

VILLAGE OF BRATENAHL
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BRATENAHL, OHIO 44108
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ECONOMIC AND COMMUNITY DEVELOPMENT
COMMITTEE MEETING

MONDAY, OCTOBER 27, 2025
5:30 p.m.

GINA HUFFMAN, CHAIR
JOYCE BURKE-JONES
DAVE KOZINSKI

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

3

1 minutes?

2 MS. HUFFMAN: I will. But anything?

3 MS. BURKE-JONES: No.

4 MS. HUFFMAN: All right. So the last

17:32:02 5 time we had an Economic and Community Development

6 meeting was in 2024. Of course, things ensued

7 where we have had a very, very challenging and a

8 very productive, if I might say, year. There

9 have been some great things and other things that

17:32:20 10 have knocked us around, but I feel like we have

11 positioned ourselves to do good work moving

12 forward in the Village. I hope you all feel the

13 same.

14 There's always room for improvement, but

17:32:36 15 I think we are at what Mr. Dews, Councilperson

16 Dews, who is in the audience today, said is

17 something of a crossroads, because we got

18 decisions to make everybody and it includes

19 everybody. And even though there are not many of

17:32:54 20 us here, we are mighty in voice. And it is our

21 duty to make sure that we get other community

22 members to participate in this very important

23 activity, because it affects everybody. It

24 doesn't matter where you live, whether it's north

17:33:11 25 side of the street, whether it's the south side

2

1 MS. HUFFMAN: It's 5:30, and we are
2 going to commence with the Economic and Community
3 Development Committee meeting of 2025. So I will
4 at this time call the meeting to order. I, Gina
17:30:53 5 Huffman, the chairperson, I'm present.

6 MS. BURKE-JONES: I'm present, Joyce
7 Burke-Jones.

8 MR. KOZINSKI: Dave Kozinski is present.

17:31:04 9 MS. HUFFMAN: The whole committee is
10 here, so we'll commence with the agenda. For
11 purposes of this meeting, we may very well take
12 some things and take them out of order, because
13 we have a few things to discuss. And I know it
14 can get very spirited. I want to be able to
17:31:20 15 cover everything that we need to cover in the
16 limited time that we have.

17 I want to thank everybody who has shown
18 up this evening to talk about a very, very
19 important thing that is much needed in our
17:31:35 20 community. And we have to start getting this
21 language in our conversation. It should be a
22 regular part of our conversation.

23 So before I get started, is there
24 anything that you that you wanted to share?

17:31:55 25 MS. BURKE-JONES: Did you want to do the

4

1 of the street or the west or the east, all of us
2 have a voice we need to contribute to this
3 process of moving the Village forward. We are a
4 premier community in Northeast Ohio and we should
17:33:29 5 present like that.

6 So with that said, I'm going to ask for
7 a motion to approve the meeting minutes from June
8 the 5th, 2024.

9 MR. KOZINSKI: So moved.

17:33:54 10 MS. HUFFMAN: Can I have a second?

11 MS. BURKE-JONES: I cannot second. I
12 was not there.

13 MS. HUFFMAN: That's right. You were
14 not there. In that case, we don't have to table
17:34:01 15 it.

16 MS. BURKE-JONES: The two of you can
17 vote.

18 MS. HUFFMAN: Yes, so second. Motion
19 carries. Aye.

17:34:08 20 MR. KOZINSKI: Aye.

21 MS. HUFFMAN: All right. So moving
22 forward, our discussion on item number 3 of the
23 agenda is community input on operations of
24 current Bratenahl facilities.

17:34:25 25 And this is an interesting time, because

1 the Council has been in a lot of discussion about
 2 what the future of this building is. And I'm
 3 just going to just talk about this building in
 4 particular. I think that for the most part, it
 17:34:43 5 appears, and I may be, you know, going out on a
 6 limb, but for the most part, it appears that the
 7 majority of the community feels that a police
 8 station is warranted and we need to move forward
 9 on it in some kind of way.
 17:34:59 10 So that seems to be something that the
 11 Council and community members can get behind, but
 12 then there is Village Hall, which surely there's
 13 some continued discussion around that. I'm sure
 14 we will wade through that. And then there's the
 17:35:21 15 big one, the community center, and its future and
 16 what that looks like.
 17 So I want to be clear about something
 18 just from myself. You know, we've been talking
 19 about the future of the community center for some
 17:35:42 20 time. I have a position of what I feel like
 21 should be considered. Council members who are
 22 here have also shared their positions in prior
 23 meetings.
 24 I want to say that no decision that I'm
 17:36:05 25 aware of has been made. I don't recall there
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1 being a motion or a second or a vote to close the
 2 community center. If that is something that I
 3 have wrong, I need someone to say something.
 4 MR. OREL: It was at the Council
 17:36:27 5 meeting.
 6 MS. HUFFMAN: A second, and everyone
 7 shared that this is what we were doing moving
 8 forward?
 9 MR. OREL: Yeah, you voted to tear down
 17:36:36 10 the building.
 11 MS. HUFFMAN: No, we did not.
 12 MR. OREL: Yeah, you did.
 13 MS. HUFFMAN: No, no, let's be square.
 14 We had a conversation around the position that
 17:36:48 15 residents -- well, I'm sorry, not residents, but
 16 Council people had around what to do with the
 17 building. That's all it was, it was a
 18 conversation.
 19 MR. OREL: No, there was a vote.
 17:37:00 20 MS. HUFFMAN: There was not a vote to --
 21 MR. OREL: Yes.
 22 MS. COOKS: The vote was to have an
 23 appraisal done on this building.
 24 MR. OREL: That was last month. The
 17:37:11 25 month before the vote was to terminate this
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1 building and actually get one facility and build
 2 that in the park.
 3 MS. HUFFMAN: I do not --
 4 MR. OREL: That was the vote. And Dave
 17:37:29 5 was the only one who voted against it.
 6 MS. HUFFMAN: To not tear down the
 7 building?
 8 MR. OREL: Yes.
 9 MS. HUFFMAN: So this is beyond me. Did
 17:37:41 10 we, Mr. Dewes, vote as to tear down the building?
 11 MR. DEWS: The vote -- and we need to
 12 pull up the minutes of that meeting and read it.
 13 The vote -- and I was the one who made the
 14 motion. The vote was to build a new construction
 17:37:56 15 on Village Hall for community rec, for the police
 16 station and the administration.
 17 MS. HUFFMAN: Okay.
 18 MR. DEWS: That was the vote. And there
 19 was not a vote on the disposition of this
 17:38:12 20 building.
 21 MS. COOKS: There was not.
 22 MR. OREL: But it was going to be
 23 abandoned.
 24 MS. HUFFMAN: No.
 17:38:17 25 MR. DEWS: It was saying that there was
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1 going -- we're going to get appraisals of this
 2 building.
 3 MR. OREL: No, that was the month after.
 4 That was last month, this past month.
 17:38:30 5 MS. HUFFMAN: I'm glad this discussion
 6 has ensued, because we will revisit the minutes
 7 to just figure out actually what happened,
 8 because I do not recall me saying that yes, I
 9 want to tear the building down.
 17:38:43 10 MR. OREL: Yes, because Ms. Meade
 11 actually told you what you said, because MORE
 12 Bratenahl was coming out and Ms. Meade said
 13 that's not what you said in my interviews.
 14 MS. HUFFMAN: That was not in relation
 17:38:56 15 to tearing the building down.
 16 MR. OREL: Yeah, it was.
 17 MS. HUFFMAN: It was not in relation to
 18 tearing the building down. No, it was not.
 19 MR. OREL: Mr. Kozinski, what did you
 17:39:08 20 vote against?
 21 MR. KOZINSKI: A singular facility.
 22 MS. HUFFMAN: Right.
 23 MR. OREL: A singular facility.
 24 MR. KOZINSKI: Right.
 17:39:15 25 MR. OREL: So what does a singular
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1 facility mean?

2 MS. HUFFMAN: We're not going with what
3 that means. What we have to do in my opinion is
4 stick to the issue at hand. We need to answer
5 and respond to things in a singular way. Once we
6 have come to a reconciliation or a consensus
7 about what that is, then we can move on to
8 different things. This is not a what about this
9 and what about that. This is what we decided
10 about that one particular matter. That's it.

11 And so I just wanted to be on record
12 with saying, you know, I have been hearing
13 rumblings about this matter and I think we should
14 be clear about it. We should be clear about what
15 it is we're doing so we are all on the same page.
16 Whether we agree with each other or not, we need
17 to be on the same court about what actually
18 happened.

19 MR. OREL: Let's pull up the minutes.

20 MS. HUFFMAN: We're not pulling up the
21 minutes tonight about this. I just want to make
22 sure moving forward we need to be on the same
23 page about if we are deciding on a particular
24 matter, what that decision is about that

25 particular matter and not throwing in other
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1 things that have to do with, you know, side
2 conversations or side feelings or things that
3 people feel they want to interject. And I think
4 that's the only way we're going to come to clear
5 decisions. Yes, ma'am.

6 MS. MEADE: Is it fair to say that
7 meeting, when you talk about the new Village Hall
8 administration, police station, recreation or
9 community life, I think the word that was
10 discussed was like a campus; is that fair to say
11 for those who were here?

