

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

COMMITTEE OF THE WHOLE MEETING

MARCH 16, 2022
6:16 p.m.

MAYOR JOHN LICASTRO
JOYCE BURKE-JONES
TRACY HOEFLING
GINA HUFFMAN
TOM McDONALD
ROD TAYLOR

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

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1 Embayment Resilience Study. It's hard to create
2 acronyms. It's hard to do that. I'm sorry, I
3 forget your name.

4 MR. McDERMOTT: Sean McDermott.

18:16:58 5 MAYOR LICASTRO: Sean McDermott. This
6 group has been working diligently for months and
7 months to enhance lakefront access for residents
8 of Cleveland and surrounding communities. This
9 particular concept is just west of Bratenahl in
10 the area just west of Gordon Park. And I've had
11 the opportunity to be on this, involved in this
12 process and seen it, so I thought it would be
13 nice to share with residents.

14 So the floor is yours, please.

18:17:27 15 MS. COFFMAN: Great. Thank you so much,
16 Mayor and Council, for the opportunity to share
17 this. Sean and I are with Cleveland Metroparks.
18 And we're just excited to share this study with
19 you and the community. And I love that you
20 explained the acronym. It's a lot easier to say
21 CHEERS than the Cleveland Harbor Eastern
22 Embayment Resilience Study, but that's what we're
23 talking about today.

18:17:43 24 This graphic shows the study area, which
18:17:53 25 as you mentioned begins just west of Bratenahl at

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1 MAYOR LICASTRO: I'll call the meeting
2 to order and ask Ms. Cooks to call the roll,
3 please.

4 MS. COOKS: Ms. Burke-Jones?

5 MS. BURKE-JONES: Here.

6 MS. COOKS: Ms. Hoefling?

7 MS. HOEFLING: Here.

8 MS. COOKS: Ms. Huffman?

9 MS. HUFFMAN: Here.

10 MS. COOKS: Mr. McDonald?

11 MR. McDONALD: Here.

12 MS. COOKS: Mr. Taylor?

13 MR. TAYLOR: Here.

18:16:23 14 MAYOR LICASTRO: Thank you. And I'll
15 ask for approval of the minutes from last month
16 as offered.

17 MS. HUFFMAN: So move.

18 MR. McDONALD: Second.

18:16:33 19 MAYOR LICASTRO: Discussion? All in
20 favor of the motion?

21 Ayes: 5.

22 MAYOR LICASTRO: Anyone opposed? Thank
23 you.

18:16:42 24 We have a real treat tonight. We have
25 Kelly Coffman from the Cleveland Harbor Eastern

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1 the Cleveland Lakefront Nature Preserve and
2 extends along the shore approximately over to
3 Burke Lakefront Airport.

4 We'll be using this vantage point, so
18:18:08 5 it's a little different working from out over the
6 lake.

7 MAYOR LICASTRO: Those in the back row,
8 if you want to move up so you can see, go ahead.

18:18:28 9 MS. COFFMAN: So the study is a
10 partnership between Cleveland Metroparks, the
11 City of Cleveland, the Ohio Department of
12 National Resources, the Ohio Department of
13 Transportation, the Port of Cleveland and Black
14 Environmental Leaders Association, which is a
18:18:41 15 state-wide nonprofit. So I think that's another
16 kind of underlying strength of this work that
17 you'll see tonight, is it's not just one
18 organization putting forth a vision of the
19 lakefront.

18:18:54 20 I think anyone who's lived in Bratenahl
21 for a few years knows that the lakefront has
22 changed over time. Particularly, this stretch of
23 the lakefront. We've been building kind of out
24 into Lake Erie for a number of years. This is
18:19:08 25 the current configuration of the lakefront, but

1 it really used to look like that darkest green
 2 color on that image. So over the years we built
 3 out for various efforts. And what we're left
 4 with is really kind of an engineered hardened
 5 edge. So it's kind of grass, steel bulkhead,
 6 water. And what the study is really trying to do
 7 is make that kind of a much more dynamic and
 8 enriched etched in stone.
 9 So that lakefront, as I mentioned, the
 10 grass and steel bulkhead doesn't really provide a
 11 lot of habitat opportunities. We know that I-90
 12 is critical infrastructure that is repeatedly
 13 impacted by waves coming off the lake. Has
 14 anyone ever witnessed that one? And you know,
 15 we're fortunate to have some trails along the
 16 lakefront, but that experience is less than
 17 ideal. The times you have waves crashing on one
 18 side and interstate traffic directly adjacent.
 19 And then just the condition of that lakefront
 20 with all the energy coming off the lake and the
 21 hardened edge.
 22 So the other opportunity we really see
 23 in that study area is the lake is such an
 24 underutilized asset that we think if we make
 25 improvements, they're going to deliver benefits

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1 habitat, beneficial use of dredge, improving
 2 access.
 3 And there is an economic component to
 4 it. We reached out to agencies doing work in the
 5 area, stakeholders in the area. I have little
 6 cards that have our website. We have an open
 7 comment form still, so I don't know if you want
 8 to pass these around. But we're still in the
 9 process of listening to the community.
 10 And over the length of the project, we
 11 had kind of, you know, four grounds of
 12 engagement. And that included community surveys.
 13 We posted videos on our website. We really look
 14 to use tools that were kind of accessible at home
 15 and online and then we did some in-person
 16 engagement. And that was probably some of the
 17 most rewarding. We advertise tours, we register
 18 folks, and have people wear masks and socially
 19 distance because during COVID, but just had some
 20 one-on-one conversations and hear ideas.
 21 Again, focusing those ideas in kind of
 22 these three buckets of environment, economy, and
 23 community. This is just a little bit about the
 24 overall process where we really cast a wide net
 25 of a lot of different ideas and had the community

