23 He's saying that any of the scope of this is --
24 now, I know it's industry practice usually that
25 if you work on something like this, that you are

Molnar Reporting Services, LLC (440) 340-6161

1 able to submit proposals. You don't get
2 something automatically, but you're able to
3 submit proposals for, you know, additional scope.
4 And obviously you're competing with a number of
5 other professionals. And frequently even the
6 fees that are given for the initial work are
7 very, very -- are lower possibly than would be
8 expected, because they're hoping that they're
9 going to be building a relationship with us.

10 MAYOR LICASTRO: Ms. Burke-Jones, the
11 nature of the next proposal will be drafted
12 according to our need. And the manner in which
13 it's phrased and structured will give multiple
14 companies an opportunity to proceed.

15 MS. BURKE-JONES: I understand that, but
16 that's not --

17 MAYOR LICASTRO: This is the beginning,
18 the very first step. And when we figure out what
19 the next step should be, we'll draft a proposal,
20 again, according to what we need. At that time,
21 Mr. Matty can rule who can bid and who can't.

22 MS. BURKE-JONES: I'm wondering if they
23 are going to be willing to provide this scope for
24 \$31,000 knowing they have no hope of doing
25 anymore work.

Molnar Reporting Services, LLC (440) 340-6161

1 MAYOR LICASTRO: But that's not --
2 MS. BURKE-JONES: That is what Mr. Matty
3 is telling us.

4 MAYOR LICASTRO: It matters how the
5 proposal is drafted --

6 MS. BURKE-JONES: No, it isn't.

7 MAYOR LICASTRO: -- and what we're
8 looking for.

9 MS. BURKE-JONES: I'm sorry, what's your
10 experience, Keith?

11 MR. BENJAMIN: Just as Dave said. I
12 mean, obviously there are limitations to when you
13 hire a consultant to do a study and a plan that,
14 you know, when it goes out to bid, there are some
15 limitations on whether you can bid for the job or
16 not, but that's correct, that's what the law
17 director stated, isn't it?

18 MR. MATTY: Yes.

19 MS. HUFFMAN: Do we make those rules?

20 MR. BENJAMIN: I think you're both
21 saying the same thing.

22 MS. BURKE-JONES: We're actually not. I
23 just want to make sure. I don't care -- what we
24 had told the people that were bidding a year ago
25 on this same service, they asked us could we work

Molnar Reporting Services, LLC (440) 340-6161

1 on any other future work that might be, you know,
2 that might be happening within this scope? And
3 the response was no. And we had a bunch of
4 people drop out of working on this, because it
5 wasn't worth doing.

6 And I'm wanting to make sure that if
7 they've identified a number, you know, we have to
8 be able to tell them you have the right to submit
9 if we ask for another RFP for work beyond scope
10 of this, that you can submit a proposal along
11 with a bunch of other people, too. They're not
12 going to get it, but you have a right to at least
13 submit for additional work and not just be
14 totally cut out because you did this feasibility
15 study.

16 MR. MATTY: I have to look at the world
17 of architecture. I think that proposal was for
18 -- was that proposal for a real estate company to
19 come in and do some analysis? And then the
20 question was can the real estate company actually
21 benefit from being our broker in the situation?

22 MAYOR LICASTRO: That's right.

23 MS. BURKE-JONES: But they weren't even
24 a broker.

25 MAYOR LICASTRO: It was a different

Molnar Reporting Services, LLC (440) 340-6161

1 circumstance.

2 MR. MATTY: Right now my recollection is
3 if we have a company come in to do what Jill has
4 labeled a feasibility study, that's all this is,
5 is a feasibility study. The company that's
6 coming in to do the feasibility study, the real
7 issue for Council is you're going to have an
8 examination by a company of three buildings and
9 what they recommend where to do what with those
10 three buildings.

11 MS. BURKE-JONES: Exactly.

12 MR. MATTY: At the time of Council's
13 decision on what to do with those three
14 buildings, I'd have to take a look at the
15 procedure that's going to be in place, but I'm
16 hard pressed to have a company come in and do a
17 feasibility study recommending certain things to
18 Council and then have that same company benefit
19 from doing the actual work involved in
20 constructing a new Community Center.

21 So the issue here today that I see is
22 does Council want to hire this company, and if
23 they want to be hired to do a feasibility study.
24 That's it. Some of the secondary information
25 that they've shown as options are simply not

Molnar Reporting Services, LLC (440) 340-6161

1 existent for the purpose of this legislation
2 because you're only authorizing thirty-one three.
3 We're not authorizing any other alternatives at
4 this time as far as I could review and what I
5 received.

