

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

COMMITTEE OF THE WHOLE MEETING
AND
PLANNING COMMISSION MEETING

WEDNESDAY, DECEMBER 17, 2025
5:30 p.m.

MAYOR KEITH BENJAMIN
RAY NEGRELLI, CHAIR
JOYCE BURKE-JONES
DAVID DEWS
TRACY HOEFLING
GINA HUFFMAN
DAVID KOZINSKI
JIM PUFFENBERGER
BRAD TURNER

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

3

1 MAYOR BENJAMIN: Present.
2 MR. NEGRELLI: Ms. Burke-Jones?
3 MS. BURKE-JONES: Here.
4 MR. NEGRELLI: Mr. Peplowski is absent.
17:31:38 5 Mr. Turner?
6 MR. TURNER: Present.
7 MR. NEGRELLI: And I'm Ray Negrelli.
8 Thank you.
9 MAYOR BENJAMIN: The purpose of
17:31:44 10 tonight's meeting, it's a joint meeting. As far
11 as I can remember, I think this is the first time
12 since I've been involved with Bratenahl, at least
13 since 2017, where there's been a joint meeting of
14 the Planning Commission and Village Council.
17:32:02 15 This was an idea of our Building
16 Administrator, Mary Ranney. Thank you so much
17 for suggesting it. It's a great way, I think,
18 for all of us to be -- to hear from our residents
19 and also be on the same page as we're looking at
17:32:22 20 strategic and important and critical issues that
21 are impacting our community.
22 So tonight's discussion is the continued
23 consideration of major parameters of mixed use PD
24 zoning district for redevelopment of the
17:32:41 25 Bratenahl Center site located at 11404 Lake Shore

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1 MAYOR BENJAMIN: Okay. So good evening.
2 It is 5:30 p.m. and we call to order the joint
3 meeting of the Bratenahl Village Council
4 Committee of the Whole and the Planning
17:31:06 5 Commission.
6 And Madam Clerk, if we can have the roll
7 call for Committee of the Whole, please.
8 MS. COOKS: Thank you. Good afternoon.
9 Ms. Burke-Jones?
10 MS. BURKE-JONES: Here.
11 MS. COOKS: Mr. Dews?
12 MR. DEWS: Here.
13 MS. COOKS: Ms. Hoefling?
14 MS. HOEFLING: Here.
15 MS. COOKS: Ms. Huffman?
16 MS. HUFFMAN: Here.
17 MS. COOKS: Mr. Kozinski?
18 MR. KOZINSKI: Here.
19 MS. COOKS: Mr. Puffenberger?
17:31:23 20 MR. PUFFENBERGER: Here.
21 MAYOR BENJAMIN: Thank you. And
22 Chairman Negrelli, would you like to do the roll
23 call for the Planning Commission?
24 MR. NEGRELLI: Yes. Thank you. Mayor
17:31:29 25 Benjamin?

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1 Boulevard. And for those of you who probably are
2 well aware of this, that building is the old high
3 school that the Village purchased for \$1 from the
4 Cleveland Municipal School District five years
17:33:03 5 ago and about six or seven weeks.
6 Pursuant to the agreement that we had
7 with the School District, we could not sell or
8 discard that building. They had a right to use
9 it for the first five years. That five-year
17:33:23 10 agreement was up in October of this year. So now
11 we're moving on to the process of looking at the
12 potential to sell that property. And before we
13 sell that property, and it's got to be sold at
14 auction because we're a Village and we have to
17:33:41 15 follow state code, we're having the conversations
16 about how that property should be zoned. Should
17 it be zoned residential only? Should it be zoned
18 for commercial purposes? Should it be zoned for
19 mixed use, for both residential and the
17:34:01 20 possibility of some commercial?
21 So city council had some informal
22 discussions at our Council meeting several months
23 ago. They made a recommendation to the Planning
24 Commission for consideration. Over the last
17:34:17 25 several months the Planning Commission has been

1 meeting almost monthly to have those
 2 conversations. And we thought that it would be
 3 helpful to have this joint meeting, again, so we
 4 could all be on the same page. We could all hear
 17:34:33 5 from residents regarding this issue.
 6 And with that, I'm going to turn it over
 7 to Planning Commission Chair Ray Negrelli. He
 8 will lead our discussions through this. We'll
 9 hear from members of Council as well and hear
 17:34:46 10 from our residents as we move along through the
 11 meeting. So thank you. Chairman Negrelli.
 12 MR. NEGRELLI: Thank you. Hello,
 13 everybody. Thanks for joining us. I'd also like
 14 to introduce our Village Solicitor David Matty,
 17:35:00 15 Attorney; Village Engineer Don Bierut; the
 16 Building Administrator, Building Department
 17 Administrator Mary Ranney; our Village Planner
 18 Kristin Hopkins; and our reporter Nancy Molnar.
 19 Having our professionals here this
 17:35:19 20 evening will allow us to get very specific
 21 answers from questions that you may have. Anyone
 22 wishing to speak this evening, please state your
 23 name and address. Please also silence any
 24 electronic devices. And I'll begin by saying we
 17:35:38 25 received the minutes from the November 5, 2025
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1 meeting of the Planning Commission.
 2 Are there any corrections or comments?
 3 MS. BURKE-JONES: No.
 4 MAYOR BENJAMIN: No.
 17:35:50 5 MR. NEGRELLI: Do I have a motion to
 6 approve?
 7 MR. TURNER: I so move.
 8 MS. BURKE-JONES: Second.
 9 MR. NEGRELLI: All in favor?
 17:35:55 10 Ayes: 4. Nays: 0.
 11 MR. NEGRELLI: So move. Thank you. I
 12 will begin discussions about tonight's topic, the
 13 former school property. So that we're all --
 14 this little map, I hope you can see it. It's
 17:36:11 15 about a 7.35 acre parcel that fronts on Lake
 16 Shore Boulevard. And then there's a little
 17 section that goes over to Eddy Road. And I'd
 18 like to begin the discussion by having our
 19 Village Planner, Kristin, summarize and review
 17:36:33 20 the proposed Ordinance that the Planning
 21 Commission received from Council.
 22 MS. HOPKINS: Thank you. So as was
 23 mentioned earlier tonight, the way this project
 24 all began was the property became available for
 17:36:52 25 development. And the beginning of the discussion
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1 on how the property should be zoned began with
 2 Village Council. And at that point, the major
 3 topics were what kind of land uses would be
 4 appropriate and acceptable to the Village and
 17:37:17 5 then certain side parameters.
 6 Those are the primary things, but we
 7 also talked about goals and what were the
 8 Village's goals for getting started for having
 9 this property developed. Then once there was
 10 somewhat of a framework, it was -- that it was
 17:37:32 11 agreed to by Village Council, then it was sent or
 12 forwarded on to the Planning Commission for
 13 further discussion and trying to identify a wider
 14 range of parameters.
 17:37:53 15 And what I mean by parameters, the
 16 topics that are typical in the zoning code that
 17 the Village would want to address are the --
 18 number one would be the intent. So identifying
 19 and listing out what the Village's intent for the
 17:38:10 20 development. And we had six or seven different
 21 statements on that. On the second category is
 22 the range of land uses that could be permitted in
 23 the sense that -- and this is typical in the
 24 zoning code where rather than be the Village
 17:38:31 25 determining exactly what the development should
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1 be, the idea is that the zoning code will present
 2 a range of land uses that would be acceptable and
 3 advantageous to the Village.
 4 And so with that in mind, there is, I
 17:38:54 5 think, about 20 some land uses that were
 6 discussed with Council and then also discussed
 7 with the Planning Commission. And what that
 8 means is, again, it is up to whoever purchases
 9 the property to then come to the Village with
 10 plans for the development and at that time
 17:39:11 11 present land uses, the proposed land uses. So
 12 the list of permitted land uses is not dictating
 13 all of the land uses identified, but it provides
 14 a range of options.
 17:39:32 15 The third category of parameters are the
 16 general development standards. And on that page,
 17 in that section, I had identified minimum density
 18 or maximum density I should say. If a developer
 19 were to propose a retail or a residential mix
 17:39:54 20 with retail uses, which was listed as one of the
 21 uses listed in the permitted uses, what that --
 22 some of the parameters for what that retail could
 23 be.
 24 Setbacks are also a very common
 17:40:10 25 parameter, standard, that's put into the zoning
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17:40:33 1 code. A minimum amount of open space that would
2 be required to be preserved. And then setbacks
3 like from the right-of-way, the I-90 from the
4 highway as well as from Lake Shore Boulevard and
5 then adjacent to the residential uses along Eddy
6 Road, so setbacks from those as well.

