MINUTES OF RAVENNA CITY COUNCIL COMMUNITY AND ECONOMIC DEVELOPMENT COMMITTEE May 14, 2012

The Meeting of the Ravenna City Community & Economic Development Committee came to order at 5:24 P.M. Present were: Bruce Ribelin, Sharon Spencer, Jack Ferguson, Fred Berry, Amy Michael, Scott Rainone and Fran Ricciardi. Also attending the meeting were Mayor Bica; Finance Director, Kim Cecora; Service Director, Kelly Engelhart; City Engineer, Bob Finney; Economic Development Director, Kerry Macomber; Jim Shank representing Neighborhood Development Services; Representing the Ohio Department of Development??? Marc Resnik of 1102 East Riddle Avenue, Ravenna and Nick Dudek of 328 North Prospect Street, Ravenna.

Mr. Shank said there will be some requests for façade money. Tirpaks own the mini-mall and also the pizza shop at the old liquor store. They want to do some updating to the facades. He hopes to bring those to committee next month. Also, they are going to address the former Majestic Paint building which they also own. They are going to USDA funds for that because there may be some problems and get through all of the environmental issues just because of the past history of the building. At least they will be getting three buildings updated. They are going to move their "Altered Motion, Rods and Restoration company into that building. That building has been setting empty for a long time.

Ms. Spencer asked if they are looking at any timetables.

Mr. Shank said they are gathering estimates and he thinks they want to do all three buildings right around the same time so he's hoping to get estimates by the end of June and he'll update them on the Majestic building at that time. That building has been setting empty and the other two are right on Main Street and very high profile.

Mr. Seman said this is a good opportunity to fix up three buildings.

Mr. Finney noted that the two buildings on Main Street are in the historic district and will need to go to Design Review.

Mr. Shank said they are aware of it. This should be ready for the next committee meeting.

Mr. Shank said there is a barn that is dilapidated and falling down behind the current Cipriano's Restaurant. The owner of the property, which is Jennings House Real Estate, LLC; Kent and Mary Beth Lillich are applying for façade funds to take that building down. He's got down that \$7,000.00 is the price. They'll hone in on a number. They've seen a bid that was \$5,775.00. It depends on the scope. It's probably going to be in the \$5,775.00 to \$6,000.00 range once they get three estimates and choose the contractor.

Mr. Ricciardi asked if that will become part of the parking lot.

Mr. Shank responded in the affirmative.

- Mr. Seman said that it's starting to fall and that it certainly needs to be done.
- Mr. Shank said he would like to go forward with it. In the disclosure statement, he stated that the people taking out the loan are related to him.
- Mr. Ricciardi asked if they are going to pave the area and if that's part of the funding. Does the \$7,000.00 include the paving or is that just demolition.
 - Mr. Shank responded that he figured a little over the bid, which is about two months old.
 - Mr. Ricciardi asked if they are going to be seeking funding for the asphalt or paving.
 - Mr. Shank responded in the affirmative.
 - Mr. Ricciardi asked if it will be a separate item.
 - Mr. Shank responded in the negative stating it will all be the same.
 - Mr. Ribelin said this business is in dire need of parking.
 - Mr. Finney asked if they are going to paint the façade of the restaurant also.
- Mr. Shank responded in the affirmative noting they were going to do that but they've contracted with somebody independent. They didn't want to go prevailing wage on the paint but they are underway in putting that together.
 - Mr. Seman asked if the action needed is use of the façade money.
 - Mr. Shank responded in the affirmative.

There being no further comments, it was decided by those present the use of the façade money for the demolition Cipriano's barn and putting in a parking lot is appropriate.

- Mr. Shank said the license bureau building that the façade was done by NDS, the business and real estate are being sold. The request is to pass along the existing façade loan to the new owner. The structure of the deal is on that form.
 - Mr. Seman said the city is in that position anyway.
- Mr. Shank concurred. That's exactly what it is. He will do all new documents. It's much cleaner to have the borrower.
- Mr. Seman said Mr. Hale is selling this, lock, stock and barrel. They did provide loan money for the new façade on the building.

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Mr. Shank said the amount was \$331,039.00, deferred for three years so it's two more years before going into repayment. He would pick it up right where it is so it's still going into repayment in 24 months.

Mr. Berry asked if it's for the entire building; not just the one office.

Mr. Shank responded in the affirmative stating there are seven different businesses in that building.

There being no further comments, it was decided by those present the assumption of the façade loan was appropriate.