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1 in multiple arenas and really help the
 2 surrounding community. That's what really
 3 brought that partnership together. We have a lot
 4 of overlapping goals. You know, the City of
 5 Cleveland is really interested in access,
 6 connectivity and a more vibrant adjacent
 7 neighborhood.
 8 The Department of National Resources is
 9 completely on board with expanding habitat. ODOT
 10 obviously has Interstate 90 and want to protect
 11 the infrastructure. Cleveland Metro Parks expand
 12 the parks. Black American Leaders increasing
 13 access and equity. The Port of Cleveland, you
 14 know, part of their role with overseeing the
 15 maintenance of the federal ship channel, that
 16 results in dredge every year. And that dredge
 17 material needs to have a place where it can be
 18 placed. And so this plan actually will
 19 accommodate beneficial use of dredge material.
 20 Really the correspond of the plan has
 21 been the community. We've done extensive
 22 community engagement and really wanting to hear
 23 not just what our ideas are for the lakefront,
 24 but what the community would like to see. So
 25 that work is going to really focus in, again, the

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1 vote and help us prioritize. And then we took
 2 those priority features and really fitted them to
 3 the site and worked through a couple of different
 4 layouts to result in the current design.
 5 So, again, this is the current
 6 condition. This is what CHEERS proposes, which
 7 is roughly about a 75-acre expansion of park
 8 space north of I-90 into the lake. And by
 9 configuring it in this manner, we're able to
 10 create a protected cove where it will be quiet.
 11 There won't be huge waves crashing across the
 12 interstate or prohibiting people from interacting
 13 with the lake. And it really benefits in
 14 multiple areas.
 15 So I'll show a few more images. Showing
 16 the access, the north/south access from
 17 communities to the lake, but another real focus
 18 is that east/west access from the lakefront to
 19 downtown and really building on that. So this is
 20 one area we're calling the Gordon Hills where it
 21 will be built up and can accommodate year-round
 22 activities.
 23 There's our habitat loop with taking
 24 advantage of that protected shoreline by the
 25 outer aisle, we can really create wetlands,

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1 dynamic habitat, boardwalks, get people really
 2 out over the lake and have some thriving aquatic
 3 interest habitat, creating kind of a rocky shore
 4 where you can walk along the edge of the water
 18:24:29 5 and really engage more with the lake; can
 6 accommodate paddle sports. Really just some
 7 breathing space out along the water.
 8 We see just crazy demand at our other
 9 lakefront parks. We do see a lot of demand at
 10:24:46 10 these existing parks and we just know that people
 11 love to get out close to the water. The views
 12 back toward downtown are cool and dynamic as
 13 well. Fishing is a use that we see a lot of.
 14 Any time you go out to the lakefront parks, there
 18:24:59 15 are usually folks out there fishing, so we wanted
 16 to listen to that demand and continue to
 17 accommodate.
 18 We're starting to look into how we build
 19 it. This is a cross-section that shows where
 18:25:11 20 some of that expanded habitat would be and just
 21 highlight some of the natural resource benefits.
 22 And we're just digging into the next
 23 phase. Between all the partners, including the
 24 Port, we were able to obtain nearly \$4 million in
 18:25:30 25 funding to proceed to the next stage of design.
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1 So we'll be looking at more technical
 2 requirements. And really getting this project
 3 shovel ready so that piece by piece it can be
 4 implemented. And it's going to be probably a 15
 18:25:46 5 to 20-year endeavor. And we're just excited to
 6 be this far in the process. And that was really
 7 our intent from the beginning, that it's not just
 8 a pretty picture, it's something that can be
 9 built and can really serve the community.
 10 In the meantime, we've been making other
 11 improvements. Last summer we had a ribbon
 12 cutting for a new comfort station along the
 13 Cleveland lakefront bikeway along East 72nd.
 14 It's a very high quality restroom with an
 18:26:14 15 overhang and a tramp head. We are developing
 16 contests for our community sailing center that
 17 would occur somewhere in this project center.
 18 This tremendous interest art, the media
 19 was -- it was really exciting to see when the
 18:26:30 20 plan was complete last June just the response
 21 from the community and just the carried interest
 22 and articles. And we had some ongoing engagement
 23 where we had community popup events in the parks
 24 this summer. And, again, we're still listening.
 18:26:49 25 We're going to continue that engagement through
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1 this next phase of design and really just look
 2 forward to seeing these improvements take place.
 3 So that's really all I had. And Sean
 4 and I are here to answer any questions or to
 18:27:04 5 listen to any comments.
 6 MAYOR LICASTRO: So the reason I reached
 7 out to Kelly and asked her to give us a
 8 presentation is threefold. I wanted Bratenahl to
 9 be informed, I wanted them to be engaged, and I
 10:27:14 10 want them to be supportive. One thing that's
 11 lacking to all of us who live in Cleveland, is
 12 lakefront access. You've been to Chicago, they
 13 embrace the lakefront. It doesn't really happen
 14 here in Cleveland. This is a bold concept. It
 18:27:29 15 will take a few years to implement, but I think
 16 it's a great opportunity to get people down to
 17 the water and enjoy the water in a manner in
 18 which they can now not do.
 19 I've seen way more of this than any of
 18:27:43 20 you. Any questions from Council members first?
 21 MS. HUFFMAN: What's a comfort --
 22 MS. COFFMAN: Comfort station? That's a
 23 fancy name for a restroom. It serves as a trail
 24 and has some signage and benches, so it's a
 18:27:57 25 little more than a restroom.
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1 MAYOR LICASTRO: It's easier to market
 2 it than as a comfort station. What about funding
 3 for this, Kelly, how is it being funded?
 4 MS. COFFMAN: So far it's commitments
 18:28:09 5 from the six partners. We're able to leverage
 6 National Fish and Wildlife Foundation Grant. So
 7 the combination of those two funding sources was
 8 nearly two million. And then the Port of
 9 Cleveland was able to obtain maritime assistance
 10:28:23 10 funds to match that, so that's how we got to
 11 nearly four million.
 12 We're really just keeping our eyes open
 13 for any potential infrastructure funding, habitat
 14 funding. We're really, you know, hoping to bring
 18:28:39 15 in outside funding to help a lot of this happen.
 16 MAYOR LICASTRO: So if the concept
 17 happens as pictured, what's the approximate cost?
 18 MS. COFFMAN: We don't have a really
 19 detailed cost estimate, but it is in the range of
 18:28:55 20 \$300 million, which is equivalent to other major
 21 regional projects.
 22 Sean, you're better at the numbers off
 23 the top of your head than I am.
 24 MR. McDERMOTT: So if you look at the
 18:29:05 25 cost that's been invested in the interbelt
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1 projects, they dwarf what we're proposing here at
2 CHEERS by several hundreds of millions of
3 dollars. Most recently the opportunity corridor,
4 nearly the same in terms of cost. When you look
5 at the west Shoreway, between West 73rd and the
6 connection that was made and then downgrading of
7 the west Shoreway, that's about 90 million.