12 So the vote was to move forward with
13 like a campus, with the exception of Dave. So
14 while no one voted to close this building, I
15 think people probably automatically processed if
16 you're creating a campus, then you don't need two
17 recreational buildings. So I think that's where
18 the confusion is coming into play.

19 MS. HUFFMAN: And I will purport that I
20 won't call it confusion. I will call it an
21 assumption, because we don't know yet. We just
22 don't know.

23 MR. OREL: You actually said we don't
24 need that gymnasium.

25 MS. HUFFMAN: No, no, I said that would
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1 be nice to have.

2 MR. OREL: No, you said --

3 MS. HUFFMAN: No, no, no, I said that
4 will be very nice to keep and that is a valuable
5 piece of real estate here is what I said, but
6 we're not going into the meeting minutes or any
7 of that.

8 MR. OREL: I will.

9 MS. HUFFMAN: You can, but not during
10 this meeting.

11 MR. OREL: Well, I'll bring it up at the
12 end of the meeting.

13 MS. HUFFMAN: This meeting is to talk
14 about what we're going to do with the use of the
15 Economic and Community Development Committee.
16 That's what we're here to talk about. We're here
17 to talk about the current facilities. In
18 particular, this facility right here and your
19 feelings about what we need to do with it and how
20 we need to move forward with it, that's what
21 we're here to do. That's why we have this
22 agenda.

23 So with that said, I wanted to also
24 mention that we'll talk about what it costs to
25 run this building and the expenses for this
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1 building. And what it would take to keep this
2 building going if that is what the desire is of
3 the community. You need to know those numbers.
4 And then everybody can make a decision about what
5 is the best way forward with this building.

6 Yes, Mr. Armstrong.

7 MR. ARMSTRONG: To clarify, does that
8 mean --

9 MS. HUFFMAN: It doesn't -- I'm sorry,
10 go ahead.

11 MR. ARMSTRONG: This building will not
12 be used for recreation?

13 MS. HUFFMAN: There has not, again, been
14 a decision made about this building. We keep
15 trying to make it about --

16 MR. ARMSTRONG: But recreation will be
17 at the new campus?

18 MS. HUFFMAN: We haven't even gotten a
19 new campus. We just decided that that may be a
20 nice thing to have. We're putting the cart
21 before the horse. This is discussion. And if
22 we're going to have a recreation center, then I
23 suppose recreation would be in it.

24 MR. ARMSTRONG: Okay. I don't really
25 have a horse in the race. I'm just curious.

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1 MS. HUFFMAN: If you're a community
2 member, you have a horse in the race. That's the
3 purpose of everybody's voice.

17:44:00

4 MR. ARMSTRONG: Yeah, I get it. I'm
5 just trying to clarify the meeting of that thing
6 that was passed.

17:44:14

7 MS. HUFFMAN: There's only one thing to
8 clarify. We had a meeting, Council had a
9 meeting. In that meeting, and those meeting
10 minutes can support this, we talked about the
11 potential of a campus where everything was and
12 there was no decision about, you know, the
13 disposition of this building. There were

17:44:32

14 comments made about what could be or not be in
15 this building. Those were shared by each Council
16 member and that's as far as we got. That's what
17 happened.

17:44:45

18 MR. GALESTOCK: Keith Galestock. I
19 don't think I was at that Council meeting two
20 months ago when that decision -- when that vote
21 was taken. Given that the levy two years ago
22 failed so soundly when asking villagers to
23 finance a police station, let alone a campus,
24 what information has Council gathered to make the
25 decision two months ago to put forward that

17:45:07

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1 motion to do a campus?
2 I'm not aware of anything from the
3 community that would indicate that that would be
4 the direction they would like you to go. Can you
5 point to something that you used for that
6 informed decision?

17:45:22

7 MS. HUFFMAN: Again, it was a discussion
8 about --

17:45:32

9 MR. GALESTOCK: Did you take --
10 MS. HUFFMAN: It was a discussion about
11 a campus. I want to go back to what you said
12 about the failed levy. The campus idea was
13 actually to be at Barbara Byrd-Bennett. And that
14 was not something that, if I recall, was desired.

17:45:48

15 MS. BURKE-JONES: No, it was our current
16 Village Hall.

17:45:57

17 MS. HUFFMAN: You're talking about back
18 when?

19 MS. BURKE-JONES: Yeah, that levy was --

20 MS. HUFFMAN: My bad. Yes, the campus
21 was to be at Barbara Byrd.

22 MS. BURKE-JONES: No, at Village Hall.

23 MS. HUFFMAN: Originally.

24 MS. BURKE-JONES: Originally, but there

17:46:10

25 was no levy done.

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1 MS. HUFFMAN: That's correct,
2 originally. Right. Right. So we talked about
3 an appraisal for this building. We talked about
4 location for this. And I don't have the meeting
5 minutes in front of me, Mr. Galestock, so I would
6 be remiss in trying to add it or not. Would you
7 all have something to add?

17:46:23

8 MR. DEWS: I'll add. What was voted on
9 was the campus. So we can go initiate to get
10 RFQs so we know what the price of -- the cost of
11 building something. Also, we're getting -- per
12 the Mayor at the last meeting, he wanted to get
13 what it's going to cost to renovate this place to
14 bring it up to speed. All those things, that

17:46:41

15 data and all that is going to be brought to
16 Council for an informed decision from being able
17 to move forward so we have all the background and
18 numbers. I'll pass along to the rest of Council.
19 Is that correct? Did I miss anything Council?

17:46:58

20 MS. BURKE-JONES: I wasn't at the
21 meeting, but that makes --

17:47:15

22 MR. DEWS: I'm talking at the last
23 meeting Keith mentioned he was going to go out.

24 MS. BURKE-JONES: That's what I read.

17:47:25

25 MR. GALESTOCK: I guess based on that
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1 I'm going to ask the second question. Villagers
2 will agree or disagree with anything I think. I
3 think the biggest thing that will sway their
4 decision-making with relation to that whole orbit
5 of thought is the price tag.

17:47:43

6 MS. BURKE-JONES: Right.

7 MR. GALESTOCK: Which is why you're
8 going through this, but I'm curious to know is it
9 your thought that the levy did not pass because
10 of the price tag? And if not, why?

17:47:56

11 MS. HUFFMAN: I think that was part of
12 the conversation at a former Council meeting that
13 the price tag may have had something to do with
14 it, but I'm not going to speculate.

17:48:12

15 MR. GALESTOCK: Well, I am, because I
16 think that was a bigger part of it. Anything
17 you're talking about now, seems to me, is going
18 to have a higher price tag than what failed two
19 years ago.

17:48:22

20 MS. HUFFMAN: It doesn't negate the fact
21 that we still need to move forward and do
22 something and even if it is a higher price tag.