6 MAYOR LICASTRO: Ms. Akins.

7 MS. AKINS: Yes, I would like to address
8 this. Dave and Joyce, thank you for bringing
9 this up. I think there is absolutely no reason
10 that DS Architecture should be limited in only
11 this pursuit. I think their proposal, should you
12 put together another request for proposals, they
13 ought to be able to submit on that. They ought
14 to be able to be hired on that. And you could
15 have 10 submittals and you might decide that you
16 don't want to choose DS Architecture, but this
17 should not limit that. And I don't believe there
18 was anything that was ever said to them that said
19 if you submit on this, you can't submit for the
20 next phase.

21 MAYOR LICASTRO: This is being discussed
22 for the first time at this meeting. This was not
23 brought up prior. Again, I think it will be the
24 nature of the proposal and how it's drafted will
25 determine who can actually bid on it. So let's

Molnar Reporting Services, LLC (440) 340-6161

1 not lose focus. We're here tonight to discuss
2 this proposal as stated and offered. You've
3 heard Jill's recommendation.

4 Gentlemen, do you want to comment
5 further on your proposal?

6 MR. MEYERS: Sure. I would like to
7 address the comment. I've been doing public
8 facility projects for 20 years. I've never come
9 across anything that we're discussing tonight
10 where if we do the initial study, we can't move
11 forward with the project.

12 MR. MATTY: You may have never worked
13 for a statutory agency before, as Bratenahl is.
14 We do not have a charter. We do not have the
15 right to change state law. We cannot by a
16 charter decide that we want to do A, B and C, if
17 state law doesn't allow A, B and C.

18 MR. MEYERS: Sure.

19 MR. MATTY: So if somebody can show me
20 by state law that we can take your statement of
21 qualifications for a feasibility study and then
22 have your company benefit if you are chosen for
23 work over that, I'll take a look at it. But we
24 are very restricted in what we can do. And that
25 is one of the reasons why I attached the

Molnar Reporting Services, LLC (440) 340-6161

1 statement of qualifications to this legislation,
2 because I'm considering this company as being
3 qualified to do a feasibility study only as of
4 this point in time.

5 MR. MEYERS: I'm happy to find that
6 state legislation for you. We've actually been
7 hired by the state directly to do this exact
8 process, so I'm happy to find that.

9 Addressing the proposal and further
10 steps, I don't need to go in great detail, but we
11 did prepare a little schedule and a little
12 description of what we're going to be doing.

13 We anticipate the study taking somewhere
14 between 12 and 16 weeks. We understand that
15 there's a goal that this should be ready to go by
16 July-ish to be put on a potential ballot in
17 November is from what we understand for a
18 potential funding of the project, so we align
19 very well with that.

20 We understand, as was discussed, this
21 deals with three different sites and three
22 different potential end users. In our opinion,
23 the Police Department needs a lot of focus. It's
24 the one that hasn't been studied. You guys have
25 a lot of studies that were done in the past. The

Molnar Reporting Services, LLC (440) 340-6161

1 very first thing we're going to do is take those
2 studies and compile it down into something that
3 we can take forward and validate and then start
4 adding the police into it.

5 So it's a process we do all the time.
6 I'll be happy to answer any questions, but this
7 group, the city administration, parks and rec and
8 the Police Department will all be involved in
9 developing the critical success factors for the
10 future of the Village.

11 MAYOR LICASTRO: Any questions for these
12 gentlemen?

13 MS. BURKE-JONES: May I?

14 MAYOR LICASTRO: Sure.

15 MS. BURKE-JONES: I'm assuming obviously
16 minutes of meetings will be included with this?

17 MR. MEYERS: Absolutely.

18 MS. BURKE-JONES: So there's an ongoing
19 document of how decisions have been made.

20 MR. MEYERS: That's in the best interest
21 of you and us.

22 MS. BURKE-JONES: Exactly.

23 MAYOR LICASTRO: They'll all be public
24 meetings.

25 MR. BENJAMIN: Okay.

Molnar Reporting Services, LLC (440) 340-6161

1 MAYOR LICASTRO: They'll be public
2 meetings.

3 MR. BENJAMIN: That was my question and
4 making sure we also --

5 MAYOR LICASTRO: The facts, as they
6 gather data, that will be done with each
7 department. When it comes time for accumulation
8 of data and decision-making that's, of course,
9 going to be in a public meeting.