8 So we really feel that this project has
9 regional significance and bears -- not only does
10 it deserve the funding, but what it does for
11 neighborhoods and lakefront access is a huge
12 regional asset.

13 MAYOR LICASTRO: Realistically we'd like
14 to have it happen tomorrow, but \$3 million
15 investments take time. I applaud your team and
16 the partners to think creatively and come up with
17 a concept really that's not seen anywhere in the
18 Cleveland area. I think it's really exciting.

19 Again, I'm glad I can define the acronym. I
20 won't do it again. But I think it's really an
21 opportunity to get people down to the lake and
22 enjoy the lake that they really have not been
23 able to do prior. Joyce.

24 MS. BURKE-JONES: It's very exciting.
25 Thank you so much for making the presentation.
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1 Thank you for having this presentation made for
2 us, Mayor.

3 And we can access more information on
4 your website to get into the details of all this?

5 MS. COFFMAN: Yes. Thank you, I was
6 going to mention that.

7 Clevelandmetroparks.com/CHEERS. And it
8 has the full study. There's a contact us form,
9 but please feel free to reach out. It really
10 does comes to my e-mail box if you make a
11 comment.

12 MS. BURKE-JONES: I'm sure there's a lot
13 more involved than what you had a chance to tell
14 us. I look forward looking at the website.

15 MAYOR LICASTRO: And they consider
16 things like how does it change wave action?
17 Everything -- it's very thorough study, but I
18 think if that happens, when it happens, I think
19 it will be a wonderful thing.

20 Any other questions from Council?

21 FEMALE VOICE: I'm trying to get a
22 handle of where this is. Is this going to be
23 connected down by where the dike is, dike 14?

24 MS. COFFMAN: With this illustration
25 kind of that triangle in the foreground is the
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1 lakefront nature preserve. So it's between where
2 the former dike 14 and kind of those next park
3 areas. And the other kind of -- to the right,
4 that's the federal breakwall that is out in the
5 water.

6 MAYOR LICASTRO: So you can see where
7 Burke Lakefront Airport is right there. The
8 marinas along the lakeshore are further west.
9 You can see the marinas, they're not disturbed.

10 It's really new construction. Keep in mind what
11 Kelly sort of went past this quickly, they have
12 to have a place to dump dredgings. They don't
13 have one right now. They need a place.

14 So the land on which this is going to be
15 built will be built on the dredgings from the
16 lake and river to give them the base they need to
17 actually build this. So that's a small but
18 significant point, because without that, this
19 doesn't happen. Without dredging the shipping
20 lanes won't remain open, et cetera. Yes, Mark.

21 MR. OREL: That's the question I want to
22 ask, because I thought the dredgings was
23 regulated by the EPA.

24 MS. COFFMAN: They are and there's a
25 state statute that prohibits open lake placement,
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1 that it needs to be in a confined. So the less
2 romantic view of these is they are confined
3 disposal facilities where dredge material that
4 has been, you know, evaluated and cleared will be
5 placed by the Army Corps.

6 MR. OREL: I know it took dike 14 to be
7 open to the public a very long time before it was
8 allowed to be.

9 MS. COFFMAN: I think that was really
10 informative for the Port. They've seen what a
11 great community benefit. And to start with the
12 end in mind with these, we'll be able to design
13 them and do the engineering so that it's as
14 efficient as possible and really gets us the end
15 result.

16 MR. KESSELEM: The cove idea, is it
17 anticipated that no boating will be involved
18 inside that cove area?

19 MS. COFFMAN: We're still talking about
20 it. The focus is really kind of a quiet space
21 and paddle sports, but there could be motorized
22 boating. It would just be probably a no wake
23 zone and have restrictions.