23 We just have to figure out what we want to pay
24 for. We have to figure that out. We have to

17:48:34

25 figure out what we want. We have to figure out

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1 what we want to do with this building, if we want
 2 to pay for it, if we want to tear it down, if we
 3 want to renovate some of it, if we want some
 4 additional revenue generate things coming out of
 17:48:46 5 here to help us pay for it.
 6 This meeting should be larger than it
 7 is, because Economic and Community Development
 8 has not been something that has been practiced,
 9 so to speak, that might not be the right word in
 17:49:04 10 the Village, but it is time to practice it. We
 11 need revenue generating things to help us with
 12 the expenses that we have in the Village and the
 13 expenses for any community are not going down.
 14 So not only are we not -- not only are
 17:49:21 15 we needing to talk about that, but we need to
 16 talk about upgrading our facilities, the
 17 amenities we offer to other people who are
 18 looking at our community to come live here.
 19 Joyce, you had something.
 17:49:36 20 MS. BURKE-JONES: Yes. If we go back to
 21 -- I think it was 2015, when we did the Allegro
 22 study, at that time, Allegro at first thought
 23 what a great opportunity this building was to
 24 have retail establishments, whatever. And they
 17:49:55 25 looked into the commercial market for the
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1 utilization of this building that way and they
 2 said no, that we cannot -- we cannot support this
 3 building through those means. That's when they
 4 looked into the housing alternative. So we
 17:50:15 5 actually had a survey that determined that.
 6 Okay. So now we can say I don't believe
 7 you. I'm not going to believe something that we
 8 paid, but again, okay, just if we're going to
 9 update this building, and I'm just going to throw
 17:50:36 10 out numbers because it's been a while since we've
 11 had an estimate on this building, it's been a
 12 while ago, but just building it up to
 13 substandard, you know, no air-conditioning, you
 14 know, having some kind of handicap you have to,
 17:50:53 15 but just bringing it up to just minimum grade
 16 you're talking three million dollars plus.
 17 And then if we're going to actually
 18 build it up to something that somebody is
 19 actually going to rent or if we can occupy
 17:51:09 20 ourselves, even though I'm just saying just
 21 building this building up, we're talking five
 22 million, something like that.
 23 MR. DEWS: Five and a half million
 24 dollars, because we already know from our capital
 17:51:19 25 creation it was two and a half million dollars
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1 just in capital, the energy efficiency.
 2 MS. BURKE-JONES: And that included
 3 Village Hall a little bit, but still. I'm just
 4 talking that was a substandard number, something
 17:51:32 5 that I mean, people would go no air-conditioning?
 6 No ventilating? What kind of building is this?
 7 Well, we brought it up to code. So we bring this
 8 building up to \$5 million or \$6 million or
 9 whatever and say, okay, and we have no program
 17:51:51 10 for it, but we're going to spend \$6 million on a
 11 building. You know, this was built as a school.
 12 MS. HUFFMAN: That's right.
 13 MS. BURKE-JONES: And we were forced,
 14 because of what the Cleveland Schools said we
 17:52:12 15 could have this back, and I'm not using the
 16 appropriate terminology, I'm sure, but we can
 17 have it back if we utilized it for community
 18 programs, so that's what we did, but, you know,
 19 it's not built for that. This building is not
 17:52:31 20 built for that. These are bearing walls. We
 21 can't take these walls down and push them around.
 22 It's not very versatile. It was a well-built
 23 building at the time, but it's not a very
 24 versatile building to renovate and do something.
 17:52:51 25 So I'm really concerned about us trying
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1 to come up with a -- I like the idea of moving
 2 forward with getting a viable estimate as to what
 3 it would cost. I mean, we need to know that
 4 cost, the upgrade cost of what this building is.
 17:53:12 5 Then look at no program? Some people like the
 6 gym. Frankly, from somebody who is in the design
 7 field, it's a substandard facility. It doesn't
 8 have any -- it's a big space and a wood floor for
 9 some reason managed to stay alive. Good
 17:53:29 10 maintenance, you know, somehow the wood floor is
 11 still okay, but we don't need a stage. There's
 12 all sorts of things that it's -- we need to find
 13 out what the number is and then go okay, does
 14 this make sense for community to fund?
 17:53:50 15 MS. HUFFMAN: So I'll just interject
 16 really quickly. This is good dialogue, because
 17 Joyce and I, we're not going to agree over the
 18 gym. Okay. I think it's a valuable piece of
 19 property or part of this structure. Mr. Dews has
 17:54:10 20 said many times we only use one-third of this
 21 whole facility, you know. We need to be creative
 22 about thinking about those who have an affinity
 23 for the building. It is a school, that is true.
 24 It was not built to be a community center and it
 17:54:30 25 is a school. And some people in this community
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1 went to school here. So to see the building be
 2 let go, it's going to be hard.
 3 So we need to make sure that we
 4 interject all of those things into what is the
 17:54:54 5 final outcome. That's why I like to just stick
 6 with the matter at hand and let's just try to
 7 figure out where we can have some consensus on
 8 the matter at hand. Okay? So we're not going to
 9 agree on that. I think that the gym floor is
 17:55:15 10 great, probably because a good part of this
 11 building, and you shared with me before it wasn't
 12 all one big building, it was built in stages.
 13 So the floor in that building is
 14 probably very well built for 100 plus years. And
 17:55:32 15 surely, now, Joyce, you may feel like we don't
 16 need a stage, but I love a stage. We're going to
 17 have kids come through here. You will never be
 18 able to find anything like that and be able to
 19 pay for it like we think we can just pay for it.
 17:55:50 20 Mr. Kozinski.
 21 MR. KOZINSKI: I just want -- not to
 22 drag things down or whatnot, but it is my feeling
 23 as far as this building, most of you all know in
 24 my background, parks and recreation, I did not
 17:56:03 25 grow up here, I did not go to school here, but I
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1 do care about this building and our Village and
 2 the architectural design and importance of it.
 3 As far as the building itself is
 4 concerned, we can talk about this like a
 17:56:14 5 conversation on anything why is the water blue?
 6 But part of it is all right, this wasn't built as
 7 a community center, but the new community center
 8 in Collinwood, in all honesty, has teaching
 9 rooms. This is an active Council room and
 17:56:28 10 there's nothing wrong with this room. It's
 11 beautiful. The Service Department did this room.
 12 Joe and the guys did an absolutely beautiful job.
 13 It's not crumbling or anything.
 14 We have a stage. Do we have plays in
 17:56:40 15 there? Not actively as a school, but it's bought
 16 and paid for. And the gymnasium, the basketball
 17 court, I'm sorry, but my hundred bucks to your
 18 dollar is you lose it, you're not getting it
 19 back. And that gym is busier now than it's ever
 17:56:58 20 been. We have programming, you know, as far as
 21 one-third of the use of this building is
 22 concerned, things are going on right now. We're
 23 busy in here. I'm sure someone is working out.
 24 Thankfully, I don't hear anyone in the gym.
 17:57:14 25 We're almost at one-third use right now just
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1 tonight.
 2 MS. HUFFMAN: So here's the deal, and I
 3 agree with you about the gym and the activity
 4 there and this room is beautiful. And there are
 17:57:28 5 some parts of this building that we need to
 6 address, but we have to figure out a way to keep
 7 what we can keep and honor what we can honor.
 8 That's just the bottom line. We have to figure
 9 it out. If we keep kicking the can down the
 17:57:45 10 road, then the building will decide what it's
 11 going to do for itself to us.
 12 So we can be in control of this process
 13 if we can have some objectives to meet. And what
 14 it seems like to me is that many people want to
 17:58:03 15 see something happen or some of this building to
 16 survive and for us to be able to honor this
 17 building, but we also understand that we need
 18 additional things to help us generate revenue
 19 alongside being a premier community in Northeast
 17:58:24 20 Ohio. So I want to thank you, Ms. Cooks, and I
 21 want to thank you, Mr. Matty, for being patient
 22 with me here.
 23 Currently, Ms. Cooks has provided me
 24 with the revenue and expenses for this building.
 17:58:42 25 I got it in my head yesterday that I was going to
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1 give out fake money. And I still very well may,
 2 because we need to feel what it feels like when
 3 you have to make the decision for real and what
 4 you really will land on, okay, and how you can
 17:59:05 5 figure what's the best place to land with
 6 everything that we can afford. This building
 7 expenditures for 2025, is that right as of now?
 8 MS. COOKS: As of September. To view
 9 financials as of September 30, 2025.
 17:59:29 10 MS. HUFFMAN: Okay. The expenses at
 11 that point are \$68,248.05. Okay. Our revenue to
 12 this point, is that still the same date?
 13 MS. COOKS: Yes.
 14 MS. HUFFMAN: Are \$9,350. Okay. If I
 17:59:47 15 gave you this money and you had to pay your bill
 16 and you had to do it every single month, you're
 17 going to start to try to figure out ways to
 18 figure out how to reduce your costs.
 19 Yes, let me get Pat real fast.
 18:00:10 20 MS. MEADE: I just wanted to clarify
 21 Joyce's position. Is it fair to say your comment
 22 was based on if the campus took place?
 23 MS. BURKE-JONES: Yes.
 24 MS. MEADE: You did not feel you needed
 18:00:22 25 this because there would be a duplication.
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1 MS. BURKE-JONES: Right.
 2 MS. MEADE: Okay.
 3 MS. HUFFMAN: And I will add my comment
 4 is if a campus did take place, which we don't
 18:00:35 5 even know, because it's what you all want, if a
 6 campus did take place, I am of the position that
 7 there are parts of this building that should be
 8 kept for emergency management purposes, for
 9 overflow purposes. And Joyce is the engineer
 18:00:53 10 here, so.
 11 MS. BURKE-JONES: Well, I'm not an
 12 engineer, but I think like an engineer.
 13 MS. HUFFMAN: Okay. She thinks like an
 14 engineer. But Mr. Dews is the engineer, right?
 18:01:04 15 MR. DEWS: Yeah.
 16 MS. HUFFMAN: Okay. Joyce, you're the
 17 architect.
 18 MS. BURKE-JONES: Well, I'm a planner.
 19 MS. HUFFMAN: So you got a lot of
 18:01:13 20 experience in the room against what I'm about to
 21 say. So at the end of the day, I have other
 22 reasons as a public administrator for wanting to
 23 have that space. And in my mind, I'm just like
 24 I'd rather pay what little money I have for
 18:01:37 25 ventilation and upgrades for that space to keep
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1 it. If I had to choose anything, I'd keep that
 2 and maybe some of the other parts of this that
 3 are active that we can use. That's how I would
 4 use the money. Okay. So that's just my
 18:01:55 5 position.
 6 Yes, Mr. Kozinski.
 7 MR. KOZINSKI: Just real quick, the gym
 8 is ventilated. If you go in there right now, I
 9 guarantee you'll hear the fan.
 18:02:11 10 MR. GALESTOCK: Getting back to the
 11 agenda.
 12 MS. HUFFMAN: Yes, we're on two. We're
 13 still on two or three.
 14 MR. GALESTOCK: The facilities, the
 18:02:20 15 \$9,000 you referenced earlier, is that revenue
 16 for 2025 from this facility?
 17 MS. COOKS: Yes.
 18 MS. HUFFMAN: Yes.
 19 MR. GALESTOCK: How does that correlate
 18:02:31 20 to previous years?
 21 MS. HUFFMAN: Previous years, in 2024,
 22 the revenue was \$8,770. The expenses were
 23 \$80,385.13.
 24 MR. GALESTOCK: I'm asking, because this
 18:02:52 25 is really conclusive to my point, but the bigger
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1 point is I have heard and I'm under the
 2 impression that everything that goes on in this
 3 building is being paid for with fees.
 4 Is everything that's happening is
 18:03:09 5 Pilates, whatever that is, are they paying for
 6 the pleasure of using that space, et cetera?
 7 MS. HUFFMAN: Mr. Kozinski is going to
 8 be better suited to answer that question. And I
 9 want to interject that Mr. Kozinski was
 18:03:26 10 instrumental in the move and got this building
 11 the monies that it earned to operate; is that
 12 correct?
 13 MR. KOZINSKI: Yeah, I helped.
 14 MS. HUFFMAN: Yeah. So Diana has
 18:03:40 15 provided me with the revenue and expenses from
 16 2020. We still have monies leftover from that.
 17 MS. COOKS: Ms. Huffman, may I?
 18 MS. HUFFMAN: Yes.
 19 MS. COOKS: So until 2021, we were
 18:03:57 20 collecting on the property tax levy. Those funds
 21 were used through 2022, when you'll see the
 22 decline in the revenue for this building, which
 23 is from fees only or fees or events or whatever,
 24 but there is no property tax levy money after
 18:04:32 25 collection year 2021.
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1 So for several years now and all of last
 2 year, last year I think I may have indicated in
 3 that document that all utilities were paid by the
 4 general fund. And then as everyone knows, we
 18:04:51 5 closed the rec fund, because it did not have a
 6 dedicated revenue source. So that is a no-no in
 7 the State of Ohio. Auditors Of State will not
 8 support that. So we had to close the rec fund.
 9 So the burden then became the general
 18:05:16 10 fund's burden and decreased what the other
 11 departments were able to spend. So that is now
 12 spread amongst the seven departments that we have
 13 in the Village.
 14 MR. GALESTOCK: That doesn't answer my
 18:05:33 15 question.
 16 MS. HUFFMAN: Once again, the remedy, if
 17 there's going to be anything done with this
 18 building, is to generate more revenue.
 19 MS. COOKS: Mr. Galestock, what is your
 18:05:46 20 question? I'm sorry.
 21 MR. GALESTOCK: Are we charging for the
 22 activities to go on here that we should be
 23 charging for at all? Are we charging for people
 24 to use the building for private profit-making
 18:05:59 25 enterprises or are we just giving everything to
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1 everybody?