7 Then another category of standards was
8 trying to identify building types. So a
9 multi-family is one of the lists, one of the uses
17:40:57 10 on the list. And so the building types is trying
11 to portray what those building -- how tall should
12 a two-family be or a multi-family. So we have
13 actual images, which are in there to help someone
14 visualize what the development could be.

17:41:20 15 There's a section on the preserved
16 dedicated open space requirement. One of the
17 facts about the property is that there is a creek
18 that runs through the western side that would
19 most likely need to be preserved. The Village
17:41:38 20 Engineer can address that at a greater length.

21 Then there were guidelines for how uses
22 could be arranged. And that's addressing how the
23 uses would be associated with one another. And
24 this is -- it can get very detailed. The design
17:41:59 25 criteria is another category and then the

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17:42:15 1 procedures for review, but the point is what's
2 been considered so far is very preliminary in
3 nature. And it still requires a lot of
4 discussion and fine-tuning. And once the major
5 components like the land uses and setbacks and
6 density, once those major parameters are more
7 solidified, then the code could be fine-tuned in
8 greater detail related to design criteria and
9 things like that.

17:42:34 10 MR. NEGRELLI: Thank you. I'd like to
11 just add and clarify that the goal of Council and
12 the Planning Commission is to develop a zoning
13 category with uses, physical requirements, height
14 requirements, the density that the property would
17:42:59 15 be rezoned for prior to the sale. We're not
16 going to design buildings or anything like that,
17 but we're going to come up with a number of
18 units, the setbacks, the side yards, the buffer
19 zones.

17:43:11 20 And the reason for that is if the
21 property went up for auction as is, any potential
22 bidder or buyer would bid the minimum amount,
23 because they have no idea what Council will
24 entertain as far as the future use. So this is a
17:43:28 25 preemptive zoning that protects the Village and

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17:43:50 1 let's the bidder or future developer know what
2 they can do on the site. If it's approved for 20
3 residential units versus 40, then the price would
4 double at 40 than it would be at 20. So that's
5 what our charge is. And it's not only money,
6 it's physical appearance, it's in keeping the
7 integrity of Bratenahl Village, what's been here
8 since day one. And I don't think -- we're not
9 trying to rewrite the book, just come up with the
17:44:08 10 best use that we're all happy with, every
11 resident, administration, the neighbors and that
12 a developer will come in and develop that site
13 and we'll all be proud of it when it's done.

17:44:28 14 MAYOR BENJAMIN: We might want to add
15 that no recommendations by the Planning
16 Commission are going to be made tonight to
17 Council on how to move forward. This is an
18 informational meeting. It's a meeting to hear
19 from you, the residents, and to have some
17:44:42 20 discussion with Council.

21 The Planning Commission will then meet
22 again in January and February, as long as it
23 takes to make a recommendation back to Village
24 Council. And then once that recommendation is
17:44:52 25 made to Village Council, Village Council will

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1 then consider it through the public process,
2 their public process as well.

3 MR. NEGRELLI: Mr. Matty, any comments?

4 MR. MATTY: No comments at this time,
17:45:06 5 Mr. Chairman.

6 MR. NEGRELLI: Anybody wishing to --

7 MAYOR BENJAMIN: Do you want to maybe,
8 to sort of frame the discussion, talk about some
9 of the steps that the Planning Commission has
17:45:17 10 taken, who we've heard from, maybe some of the
11 developers?

12 MR. NEGRELLI: A few meetings ago when
13 the idea of retail or limited retail was
14 presented, I contacted two of the leading
17:45:31 15 commercial real estate brokers in the Cleveland
16 area. And I received letters regarding the site
17 from each of them, which I can read for you.

18 MAYOR BENJAMIN: Is that big enough?
19 (Laughter.)

17:45:46 20 MR. NEGRELLI: Yeah.

21 MAYOR BENJAMIN: Sorry.

22 MR. NEGRELLI: No offense taken.
23 (Laughter.)

24 I'd like say what I requested so
17:45:59 25 everybody knows what I mentioned and it make

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1 sense. To each broker I said, as briefly
 2 mentioned, Bratenahl Village owns a 7.35-acre
 3 site on Lake Shore Boulevard just west of Eddy
 4 Road, which they are now planning to sell for
 5 redevelopment. Rezoning of the property prior to
 6 the sale is now being discussed by the Village
 7 Council and Planning Commission, of which I am a
 8 member. Residential planned unit development,
 9 multi-family and mixed use, including local
 10 retail, are being considered.

11 As a leading broker in the Northeast
 12 Ohio retail brokerage industry, I'd appreciate
 13 your thoughts as to the viability and
 14 marketability of retail space on this site. On
 15 behalf of Bratenahl Village and myself, sincere,
 16 thanks.

17 The first response I received was from
 18 Steve Passov, Passov Real Estate Group. Hi Ray,
 19 after reviewing the proposed location, I don't
 20 recommend proceeding with straight retail. In
 21 short, the fundamentals don't support the rent
 22 level that the new construction will require.

23 Key considerations, limited neighborhood
 24 density, current rooftops and daytime populations
 25 that are too tight to support the sales volume
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1 needed to underwrite new build to rent and
 2 occupancy costs. Sales to rent mismatch,
 3 projected sales per square foot would not cover
 4 base rents, operating costs, tenant improvement
 5 amortization with a comfortable margin.

6 Weak retail synergy, the immediate trade
 7 area lacks complimentary retailers and a
 8 meaningful daily draw to generate consistent
 9 traffic, traffic counts, modest traffic counts
 10 reduce pass by capture.

11 Competitive context, while there is not
 12 much immediate retail in the area, there are
 13 nearby alternatives with stronger corridors and
 14 lower occupancy costs further impacting this
 15 site.

16 With that said, the property does have
 17 some positive. It's a clean site with good
 18 physical characteristics, modern infrastructure
 19 and a clear development path. It may make sense
 20 for certain nonretail or service oriented uses
 21 that don't rely heavily on immediate consumer
 22 drawer.

23 Final thoughts, retail as an amenity to
 24 more residential density may makes sense, but the
 25 rents would need to be heavily subsidized. I'm
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1 happy to share additional thoughts on mixed use
 2 if you'd like. Let me know. And thank you.
 3 The second response I got was from Tony
 4 Visconsi, Visconsi & Associates, which is now a
 5 part of Howard Hanna Commercial. I had sent him
 6 the same request.

7 Thanks, Ray. I believe that the
 8 proposed site would be suitable for multi-family
 9 development. The recent trend of developing
 10 mixed-use projects, including first floor retail
 11 space, has not been well received by occupiers.
 12 Many projects have failed to attract any viable
 13 retailers in these types of projects. For
 14 example, The Ascent Top of the Hill, which is
 15 Cedar and Fairmount, has 11,000 square feet of
 16 retail space, of which 60 percent is still
 17 vacant, unoccupied.

18 Generally, retail and mixed-use projects
 19 suffers from a lack of convenient parking,
 20 difficult delivery conditions and a lack of
 21 significant co-tenant partners that drive
 22 traffic. The Bratenahl site is not a strong
 23 urban or walkable suburban market and, therefore,
 24 would not be appropriate for any style of retail
 25 development.

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1 We'd love to hear from everyone.
 2 Please.

3 MR. OREL: I'm Mark Orel, 10119 Burton
 4 Avenue.

5 MR. NEGRELLI: Thank you.

6 MR. OREL: So basically, based on that,
 7 what is the -- what is the feasibility of mixed
 8 use? I mean, is that pretty much off the table
 9 then?

10 MR. NEGRELLI: Based on their opinions,
 11 yes. Well, it's not off the table. I mean, it's
 12 on the table and that's what we're here to
 13 discuss.

14 MR. OREL: That's what I mean, should it
 15 be on the table?

16 MR. NEGRELLI: Personally, I don't think
 17 so. I'm a retail developer. I fight for retail
 18 zoning all over the county. And I'm not a
 19 not-in-my-backyard person, but this doesn't have
 20 the ingredients. And it doesn't have the
 21 traffic. It doesn't have a one or two-mile ring
 22 of draw, because half of that is in the lake. It
 23 doesn't have the population. And I don't believe
 24 it's feasible.

25 In the Village, just we've been working
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1 on this for months. We have a restaurant that's
 2 open to the public. They have no rent, they have
 3 no utilities, they have no investment and it's
 4 failed every three or four years for the last 60
 5 years.