10 MS. BURKE-JONES: Yeah, because we
11 haven't had that. That's a new experience. It's
12 not happened in Bratenahl since I've been on
13 Council, so I just wanted to make sure.

14 MR. BENJAMIN: I would like at least
15 one, you know, before this comes to city council,
16 to move forward on anything, I think that we
17 should have a minimum of at least one meeting
18 where DS lays out their findings to the community
19 and we collect input as sort of a public hearing
20 type. At the end of the day, we're asking the
21 residents to pay for whatever improvements that
22 we all decide upon at the end of all of this.

23 MR. MEYERS: If I may address that.
24 You'll see in the layout there's several steps,
25 but there's the initial report. At the end of

Molnar Reporting Services, LLC (440) 340-6161

1 that initial report, that's exactly what we do.
2 We present our findings, we ask for feedback and
3 we take that feedback and we complete our final
4 report, which is our final professional
5 recommendation.

6 MS. BURKE-JONES: Okay. So you'll be
7 discussing the program and the requirements for
8 that and how you've identified those, so there
9 will be an opportunity for feedback.

10 MR. MEYERS: We want the community
11 involved.

12 MR. PROS: 100 percent. The success of
13 this report really realize on that feedback. We
14 wouldn't be doing a good job if we didn't take
15 all that into account.

16 MS. HUFFMAN: So you've indicated the
17 timeline for that, the initial and then the
18 final. I'm sorry, I didn't catch it.

19 MR. MEYERS: Yeah, so the biggest thing
20 we can't control actually is your response, you
21 know, how often we can set up meetings, so we
22 like to give a window of 12 to 16 weeks to
23 complete our work.

24 MS. HUFFMAN: You said something like
25 July?

Molnar Reporting Services, LLC (440) 340-6161

1 MR. MEYERS: Yeah. What we understand
2 is that there's a potential of this going on
3 about -- and there's a certain time frame that
4 needs to be submitted to do that.

5 MS. HUFFMAN: So the span of time from
6 let's just say today is you are to do the
7 feasibility study, that is included in this
8 timeline?

9 MR. MEYERS: That's correct.

10 MS. HUFFMAN: Okay. My other question
11 is I was very impressed by the fact that
12 including the public is a big thing. So even
13 though Councilmen Benjamin might say one meeting,
14 I hope that we have at least two. That's just my
15 sentiment to share.

16 MR. MEYERS: I can expand upon on that,
17 too. What we do is called visioning sessions.
18 We'll do one, maybe two, it depends what you guys
19 recommend, but we usually have a resident or two
20 studies where we go in, we put up visual images.
21 We talk about what we call critical success
22 factors, which are beyond budget and schedules
23 for what I call permission to play. Every
24 architect should be doing those. And that's a
25 really good way for us to get the initial input.

Molnar Reporting Services, LLC (440) 340-6161

1 And then we report back what we think we're
2 hearing and then we hear feedback then. So
3 there's probably two or three meetings with the
4 public.

5 MAYOR LICASTRO: I mean, we can work at
6 this and come up with a consensus ourselves,
7 people in this room. It does no good if we don't
8 have buy-in from the community, because it's
9 going to be their decision at the ballot box that
10 will determine what we do. So public input is
11 critical before, during, after. And that's a
12 very aggressive timeline. Maybe we can't get on
13 the ballot November of this year, but knowing we
14 have a firewall in '23, with the rollover of our
15 note, I think we should try to be aggressive and
16 work to that timeline, understanding maybe it's
17 not doable, but let's give it our shot. Public
18 input is critical and you recognize that.

19 MR. MEYERS: Yes.

20 MS. HUFFMAN: I have one more thing. So
21 when you do your sessions, is that something that
22 a representative of our Village, like our
23 Architect can sit in on or how does that happen?

24 MR. MEYERS: It's whoever you would like
25 to sit in. We'll set up a parameter and an
Molnar Reporting Services, LLC (440) 340-6161

1 agenda for each of the meetings and you guys can
2 respond who you would like to be there. When we
3 do the interview with the Police Department,
4 we're pretty much going to be focused on the
5 Police Department. That doesn't mean someone
6 else can't come and listen to that. When we go
7 to parks and rec, we're going to be integral with
8 them. And with the administration, we'll be
9 there, and then the community is a fourth piece.

10 MAYOR LICASTRO: There will be town hall
11 formats where we'll open the meeting. They'll
12 have presentations for review. We'll get input
13 from the public, Q and A. It's going to be an
14 open, transparent, inclusive process.