2 MS. COOKS: I think the latter. The
3 only -- I'm going to call it a vendor. The only
4 vendor that I know pays a monthly rent and a part
5 of the electricity is on the property. Everyone
6 else I would see, if they use the gym, yes, but
7 all the other events that go on here, no.

8 MS. HUFFMAN: So at the end of the day,
9 I understand where you're at with are we
10 collecting what we should be collecting, but I
11 will interject this, it's probably not going to
12 be \$60,000 or \$65,000 to match or come close to
13 the expenditures.

14 MR. GALESTOCK: That may well be.

15 MS. HUFFMAN: It's not even close.

16 MR. GALESTOCK: Doesn't mean it
17 shouldn't be done.

18 MS. HUFFMAN: Mr. Kozinski.

19 MR. KOZINSKI: What I was going to say
20 is I brought with me in hand, and these are
21 personal notes to meetings that I was chair, I
22 had them from 2010, 2016 and as late as 2022.

23 What the Recreation Department's established as
24 far as room rates for residents and nonresidents,
25 including the park and using the gazebo and

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1 department.

2 MS. HUFFMAN: We have a Recreation
3 Advisory Commission that has not been staffed.

4 MR. OREL: Department, not a commission.

5 MR. GALESTOCK: Is anybody on it?

6 MS. HUFFMAN: You have to talk to the
7 Mayor about it.

8 MR. OREL: It's an ad hoc. No, there's
9 nobody on it.

10 MS. HUFFMAN: The Mayor is tasked with
11 staffing that. That has been the subject of a
12 question to the Mayor in past meetings. You can
13 talk with the Mayor about that, but at the end of
14 the day, a Recreation Advisory Commission.

15 MR. OREL: Department.

16 MS. HUFFMAN:

17 MR. MATTY: It's an advisory commission.

18 MS. HUFFMAN: At the end of the day,
19 there can be activities, which I myself have
20 mentioned derby days, casino nights, that may be
21 able to generate revenue to abate some of these
22 expenses, but at the end of the day, when you
23 look at this revenue versus these expenditures,
24 it is what it is.

25 The thing that the Council and residents
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1 certain things like if you're going to have
2 alcohol, the mandatory police four hours minimum.

3 I can tell you through my experience
4 that private individuals that wanted to do
5 massage or a consistent level like yoga and other
6 things going on that Keith is mentioning, all
7 those paid rates. They were all paying on those
8 rooms. I don't believe they are now. So that's
9 what I would say. The gym organizations,
10 churches, schools, whatnot do come in and they
11 do, I believe, still pay for use of that room.

12 MS. COOKS: Yes.

13 MR. KOZINSKI: So that's if anybody
14 wants to know, I can probably get you copies, so
15 let me know.

16 MR. GALESTOCK: I would only finish that
17 thought with if we actually had a recreation
18 group of villagers to help guide the process,
19 that would be one of those things it would be
20 nice. And I think part of the reason things are
21 falling through the cracks is we don't have a Rec
22 Commission.

23 MS. HUFFMAN: Well, we do, but it hasn't
24 been established.

25 MR. OREL: No, you don't. You have a
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1 have to decide is how we bring more revenue to
2 this building if this is what we're going to do,
3 however we're going to do it, if we're keeping
4 it, if we're keeping parts of it, you have
5 differing views about what should be done to this
6 building.

7 At the end of the day, this building
8 needs revenue to be able to be run. We can't
9 keep taking money out of the general fund,
10 because you can't do any other projects. You're
11 not positioned financially to do anything else
12 that would benefit or move the Village forward.
13 Those things are hard and those are hard
14 decisions, but we can do it. We can figure it
15 out.

16 And I would hope that you all take some
17 of these things that we've been talking about
18 tonight and share them with other residents,
19 because this room should be packed. We should be
20 talking about it. We should be having
21 discussions that move us forward and I'll keep
22 saying that.

23 So I'll leave that there with hopefully
24 you all coming to another meeting regardless of
25 what happens on November the 4th. The Economic
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1 and Community Development Committee is very
 2 important. It is the source for which all things
 3 flow out of so that the community is able to
 4 figure out how to pay for the things that it
 5 needs and it wants, period. We haven't had one.
 6 It wasn't a bright idea. I just thought it was
 7 the right idea to ask for one. Yes, it's a
 8 little, you know, train that could. It is a
 9 subcommittee. It should be bigger than that, but
 10 you have to work on it. And those on Council,
 11 you know, can help do that, but they have to hear
 12 from you, it has to be important for you. Yes.
 13 MS. BURKE-JONES: And I don't mean to --
 14 I'm just supporting what you just said, the
 15 continued dialogue. I think it's difficult to
 16 have continued dialogue if we don't have the
 17 numbers. So it's very clear, depending on what
 18 you determine is the amount of building or the
 19 level of renovation that you're going to have
 20 here, come up with a number and then it can be
 21 very clear or should be a lot more clear as to
 22 what is necessary to utilize this building and
 23 have it run on its own merit. So I don't think
 24 that we should have discussions without that
 25 dollar amount.

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1 MS. HUFFMAN: We can continue this
 2 discussion at another time regardless of what
 3 happens, but it needs to be discussed. I
 4 understand about having, you know, a number, but
 5 we can pick a number and we know what everything
 6 around here costs. We all know it. So I think
 7 we'll come out on the negative side every single
 8 time, but that doesn't mean that you don't figure
 9 out what to do in order to make it worth it.
 10 So that's what I want to leave with you
 11 all. Nobody said this community center was
 12 closing. There should not be an assumption that
 13 because we want to build something new so
 14 residents can have amenities, that we won't
 15 figure out in some kind of way how to utilize
 16 this building. And I would be remiss in saying
 17 that, you know, and maybe it will, I don't know,
 18 but we have to go through the process.
 19 All right. So the next thing on the
 20 agenda is revenue generating activities for
 21 future Bratenahl facilities.
 22 Joyce, do you want to interject about
 23 things that you think would be good for
 24 programming?
 25 MS. BURKE-JONES: For this facility?