24 MR. KESSELEM: Those of us who have
25 lived on the lake recognize where Easterly
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1 Wastewater Treatment had their little cove area.
 2 My family has lived right next door to it and
 3 know that come the nice summer days, it is
 4 jam-packed with boats. That would be something
 18:33:55 5 that I think would be a deterrent in that area.
 6 MS. COFFMAN: We're really kind of going
 7 to be looking into the details and trying to, you
 8 know, as in everything with Cleveland Metroparks,
 9 there's always a balance we try to look for. And
 18:34:10 10 we may try it one way and if it doesn't work, go
 11 back to the drawing board.
 12 MAYOR LICASTRO: I'd recommend you
 13 prohibit jet skis.
 14 MR. KESSELEM: Seriously. They will
 18:34:23 15 come. You know that they will come.
 16 MAYOR LICASTRO: What Mr. Kesselem is
 17 talking about is the old White City Beach, which
 18 is really an outfall for Northeast Regional, but
 19 it's a breakwall and boaters find it. Even
 18:34:36 20 though they shouldn't be there after a rain
 21 event, they find it. So if that's built, boaters
 22 will be looking for it.
 23 Is there another question? Yes, Keith.
 24 MR. GALESTOCK: Mine is much on the same
 18:34:48 25 vein. What kind of aquatic traveler are you
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1 allow through there? How deep do you anticipate
 2 that cove will be, the depth of water?
 3 MS. COFFMAN: The lake off East 72nd due
 4 to that previous filling activity is already
 18:35:04 5 about 20 feet deep. So that's one reason we're
 6 not showing a swimming beach, is there is a
 7 significant drop.
 8 MR. GALESTOCK: And the Coast Guard will
 9 be anticipated to patrol that cove?
 18:35:16 10 MS. COFFMAN: That's a great partner to
 11 bring into our discussions. We do have a marine
 12 patrol of Cleveland Metroparks, but definitely
 13 the broader support would be good.
 14 MAYOR LICASTRO: I'm sure ODNR will be
 18:35:26 15 in the meeting as well.
 16 MS. COFFMAN: Yes.
 17 MAYOR LICASTRO: The disposal area you
 18 see is the land. That's what will be defined
 19 disposal.
 18:35:35 20 MR. GALESTOCK: I have another question.
 21 Are you adding docks in this proposal? Are there
 22 any docks being added?
 23 MS. COFFMAN: This proposal does not add
 24 docks, but it doesn't take any docks space away.
 18:35:49 25 MR. GALESTOCK: Does it allocate space
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1 for future docks?
 2 MR. McDERMOTT: East 55th Marina just to
 3 the west of here, we do have the ability to add
 4 an additional slip. And we have anticipated that
 18:36:01 5 for sometime. At the eastern end of the basin of
 6 East 55th Marina, we have space to add one more
 7 dock, so if you wanted to in the future.
 8 MR. GALESTOCK: Are you anticipating any
 9 additional parking needs?
 18:36:24 10 MR. McDERMOTT: Yeah, we will go through
 11 an entire parking analysis as part of CHEERS.
 12 Keep in mind we're years away from building the
 13 surfaces. We'll plan for parking like we did at
 14 Edgewater and East 72nd.
 18:36:37 15 MR. GALESTOCK: I live at the far west
 16 end. And it's interesting in the summertime the
 17 noise level as the western winds bring that
 18 across Bratenahl, you know when it's a Saturday
 19 night. So I'm hoping you'll be cognizant of
 18:36:51 20 making sure that there's plenty of law and order
 21 in your proposal.
 22 MR. McDERMOTT: That will be the
 23 expectation.
 24 MS. COFFMAN: The plan does propose
 18:37:06 25 continuation of Lake Shore Boulevard across the
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1 north side of Interstate 90. So if you're
 2 visiting one area of the park, you no longer have
 3 to get on the highway to get to the next area of
 4 the park. So I think it's going to feel like a
 18:37:18 5 much more -- even though 75 acres is significant,
 6 it's going to feel even larger because it will be
 7 connected.
 8 MAYOR LICASTRO: We're at the table with
 9 this, so we will be engaged.
 18:37:30 10 MS. COFFMAN: Yes, very much.
 11 MAYOR LICASTRO: We'll make sure that
 12 Bratenahl's interests are well represented.
 13 MR. KESSELEM: Is this in conjunction
 14 with demolition of the CEI plant?
 18:37:41 15 MS. COFFMAN: That was a separate effort
 16 that was undertaken and it's really under the
 17 City of Cleveland's bailiwick. They have a
 18 couple of concepts for potential reuse of that
 19 site, but that's involved with the First Energy
 18:37:54 20 situation.
 21 MAYOR LICASTRO: Okay.
 22 MS. COFFMAN: Thank you again.
 23 MAYOR LICASTRO: Thank you. It's
 24 exciting stuff.
 18:38:01 25 So the facilities update. We have most
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1 of the team here from DS Architects. Jeff, Eric,
 2 good to see you again. We had our first
 3 visioning meeting yesterday. And Jeff will be
 4 here on an ongoing basis month to month and keep
 5 Council and public informed of what is happening.
 6 Yesterday's meeting was pretty much for staff
 7 with citizens as well and others.
 8 Go ahead, Jeff give us a quick recap.
 9 MR. MEYERS: Just a little bit of an
 10 update. Kind of something I'll remind everybody
 11 at the beginning of every update is the
 12 feasibility study is looking at the four pillars
 13 of the architectural project as a whole. That's
 14 the budget, schedule, program, what will be in
 15 the facility and the quality of materials and
 16 design.
 17 So we're trying to balance those four
 18 pillars, make sure this project is feasible so
 19 when we're ready to go forward, we know it will
 20 get done. It's a reoccurring theme that was
 21 talked about yesterday at the initial meeting was
 22 this needs to move forward. We don't want it to
 23 be another study that we put on the shelf and
 24 don't move forward with.
 25 At the end of that it's our job as the
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1 design lead to give a professional recommendation
 2 on what is the ideal situation for the future of
 3 the Bratenahl municipal building, be the admin,
 4 the Community Center, police station, where those
 5 are going to be located. We're looking at three
 6 sites, which is what our proposal was for.
 7 This site, the city administration
 8 police site and then what we're calling Bratenahl
 9 Center, which is where the old high school is
 10 located. Those are the three sites we're
 11 studying. There's no predetermined. We haven't
 12 even started talking about which site are going
 13 to work for which example. So that's a wide open
 14 discussion.
 15 There was a lot of debate yesterday
 16 about which location for what reasons. They all
 17 have merit. So it's our job to study those and
 18 to develop a way to analyze the different options
 19 and make that recommendation.
 20 MAYOR LICASTRO: By the way, we're also
 21 looking at what it would cost to restore the
 22 existing structure. Right now everything is on
 23 the table. Go ahead, Jeff.
 24 MR. MEYERS: Everything is on the table.
 25 When I say this site, I mean this building and
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1 site or the site without the building. We're
 2 looking at every option. So what we've done
 3 since I met with you last is we went through all
 4 the existing reports and studies.
 5 We harbored, gained all the information
 6 that we could from those as a very initial
 7 starting point to a conversation. It's great
 8 that those are done. We want to make sure we
 9 don't lose that information, but it's important
 10 we use that information to propel the team
 11 forward.
 12 The initial visioning session, which was
 13 yesterday, was a lot of fun. It was three hours.
 14 It was very engaging. We take a very simple
 15 approach to visioning. We sit down with the
 16 group. I believe there were nine from Bratenahl
 17 there, be it community members, the Police
 18 Department, administration. And we basically
 19 just ask describe the project in your own
 20 thoughts. And it was a very dynamic, open
 21 discussion with lots of points of view, which is
 22 what we want. So that gave us a big picture.
 23 And then I challenge everybody, which
 24 somewhat difficult, it sounds simple, but come up
 25 with one word that you know when this project is
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1 done it's a success. And it's not allowed to be
 2 budget and it's not allowed to be scheduled,
 3 because those are permissions in play. Everybody
 4 project is budget and schedule. Those will be
 5 our driving factors.
 6 We're going to distill those down and
 7 come up with three to five that really kind of
 8 guide us on making some of those decisions that
 9 aren't related to budget and schedule, because
 10 there is a lot of other things this project needs
 11 to state. Some of the words that were used
 12 yesterday was attraction, attraction to officers,
 13 attraction to future community members. There
 14 was one about community pride. How do we design
 15 this building to be for generations that maybe
 16 aren't even born yesterday. It's a generation
 17 project. So there were a lot more. Once we take
 18 all that information and distill it down, I'll
 19 give more of an update on that.
 20 The other topics we talked about the
 21 history of Bratenahl. We talked about the
 22 difference between needs, what these different
 23 parts of the community need versus what they
 24 want. We're going to take them both into
 25 account. They're going to help us come up with a
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1 range for construction cost. What it does to the
2 and then we'll be able to do an analysis of which
3 are the ones we can actually have and which ones
4 we don't. We know what we need to have.