Mr. Seman said they are all aware the city foreclosed on loans that were in default. It was on a couple of properties Mr. Gene Brown owned. The payments had not been made in a year on some of it. They went ahead with foreclosure. Mr. Brown's counsel has made a counter offer. He would like to pay the loan off but the balance on the loan is \$36,000.00. He would pay it off in the sum of \$30,000.00 within the 60 days of the city's agreement to clear all mortgages on the properties subject to the lawsuit. Obviously, NDS is not going to make this decision. It is one the committee will need to decide.

Mr. Berry asked the initial amount of the loan.

Mr. Shank said there are three loans totaling \$42,000.00. They were for 11,000.00, \$14,000.00 and \$17,000.00. The city is in first position on all of these mortgages. The bank is behind the city.

Mr. Ribelin asked what year were the loans made.

Mr. Shank responded that they were made in 2004.

Mr. Seman said they would not do that today. That was done while on council.

Mr. Cecora asked if those were to refinance the early 1990's loans taken for façade.

Mr. Shank said he is not sure. One of them, he thinks, was a rental rehab.

Mr. Cecora asked the loan to value.

Mr. Shank said for the city the loan to value is probably 20%. That's the only loan to value they are worried about because everybody else is sitting behind the city.

Mr. Ricciardi asked what is happening with the folks behind the city.

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Mr. Shank said Mr. Brown is current with them.

Mr. Ricciardi said that it is unusual that the city is in first position, for a change. Usually when they forgive these things they are in a position where they aren't going to get paid, period.

Mr. Seman said he is just not a fan of giving in on what's up himself. If it's \$36,000.00 then they should get \$36,000.00.

Mayor Bica asked Mr. Shank his recommendation.

Mr. Shank said the city is in first position.

Mr. Seman said he doesn't see how the city can take a loss when they're in the driver's seat. This loan would not be made today. That absolutely got stopped when things got straightened out. This was when there was a whole different administration and director. Things came to a head and their position, at that point, was there had to be total transparency and no conflict of interest. If you sit on council, you are not eligible for the loans. It's that simple.

Mr. Ribelin said he concurs.

Mr. Ricciardi said they're looking at almost \$2,660.00 in attorney's fees as well. As of right now, they are looking at a total right this minute of \$38,974.00. If they move forward, obviously, the city will be incurring additional legal fees as well as Mr. Brown.

Mr. Shank said there are five properties. The business, three on Vine Street and one on Elm Street.

Mr. Seman said he thinks they are all in the same mindset. He just can't see accepting this.

Mr. Berry concurred noting not if the city is in first position.

Mr. Ribelin concurred.

It was deemed by those present that the attorney's offer for a lower settlement would not be accepted.

Ms. King said they have received the allocation for the 2012 Formula Grant. It is \$53,000.00. Applications are due June 25 so they do need an ordinance for the June meeting authorizing the mayor to apply. They talked with Mr. Finney who recommends doing 230 linear feet on Highland Avenue between Oakwood and Franklin. The total cost would be about \$50,000.00 so \$43,000.00 will be grant funds and the rest will come from the paving program. This does fall in the census tract that is low to moderate income census tract. There's not a lot they can do with \$53,000.00 especially when the first \$4,000.00 to the fair housing program and \$6,000.00 goes to administration.

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Mr. Seman said that the fair housing is always paid out of the Formula grant.

Ms. King said one of the reasons they do that is because these are allocated funds vs. CHIP being competitive. If you return allocated funds, it's not a ding against you; competitive funds, it is. So they try to do programs like this that are ongoing through the allocation so they don't get dinged if they do have to return any funds.

Mr. Seman said there is one caveat. This has been dropping by about \$6,000.00 a year. Under the new regulations, if they drop below \$50,000.00, then they will have to combine with the county and they do the monitor.

Ms. King said she believes they look at everybody in 2013. As long as they stay above that \$50,000.00 for 2013, they'll be good for the next three years. They are also in the process right now of some focus groups looking at all of their funds and seeing the best way to move forward. Obviously, the CHIP program is very competitive across the state. The Neighborhood Revitalization has been competitive. It dropped off and now it's competitive again. They are looking at the best way to spend these funds across the state. She doesn't know if this is a program that will remain through that, she's not quite sure. The focus group just began last month so they haven't gotten any output yet.

Mr. Seman said he's sure they don't know in Columbus yet either.

Ms. King concurred noting David Vaughan and Mike Bogo are both part of these focus groups so they will know as quickly as the state knows.