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1 MS. HUFFMAN: For a new facility.
 2 MS. BURKE-JONES: I mean, revenue
 3 generating activities for future facilities, I
 4 think we've made it pretty clear that the campus
 5 would be essential programming, architectural
 6 programming needs. And we've already talked
 7 about the Tri-B center is right now dealing --
 8 are we talking about Tri-B?
 9 MS. HUFFMAN: Yeah, we actually talked
 10 about mixed use for that at our Council meeting.
 11 MS. BURKE-JONES: Right. And the
 12 Planning Commission is talking about that right
 13 now and determining if there's any hope of having
 14 a retail in that space. They're talking with
 15 developers now who are indicating whether they --
 16 if there's any way of encouraging retail to
 17 utilize that site.
 18 So I guess I'm thinking a little bit too
 19 much on what I've seen with the Planning
 20 Commission discussions on what's going on there.
 21 I still think in my mind that it would be nice to
 22 have an office, but this whole bidding situation
 23 makes it very difficult for us to be able to --
 24 well, it makes it impossible for us to talk with
 25 developers and select something that makes sense

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1 that we would choose for that site.
 2 So as I said, the last one we voted on,
 3 the Tri-B site that I thought that it should be
 4 housing. It can be mid-rise housing, but it
 5 should be housing. And this we've already talked
 6 about. This, I think we should pay attention to
 7 Allegro and what they said about this site and
 8 that we should do housing.
 9 MR. MATTY: If I may, we're creating a
 10 record here.
 11 MS. HUFFMAN: Thank you.
 12 MR. MATTY: Let's be accurate. And the
 13 accuracy is that at your November Council
 14 meeting, Council will have a joint session with
 15 Planning Commission. To be accurate, to date,
 16 Planning Commission has not garnered reports from
 17 developers.
 18 The Mayor has, I believe through the
 19 chair of that Planning Commission, obtained one
 20 developer comment and that was for total retail,
 21 not retail and a mixed use. Now, that's
 22 according to the report that Mary Ranney has
 23 given me.
 24 The Planning Commission has been asked
 25 to have other developers come to them to show