18:42:40 5 We talked about the schedule. Right now
6 we're shooting to be done with our study come
7 July, early July. So that's the progress we're
8 going there. That will allow us, if you choose,
9 to put it on the November ballot. If that's what
18:42:55 10 you choose, it will give us enough time to do
11 that.

12 The next steps is we're going to start
13 in more in-depth programming study with all the
14 different city stakeholders. And actually Friday
18:43:08 15 we're meeting with the police, Community Center
16 and Sue and we're meeting with the Building
17 Department, also. So we're going to sit down,
18 spend an hour with each, really dig into what
19 spaces do they currently have and we're going to
18:43:22 20 challenge them to think about what spaces they
21 might want. And we'll do that with a bunch of
22 existing analysis and information and knowledge
23 that we have.

24 We'll be challenging the Police
18:43:34 25 Department in particular have you thought about
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1 what this means. One of the big things when you
2 think about the Police Department is it does not
3 currently meet state code. It is grandfathered
4 in, but the way they have to operate does not
18:43:47 5 meet state code. So it's not safe for the
6 officers. We talked about it yesterday, but
7 sometimes there's been wrestling with detainees
8 in a four-by-four space. You have a public
9 dispatch person six feet away from the detaining
18:44:05 10 center. That's one of the things, many of the
11 things we'll decide in these programming
12 sessions.

13 Next Thursday we're meeting with the
14 administration. We're going to discuss the
18:44:15 15 Mayor's court and the fiscal. I think that's all
16 the different departments that we'll be meeting
17 with.

18 Our next meeting with that group as a
19 whole once we get all the programming done and
18:44:24 20 the next week we're going to take a week and a
21 half, two weeks to digest that, compile it, then
22 we're going to meet with that group again,
23 depending how that goes, however it goes, I'll be
24 giving an update next month at the Council
18:44:36 25 meeting on the progress that we're making.

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1 That's my update.