There being no further questions or comments, it was decided by those present that a tracking sheet be submitted for Finance Committee approval.

Ms. King said last Thursday there was a CHIP monitoring for the 2010 CHIP, which is not even completed yet but they had an old source of home funds so they had to get out quickly to monitor it and close out their funds. It came back all the files were clean. All of the houses were clean. The monitor had great things to say about the program and the impact the city has made, especially right on Prospect Street. There were a couple of houses done together. He will get everybody a copy of the monitoring. They were closed out early and clean monitoring. That looks good for the 2012 application that has been submitted.

Mr. Seman said he was at that exit hearing. The monitor was very generous with his praise of the work done by NDS and the city. He compared it to other units around the state and said it was one of the better operations. He said that a couple of times. He was pleased and glad he was able to make that particular meeting.

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Mr. Seman said the next item on the agenda is a presentation about the Brownfield Action Pilot Program.

Ms. Macomber introduced Diane Alecusan and Erin Hazelton from the Ohio Department of Redevelopment office who are assisting with the Brownfield Action Plan Program the city was awarded earlier this year. They have been working with a group of individuals on that: Todd Peetz, Bob Finney, Karen Schulz, David Dix, James Thompson and Mayor Bica.

Ms. Alecusan said the city of Ravenna was one of their six grantees for this Brownfield Action Plan program. This is the first round for this program and they are very impressed by the city's application and their willingness to partner with them and put together a great plan. The intent of the program is to really focus in on one area of the city that they can think of, as a whole, and identify what those key properties to redevelopment are and think of it as an area that could be connected in some way and come up with some action strategies for achieving the redevelopment of that area. Right now they are in the process of doing some existing conditions research, putting together an inventory of properties. They are basically honing in on an area north of Main Street to look at way to revitalize the area a little bit and pull it altogether. In the process there are some property challenges they have to look at and address. They are here to provide some education on what those challenges are and what the opportunities are to address them and the different ways they can go about that. It's not anything to be afraid of. It's something that every city, town and village across Ohio and they can really be positioned as redevelopment opportunities.

Ms. Hazelton said she has helped to oversee several of the state's Brownfield programs. She would like to say that she is not a lawyer but she would like to explain how they use the different laws to incentivize the programs and work with communities all over the state. They've really been finding as they get out there and are able to interact with communities with the Clean Ohio Program, the Brownfield revolving loan fund, even some of their historic tax incentives. There is a lot of confusion about just what the liabilities are, either for a private entity, a public entity, a non-profit, if you have a Brownfield or if you're looking to acquire a Brownfield. She wanted to briefly go over a high level of what those liabilities are and how they can position themselves to take advantage of some loans and grants that are currently available for private entities or local governments to help with the revitalization efforts.

Ms. Hazelton said the first thing is, she would like to make a point to say that it is legal to store and dispose of hazardous waste on your property, as long as you're following any local ordinances and local permitting processes. The problem comes in when it travels outside of those boundaries. If the contamination escapes through the air, soil, water, etc., then it becomes an issue. That is where the liability comes into the picture. It's also legal to sell these properties. You can transfer them, sell them. The buyer is the person who is going to maintain the responsibility for what's on that property. However, there have been some advances in the law recently that allow for liability to release in certain cases, if you do certain things. That's what she would like to focus on. How can you get a pardon from the EPA and become eligible for some grant funds to clean it up.

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Ms. Hazelton went on to say that if you have contaminated property, what are the solutions. You can do nothing and the property can stay contaminated and perhaps it might not be worth quite as much so they might take a hit if they try to sell it or you can try to define the property environmentally by having some environmental assessments done on the property. The other option is to reduce risk by some of the liability releases. It's a balancing game, cost vs. the reward and what they are going to do about that and what's the property going to be worth.

Ms. Hazelton said what they might not be aware of is that over the years modifications have been made to Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), otherwise referred to as the Superfund, that recognize that people who own Brownfields and want to own them and clean them up don't want to take on that responsibility. There are some other laws, specifically one passed in 2002 by President George W. Bush, created these liability releases. There is a list of what CERCLA liability protections are to local governments and if they acquire contaminated property. That applies to local governments or private landowners.

Ms. Hazelton said the part that is most important to Ravenna is, she doubts there are many sites that could potentially be superfund sites. She knows there are some Brownfields in the way there but as far as the EPA coming in and demanding something be done with them, she doesn't know if they're to quite that extent. The advantage to doing these liability releases is becoming eligible for grant funding and loan funding.