17:50:59 6 MR. OREL: What restaurant are we
 7 talking about?

8 MR. NEGRELLI: The Bratenahl Place
 9 restaurant. Years ago we had Doug's Diner,
 10 Doug's little breakfast place on Bratenahl Road,
 11 or 103rd Street, cute little place, didn't last
 12 very long. Up at 140th Street, we had the
 13 Bratenahl Kitchen. That didn't last very long.
 14 We also had B&M Bar-b-que. They have six
 15 locations. That one failed. So unless we're
 16 willing to subsidize the construction costs and
 17 the rents for a limited retail development, I
 18 believe it's off the table.

17:51:07 19 Comparing the Village of Bratenahl to
 20 Hunting Valley, Waite Hill, Moreland Hills, Gates
 21 Mills, the zoning classification is not there,
 22 but I'll take the exception to Gates Mills, they
 23 do have a little retail plaza in the Village and
 24 that's there more for historical purposes than
 25 commercial purposes. Originally that little
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1 building had a Post Office, a little grocery
 2 store, a restaurant, and a real estate office.
 3 The restaurant that was there was called the Red
 4 Fox, it was a fine restaurant, it burnt down and
 5 there was nobody to rebuild it.

17:52:14 6 The Village wanted that part of history
 7 restored, so they bought the land and they built
 8 the building. They own it and operate it. They
 9 subsidize the rents and they paid for the
 10 building, so they control what goes there and
 11 that is really an exception to the rule. That's
 12 the only site of those five communities that I
 13 can relate to.

17:52:27 14 MR. OREL: So then based on all of that,
 15 are we basically just talking about residential
 16 use then? Is that pretty much where we're at?

17:52:42 17 MR. NEGRELLI: Well, that's not what the
 18 Planning Commission has been presented. And
 19 that's the decision or the recommendation that
 20 Planning Commission has to develop based on
 21 everyone's opinion. That's why we're going to
 22 get everybody's opinion, then we'll make our
 23 recommendation to Council. We do not have the
 24 authority that Council has. We can only
 25 recommend, they enact.

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1 MR. OREL: I mean based on what you've
 2 just said, it sounds like retail isn't viable.

3 MR. NEGRELLI: I agree.

4 MR. OREL: So then all that's left, and
 5 correct me if I'm wrong, is residential.

17:53:21 6 MR. NEGRELLI: Yes.
 7 MR. OREL: Okay.

8 MR. MATTY: That's not exactly the case,
 9 because even that one report says service.
 10 Service is still open. That's different than
 11 retail if I heard what you read.

17:53:31 12 MR. OREL: So what kind of services
 13 could be there?
 14 MR. NEGRELLI: Dry cleaner.

17:53:43 15 PRESIDENT PUFFENBERGER: A law office, a
 16 wellness center, those sorts of things.
 17 MR. NEGRELLI: Local service plaza.
 18 MR. MATTY: I'm sorry, Jim, I didn't
 19 hear what you said.

17:53:51 20 PRESIDENT PUFFENBERGER: I said
 21 potentially a law office, potentially a wellness
 22 center, those kinds of service oriented
 23 businesses. Our potential lease would be still
 24 under consideration, I would think.

17:54:01 25 MAYOR BENJAMIN: Boutique office space,
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1 professional office building, light medical. I
 2 think, I don't know if that's what Mr. Passov was
 3 talking about when he made that suggestion, but
 4 these are the things that we need to continue to
 5 have discussions about both at the Planning
 6 Commission level and then also at the Council
 7 level as we move forward.

17:54:18 8 MS. HOPKINS: If I may just clarify one
 9 comment. So Mr. Passov in his last paragraph
 10 talked about retail as an amenity to more
 11 residential density may make sense. So I would
 12 ask Mr. Negrelli, when you say absolutely no
 13 retail, are you saying that even as a, say, let's
 14 say 500 square feet or 1,000 square feet as
 15 something very small and specific retail use,
 16 would you say that's not even realistic?

17:54:35 17 MR. NEGRELLI: I don't believe so. I
 18 have to choose my words very carefully. I'm a
 19 resident, on the Planning Commission, and I'm a
 20 real estate developer, so I'll do my best and
 21 speak from the heart. Physically, a 500 square
 22 foot spot would end up costing \$300,000 with land
 23 and building. Usually rent is 10 percent of
 24 gross sales. So that little 500-foot spot would
 25 have to generate \$300,000 a year in sales, which

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1 is about \$6,000 a week. So five or six days
2 selling coffee, selling snacks, whatever, I don't
3 see it working.

4 So what's going to happen is the person
5 that signs the first lease is going to fail and
6 then the use is going to degenerate and the next
7 generation is going to rent it for less space.

8 And then by the end of the day, it's going to get
9 torn down and more units are going to be built.

10 I'm just saying that from my heart and my
11 experience.

12 We should maximize residential growth.
13 That's what this Village is built on. The last
14 time, 1964, '63, when the Bratenahl Place was
15 built, it was because the group of families in
16 Bratenahl didn't want to see the Village annexed
17 or insolvent. They hired a planner and the
18 planner said your only zoning classification is
19 residential. I recommend you build as many units
20 as you can. And I suggest you purchase the Lake
21 Shore country club, because it's at Lake Shore
22 and Eddy Road and it won't interfere with the
23 rest of the Village.

24 So we're sort of faced with that same
25 thing here at Lake Shore and Eddy Road, that we
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1 can increase our tax base, help perpetuate the
2 Village without creating commercial activity,
3 without increasing traffic, without increasing
4 incidents and it's feasible. And I think for
5 whatever patch of land that that little building
6 would be on, if it was dedicated to residential
7 use, you'd have consistent revenue from city
8 income taxes and real estate taxes, things of
9 that nature. That's my personal opinion.

10 DR. SECURA: I'm curious about a
11 facility from birth to death. I was in
12 Washington, D.C. at a funeral and I saw some
13 fantastic parcels, four of them, actually. And
14 it would take some doing because you got
15 residents there, but I think it would really be
16 beneficial. We have Foster and Burton is where I
17 live. We're seeing a lot more young people.

18 And at some level, if we develop more in
19 housing, we would put a school back there, which
20 was one of the nation's best elementary school
21 rated when I went to that school.

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

24 DR. SECURA: Raj Secura. I'm 10211
25 Burton Avenue, born and raised. I've been to --

1 when I went to see their facility where every
2 high-rise had their own chefs and had their own
3 pools and whirlpools, et cetera, I'm told by
4 Rodiger would not stand.

5 MS. MEADE: Stan or Bill?

6 DR. SECURA: Stan. Anyhow, one of the
7 Rodigers, who was a developer, said that it could
8 be made viable, but you would have to have the
9 two or three -- there's three houses on that west
10 side of Eddy Road and that would give you the
11 big -- the space enough to put in another
12 high-rise, but the high-rise in my vision is
13 death to birth, because we're seeing it. We're
14 seeing the people who run with their carts with
15 the little baby. And Foster and Burton is
16 viable, a very nice place to be at this point.

17 People walk by and I invite them onto my porch
18 and have porch conversations and I'd like to see
19 that more, because I think we want to see each
20 other. And I know there's a lot of gating and a
21 lot of things that go along with gating, but I
22 think a majority of people would like to be able
23 to talk to each other.

24 MR. NEGRELLI: Thank you. Ms. Huffman.

25 MS. HUFFMAN: So I just want to recap
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1 for myself and for everyone else who hasn't been
2 part of the meetings, whether it be the Planning
3 Commission or the Council meetings on this topic.
4 And when the Council initially decided to send
5 forth by a majority the idea of a mixed-use
6 development, we did so for many reasons.

7 There is no doubt that housing could
8 very much help the Village with their bottom line
9 and the monies that would help us do things that
10 we want to do and we need to do. There's no
11 doubt about that. We all agree on that. But,
12 there is also no doubt that we all have to go
13 somewhere to get things that we want and we need.
14 We have to, as I call it, literally go out of
15 town to get the things that we want and we need.

16 And we very much do have many families
17 and they populate and we see them out and about.
18 And it would be very convenient for them as new
19 families and it would be very convenient as us
20 who are older adults, our average age in the
21 Village, as we understand it, is like 59. And
22 having the convenience of an accessory retail
23 kind of place would be nice. It would be nice to
24 pick up a tomato in the middle of making a sauce
25 and not having to go out of town. It would be

1 nice to go to the street and get a florist
2 bouquet quickly because you need it. It would be
3 nice to go to a doughnut shop. It would be nice
4 to be able to do those type of things.