2 MAYOR LICASTRO: So let me add a couple
3 of things. Certainly we have to find out what
4 the needs of the departments are. That's the
18:44:49 5 focus now. Council will be engaged on a monthly
6 basis. They'll get more engaged as we get closer
7 to completion. And yes, the public will be
8 involved, because eventually if we renovate, if
9 we build new, we have to go to the ballot box.
18:45:06 10 We're talking about millions of dollars we don't
11 have in the bank.

12 So we'll take every opportunity, town
13 hall meetings, red light, green light where they
14 put various options on the board. Some are
18:45:19 15 preferred, some are not, but the public will be
16 engaged in this thoroughly because it basically
17 comes down to your decision.

18 But without data, we can't ask you to
19 make an educated decision unless we have more
18:45:31 20 information. We're gathering information now.
21 I've been to many of these vision sessions and
22 sometimes after an hour you're like can we please
23 go home. This was very different. It was
24 engaging, it was exciting. Everybody spoke,
18:45:45 25 everybody listened. And a lot of people that

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1 were attendance hopefully agree with my
2 assessment. I thought it was really a very
3 productive and moving in the right direction, so
4 we're off to a great start. We have a long way
18:46:00 5 to go, but we have a relatively short period of
6 time. A ballot initiative must be on the ballot
7 by August 6th for a November election. That's
8 our goal and we hope to stay on track. We have
9 about 20 meetings we'll be doing over the next
18:46:16 10 four or five months and, yes, you will be
11 involved.

12 Any questions from Council? Yes, Joyce.
13 MS. BURKE-JONES: So again, you're
14 talking about all our departments are involved.

18:46:29 15 MR. MEYERS: Yes, all the departments.
16 And it's not a foregone conclusion new,
17 renovation. It's not a foregone conclusion
18 they'll all be together. One department, one --
19 we'll break it up into admin, police, Community
18:46:46 20 Center. One of them might be in a separate
21 location than the other. There's no preconceived
22 notion of where this is going to end up. I think
23 that's important. We're coming in with fresh
24 eyes and looking at it from multiple different
18:46:57 25 ways.

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1 MAYOR LICASTRO: I did caution the group
 2 on want versus need. University Heights did a
 3 study on a new police station and fire station.
 4 Everybody talked about what they wanted and they
 5 came up with a \$50 million price tag. And now
 6 they're going back to square one to be more
 7 reasonable for costs.
 8 We understand what comes out of our
 9 pockets is limited, so we have to make sure it is
 10 affordable. That was my first word offered and
 11 said he shot me down and said no, Mayor, you
 12 can't say that word.
 13 MR. MEYERS: Critical success factor.
 14 MAYOR LICASTRO: I did mention
 15 enhancement. It would enhance the function of
 16 our employees and departments, the function of
 17 the Police Department. It would enhance the
 18 Bratenahl community with the enhanced aesthetics.
 19 I think that's the word you allowed me to use is
 20 enhancement.
 21 MR. MEYERS: I think it's important to
 22 add on to that. We don't self-negotiate as a
 23 team right now. We throw everything out on the
 24 table because if you don't throw it out now, it
 25 will never get discussed. We throw it out there

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1 and it will give us a place to back off from, so
 2 we know at what point what we absolutely need and
 3 what we want and prioritize those. And if the
 4 budget allows, we'll pick them up. We need to
 5 get it all on the table now and back into that.
 6 We don't self-negotiate an idea out of the
 7 project.
 8 MAYOR LICASTRO: The studies that have
 9 been gathering dust on the shelf now have a
 10 purpose. They're reviewing the Doty Miller
 11 report, the Van Auken Akins review of the old
 12 high school. Allegro did a study as well. We're
 13 looking at all those. They're looking at all of
 14 those to incorporate those that have been
 15 discussed and engaged so that we have a starting
 16 point, but because of various factors, including
 17 the note, which we have to start to pay down in
 18 2023, we have a firewall.
 19 We're going to have to make a decision
 20 on what we do with these facilities, hopefully by
 21 the end of this year. So like it or not, we're
 22 going to be making decisions, because we need to
 23 and we have to.
 24 Anyone else from Council? Mr. Matty.
 25 MR. MATTY: So that Council knows, Jeff

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1 and I have talked and you passed an ordinance for
 2 \$31,300. The agreements that have come to me are
 3 going to be at \$31,300. However, if Jeff and his
 4 team needs money because they are looking at
 5 something that was not within the original scope,
 6 Jeff or somebody from the team will be coming to
 7 you asking that before it's spent. So you have a
 8 \$31,300 amount on this now, but as it develops,
 9 if it goes higher, Jeff will ask you in advance
 10 before they take action.
 11 MR. MEYERS: The simplest example would
 12 be we'd like you to study a fourth site. We're
 13 happy to do. There will be a cost to do that.
 14 We'll present that cost to you before we even
 15 start.
 16 MR. MATTY: Correct. That's how it's
 17 structured financially. Thank you, Mayor.
 18 MAYOR LICASTRO: Anyone else from
 19 Council? Ms. Huffman.
 20 MS. HUFFMAN: So I understand if I
 21 listen, everybody will get a chance to
 22 participate in some form or fashion. I want to
 23 make sure that the community has ample time.
 24 Like we all had three hours on the first meeting.
 25 I would hope that, you know, the community has