15 MS. HUFFMAN: I get that, Mayor. I'm
16 just saying while the firm is in a brainstorm
17 session, if there's a person like our architect
18 who can sit in and listen to those things, she
19 knows intimately how we generally feel about what
20 we want. So if she is there, she certainly can
21 provide some input to help bring this project
22 into fruition that will be acceptable.

23 MAYOR LICASTRO: Let's not lose focus.
24 This is a needs-based analysis. When they meet
25 with the Police Department, the Police Department
Molnar Reporting Services, LLC (440) 340-6161

1 will tell these individuals what they think they
2 need in existing buildings, new buildings, and
3 from that they'll then come up with
4 recommendation for us.

5 When they meet with administration,
6 they'll meet with us. We'll determine what space
7 we need, personnel, et cetera, and they'll come
8 up with a recommendation. For the Rec
9 Commission, they'll meet with Sue and Jim and
10 maybe even the Recreation Commission to see what
11 their needs are. And that will then eventually
12 crystalize into a recommendation we can bring to
13 several town hall meetings to get buy-in from the
14 public. Does that sound accurate?

15 MS. BURKE-JONES: Well, the issue is,
16 and you got the needs, excuse me, Mayor, and you
17 said and eventually that will crystalize. That's
18 what we're talking. Thank you for mentioning
19 that, Gina. There are going to be a meeting or
20 two in there, internal meeting, of discussing the
21 findings, you know, and checking to make sure
22 that that's -- just to check and say, yes, a
23 need, that's what you said.

24 Another thing I think would be a great
25 idea is those internal meetings have a member of
Molnar Reporting Services, LLC (440) 340-6161

1 our architectural -- our Village architect's firm
2 to attend those to verify that and verify that
3 we're on the way.

4 I think we had our last master plan, I
5 think some of the people, actually a lot of us
6 were on the master plan committee.

7 MR. BENJAMIN: We were.

8 MS. BURKE-JONES: If you recall, there
9 was a master plan developed. And there was only
10 two pages of it that actually ever -- the rest of
11 it disappeared.

12 MAYOR LICASTRO: That's not true. The
13 master plan is still viable.

14 MS. BURKE-JONES: No, the things on the
15 program at the building, they are not around.
16 Anyway, bottom line is --

17 MAYOR LICASTRO: So are you asking that
18 Jill participate in some of these internal
19 meetings; is that what I'm hearing?

20 MS. HUFFMAN: I just want to slow down
21 for a minute and let me digress for a moment. I
22 want to share where I'm coming from here. I have
23 not done any of this on a commercial level. I've
24 done this on a very small level as a novice. I
25 have a partner who is also a novice that has

Molnar Reporting Services, LLC (440) 340-6161

1 helped me.
2 When I was not able to be in a space
3 where we talked about this whole plan, that is a
4 person I listen to, my partner. They could
5 explain it and interpret it to me so I would know
6 and I was satisfied with what's being done. He
7 knew me and he knew what I would like. So I just
8 apply that same thing to here's the firm that's
9 going to be working on a big project for us, we
10 all want to be happy.

11 Certainly we don't know them as well as
12 we know her. She knows us. She knows if she
13 hears something coming up, she's going to say
14 that may not be something that they are open to.
15 Here's something that may be better suited. So
16 that's the reason for my question.

17 MR. BENJAMIN: I support that. It's not
18 unusual in cities that have engineers or
19 architects on staff that they are part of the
20 process and attend and provide feedback and are
21 there, so I have no issue with that.

22 MAYOR LICASTRO: Jill, are you willing
23 to help?

24 MS. AKINS: Absolutely. It might not be
25 me, but someone from my firm will be there.

Molnar Reporting Services, LLC (440) 340-6161

1 MR. MATTY: My suggestion is if that's
2 going to be the case, that Council will authorize
3 that participation in advance of it happening so
4 that you have a fee arrangement. We have a basic
5 retainer arrangement with our architect. And I
6 don't mean to cut anybody out of work, but if
7 there's going to be a project like this that Jill
8 or her firm are going to work on, at your next
9 meeting you should have authorization for
10 whatever those fees would be in advance so that
11 you understand that that's an additional fee.

12 MR. BENJAMIN: Jill, if you can put a
13 proposal together for us to consider.

14 MS. AKINS: I'll put one together.

15 MR. BENJAMIN: As everyone has said
16 here, we have one shot at doing this right. So
17 it's worth the time and the funds and the effort.
18 I do have one question about will the feasibility
19 study give options for and comparisons on future
20 use of each property?