18:02:04 5 And these are the type of things that I
6 have heard from constituents that they would
7 consider and would like to see a plan, not to
8 fail a potential retail space, because it appears
9 that every other place that has been talked about
18:02:26 10 has failed, because there are many that succeed
11 that have retail space at the bottom and have
12 housing at the top.

13 When the Council sent forth this
14 proposal, it was with the notion that there would
18:02:45 15 be high-end type of condos. And I also want to
16 make note that for everybody here, we're not
17 talking about Starbucks and Walmarts and Targets.

18 That's not what we're talking about. It's never
19 what we've been talking about. We've never
18:03:04 20 talked about tattoo parlors and anything like
21 that. It's like Planner Hopkins said, it can be
22 adjusted. It could be fluid.

23 And I totally understand the Planning
24 Commission's concern about the costs, but I am
18:03:22 25 looking for some creativity, because we are a
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1 premier community in Northeast Ohio and we should
2 remain so. If you ride around any place in
3 Northeast Ohio, you will see that these type of
4 structures are thriving in many places.

18:03:41 5 MAYOR BENJAMIN: Thank you,
6 Councilwoman. I think that one of the challenges
7 that we're dealing with when we talk about the
8 development of this site is, you know, if there
9 is residential built on that site, and there is a
18:03:56 10 component for retail, you know, the challenge is,
11 and I think that Chairman Negrelli alluded to it,
12 is we may luck out and get that bakery or get
13 that little market to start, but what happens
14 when that goes out of business?

18:04:13 15 When we zone something, we can't zone
16 something saying it has to be a bakery or it has
17 to be a convenience market. We can't spot zone
18 like that. So the zoning, you know, even if we
19 get lucky and we get that that residents want,
18:04:33 20 three or four years from now, that might not be
21 what we end up with, because the Village is not
22 going to own that property. If it's zoned for
23 retail use, there are a variety of different
24 retail uses it can be used for. And so what
18:04:50 25 happens there? If there's residential on site

1 with some retail, what are the challenges with
2 traffic? What are the challenges with delivery
3 vehicles? When do they come into the Village?
4 When can they leave the Village? Do they
18:05:05 5 disrupt? How are they delivered? There's a
6 whole bunch of factors that we have to consider.
7 The other one is safety, of course, along with
8 that.

9 So I'll hand it back to you Chairman
18:05:20 10 Negrelli. I know we want to hear from residents.

11 MR. NEGRELLI: Two comments that --
12 thank you, Mr. Mayor. Physically, if it stays
13 residential, then you're going to have some
14 buffer zones, some green space, some trees and
18:05:36 15 you're going to have a residential development.

16 The minute you include retail, if you
17 need it to survive, it can't survive on the 40 or
18 30 units that are inside there, so it's going to
19 have to front on Lake Shore. It's going to have
18:05:50 20 to have parking, so there goes your landscaping
21 and your buffer zones. It's going to have to be
22 lit, because it's going to have to attract the
23 traffic. The 1,500 people that live here can't
24 substantiate it.

18:06:04 25 The Bratenahl Bistro, maybe 20 percent
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1 of the residents support it, if that. So if it's
2 going to be retail, then the Village is going to
3 have to commit to it and do all they can to make
4 it successful. The second issue we have is the
18:06:21 5 physical constraints of the property. We have
6 benefits of Village Engineer Bierut here.
7 There's a waterway that passes through the land.
8 I'd like Don to explain that.

9 MR. BIERUT: Yes. As the Planner
18:06:36 10 mentioned, there's a waterway, as you may know,
11 that goes from north to south along the west part
12 of the property. For anybody to impact that
13 waterway, which may or may not include some
14 wetlands in that area, they have to have either
18:06:51 15 Corp permit or an Ohio EPA permit or both.
16 That's not to say they couldn't take the entire
17 thing and enclose it, but there's challenges they
18 have to overcome.

19 As we all know in Bratenahl, there's
18:07:04 20 some homes that have been here for a long time.
21 There are some utilities that no one really knows
22 where they come and go from. I think there are
23 utilities that may or may not cross that site or
24 be serviced through that site along with
18:07:19 25 utilities that service the existing building

1 there, so there's challenges there as well. So
2 the 7 acres, the 7.5 or so, whatever it is, may
3 not be that much if we have to -- if a developer
4 has to overcome the environmental issues.

18:07:37 5 It's impossible to say what those issues
6 are without a developer proposing something for
7 the site and then walking through the Corp and
8 EPA process. I've seen people get things
9 permitted, which I was surprised about, but on
18:07:54 10 the other hand, I've seen things that were
11 stopped by the permitting challenges. I hope
12 that helps a little bit.

13 MR. NEGRELLI: Thank you very much.
14 Just to share with the committee, I told the
18:08:06 15 graphic survey of the property, you can see the
16 waterway that runs through it, it almost
17 bifurcates the property. And, again, in my
18 experience with these types of sites, because of
19 that, the waterway is going to remain there. And
18:08:20 20 it could be a very nice amenity if it's properly
21 maintained and repaired. And that speaks for
22 getting back to density. If this was platted
23 with individual lots, there wouldn't be that many
24 because of the waterways.

18:08:39 25 So if you came up with a density of so
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1 many units per acre, then the density of the few
2 acres that's encumbered by the waterway can be
3 used to increase the units surrounding it, which
4 speaks for three or four-story buildings or
18:08:55 5 townhouses attached, things of that nature. I
6 just wanted to clarify that.

7 Mr. Peca.

8 MR. PECA: John Peca, 1 Bratenahl Place.
9 I don't want to get into a debate about retail.
18:09:12 10 My personal opinion, I think it's a disaster.

11 There's a full service grocery store less than a
12 mile from here. For decades people lived here
13 without having to worry about that kind of stuff.

14 My bigger concern would be the
18:09:25 15 procedure. I assume it goes through committee,
16 then Council and then whatever. If that final
17 recommendation from Council does include retail,
18 was there an opportunity prior to that going into
19 effect for residents or taxpayers to bring forth
18:09:44 20 a referendum to try to stop that?

21 MR. MATTY: It depends on how the
22 legislation is written. So that's a
23 hypothetical. I can't answer that until I know
24 what Council is going to do.

18:09:56 25 MR. PECA: Let me ask this then. Would
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1 Council consider offering residents to have the
2 opportunity for a referendum challenging that
3 before they enact zoning that would include
4 retail?

18:10:10 5 MR. MATTY: Mr. Peca, that would be an
6 issue up for Council to discuss. However, the
7 residents always have a right to what's called an
8 initiative petition. And you can start an
9 initiative petition without Council. So the
18:10:24 10 residents have that right, but it's a different
11 type of petition, whether Council, you know.

12 MR. PECA: I understand it would be
13 considered. I'm not asking for a decision, I
14 understand that. I would just hope that
18:10:38 15 considering the nature and the far reaching of
16 this decision, that the residents would have the
17 opportunity to put forth an initiative before
18 something is set in stone. That's my only
19 comment.

18:10:54 20 MR. NEGRELLI: Thank you. Mr. Orel.

21 MR. OREL: Just to give us some idea,
22 can you give us a minimum residential density
23 person-wise and a maximum that the site would
24 allow? I mean, I don't know if you would use
18:11:13 25 criteria as like sewer, if that's possible, but

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1 I'm just wondering if we can get some idea as to
2 a minimum amount and a maximum amount just so we
3 have some idea.

4 MR. NEGRELLI: I'll make my comment and
18:11:29 5 then defer to Ms. Hopkins. The Bratenahl Place
6 density is 17 units per acre. We would be
7 nowhere near that. One or two units per acre
8 would be wasting the land, wasting the
9 opportunity. I believe in today's construction
18:11:51 10 industry, you could build four stories without
11 having to go to heavy construction, maybe three
12 stories on a garage. I'm asking Kristin.

13 MS. HOPKINS: That's not my area of
14 expertise, but we have been discussing a three or
18:12:09 15 four-story building that would be residential.