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1 what developments they have built in the
 2 Northeast Ohio area, which are mixed use or which
 3 are just residential. To my knowledge, to date,
 4 there's been no developer reports to Planning
 5 Commission.
 6 So if you have developers that have
 7 developed mixed use or just condos and a
 8 high-rise and by a high-rise, I mean five or six
 9 stories, because that's what Council recommended,
 10 those should be given, those names should be
 11 given to Mary Ranney so she can inquire as to
 12 whether or not those developers will come forward
 13 and talk to Planning Commission. But to be
 14 honest, Mrs. Jones, I understand your position of
 15 just residential. That was a five-to-one vote by
 16 Council that said it will be mixed use.
 17 MS. BURKE-JONES: True.
 18 MR. MATTY: So I understand your
 19 advocacy, but that's a minority position on
 20 Council as of the last motion made by Council at
 21 the Planning Commission.
 22 MS. BURKE-JONES: Yes.
 23 MR. MATTY: So the suggested idea of
 24 having a joint meeting is excellent, because
 25 those Council members who wish to have a revenue
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1 producing part of that development will get to
 2 speak and then Planning Commission may hear that
 3 and they'll go from there, but I think to be
 4 accurate that's the current status of where
 5 Planning Commission is.
 6 MS. BURKE-JONES: And thank you for
 7 clarifying that, because I was not at the last
 8 meeting. And if I said report, please excuse me,
 9 because I would say reporting, which is speaking
 10 to a group, not reporting something, not by
 11 giving a hard copy report, but I was probably a
 12 little bit harsh. But still, this was my -- it
 13 was giving me an opportunity to discuss about
 14 what revenue-generating activities for Bratenahl
 15 facilities and that's what I'm saying.
 16 MS. HUFFMAN: So it's not hard to have a
 17 position. That's what we're here for.
 18 MS. BURKE-JONES: Yes.
 19 MS. HUFFMAN: We need to flesh it out,
 20 this is what it's going to take to get to an end
 21 result. As Mr. Matty indicated, I hope that
 22 everybody is here for the joint meeting on
 23 November the 5th, is it, Mr. Matty?
 24 MR. MATTY: No, it's the regular Council
 25 meeting, November 17th, I believe.
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1 MS. BURKE-JONES: Planning Commission is
 2 going to meet on November 5th by themselves.
 3 MR. MATTY: They have their own meeting.
 4 MS. HUFFMAN: So Planning Commission is
 5 meeting on November 5th. I actually went to the
 6 last Planning Commission meeting. And the
 7 discussion was around the first meeting about
 8 residential structures where Tri-B is now. Like
 9 Mr. Matty said, the Council wanted to make sure
 10 that the five-to-one vote to have the Planning
 11 Commission was to address mixed use.
 12 So during the second meeting, I'd make
 13 sure to bring that to the Planning Commission's
 14 attention that it is mixed use that the majority
 15 of Council are looking at to bring in revenue.
 16 We want to circle back to this building making
 17 sure that we have some revenue-generating type of
 18 activities and structure over there to help this
 19 if this is something that's going to happen.
 20 This is how we need to start talking. Okay?
 21 Now, any other comments? Anyone have
 22 any comments? Hopefully you all will be at the
 23 Planning Commission meeting and the Council
 24 meeting with the joint session.
 25 MS. MEADE: At the planning meetings, it
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1 sounded like they were getting costs from the
 2 planner for so many square foot size for so many
 3 residential homes and then the second
 4 alternative, you know, smaller footprint and to
 5 have -- I don't know if it's 25 to 54, I don't
 6 know what the breakout was. I did not get that
 7 it was going up vertical five or six stories. So
 8 if that came out, then I missed it.
 9 MS. BURKE-JONES: You are correct, it
 10 wasn't talked about. The study that Kris gave,
 11 the planner gave, did not involve going up.
 12 MS. HUFFMAN: No, but during the second
 13 meeting, which you weren't at, I mentioned that
 14 that is what we as a Council talked about and
 15 that that's what they should be focusing on,
 16 which brought to fruition this joint session and
 17 hash it out.
 18 MR. MATTY: Correct, because the
 19 Planning Commission doesn't have the power here.
 20 It can only recommend. Council has the power to
 21 decide what to do with the zoning.
 22 MS. MEADE: And then for the mixed use,
 23 I know retail was brought up, but I think there
 24 were concerns of looking at, once again, the
 25 economics of it and depending on how much square
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1 footage was needed. And I think that's where
 2 Ray's expertise is in some of that retail
 3 development and looking at the square foot cost
 4 of how much could really be generated versus if
 5 it was housing, could you get more property and
 6 income tax as opposed to retail.
 7 And there were other concerns about
 8 retail if it turned over, because if you sold it
 9 to someone, you don't have any control over who's
 10 in there or who's not. If it's a five-year lease
 11 and you got a small grocery convenient kind of
 12 store, then in five years they couldn't make
 13 enough money and they leave, you don't know who's
 14 going to come in, if it's going to sit empty,
 15 again the leasing and those issues. So retail
 16 they were bringing up some concerns that they did
 17 not think was viable, so correct me if I'm wrong.
 18 MS. HUFFMAN: No, you're not wrong.
 19 Actually, during that second meeting that I
 20 attended, I think you were there, Ms. Goyanes, I
 21 actually mentioned that we did have some
 22 parameters that Council mentioned in terms of the
 23 space, like, I think it was five to 700 square
 24 feet per space. It's vertical. There were some
 25 parameters that we talked about. And there was
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1 banter back and forth about there being an
 2 attempt at one of the towers to do something like
 3 soft retail and it did not work, but I would just
 4 say my position on that is that was encapsulated
 5 inside the building.
 6 There are more than 1,400 villagers. We
 7 have to go out of town for a tomato. It doesn't
 8 make any sense anymore. We need something to be
 9 able to be representative of where we can travel
 10 to someplace in our own community just to do a
 11 small thing. We don't want a Walmart, at least I
 12 don't think we do. We talked about that, too.
 13 But we do want some things that will be
 14 convenient for us that will bring about the
 15 things that we want and need.
 16 MS. MEADE: But retailers have to make
 17 money, too. And they might not be able to be
 18 profitable selling one tomato here or a head of
 19 lettuce there.
 20 MS. HUFFMAN: But we can't take -- a
 21 business is going to decide if it's the right
 22 space for them.
 23 MS. MEADE: Right. And again, normally
 24 those are going to be under a lease situation and
 25 it's going to turnover. The lease might be for
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1 one year, it might be for five years, it could
 2 have a renewal where people could walk. I mean,
 3 I used to work for the Jacobs.
 4 MS. HUFFMAN: That's any community,
 5 right? Doesn't that happen in any community?
 6 MS. MEADE: I'm just saying I think to
 7 offer mixed use to try and broaden and get as
 8 many bidders as possible, I'm just saying there
 9 needs to be -- I think the discussion was very
 10 interesting. And really looking at the numbers,
 11 the viability of retail based on parameters how
 12 viable is it really? And, again, knowing how
 13 retail works versus if it became all residential.
 14 Again, the two -- again, we may want to have it
 15 broad and again Council will always have the
 16 right to refuse any and all bids, but I thought
 17 it was a fascinating discussion.
 18 MS. HUFFMAN: You're right. And for
 19 that discussion reason, to everybody in this
 20 room, I hope that you put forth to Council and to
 21 the Mayor that we need a town hall or two or
 22 three. We need to continue to talk about this so
 23 we have the language around what we want to do,
 24 period. Yes, Keith.
 25 MR. GALESTOCK: I'm only going to add
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1 one thing to the conversation about retail. And
 2 that is, that you might want to consider that you
 3 are grossly underestimating the temperature in
 4 this Village that when the cat is out of the bag
 5 in retail, it's out of the bag. And that is one
 6 of the things that attracts people to this
 7 Village, is there's no retail. We're not the
 8 same as everybody else. And if you make us the
 9 same as everybody else, it's one less reason to
 10 move here.
 11 MS. HUFFMAN: It's not what we're --
 12 MR. GALESTOCK: I'm just telling you
 13 retail is a very dangerous topic in my opinion.
 14 MS. HUFFMAN: Again, we have to be on
 15 the same page. We know we need some revenue
 16 generating things to happen in the Village. And
 17 we know about the things we don't have that we
 18 have to go find out there in the world.
 19 MR. GALESTOCK: I'm suggesting a lot of
 20 people might be okay with that.
 21 MS. HUFFMAN: I'm just suggesting that
 22 we should be talking about it and then it should
 23 come to a vote. That's what it is. That's what
 24 we should do.
 25 MR. GALESTOCK: That's why I said it.
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1 MS. HUFFMAN: Yes. Any other comments?
 2 Okay. The Ohio Revised Code, ORC 5722
 3 Land Reutilization Program, is something that was
 4 mentioned at the last Council meeting that I put
 5 on the agenda, because, you know, as part of our
 6 journey, we need to educate ourselves on this as
 7 an option to help us with this projects that
 8 should be forthcoming to move the Village
 9 forward.
 10 So, Mr. Matty, will you give an overview
 11 of it for the reutilization program?
 12 MR. MATTY: Chapter 5722 of the Ohio
 13 Revised Code provides the opportunity for the
 14 county, our Cuyahoga County, to have a Land
 15 Reutilization Program and provides the
 16 opportunity to a city or village to have its own
 17 Land Reutilization Program.
 18 We are filed members of the county's
 19 program. And if the county has a parcel that is
 20 delinquent in property taxes at a certain point
 21 in time, we receive a notice from the county
 22 prosecutor's office of what that parcel is, the
 23 location of that parcel and whether or not the
 24 Village wishes to purchase that property under
 25 the program or not.
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1 And the Village has the opportunity to
 2 an affidavit, which is circulated, the
 3 information is circulated to our Building
 4 Commissioner and our Mayor and our Village
 5 Engineer, if it happens to be one that might
 6 require -- might be good property for either some
 7 type of engineering device to be put on it or
 8 some type of retention pond, etcetera, that may
 9 help our water flow.
 10 And if they decide that that is a piece
 11 of land that they wish and is delinquent in
 12 taxes, the property is transferred to us. If it
 13 is delinquent in a great deal amount of taxes,
 14 the property will go to foreclosure. We do not
 15 have a Village Land Reutilization Program.
 16 We have a right under the statute to
 17 have one, but the prior administrations have
 18 chosen to simply belong to the county program.
 19 And some of those come to us. Some of those come
 20 to us, as an example, in Bratenahl I and
 21 Bratenahl II, if there's a foreclosure, we will
 22 get notice, but the Village has always taken the
 23 position that that's not the type of real
 24 property that we could do something with.
 25 When it comes to real property and
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1 single family, if the land is not that valuable,
 2 we have the opportunity to purchase it, but if
 3 it's valuable, it will go to foreclosure because
 4 a private party will purchase it instead of us.
 5 That's basically the long and short of the
 6 chapter. So we do participate in one program.
 7 We do not have our own land program as far as the
 8 land bank and that's the terminology that's used
 9 for the Village.
 10 MR. DEWS: Mr. Matty, what vehicle does
 11 municipalities use to purchase this under?
 12 MR. MATTY: The vehicle that is used is
 13 that municipality can be granted the land through
 14 the county Land Reutilization Program. And if
 15 they develop that for a use of their own, the
 16 real property taxes are not paid. But if the
 17 city or Village decides to sell that property,
 18 part of the arrangement with the Land
 19 Reutilization Program is that those taxes, those
 20 past due taxes that the prior owner did not pay
 21 would have to be paid by that entity, city or
 22 Village, when they sell.
 23 MR. DEWS: Okay. And if it holds it in
 24 a bucket in --
 25 MR. MATTY: If it holds it in a bucket
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1 and uses it, they don't pay for the taxes.
 2 MR. DEWS: Okay. Now, that's very
 3 interesting, because there's an article in
 4 Crain's about Painesville that's done
 5 \$500 million worth of investment going out,
 6 grabbing unused properties that are delinquent
 7 and so forth and being able to be in a position
 8 to hold those and be able to chart their future
 9 and so forth. Those things are being done.
 10 MS. MEADE: So this would apply to the
 11 property south of I-90, as well, correct?
 12 MR. MATTY: Any property in the Village.
 13 MS. HUFFMAN: And you mentioned that
 14 because?
 15 MS. MEADE: I think in the past there
 16 have been some properties south of I-90 that have
 17 been delinquent and maybe could have been
 18 candidates and for whatever reason it wasn't
 19 explored.
 20 MS. HUFFMAN: So we don't have our own
 21 program?
 22 MR. MATTY: No.
 23 MS. HUFFMAN: What would it take for us
 24 to have our own program?
 25 MR. MATTY: Well, I guess the first
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1 thing you would have to consider is are you going
 2 to use the program for something? Because it's
 3 not hard to form your own program, but a land
 4 bank that is not used makes no sense. It's just
 5 extra administration for no reason.
 6 So I mean, you have to decide if, as an
 7 example, is there a parcel that comes up, you
 8 know, that may be adjoining the current Village
 9 Hall or is there a parcel that comes up that may
 10 be adjoining this building. If you're going to
 11 sell -- or the Bratenahl Center, if you're going
 12 to sell one of the buildings, it would make sense
 13 to get the property that's next door to make your
 14 parcel larger. You have to pay some real estate
 15 taxes back, but certainly you garner more from
 16 the sale of the real estate taxes.
 17 MS. HUFFMAN: So this is a vehicle
 18 that --
 19 MR. MATTY: In Painesville, Councilman,
 20 they probably have some parcels that they might
 21 consider collectively joining to build a service
 22 garage, a police station, or some other community
 23 building that they may need or put it out there
 24 to the public for investments to have the public
 25 come in and turn it from what's called
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1 nonproducing property to producing property from
 2 a tax standpoint.
 3 MR. DEWS: What they did was they held
 4 this property, they had a vision on the economic
 5 development. And they held that property and
 6 they knew what they wanted. They brought
 7 developers in jointly to look at this is what our
 8 vision is and so forth, let's make that an
 9 income-producing type of entity.
 10 MR. MATTY: From nonproducing to income
 11 producing.
 12 MS. HUFFMAN: If there was a parcel of
 13 land where we, as a Village, were interested in
 14 putting a structure that would generate revenue,
 15 that's something that we could pursue if we had.
 16 MR. MATTY: Um-hum. And you could
 17 actually do it through the county program, but
 18 our problem is the parcels that are delinquent in
 19 this town aren't many. And if they are
 20 delinquent, they can't be used for a public
 21 purpose. And if they are delinquent even on the
 22 lake, you can't afford to purchase those
 23 properties, because they'll never come to you if
 24 they're tax delinquent, because somebody else is
 25 going to purchase them before you do. You can't
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1 buy property on the lake for just the taxes. It
 2 won't happen. Most of those properties are
 3 mortgaged and there's always a mortgage company
 4 that's involved more than even the taxes.
 5 MS. HUFFMAN: Ms. Cooks, you had
 6 something.
 7 MS. COOKS: I guess it's more in the
 8 form of a question for the Law Director. Mr.
 9 Matty, so you're aware that we have those -- we
 10 were notified of those 15 parcels that are tax
 11 delinquent. Six of those properties have gotten
 12 on a payment plan.
 13 MR. MATTY: Correct.
 14 MS. COOKS: So they're good. Those nine
 15 that are remaining, what would be our next step
 16 with that? Would that be Willoughby?
 17 MR. MATTY: The nine that would be
 18 remaining, it would be important to know is there
 19 a structure on the property. If that property is
 20 a single-family home on a lot, and let's just
 21 pick a small street, Burton or Foster, there's
 22 nothing the Village could do with those
 23 properties, unless the property abuts the service
 24 garage where there might be room for expansion of
 25 a facility of our Service Department, but the
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1 regular home that's delinquent or a condominium
 2 that's delinquent in Bratenahl I and Bratenahl
 3 II, does no good for the Village. There's no use
 4 of that for us.
 5 First of all, you can't do anything as
 6 far as -- the administration can't be in there.
 7 The rec center can't be in there. We have very
 8 limited uses in this Village. These other
 9 communities, and Cleveland is an example, their
 10 land bank gets many parcels. Euclid has many
 11 parcels, but there's uses in the community that
 12 other businesses can use. We don't have
 13 businesses. We have residential, other than very
 14 limited across the freeway and on 140th.
 15 So we're limited in what we can do
 16 through this program, but as an example, your
 17 Bratenahl Center, which is no longer Tri-B, it's
 18 Bratenahl Center, the Bratenahl Center has some
 19 homes next to it. Some of those homes I don't
 20 know if any of them are delinquent, but if
 21 they're not -- if they were, that might be a
 22 parcel that you would say, yes, we'll take that
 23 because then when you sell the Bratenahl Center,
 24 you would also sell that and you'd pay the real
 25 estate taxes back, but you'd still garner revenue
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1 from that parcel.
 2 And I'm sure those people will be coming
 3 to the Council meeting if they have an objection
 4 as to what's being talked about or if they're
 5 okay with what's being talked about, because I
 6 think at the last Planning Commission, the
 7 Planning Commission asked if they be noticed of
 8 the discussion going on, but that's the problem,
 9 Fiscal Officer, what do we do with the parcel
 10 that's not connected to any of our other parcels.