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1 that same type of time over the course of a
 2 couple of meetings or engagements or town halls
 3 so that they can express their feelings about
 4 what's been proposed to that point.
 5 My other point is even though I'm part
 6 of Council, I'm still a resident, too. So I
 7 would like to be informed or know about when some
 8 of these things are happening where you can come
 9 and sit in on, you know, you all's sessions if
 10 you have some time to just be afforded that
 11 opportunity to see what's going on and hear about
 12 it, as well.
 13 MAYOR LICASTRO: It will be more than
 14 sitting there. You will be an active
 15 participant. We want feedback from residents.
 16 Does this make sense? Does that make sense?
 17 What do you prefer? You've seen they put it on
 18 the board, everyone gets a red dot and a green
 19 dot. Don't like these, love these. Again, we
 20 need to engage the residents, because this is a
 21 building where we'll all participate and
 22 employees, residents as well. Trust me, if we
 23 don't involve the residents, it's never going to
 24 resonate and pass. So trust me, we're going to
 25 involve everybody as much as you want to be

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1 involved.
2 Initially this has to be done. We're
3 starting off with baby steps, but down the road
4 if you look at the timeline, town hall meetings,
5 engagement meetings, vision meetings are all part
6 of the process.

18:51:30

7 Anyone else on Council? Anyone else
8 from the audience? Patty.

9 PATTY: I would like to be involved. I
10 don't know if you're going to communicate, unless
11 you already have and I dropped the ball, to be
12 involved to be in on some of these meetings and
13 give my opinions. How is that going to be
14 communicated to the resident?

18:51:43

15 MAYOR LICASTRO: So we put together
16 what's called the initial committee, the steering
17 committee. It's already 13 people. We can't get
18 much bigger than that because it becomes
19 unwieldily. Down the road we'll be looking for

18:51:57

20 other residents to participate as well in this
21 initial discussion and otherwise. So thank you
22 for volunteering. Be careful when you volunteer,
23 because we will take advantage of that.

18:52:09

24 PATTY: I know.

25 MR. MEYERS: The reason it hasn't been
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18:52:20

1 MR. GALESTOCK: Are you the company that
2 is the firm that is also looking at the
3 previously compiled numbers for renovation? Will
4 those be updated as part of this?

18:53:31

5 MR. MEYERS: Yeah, those will be
6 updated. We will also at a very high level talk
7 about what happens if one of the sites is not
8 selected and it could be a potential private
9 development. And we'll develop some ranges in
10 what that impact might be. We'll also be looking
11 at, you know, sometimes we do a stand-alone
12 police station as an for example, and it's an
13 existing 5,000 square feet and we're going to do
14 a brand-new high energy efficient building, but
15 it's 10,000 square feet. Well, it might actually
16 take more to operate that facility than the old
17 facility, so we'll be talking about what the
18 operational costs are of the building.

18:53:45

19 MR. GALESTOCK: You'll talk about the
20 need, any building is an asset and an expense.

18:53:59

21 MR. MEYERS: Yes, exactly.

18:54:10

22 MAYOR LICASTRO: Not only construction
23 cost, but soft costs will be included as well.

24 Cost this much to build, cost this much to buy

18:54:25

25 tables, chairs, desks, whatever. I'm confident
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1 communicated yet is it's really hard to pick a
2 date when we're starting this. It's a fluid
3 process. We want to get the process to a point
4 where there's a lot of movement still, but we can
5 actually suggest this is where we're going so far
6 so we can get a reaction and comments. So that's
7 why a date hasn't been set yet. We're likely to
8 set that date coming up in the next couple weeks
9 for the initial meeting, which as an

18:52:30

10 architectural firm, if the Mayor came to me, we
11 had a nice conversation before we were hired,
12 came to me and said I don't want the community
13 involved, I would say we're not the architect for
14 you.

18:52:43

15 We only have successful projects with
16 community. I'm going to knock because there's
17 wood here, I've never been here where the levy
18 did not get passed. Sometimes it's been two
19 times, but I've never been on it. And that's
20 because the Mayor says the community has to be
21 engaged from the beginning. They have to become
22 champions of it. And in order to do that, the
23 project has to speak to the community from the
24 community.

18:52:51

25 MAYOR LICASTRO: Mr. Galestock.
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18:53:14

1 once we're done with this, we will have all the
2 data compiled and we'll be able to share it with
3 you. And we hope to have every question answered
4 before it's asked. We're going to be that
5 thorough and they certainly won't leave anything
6 unturned.

18:54:41

7 Keith, did you have another question?

8 MR. GALESTOCK: I have two. One, can I
9 ask you personally a commitment to make sure that
10 no matter what happens, whatever decision is
11 made, that there will always be sufficient free
12 space of Bratenahl at the historical society?

18:54:55

13 MAYOR LICASTRO: Absolutely. And by the
14 way, Keith has stepped into the breach. As you
15 all know, the Beckenbachs are leaving Bratenahl.
16 And Keith has stepped forward and offered to over
17 as the president of that organization. Thank you
18 for doing that, Keith.

18:55:11

19 MR. GALESTOCK: Thank you. I'm interim
20 until our annual meeting. The president of the
21 historical society would love to be one of the
22 stakeholders whenever it's advisable in the
23 discussion.

18:55:25

24 MAYOR LICASTRO: Trust me, everyone will
25 be engaged.

18:55:38

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1 MR. GALESTOCK: My last question is what
2 kinds of thoughts have you had about if this was
3 to go on a levy proposal, what millage are you
4 comfortable putting before the Village? What's
5 your maximum millage you think would float the
6 votes?

7 MAYOR LICASTRO: So one thing we don't
8 get caught up initially is budget, but to think
9 that this community could pay for a \$50 million
10 building is not going to happen. It's just not
11 going to happen. I come up with some of my
12 ideas. I'm not going to share them with the
13 group right now. I don't want to go on record
14 with that, but less is more when it comes to a

15 tax initiative.