16 MR. NEGRELLI: It's just, again, just
17 based on my experience, it seems to me based on
18 physical parameters based on the green space what
19 our goal is. If we had a four-story building and
18:12:25 20 the first floor was parking, so that we take away
21 from the asphalt area and the number of driveways
22 that townhouses would require, and then there
23 were three stories of units above it that could
24 be flats. They could be townhouses. Doesn't
18:12:38 25 matter. That would probably end up around seven

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1 or eight units per acre and still maintain a 25
 2 percent green space, which I think is one of our
 3 goals.
 4 MR. OREL: Do you mind if I just ask,
 5 just you said first floor parking. Is there a
 6 reason you can't do underground parking?
 7 MR. NEGRELLI: Cost.
 8 MR. OREL: But that's the only reason?
 9 MR. NEGRELLI: Yes, it's a big reason.
 10 (Laughter.)
 11 MR. OREL: Well, if a developer didn't
 12 want to do it.
 13 MR. NEGRELLI: Oh, they could.
 14 MR. YOUNG: Jay Young. I live on 31
 15 Garfield. Sounds like mixed use is fighting an
 16 uphill battle in this room, but I did just want
 17 to be a voice for it. I do think that we have
 18 kind of created -- I do realize we can't choose
 19 what goes in there, but we have the opportunity
 20 to kind of break a little food desert that we
 21 made for ourselves here.
 22 As my neighbor pointed out, we do have
 23 the Eastside Market under the bridge, you know, a
 24 lot of our residents don't use it, don't feel
 25 comfort or they feel like it meet the quality of
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1 what Jay was saying in the respect that I
 2 understand that this property itself isn't even
 3 the most viable or feasible due to density and
 4 population, but speaking for the 10 individuals
 5 under 40 in this town, (laughter), we're trying
 6 really hard. Like, we brought at least six or
 7 seven of our friend group in. We own properties
 8 as landlords, so we are regularly inviting people
 9 into the neighborhood.
 10 We need selling points besides safety,
 11 besides police patrolling, besides even walk to a
 12 dog park. Really that's where it stops for most
 13 people our age. Then it's and you're also rent
 14 will afford your Uber out of town. So with that
 15 being said, as a landlord, as someone who grew up
 16 here and seen the evolution, where it's going to
 17 go, as someone who wants to stay in this town,
 18 but also someone who if we choose to have a
 19 family, that is something that's heavily in our
 20 consideration. If you want to draw future
 21 generation into this Village and completely
 22 endorse the this is a residential family
 23 community Village, then you have to put the best
 24 foot forward to get those people in.
 25 So even if this property isn't the most
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1 their needs. And I think that like Raj pointed
 2 out we have a lot more young families moving into
 3 the neighborhood. And one of their big
 4 considerations is where they can go and get small
 5 things. So I do think, especially for a
 6 building, condominium with your clientele built
 7 in above, I do think a Realtor may see the value
 8 in built-in customers, some kind of food realty
 9 space below.
 10 And as a resident of five years here,
 11 it's something I've been looking for the whole
 12 time I've been here. And I know some people I
 13 try to convince to move here, it's one thing they
 14 consider. So while the feasible viability of
 15 maybe someone with money might not be there, it
 16 might actually drive people to make the choice to
 17 move to the neighborhood when they may not
 18 otherwise would.
 19 MR. NEGRELLI: Thank you.
 20 MS. STEPHANIE KESSELEM: Stephanie
 21 Kesselem. I'm on Brighton. I grew up here.
 22 I've been here since I was born. And I love
 23 Bratenahl. My husband Elias, sorry, Jay,
 24 clarify, we've been here, he's been here his
 25 whole life as well. I'm going to piggy back on
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1 viable for mixed use or even just residential for
 2 safety control issues, I do think it's a priority
 3 that we discuss what this building becomes, how
 4 we do have mixed retail, city hall, all of the
 5 pieces and parts that go into it to make this a
 6 little bit more of an accessible area not for
 7 current residents, but the people you do want to
 8 attract. (Applause.)
 9 MS. ALBRIGHT: I live at 1 Bratenahl.
 10 My husband and I just moved here in the spring,
 11 but I think it would be great if you can somehow
 12 figure out how to have food, groceries, healthy
 13 groceries somewhere. Maybe it's this building.
 14 I understand it's not very viable for this school
 15 parking lot.
 16 MR. MATTY: Ma'am, your name, please.
 17 MS. ALBRIGHT: Stephanie Albright.
 18 DR. SECURA: Raj Secure again. I was
 19 told at some point in history there's 60 acres of
 20 undeveloped land across from the Mather property
 21 and that property is very underdeveloped. I was
 22 supposed to be owning -- not commercial. I don't
 23 know where it is now, but that's 60 acres that is
 24 sitting there as a farm. And I'm wondering if
 25 anybody on Council knows about it and who's going
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1 to talk to the family about the property. And,
2 in fact, it was never to be sold. I'm told it
3 sold. And where it is now, I don't know.

18:18:07 4 MR. NEGRELLI: I appreciate your
5 comment, but we're really only here for this
6 seven-acre parcel not for the rest of the
7 community.

8 DR. SECURA: That's not fair for
9 tonight. Come on.

18:18:14 10 MR. NEGRELLI: That's what tonight is.

11 DR. SECURA: I know, but you have to be
12 a little flexible for us.

13 MR. NEGRELLI: I can't be. I'm here to
14 handle the item that's presented to me and it's
18:18:23 15 this parcel of property, I'm sorry.

16 Ma'am.

17 MS. MURPHY: One of the things that I
18 was concerned about when we moved here --

MAYOR BENJAMIN: Your name.

18:18:31 19 MS. MURPHY: Marla Murphy. I live at
20 10032 Lake Shore. One of the biggest concerns we
21 had when we moved here is where were we going to
22 shop. And it's not an issue. People are used to
23 living in the suburbs. And if you want that kind

18:18:48 24 of atmosphere and environment, I would have lived
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1 in the suburbs and that was the reason why I came
2 to Bratenahl. I didn't want to be in a suburb
3 with a corner store up on the corner, a 7/11, or
4 whatever.

18:19:04 5 But, the bottom line is what is it,
6 1,400 people live in the Village? That is not
7 sustainable for any kind of retail. We have a
8 hard enough getting -- what percentage that comes
9 into the rec center? It's an issue. In the

18:19:24 10 winter, many people leave and go south. So we
11 have to look at the reality of it and take the
12 emotional intelligence of it out of it and look
13 at it in black and white. We don't have the
14 ability.

18:19:38 15 And we could drive our Village into the
16 ground if we try to do retail, because eventually
17 it's just going to water down, water down,
18 because as Mr. Negrelli said, we have to bring in
19 tremendous money every week to make it

18:19:53 20 sustainable. And for those that don't like to
21 drive too far to shop, the West Side Market takes
22 me about nine minutes to get there. There's a
23 Meijer's up on 105th and Carnegie that during the
24 day I can get up there in 10, 12 minutes.

18:20:17 25 There's a Lucky's grocery store at 114th and
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1 Clifton that's one traffic light that you hit
2 from here to there. So there really are places
3 to get food. And you can pick up the phone and
4 use Instacart. So, but that's the beauty of the
18:20:35 5 Village is that it conserved green space, we
6 don't have retail and it's truly a sanctuary.

7 MR. NEGRELLI: Thank you very much.
8 Sir.

9 MR. YOUNG: My name is Eleas. I'm on
18:20:50 10 10410 Brighton down the street. I also work at
11 the Community Center. I know that there's City
12 Hall, Community Center and this parcel are all
13 under consideration for development.

14 For this property, what would the zoning
18:21:10 15 need to be, say, for like a daycare? I know Raj
16 was talking about that there's more kids in the
17 community these days. What would the zoning --
18 like is it possible, like, to open up an
19 elementary school or anything like that, get
18:21:26 20 grants from the city or from a state government
21 organization? Is any of that feasible? Have you
22 looked into that at all?

23 MR. NEGRELLI: I'll refer to Mayor
24 Benjamin on that.

18:21:37 25 MAYOR BENJAMIN: The future of this
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1 building and the future of Village Hall is
2 something that Village Council is under active
3 discussions and conversations about. It would be
4 great if all of that could be taken into account
18:21:55 5 in some master plan with the Lake Shore center.
6 And it might be that all of those pieces of the
7 puzzle do fit together in terms of time when
8 we're making those decisions with your input as
9 we move forward in the next few months.

18:22:14 10 So I think we have to look at
11 everything. I think we have to look at are we
12 looking at building all new construction? Are we
13 looking at restoring our buildings? Are we
14 looking at the potential to do both? And
18:22:30 15 hopefully the plan for the old Cleveland
16 Municipal School District building can be a part
17 of that big picture that kind of comes together
18 over the course of the next four or five months
19 as we're working toward that.

18:22:46 20 Right now, the only charge the Planning
21 Commission has been asked to do is to make a
22 recommendation back to Village Council regarding
23 this property, the Bratenahl Center property, the
24 old School District building. I say it both
18:23:04 25 times, because we started referring to it as the

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1 Bratenahl Center a few years ago, but people
2 confuse that with the Community Center, so it's
3 the building at Eddy and Lake Shore, near Eddy
4 and Lake Shore that we're discussing tonight.