18:37:28

18:37:43

18:38:05

18:38:20

18:38:34

11 MS. COOKS: So I'm very aware of the
 12 county's land bank and what they have done, I
 13 guess not in all situations, but they have sold
 14 those properties. They've renovated them. They
 15 flipped them, if you will, to resell. We can't
 16 do anything like that? I just want to be clear.
 17 MR. MATTY: Well, we could, but we don't
 18 have many properties that come available to do
 19 that. The condominiums that come for sale, most
 20 of the affidavits that I've had to sign are
 21 condominium properties that are in default. And
 22 when you have a condominium in a large building,
 23 a large, tall building that's in default, we
 24 don't have staff to turn that condominium into --
 25 if it's substandard to a standard one and then

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1 sell it. We don't have a Service Department or
 2 any other department that can do that.
 3 So if we invest more money into it and
 4 then have to pay the real estate tax, by the time
 5 you're done, you don't have any revenue
 6 generated. You're lucky if you cover your costs.
 7 So the larger communities do do that. Euclid
 8 does that. If you go on Euclid's land bank, you
 9 will see the process if you want to acquire a
 10 property, but that's anybody who can acquire the
 11 property and you see what the process is. We
 12 just don't have that type of base to work with.

18:38:48

18:39:04

18:39:20

18:39:33

18:39:44

13 MS. MEADE: Just to explain the Tri-B
 14 reference. Bratenahl Center gets confused all
 15 the time with the Bratenahl Community Center. So
 16 people have known Tri-B longer than Bratenahl
 17 Center, so that's why they call it Tri-B, because
 18 it's easier to distinguish than with the
 19 Bratenahl Community Center, so no one is trying
 20 to be disrespectful. It's just an easier
 21 reference, that's all.
 22 MR. MATTY: The point I'm trying to
 23 make, and I understand the history here. The
 24 point I'm trying to make is if Council is going
 25 to do something with Bratenahl Center, you don't

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1 want the residents confused that you're selling
 2 Bratenahl Center and they're not thinking it's
 3 Tri-B or anything else. It's Bratenahl Center.
 4 This has always been the Bratenahl Community
 5 Center. So that's why -- and actually, all the
 6 information on the first time around was
 7 Bratenahl Center.
 8 So I'd like to get back, if we could, to
 9 Bratenahl Center if Council sends this to a vote
 10 of the people at some point in time as far as the
 11 sale or the use of that property.

18:39:58

18:40:14

18:40:28

18:40:57

18:41:14

12 MS. HUFFMAN: I have one more question,
 13 Mr. Matty. So you mentioned that, you know, you
 14 have parcels that might not be attached to things
 15 that might be valuable for the Village to pursue,
 16 but let's just say there is a parcel that is
 17 lakefront like and it would afford villagers in
 18 all of the Village to have lakefront views or
 19 access.
 20 And even though lakefront property is
 21 very expensive, if there were a way that the
 22 community could come together or the Council or
 23 the Mayor or however it were put together, we
 24 could pursue something like that under this
 25 program?

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1 MR. MATTY: Sure, if you had a million
 2 dollars, because you're going to end up having to
 3 bid at a sheriff's sale, you're going to have to
 4 pay the past due real estate taxes. And land on
 5 the lake, land alone on the lake is worth more
 6 than that.

18:41:31

18:41:58

18:42:16

18:42:31

18:42:39

7 I believe the first home in the Breezy
 8 Bluff's development, which sat and sat and sat,
 9 which needed all kind of work when you looked at
 10 that building, that was a building that could be
 11 used for community functions. If my numbers are
 12 correct from Mary Ranney, it initially sold at
 13 foreclosure for \$985,000 and past due taxes had
 14 to be paid. After that, buyer defaulted, it sold
 15 for less than that, but you're still north of any
 16 amount that the Village would be able to come up
 17 with to buy that property. So yes, if you had a
 18 capital reserve fund and you had a million
 19 dollars in it, you might be able to do that.
 20 MS. HUFFMAN: Or a generous donor.
 21 MR. MATTY: Or a very generous donor for
 22 the Village, a very generous donor, you would be
 23 able to accomplish that.
 24 MS. HUFFMAN: That's right.
 25 MR. DEWS: Mr. Matty, could another

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1 vehicle be a committee development corporate CDC
2 or something like that to increase those funds?

3 MR. MATTY: It would be either a CDC or
4 CIC. The CIC could be formed by Ohio statute.

18:42:54 5 We don't have one. And you would have a Board
6 that would run that. That would be part of the
7 administrative officers and some Council members
8 and they would do that.

18:43:12 9 And the CIC, which is a Community
10 Improvement Corporation, is, in fact, the vehicle
11 we used in Brecksville to sell the 102 acres that
12 we had that's called Valor Acres. And there's an
13 adjoining 99 acres to that. We join that. If
14 you drive down 77 and you get off at Miller Road,
18:43:28 15 you'll see what's being developed right there in
16 that quadrant. And the CIC, Councilman, owns
17 that property. And that gives you some leeway in
18 dealing with a developer to develop the parcel
19 and you go from there, but you need to take those
18:43:47 20 preliminary steps and you need to have property
21 to do that with.

22 Right now, I can't remember the last
23 parcel that the Village administration agreed to
24 accept. I can remember all the ones that I've
18:44:01 25 said they said no, no, no and we told the county
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1 to pursue, you know, their remedies. So yes,
2 that could work, but you've got to have the
3 parcels and you have to have some savings to do
4 it.

18:44:14 5 MS. HUFFMAN: Ms. Meade.

6 MS. MEADE: This is going to be
7 controversial, but I'm going to throw it out as
8 an idea anyway. If we're talking about the
9 Bratenahl Center, aka Tri-B, you know, it's
18:44:30 10 adjacent to conserved land. Now, way back when
11 when Dale Ross was acquired and the Roediger
12 property the same way, it was said that those
13 contracts, there was a way to undo it at some
14 point if needed.

18:44:44 15 So I'm just throwing it out. I don't
16 know if that is possible. I don't recall all the
17 details to the contracts. But again, that's a
18 nice chunk of land that's adjacent to if there's
19 a possibility of.

18:45:02 20 MS. HUFFMAN: And this is why we need
21 these type of meetings. This is why you all -- I
22 hope you go and you get other residents to come
23 and participate, because there's some things that
24 have occurred that we have never talked about
18:45:14 25 that could be possibilities to generate in

1 revenue, to keeping some things that many of us
2 want in place in some capacity and making sure we
3 have the money we need to pay for things.

4 Mr. Galestock.

18:45:29 5 MR. MATTY: Before Mr. Galestock. Ms.
6 Meade, it's not controversial. All it has to be
7 asked is the Village -- I don't have authority to
8 go into those contracts myself. Somebody has to
9 authorize me. That somebody being Mayor or
10 Council to go into those contracts.

11 I will tell you, though, that most of
12 those contracts are ironclad and that property is
13 going to stay conserved property, but I can't
14 tell you for sure, because I haven't reviewed
18:45:57 15 those contracts in detail, but I'd be very
16 willing to do it, whether it's controversial or
17 not to the Village doesn't matter to me. If
18 there's a legal way to do that, I would tell you
19 that there was a legal way to do that, but I have
18:46:10 20 to be asked by Council or the Mayor. I can't
21 take action based upon a resident's request, but
22 I understand your process or your concern about
23 the process because of the amount of land that's
24 there.

18:46:23 25 MS. MEADE: And just from previous
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1 meetings being, you know, going way back way to
2 the first one, public meetings that did discuss,
3 you know, if there was a contract, there was a
4 way to undo. And so that's why I raised it,
18:46:37 5 because if somebody said it, it seems like there
6 might be something. And I understand you have to
7 be directed by the proper authorities.

8 MS. HUFFMAN: Mr. Galestock.

9 MR. GALESTOCK: Mr. Matty, I'm surprised
18:46:48 10 the Mayor hasn't said anything to you about that,
11 because I brought it up to him months ago at
12 planning that he should investigate whether or
13 not they could do a land swap with the
14 conservancy and he thought that was a dandy idea
18:47:00 15 to pursue. So someone on Council might want to
16 jog the Mayor's memory that it came up a while
17 ago.

18 Since we're on the subject of land, is
19 there any -- is this a good time to ask why the
18:47:14 20 south side of Foster can't be developed?

21 MS. HUFFMAN: Oh, listen, I've asked
22 that question and that's a subject I can't tell
23 you. I know that the green space is appreciated.
24 We do need green space in the community. I
18:47:34 25 couldn't tell you.

1 MR. GALESTOCK: That is Village owned
2 property.

3 MS. HUFFMAN: It is very much Village
4 owned property, but there are some parcels, you
5 know, there's one at the back of Burton that
6 butts up against the gym. And, you know, it's
7 the one I have my eye on in terms of saving the
8 gym and the things that Joyce has shared that
9 need to happen to perhaps make that a viable
10 solution. So it's these type of things we need
11 to continue to talk about.