16 We're looking at a bond issue, probably
17 for 30 years, but what the millage is, I really
18 can't share my thoughts on that, although I have
19 some. It's got to be something that people can
20 afford. And it gives us what we need to be a
21 viable administration, Police Department. I
22 mean, we have to be more competitive to attract
23 and retain police officers. And police officers,
24 the Police Department can't function without

25 administration. We need to have a recreation
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1 facility for people who don't belong to Shoreby
2 or Bratenahl Place.

3 MR. GALESTOCK: My point was there is a
4 school of thought to say you might want to go
5 about -- you can go about this the opposite
6 direction, which is everybody wants everything
7 for \$50 million until they see the price tag and
8 then it falls to pieces.

9 MAYOR LICASTRO: I mentioned University
10 Heights made that mistake. We'll be creative. I
11 mean, if you want to name the new facility the
12 Keith Galestock facility for a million dollars,
13 we'll be creative with that. I have a number in
14 mind. I'm not going to share it with the group,
15 because I don't want to be locked into that
16 number until we actually see what we need as
17 opposed to what we want.

18 MR. MEYERS: There's two ways to go
19 about it. Our way is to define needs and wants,
20 develop the budget of what that would cost and
21 then have a discussion are we going to get that?
22 Do we need to cut more or can we add more?
23 That's why we prefer not to start with a budget
24 in mind.

25 MAYOR LICASTRO: If you want a
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1 perspective that's already on the books, the
2 service garage cost \$2 million to build. Now,
3 probably more than that, but as far as the
4 millage, again, if we as a Council, we as a body,
5 we have to attest to the ballot. And nobody
6 sitting up here will attest something to the
7 ballot that don't think will pass.

8 Yes, Ms. Meade.

9 MS. MEADE: Thank you. Just to clarify,
10 when you say residents will be involved, does
11 that mean residents will have input into the
12 needs and wants as well?

13 MR. MEYERS: Absolutely.

14 MS. MEADE: Okay. And then will those
15 meetings be posted as public meetings?

16 MAYOR LICASTRO: Pat, if the residents
17 are involved, they would obviously be public
18 meetings.

19 MS. MEADE: Just want it on the record.
20 And then who are the members of the steering
21 committee?

22 MAYOR LICASTRO: It's basically staff,
23 department heads with Roy Call and Russell
24 O'Rourke who have done their own initial
25 assessments of the buildings and presented to the

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1 Council.

2 MS. MEADE: And then last when you were
3 talking about total cost and the service building
4 was 2.1 and they said they were going to do total
5 cost. There were additional costs and they have
6 not ever been able to say what the actual total
7 costs were. So whatever happened with that
8 building, there needs to be some improvements
9 built into this process.

10 MAYOR LICASTRO: Soft costs will be part
11 of the estimate.

12 MS. MEADE: That was it. Thank you.

13 MAYOR LICASTRO: Any other questions?
14 I'm telling you, this is exciting. It's exciting
15 to talk about. These are generational decisions
16 for Bratenahl. Maybe it doesn't -- it's not
17 something that really affects me. There's been
18 three generations of Licastro's in the Village.
19 I'm not sure how many more there will be. This
20 is something that will help us five years, 10
21 years, 50 years, even 100 years. We made due
22 with the buildings we have now since 1906 and
23 1916. So these are major decisions for multiple
24 generations. Thank you, Jeff.

25 Roy, want to add anything?

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1 MR. CALL: I would just say I thought
 2 the meeting yesterday was an excellent meeting.
 3 And in my 40 years in hospital management, my
 4 last nine years at Judson, I went through a lot
 5 of visioning sessions and planning and so forth.
 6 As the Mayor said, some aren't terribly
 7 productive, but I thought the one yesterday was
 8 very good. So I'm encouraged.
 9 MAYOR LICASTRO: Thank you, Roy. I'm
 10 glad to hear that.
 11 Any other questions? All right. Then
 12 I'll ask for adjournment of Committee of the
 13 Whole, please.
 14 MR. McDONALD: So move adjournment.
 15 MS HOEFLING: Second.
 16 MAYOR LICASTRO: Do you want to call the
 17 roll?
 18 MS. COOKS: Ms. Burke-Jones?
 19 MS. BURKE-JONES: Aye.
 20 MS. COOKS: Ms. Hoefling?
 21 MS. HOEFLING: Aye.
 22 MS. COOKS: Ms. Huffman?
 23 MS. HUFFMAN: Aye.
 24 MS. COOKS: Mr. McDonald?
 25 MR. McDONALD: Aye.

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1 CERTIFICATE
 2
 3
 4 I, Nancy L. Molnar, do hereby certify that
 5 as such Reporter I took down in Stenotypy all of
 6 the proceedings had in the foregoing transcript;
 7 that I have transcribed my said Stenotype notes
 8 into typewritten form as appears in the foregoing
 9 transcript; that said transcript is the complete
 10 form of the proceedings had in said cause and
 11 constitutes a true and correct transcript therein.
 12
 13
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 15 *Nancy L. Molnar*
 16 Nancy L. Molnar, Notary Public
 17 within and for the State of Ohio
 18
 19 My commission expires July 15, 2023.
 20
 21
 22
 23
 24
 25

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1 MS. COOKS: Mr. Taylor?
 2 MR. TAYLOR: Aye.
 3 (Meeting adjourned at 7:00 p.m.)
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