18:23:20 5 I was going to say something else, but
6 it slipped my mind, so I'll hand it back to our
7 residents.

8 MR. YOUNG: So I guess my question was
9 more along the lines of have we put any thought
10 into opening like it back as a school or is that
11 off the table? Are there any plans if we put
12 increased residency there, does that open up the
13 doors to the other two properties like or has it
14 just been are we going to do this or are we just
15 going to do residential?

16 MAYOR BENJAMIN: At the end of the day,
17 it's not the Village that will decide what is
18 located on that property, it's the private market
19 that is going to make the decision of what's
20 feasible at that site.

21 So while we're talking about zoning, you
22 know, we're talking about narrowing -- do we
23 narrow the zoning options so that when someone is
24 interested in purchasing that property, they know
25 that these are the options. It's going to be

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1 residential only or it's going to be commercial
2 office only or it's going to be retail only or
3 it's going to be mixed use. So it could be
4 residential with a small retail component.

18:24:41 5 So we have to establish what that zoning
6 is. And then per state law, we have to put the
7 property up for auction and then the private
8 market will then determine at the end of the day
9 what the interest is for that site.

10 MR. NEGRELLI: The comment about a
11 daycare is a wonderful idea. I'll speak to it.
12 I always go back to the numbers. To have a state
13 licensed daycare, you have to provide space for
14 infants, toddlers, older children and then after
15 school. That's an option.

16 You have to have a teacher for each one
17 of those age categories. And you can only have
18 so many children per each. And I think you get
19 to the point that for it to be viable, you have
20 to have an outdoor play area, so many square feet
21 per child. That under 60, 70 children, it
22 doesn't work. We're a far cry from that today.
23 Maybe in the future, but not today.

24 MS. MEADE: Pat Meade on Coit. Could
25 you tell everyone how it's currently zoned?

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1 MAYOR BENJAMIN: Sure. Yeah, that's a
2 good point. It's currently zoned residential.

3 MS. HOPKINS: R2.

4 MAYOR BENJAMIN: An R2 District. So
18:26:01 5 it's the typical size homes that are currently
6 surrounding that current site. And on that site,
7 if it remains an R2, yes, another school, schools
8 and faith based congregations could also build on
9 that site; is that correct, Ms. Hopkins?

10 MS. HOPKINS: Yes, that's true.

11 MR. MATTY: But there is a problem there
12 for the gentleman who's asking for a school. And
13 that is, we have lost our right to have a
14 Bratenahl school. It would have to be a school
15 of the Cleveland Municipal School District.

16 MAYOR BENJAMIN: Or a private.

17 MR. MATTY: Or a private charter school.

18 MAYOR BENJAMIN: And that's one of the
19 reasons why we had that agreement with the
20 Cleveland Municipal School District, that was for
21 five years. They had the right within those five
22 years to notify us that they were going to use a
23 portion of that building for a school or they
24 could have leased it to a charter school or a
25 daycare facility, as well, during that five-year

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1 time frame.

2 MR. NEGRELLI: Yes, sir.

3 MR. DEGULIS: Greg Degulis. I'm at 22
4 Haskell. I'm glad we're all having this
18:27:17 5 conversation. It's way overdue. I think big
6 things are going to happen in 2026. I think
7 everybody obviously has a lot of interest in this
8 by the attendance here.

9 First, I'm in favor of all residential.

10 I think it's the reason I moved here to
11 Bratenahl. I came from Cleveland Heights. If I
12 wanted Cleveland Heights, I could have stayed
13 there and had Lee Road and Coventry, so that's
14 one of the reasons I'm here.

15 On the retail side of it, I think the --
16 what I'll call the fantasy of retail versus the
17 reality of retail. I think the reality would be
18 whatever would go in there ultimately would not
19 make it. So I think that's my concern if we went
20 that route.

21 MR. NEGRELLI: Thank you very much.

22 MS. RANNEY: Excuse me, I was going to
23 add I just want to put this out there this time
24 last year, we went through the action of rezoning
25 our Commercial District on East 140th, so it

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1 already has a mixed use ability, a small retail
 2 with square footage and everything laid out. The
 3 Village owns a couple of the lots there already.
 4 A couple of the houses are going into
 5 foreclosure. It might be something if we ever
 6 want to get aggressive later on in the future and
 7 develop that gateway, it's already zoned.
 8 MAYOR BENJAMIN: Thank you for bringing
 9 that up tonight, because that's real important.
 10 We have discussed on Council and Planning
 11 Commission over the course of the last couple
 12 years the future of the East 140th corridor.
 13 And Council did take the step a year or
 14 so ago of rezoning that to mixed use and looking
 15 forward to hopefully, as some of those property
 16 continue to go into foreclosure, it's something
 17 that maybe that could work as more of a mixed
 18 use, retail neighborhood environment as well.
 19 MR. NEGRELLI: We have a Council meeting
 20 scheduled for 6:30. We're almost there. But I
 21 did receive a letter, City Hall received a letter
 22 from John Licastro. And he asked that it be read
 23 this evening. And I'd like to read that for
 24 everybody.
 25 Ladies and gentlemen, it has come to my
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1 attention that there is a joint meeting of the
 2 Planning Commission and Council of the Whole
 3 today at 5:30 at the Community Center. One of
 4 the topics that will be discussed is the
 5 possibility of changing our zoning code to allow
 6 retail on the property of our old high school now
 7 called the Bratenahl Center, formerly the Barbara
 8 Byrd-Bennett Center.
 9 In my opinion, that is a categorically
 10 bad idea. Here are my thoughts. Since its
 11 inception in 1905, villagers have primarily
 12 wanted people in the Village to be able -- to be
 13 people that live here. We are a bedroom
 14 community by design and purpose. While we pride
 15 ourselves on our relationships with the City of
 16 Cleveland and its residents who allow retail and
 17 additional activity, what it would bring is not
 18 worth whatever revenue would be generated by said
 19 business and the small convenience it might
 20 provide.
 21 We have conducted traffic studies that
 22 show on a nondescript weekday over 7,000 cars
 23 pass through the intersection of Eddy and Lake
 24 Shore Boulevard. Having retail close to that
 25 intersection would only increase traffic.
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1 Three, the area in question is in the
 2 heart of the community both by location and
 3 population, especially with the proximity of the
 4 Bratenahl Place towers. While Bratenahl Place
 5 does have both a hair and nail salon, as well as
 6 a restaurant, they have multiple layers of
 7 security to ensure the residents are safe. How
 8 would nearby retail affect their security?
 9 Four, Shoreby does have dining and
 10 catering activity. They, too, have the security
 11 of a gated entrance and being a private not
 12 public club.
 13 Five, any retail entity on the Bratenahl
 14 community property, with the Bratenahl Center
 15 property, would have to be open to the general
 16 public. The additional burden that would place
 17 on our safety forces cannot be ignored.
 18 Six, the precedent of allowing retail
 19 might open the door to another entity or
 20 individual wanting to build another retail
 21 establishment elsewhere in Bratenahl. Where does
 22 that end?
 23 Seven, any action taken to move this
 24 concept forward is likely to be put on a Village
 25 wide referendum with voters having the final say.
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1 If passed, do not pass this as an emergency
 2 measure with all of you, all you have on your
 3 plate, i.e. a new Village Hall, sale of the
 4 Bratenahl Center property, future of the
 5 Bratenahl Community Center, a possible charter
 6 effort, significant changes in property tax
 7 structure, et cetera, is this the time to raise
 8 such a controversial topic?
 9 While I appreciate thinking outside the
 10 box, certain things are nonstarters. Allowing
 11 retail within the confines of our community
 12 qualifies as such. I strongly urge you to table
 13 this concept indefinitely for the ongoing
 14 well-being and future of Bratenahl. Please have
 15 this read into the record tonight.
 16 Thank you, former Mayor John Licastro.
 17 MAYOR BENJAMIN: I know we're running a
 18 little bit late. I want to make sure we hear
 19 from as many residents as possible over the next
 20 few minutes that we have.
 21 MS. SOZERI: Hi, I'm Yasemin Sozeri. I
 22 live on Lakeshore. I actually live right behind
 23 this property. And I think about if somebody
 24 wanted to redevelop this property into a grocery
 25 store, it would not make me the happiest to have
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1 a grocery store in my backyard.
 2 MR. NEGRELLI: Thank you.
 3 MS. SOZERI: But I think, you know,
 4 there is a mixed need I hear coming from the
 5 audience here. And I think maybe going forward
 6 there could be some additional creative solutions
 7 to help solve some of these issues. It's nice to
 8 hear about some plans for East 140th. I think
 9 that's a good way to sort of compromise and try
 10 and solve some solutions down there.