12 MR. MATTY: Well, you know, we have four
13 Council members here. My suggestion, I don't
14 know of that parcel, but my suggestion to the
15 Council members would be direct the Mayor to
16 provide Council with an inventory of Village
17 property. You can do it easily.

18 The Building Department and/or Building
19 Commissioner could do it with our GIS system and
20 show you what land is next to whatever Village
21 land may be that may be available to do that,
22 Madam Chair. That's where you would start, but
23 no, I haven't had that discussion. He hasn't
24 talked to me about that.

25 MS. HUFFMAN: All right. Any other
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1 comments?

2 MS. GOYANES: So like Pat said, this
3 will probably be controversial in this group, but
4 I'm of the opinion to tear this down and have it
5 developed. Have a developer look at it. I don't
6 know if that's something that Council has even
7 looked at. I know you're having somebody look at
8 the Bratenahl Center, but I say tear this down.

9 MS. HUFFMAN: If you read the meeting
10 minutes, if I recall, you all can correct me if
11 I'm wrong, but there was a direct ask of each
12 Council member what they felt like maybe should
13 happen to this building.

14 MS. GOYANES: I'm telling you as a
15 resident, as a longtime resident --

16 MS. HUFFMAN: Your sentiments were
17 shared.

18 MS. GOYANES: -- I don't have any -- you
19 could build something that would look like this
20 building in that style. I'm not saying put
21 something super modern in here, but they could
22 build something that would look something like
23 the school or building townhouses or whatever.

24 MS. HUFFMAN: Well, it's an ongoing
25 discussion. I hope that you all continue to

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1 frequent meetings like this so that we can come
2 to a consensus about what would be the best thing
3 here.

4 Any other comments?

5 MR. ARMSTRONG: I would just again
6 mirror that I think it's important to take into
7 consideration the operating costs, not just the
8 building and rehab costs, but what it would cost
9 to operate separately.

10 I've been thinking about this a lot from
11 the recreation point of view and having a -- as
12 much as I like this building, having a central
13 place would allow us to have longer hours, would
14 allow us to have less staff, because we wouldn't
15 need as many bodies here because there are
16 already people there. You wouldn't have
17 duplicate mechanical systems.

18 So I'm not trying to sell anybody one
19 way or the other, the numbers will answer the
20 question, but just emphasizing the operating
21 costs should be considered as carefully as the
22 initial upfront costs for rehabbing this versus
23 building it.

24 MS. HUFFMAN: When you stepped out, we
25 had a conversation.

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1 MR. ARMSTRONG: I'm sorry, I apologize.

2 MS. HUFFMAN: You can read the meeting
3 minutes. I encourage everybody to come to the
4 meeting so you can get the information firsthand
5 or read the minutes.

6 Mr. Orel, you were going to say
7 something?

8 MR. OREL: Are we at the open forum now?

9 MS. HUFFMAN: You know what, Mr. Orel,
10 we just went for it, how about that? We covered
11 everything on the agenda and yes, we continue our
12 open forum. We're going to conclude soon, but
13 sure, if you have some comments.

14 MR. OREL: So it was the meeting of the
15 September Committee of the Whole. "Mr. Dews:
16 The motion for us to go forward from the
17 standpoint of the new construction for our
18 property for Village Hall from the standpoint of
19 new construction for police department,
20 administration, and also for community center."

21 And that was the one that Mr. Kozinski
22 was the only one to vote no for. And then I
23 brought up the fact that you're not even going to
24 entertain the idea of what it would cost to get
25 numbers for renovation. And then the Mayor

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1 brought it up to get what the value of the
2 property is worth to tear it down. That's where
3 this is all come from. And that's what everybody
4 voted on.

18:52:57 5 MS. HUFFMAN: Okay. But we didn't vote
6 to close the building.

7 MR. OREL: No, you voted to tear it
8 down.

9 MS. HUFFMAN: We voted to get estimates
18:53:07 10 to tear it down?

11 MR. OREL: Yeah. Well, what the value
12 of the property is. You didn't -- but to get the
13 value of the property and to develop the
14 property.

18:53:12 15 MS. HUFFMAN: We're not going to mince
16 words. You read the record. The record stands
17 for what it says.

18 MR. OREL: In order to develop the
19 property, that means get rid of this building.

18:53:22 20 MS. HUFFMAN: Okay. No, it doesn't.
21 What it means is you read the record and that's
22 what we voted on that matter. And then --

23 MR. OREL: And then I brought up that
24 not getting -- then there were two separate

18:53:35 25 accounts. Then I brought up, well, I'm talking
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1 about Council, it's Council who -- bill, whatever
2 maintained -- hold on.

3 "That's fine, but again, you don't have
4 any numbers what renovation is going to be, too.
18:53:57 5 I mean, you don't have a good history with
6 managing money and managing property."

7 And then the Mayor came back, "Thank
8 you. We'll go back to revisit that."

9 MS. HUFFMAN: But if the Mayor said we
18:54:15 10 would revisit that, then I'm going to --

11 MR. OREL: It's a different thing.

12 MS. HUFFMAN: I'm going to leave it
13 there, Mr. Orel. We're going to continue on with
14 others who may have comments. And, of course,
18:54:27 15 hopefully, you know, we have another meeting and
16 we can take this up to be clear.

17 Go ahead, Pat.

18 MS. MEADE: My only comment regarding
19 recreation, I think it's always -- I shouldn't

18:54:38 20 say always. It's been shortchanged for decades,
21 meaning it's always been considered an
22 afterthought. So when you look at the expenses
23 in revenue, it hasn't been given a fair shot to
24 live up to its potential, because it's never had

18:54:53 25 the backing at the top to really do the kind of
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1 programming it wants, to doing the charging of
2 the fees that it wants, to be staffed properly,
3 to bring in outside programmers. So if we're
4 looking at facts to date, it is what it is, but
18:55:10 5 it hasn't had a fair shot at success by no fault
6 of their own.

7 MS. HUFFMAN: Well.

8 MR. GALESTOCK: I would certainly agree
9 with that statement wholeheartedly having been a
18:55:22 10 Rec Commissioner.

11 This reminds me -- the whole process in
12 the long drawn process, I'm just going to fly off
13 the top of my head, reminds me a lot of what
14 Cleveland Clinic did to Lakewood Hospital. They
18:55:40 15 got a 20-year lease, they didn't want to deal
16 with the building, they siphoned all the
17 lucrative processes out of that building, claimed
18 they couldn't make any money, broke their lease
19 and tore it down because they didn't want anybody
18:55:55 20 else to get their hands on it.

21 I'm more worried about what it's going
22 to cost to do things and what it's going to cost
23 to build something new. You can't just say to
24 everybody, oh, it's going to cost two million to
18:56:09 25 fix it and that's why we're going to tear it

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1 down. And then you're going to build -- we
2 already have a free building. I cannot believe
3 that at the end of the day, the villagers aren't
4 going to get stuck with a big tax increase,
18:56:22 5 because what's in your head is going to cost more
6 than it would in the long run to fix this place
7 up.

8 This place is built for the ages. It's
9 amazing after my 13 years living in this Village
18:56:33 10 that this building doesn't look worse. It's a
11 testament to old construction. Service
12 Department doesn't lift a finger in this building
13 anymore since Joe left unless they have to. We
14 don't have a recreation governing body. It's
18:56:52 15 like you strangling the plant and wondering why
16 it dies. And that's how I feel as a villager and
17 it makes me sick.

18 MS. HUFFMAN: Thank you for your
19 comment.

18:57:02 20 MR. McGUIRE: I will say I agree with
21 everything coming from a person whose at least
22 mother had lived here for 55 years.

23 MR. MATTY: Could we have your name,
24 sir, for the record?

18:57:14 25 MR. McGUIRE: Dan McGuire.

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1 MR. MATTY: Thank you.
2 MS. HUFFMAN: Well, thank you all for
3 coming today. I hope we continue this
4 conversation and we come to some consensus on how
5 we should move forward. I don't think that
6 anyone in this room or otherwise is acting out of
7 malice. We all want the best for our community.

18:57:30

8 We all have different views of how that
9 you should happen, but at the end of the day, to
10 ensure that this Village thrives, we need to have
11 the properties that support that and the revenue
12 to take care of them.

18:57:50

13 All right. So I will ask for a motion
14 to end this meeting.

18:58:02

15 MS. BURKE-JONES: I so move.

16 MR. KOZINSKI: Second.

17 MR. MATTY: Before you adjourn, so that
18 the court reporter has the correct date, Nancy
19 the Council meeting in November is not the 17th,
20 that's a Monday, it's the 19th. For the record,
21 the joint meeting will be November 19th.

18:58:14

22 MS. HUFFMAN: Everybody got that?

23 November 19th for the joint meeting. All right.

24 MS. BURKE-JONES: We still have to vote.

18:58:29

25 All in favor?

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1 CERTIFICATE

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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 April 25, 2029.

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1 MS. HUFFMAN: All in favor?
2 MS. BURKE-JONES: Aye.
3 MR. KOZINSKI: Aye.
4 MS. HUFFMAN: Aye. All right. This
5 meeting is concluded as of 6:58, p.m.
6 (Meeting adjourned at 6:58 p.m.)

18:58:34

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