21 So for example, if the best use of --
22 what is the best use of the Barbara Byrd-Bennett
23 Center land in terms of an economic analysis
24 versus if an addition is made to Village Hall or
25 an addition is made or renovations are made to

Molnar Reporting Services, LLC (440) 340-6161

1 the Community Center, is that kind of analysis
2 part of this proposal?

3 MR. MEYERS: We don't do valuation of
4 properties, but we will do a matrix talking about
5 the positives and the risk of each option that we
6 come up with. And we don't have a preconceived
7 option of what those options are, but you'll see
8 a direct comparison between all three sites. Is
9 it combined? Are they separate? You'll have a
10 path forward with that.

11 At the end of this, there are four
12 pillars I say that are part of feasibility
13 studies. We want to know how much it costs. We
14 want to know how long it's going to take. We
15 want to know what's going to be in it. And we
16 want to know the quality of the materials in the
17 studies. Those are the things we have to answer
18 for all three sites if that answer your
19 questions.

20 MR. BENJAMIN: It does.

21 MR. MATTY: Will you be recommending one
22 site over the other?

23 MR. MEYERS: We'll make a professional
24 recommendation based upon what we hear on what we
25 think is the best path forward. So I won't say

Molnar Reporting Services, LLC (440) 340-6161

1 it's going to be one site, because there's a
2 potential we might use two of the sites.

3 MAYOR LICASTRO: Anyone else?

4 MS. BURKE-JONES: But you will identify
5 what the options were that you will consider,
6 that you considered?

7 MR. MEYERS: Yes.

8 MS. BURKE-JONES: Because obviously it's
9 up to the Village itself to determine what they
10 are. So you're just not going to lead us down a
11 path of a single thing. There are going to be
12 development of that. So on a future project, who
13 knows what that future project or RFP might be
14 for.

15 MR. MEYERS: It might be helpful, I'm
16 happy to leave them here, we have several
17 examples of other feasibility studies that we've
18 done so you can see examples of what you're going
19 to receive at the end. We just did Euclid's
20 Police and Fire Station study where we studied,
21 Eric, how many fire station sites?

22 MR. PROS: Quite a few. We took all the
23 information that you're describing and really
24 figured out what's the best need and the highest
25 and best use of that land. Sometimes what seemed

Molnar Reporting Services, LLC (440) 340-6161

1 like a great idea at the beginning actually was
2 better on the private market or give that back to
3 commercial use and let the city find another
4 location for their fire station.

5 MS. BURKE-JONES: Right. That's
6 something that we will be doing outside of this,
7 but that's why you may not be able to make a
8 single proposal anyway, but you'll at least
9 provide us a professional opinion.

10 MR. MEYERS: We'll provide what we think
11 is the best path forward and hopefully Jill will
12 agree.

13 MAYOR LICASTRO: Anyone else? Okay. So
14 let's ask for adjournment of Committee of the
15 Whole, please.

16 MR. McDONALD: So move.

17 MR. TAYLOR: Second.

18 MAYOR LICASTRO: Roll call on
19 adjournment, please.

20 MS. COOKS: Mr. Benjamin?

21 MR. BENJAMIN: Aye.

22 MS. COOKS: Ms. Burke-Jones?

23 MS. BURKE-JONES: Aye.

24 MS. COOKS: Ms. Huffman?

25 MS. HUFFMAN: Aye.

Molnar Reporting Services, LLC (440) 340-6161

1 MS. COOKS: Mr. McDonald?

2 MR. McDONALD: Aye.

3 MS. COOKS: Mr. Taylor?

4 MR. TAYLOR: Aye.

5 (Meeting adjourned at 6:31 p.m.)

6 ~ ~ ~ ~ ~

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

Molnar Reporting Services, LLC (440) 340-6161

CERTIFICATE

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

I, Nancy L. Molnar, do hereby certify that
as such Reporter I took down in Stenotypy all of
the proceedings had in the foregoing transcript;
that I have transcribed my said Stenotype notes
into typewritten form as appears in the foregoing
transcript; that said transcript is the complete
form of the proceedings had in said cause and
constitutes a true and correct transcript therein.

Nancy L. Molnar

Nancy L. Molnar, Notary Public

within and for the State of Ohio

My commission expires July 15, 2023.

Molnar Reporting Services, LLC (440) 340-6161