18:33:06

18:33:22

11 I do have a friend who was working with
 12 the Metro Parks and at the other end Gordon Park
 13 and the boat launch. And a few years ago he had
 14 approached Cleveland, the Metro Parks and
 15 Bratenahl about potentially developing those
 16 areas for park, mixed use, high-end apartments,
 17 retail, grocery store. That would be amazing.
 18 It's on the lake. It's got traffic from MLK
 19 coming from the hospitals. It would keep the
 20 traffic out of the Village.

18:33:38

18:33:56

21 And so I think there could be other
 22 creative solutions, other than, you know,
 23 plopping a big grocery store, you know, retail
 24 facility right in the heart of the Village that
 25 would bring a lot of traffic into the area, but I

18:34:09

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1 hope some of the message that's getting across is
 2 people with family, I have two young children,
 3 you know, we have some additional needs that
 4 aren't quite met right now in the Village. And
 5 as these projects come to fruition, I think those
 6 sorts of priorities should be in there as well.

18:34:27

7 MR. NEGRELLI: Thank you. Sir.
 8 MR. ARMSTRONG: Yes, Mike Armstrong,
 9 Burton Avenue. I apologize if you spoke to this
 10 earlier, but has there been any analysis of the
 11 difference in revenue streams, potential revenue
 12 streams?

18:34:43

13 MR. NEGRELLI: Yes.
 14 MR. ARMSTRONG: Has that been shared
 15 with the community?

18:34:55

16 MAYOR BENJAMIN: Yeah, it's online.
 17 It's part of Ms. Hopkins' analysis of the site of
 18 the property.

19 MR. ARMSTRONG: Okay.
 20 MR. NEGRELLI: And the comparisons were
 21 made whether it's strictly single family-one acre
 22 lots versus multi-family and then based on the
 23 density.

18:35:04

24 MR. ARMSTRONG: Were they significant?
 25 MR. NEGRELLI: Oh, sure.

18:35:16

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1 MR. ARMSTRONG: Okay. And then second,
 2 so we're having this discussion. You don't need
 3 to answer this, but will you be able to share
 4 with us what the decision process is going
 5 forward?

18:35:30

6 MR. NEGRELLI: Sure. Oh, yeah.
 7 Meetings are open.

8 MR. ARMSTRONG: Right, but at some point
 9 a decision has to be made. I would be very
 10 interested what that criteria is.

18:35:39

11 MAYOR BENJAMIN: Following this meeting,
 12 the Planning Commission will continue to meet.
 13 There will definitely be a meeting in January.
 14 And depending on when Planning Commission members
 15 are available, that date may move to early
 16 February. And it may take one, two, three more
 17 meetings even before Planning Commission makes a
 18 recommendation back. I would say one to three
 19 meetings before Planning Commission makes a
 20 recommendation back to Council.

18:35:52

18:36:10

21 Once the recommendation is made to
 22 Council, Council then needs to consider it, you
 23 know, and have probably one or two meetings to
 24 discuss it and take a vote on how to move
 25 forward.

18:36:27

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1 MR. NEGRELLI: Thank you, Mayor. Yes,
 2 Ms. Huffman.

3 MS. HUFFMAN: So before we conclude, I
 4 just want to let everyone know that the email
 5 that was read into the record for Mayor Licastro,
 6 I did respond to that email. And for anyone that
 7 wants to see that response, please let me know.
 8 But prior to us concluding, I would like to know
 9 what the other Council members feel so that when
 10 we start to have these discussions moving
 11 forward, if our plan has changed, that would be
 12 helpful to know.

18:36:45

18:37:05

13 MR. KOZINSKI: I've been involved in
 14 retail on both sides, the west side and east side
 15 of the town. And I would not invest in that.

18:37:19

16 MR. PUFFENBERGER: Yeah. Referring back
 17 to the original process might be helpful. When
 18 Council originally discussed mixed use, it was
 19 prior to sending this off to the experts, which
 20 is the Planning Commission. Ms. Huffman talked
 21 about what we would like to have and what would
 22 be nice to have. And that's what we discussed as
 23 a Council initially.

18:37:37

24 What we wanted to have and what we
 25 thought would be nice to have was mixed use.

18:37:50

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1 Maybe some retail, maybe some groceries. Sending
 2 it off to the Planning Commission and listening
 3 to what Mr. Negrelli in particular had to say,
 4 and I said this at the last Planning Commission,
 18:38:03 5 I believe everything Mr. Negrelli says.
 6 (Laughter.) He knows more about this, I think,
 7 than anybody in this room and I believe that.
 8 Retail simply isn't feasible.
 9 I would love to have a grocery store
 18:38:15 10 down there. It simply isn't feasible. And we
 11 can't do the things that aren't economically
 12 feasible, so that's where I come down. I do
 13 believe there is some possibility of
 14 consideration of a service business of some sort
 18:38:29 15 there as was indicated in one of the responses
 16 that Mr. Negrelli got. There is some potential
 17 for that in my view. And that will still be part
 18 of the discussion at least as far as I'm
 19 concerned.
 18:38:43 20 MR. FOREMAN: Excuse me, I've been
 21 trying to speak. You guys talk a lot more
 22 instead of letting the people talk. You sound
 23 like in Congress. (Laughter.)
 24 The thing I want to say, it's my first
 18:38:53 25 time being in any meeting. I spent over 42 years
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1 here in Bratenahl. And one of the things I'm
 2 still trying to come to grips with and understand
 3 when I started out as a young man, had my own
 4 company and business, had my trucks in my yard,
 18:39:07 5 Bratenahl harassed me. They told me you can't
 6 have a business and live in Bratenahl. So what
 7 I'm trying to come to understand, what has
 8 changed when you're talking about redeveloping
 9 and trying to have grocery stores and all that?
 18:39:20 10 A buddy of mine opened up a TV shop and
 11 they pushed him out of Bratenahl. They said you
 12 can't have a business and live in Bratenahl. The
 13 only business they told me that they were aware
 14 of that existed was the nursing home on Lake
 18:39:36 15 Shore, which has been sold as a nursing home, but
 16 now it's some kind of group home that still
 17 exists.
 18 So what I want to know has things
 19 changed here from the time I moved here that now
 18:39:46 20 you can have grocery stores and people can have
 21 their own businesses here? Because they told me
 22 I couldn't.
 23 MR. NEGRELLI: No, nothing has changed.
 24 MR. FOREMAN: So then how are you going
 18:39:58 25 to redevelop it?
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1 MR. NEGRELLI: No, we're entertaining
 2 discussions on how to redevelop this site,
 3 residential, which may include business and it
 4 may not, but nothing has changed up to today.
 18:40:09 5 MR. FOREMAN: So how could it be a
 6 possibility if your rule is no businesses in
 7 Bratenahl, why would we then entertain it? So
 8 why wouldn't you just put houses in and be done
 9 with it? Why all this back and forth and long
 18:40:23 10 talk about it when it's already been established?
 11 MR. NEGRELLI: It was presented to the
 12 Planning Commission as an option to go along with
 13 residential development, so we have to entertain
 14 it. That's why we're all here this evening to
 18:40:35 15 discuss it, but there's been no decisions made.
 16 And, again --
 17 MR. FOREMAN: So how long is it going to
 18 take you to come to the conclusion with this
 19 thing? It's like hurry up and wait. So how
 18:40:49 20 long?
 21 MR. NEGRELLI: I would say in the next
 22 few months. The Planning Commission will make
 23 the recommendation to Council. They have the
 24 ultimate responsibility and decision to decide if
 18:40:58 25 they want to amend the ordinances and zoning laws
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1 of Bratenahl to include commercial businesses or
 2 not.
 3 MAYOR BENJAMIN: Pursuant to
 4 Councilwoman Huffman's request, are there any
 18:41:11 5 other members of Council that want to make a
 6 comment?
 7 MS. HOEFLING: Before I comment, I'd
 8 like to hear from the few residents who had their
 9 hands up in the back.
 18:41:17 10 MAYOR BENJAMIN: Sure.
 11 MS. HENIGHAN: I'm Siddiqah Henighan,
 12 10304 Lake Shore Boulevard. Have you all
 13 entertained having a skilled care nursing
 14 facility for the elderly? I think that would be
 18:41:42 15 a great idea since we're mostly seniors here. We
 16 could transition right there. (Laughter.)
 17 MR. NEGRELLI: Thank you.
 18 MS. JAZBEC: Hi. I'm Lori Jazbec at
 19 11410 Lake Shore Boulevard, corner of Eddy.
 18:42:00 20 We're one of the bordering properties that
 21 doesn't touch our property, per se, but I have a
 22 question going back to the four-story units,
 23 garage bottom floor, seven to eight units per
 24 acre as far as the density goes with 25 percent
 18:42:16 25 green space.
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1 The 25 percent green space includes all
2 the buffers and the waterway. So once you take
3 that out, you're looking at 49 to 56 families or
4 units in that development. Okay. So you have a
5 lot of traffic.

18:42:34

6 MR. NEGRELLI: That's on the high side,
7 yes.

8 MS. JAZBEC: Okay. So you have a lot of
9 traffic coming around our corner and all that.

18:42:42

10 How many single residential units does that boil
11 down to per acre? Like how many -- if it was
12 single-family homes, how many single-family homes
13 would fit in there considering the waterway and
14 buffer zones and green space.

18:42:59

15 MR. NEGRELLI: I would guess four or
16 five.

17 MS. JAZBEC: That's it.

18 MR. NEGRELLI: That's a guess.

18:43:09

19 MS. HOPKINS: The minimum lot size in
20 the R2 District is 15,000 square feet per lot.
21 And the waterway could be included in individual
22 lots.

23 MR. NEGRELLI: Thank you. You need to
24 have to take land out for the roadways, because
25 you have to put in a road and utility.

18:43:22

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1 MS. JAZBEC: And we also in the last
2 meeting talked about the issues with the sewer
3 systems and the lines going, so we would have
4 some questions about that.

18:43:33

5 MR. NEGRELLI: Right. Thank you.
6 Council members?

7 MR. DEWS: Yes. As Jim mentioned when
8 we first looked at it, we were looking at mixed
9 use. And as you mentioned, part of the studies
10 that we've had and so forth, retail is not going
11 to work, but if it was subsidized based off of
12 the information, if the villagers wanted -- I'm
13 going to call it an amenity instead of retail.

18:43:49

14 If I want an amenity, it would have to be heavily
15 subsidized by the Village or some way of doing
16 that to make that work.

18:44:08

17 And that's the only way I see how these
18 things work just like from the standpoint of
19 Bratenahl Bistro, but it's something that if the
20 Village's want it, it's going to have to be
21 subsidized heavily.

18:44:22

22 MR. NEGRELLI: Thank you.

23 MS. HOEFLING: Hearing the conversations
24 tonight, thank you all for being here. Your
25 opinions matter. And it's really important that

18:44:33

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1 we hear from you. We also hear from the experts.
2 As a Council member and a Village member, I'm not
3 an expert in development, so we sought experts in
4 development to see what opportunities could
5 present themselves in the best interest of the
6 Village.

18:44:46

7 So we had some of our own internal
8 thoughts, but we wanted to present it to the
9 experts to see what was really viable there. And
10 listening to what has come out of those
11 discussions is mixed use really doesn't make
12 sense. It's not the right fit here.

18:44:58

13 And that makes -- I mean, that makes
14 sense. These are business people. These are
15 developers. That's what they do all day long and
16 I would trust their opinion and expertise.
17 That's not mine.

18:45:11

18 MR. NEGRELLI: Thank you.

19 MS. HOEFLING: So thank you for the
20 research that you've done and bringing this whole
21 group together so we can have these
22 conversations. And I appreciate your voices
23 being heard tonight, so thank you.

18:45:20

24 MS. BURKE-JONES: Yes. I know that we
25 had -- back at the beginning when we were talking

18:45:32

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1 about mixed use, Council had also discussed mid
2 rise, having a six floors high facility. And I
3 don't know -- I'm personally not in favor of
4 that, but was interested in any further
5 development and analysis on that topic.

18:45:58

6 MR. NEGRELLI: I think when we discussed
7 that, part of the conversation was the difference
8 in cost going from three or four stories to five
9 or six stories. The state building code allows
10 you to use framed wood construction up to three
11 or four floors. If there was a garage on the
12 first floor, that would have to be heavy
13 construction, all concrete for fire laws, and
14 then the residential portion on top of it. If
15 you went to five or six floors, it has to be all
16 concrete like Bratenahl Place is and the cost is
17 exorbitant. So then all of a sudden it doesn't
18 make economic sense. The additional density, the
19 additional number of units doesn't justify the
20 additional cost for each unit.

18:46:16

18:46:29

18:46:46

21 MS. BURKE-JONES: Thank you very much.
22 MS. STEPHANIE KESSELEM: I'm sorry to be
23 the kid that keeps the class. (Laughter.) If we
24 did lean towards the prospect -- well, it seems
25 like we're leaning towards the prospect of having

18:46:57

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1 it just be primarily residential, which is fine,
 2 whatever is best for the city, but if that was
 3 the case, will there be transparency regarding
 4 what it sells for, what funding is allocated
 18:47:09 5 towards and ratio to debt.
 6 Also, I know we can't say, oh, this is
 7 what you do with this, final say, four bedrooms,
 8 two baths, whatever, but do you guys have control
 9 over who you sell to, like avoiding out-of-state
 18:47:23 10 lenders or out-of-state investors that may not
 11 have priority over keeping the culture of
 12 Bratenahl in mind.
 13 MR. MATTY: The answer to that is no.
 14 MS. STEPHANIE KESSELEM: That seems
 18:47:32 15 really unsteady in my opinion, but I'll leave it
 16 on that note.
 17 MAYOR BENJAMIN: We've had a lot of
 18 conversations on Council and with residents over
 19 the years about the fact that because we are a
 18:47:43 20 Village without our own charter, we can't make
 21 our own zoning laws and rules. We have to follow
 22 the state code. Because of that, we can't just
 23 do an RFP or an RFQ and get proposals and choose
 24 a developer and develop the property how we would
 18:48:02 25 like to see it. Because we don't have a charter,
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1 which is a whole other conversation not for
 2 tonight, we have to follow the state law, which
 3 means putting the property up at an auction and
 4 move forward with that route at least at the
 18:48:21 5 moment.
 6 MR. OREL: What's RFQ and RFP?
 7 MAYOR BENJAMIN: Request For
 8 Qualifications Or Request For Proposals. Thank
 9 you, Mr. Orel.
 18:48:30 10 So with that, this conversation will
 11 continue. We, again, appreciate your input. It
 12 is so important hearing from you and what your
 13 wants and needs and opinions are for the future
 14 of this Village, because this is not just about
 18:48:47 15 today, it's about what happens in the next 10,
 16 20, 30, 40 years. And it's important that we
 17 continue to have these conversations not just
 18 about this building or the Lake Shore building,
 19 but about the future of this building, the future
 18:49:03 20 of our Village Hall, as well. And we'll be
 21 having those meetings in the new year.
 22 So thank you for coming. You're free to
 23 stay for our regular Council meeting and we will
 24 get to that momentarily in about five minutes.
 18:49:19 25 MR. PUFFENBERGER: There is a hand back
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1 there.
 2 MAYOR BENJAMIN: Is there someone else
 3 back there? Okay. One quick comment.
 4 MS. PUFFENBERGER: Debra Puffenberger,
 18:49:24 5 52 Haskell. I think it's really nice to see
 6 everyone here. And I do encourage people to come
 7 to the Council meetings, because you will get so
 8 much information just coming one night a month
 9 every third Wednesday, so please stay if you can,
 18:49:38 10 they're very important.
 11 MR. PUFFENBERGER: Thank you.
 12 MR. NEGRELLI: Make one comment and then
 13 I'll ask for a motion to adjourn. I'd like to
 14 thank Mary Ranney for reminding us about the
 18:49:50 15 property on 140th. I think if anyone believes
 16 retail uses would be viable there should go to
 17 work on it. Find people that are interested.
 18 It's already zoned. It's ready to go. I'm sure
 19 the property could be purchased reasonably.
 18:50:04 20 Do I have a motion to adjourn?
 21 MR. TURNER: So move.
 22 MS. BURKE-JONES: Second.
 23 MR. NEGRELLI: So moved. All in favor?
 24 Ayes: 4. Nays: 0.
 18:50:18 25 MR. NEGRELLI: Meeting is adjourned at
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1 6:50. Thank you all.
 2 (Meeting adjourned at 6:50 p.m.)
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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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