Ms. Hazelton continued to explain brochures distributed. She said the critical piece is that the easiest way to get a liability release from the federal government on a property and to become eligible for grant and loan funding is to do a phase I environmental assessment within 180 days before the title to a property is transferred to a new owner. That protects that new owner and also gives them the option to apply for grant and loan funding if they're a local government or a non-profit. That's the easiest thing they can do. It takes away any liability from the EPA coming in and saying "you're the owner and you have to clean this up". If you do a Phase I within 180 days before taking title, the EPA is going to work with them.

Ms. Hazelton said that if there are any questions, she has provided a contact list. The Department of Development, the Ohio EPA, the US EPA all work very closely on Brownfield issues. If there is ever a question they can call. They'll get them to the right person and walk them through the process and let them know what funding could be available. She and Ms. Alecusan are really getting skilled at trying to morph a project in anyway possible. In other words, make that puzzle piece fit to get different grant funding to help with a project. For instance, Ravenna has a lot of historic buildings eligible for historic tax credits. A lot of these buildings has asbestos in them. That is a hazardous material. So a historic building, on Main Street that is being redeveloped can now also be a Brownfield and get Brownfield funding. It can also get new markets, tax credits in certain instances.

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Mr. Ricciardi said there is a gas station here in town that sits at an intersection with streets on two sides of it. If there might be some contamination that leaks into areas aren't of really any consequence, like underneath the roadways, is that problematic in terms of these cleanups?

Ms. Hazelton said that it is not problematic; it just depends on the use of the property and what the contamination is and if there is any one using a well or using the groundwater, which she would assume, in the city limits, the answer is no. For petroleum, BUSTR, the Bureau of Underground Storage Tank and Regulations under the Department of Commerce oversee that. They have a little bit different rules than the Ohio EPA and the US EPA. BUSTR is kind of on their own and it's a little bit different situation and it's on a site by site basis.

Mr. Ricciardi said they haven't had much luck with BUSTR.

Ms. Hazelton said she understands. Ohio EPA is pushing for legislation to take over the petroleum cleanups from BUSTR. She thinks BUSTR has signed off on that so in the near future, they will be able to go through the Ohio EPA to do that instead of BUSTR. She should say they will have the option of going to one or the other.

Mr. Finney said that BUSTR is not a funding source. They are a compliance source. The Ohio Department of Development is more of a funding source. They've had dialogue with these ladies already. Ms. Macomber met another person in a network these ladies provided and it's been very valuable. That is on that particular property, even though they were meeting regarding other properties. They are finally getting somewhere with that.

Ms. Macomber said the next item for discussion is the Moving Ohio Forward Grant opportunity. She went to the Board of Commissioners meeting on May 10 and they have selected NDS to administer and implement the \$800,000.00 grant. She and Mr. Finney have talked about what would be readily available and they came up with about a half dozen properties. They will be submitting to NDS, along with the other political subdivisions in the county. Then they will put together a priority list for the commissioners to review.

Mr. Seman noted that this would not include entitlement cities.

Ms. Macomber said that the city of Kent did come to the table and did offer to take the responsibility so yes, they are an entitled community so they would need to be included. There weren't a lot of people at that table that could come up with the \$500,000.00 to start the program and that's what was needed. NDS is going to take that out of their administrative monies.

Ms. Macomber said the next thing she would like to do is update the committee on the Community Improvement Corporation. There has been a business that has come to her with an interest in the Paul's Do It Center. They only want half of it and they would want some assistance with façade improvements.

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Mr. Seman asked if they're talking about two separate buildings.

Ms. Macomber responded in the negative noting they want half of it. She and Mayor Bica have met with Mr. Dix and she talked with Jack Kohl. The organization interested in utilizing that space is going to provide them with a letter of intent. They, in turn, will try to craft a proposal per Mr. Dix's request for the CIC to assume responsibility for that building, lease it, get it occupied and hopefully be able to return a little bit of the Dix investment back to them.

Ms. Macomber said they will be looking for CDBG, economic development, façade improvement. That building needs new windows, doors, parking lot, etc.

Mayor Bica said the interior space for any type of decent office manufacturing, assembly would need new restroom facilities to make sure they are ADA compliant.

Mr. Finney said the walls could be partitioned. It's actually a very nice building, inside.

Mayor Bica said from the CIC perspective, they would start looking for a tenant for the other half of the building.

Mr. Seman asked if they are talking about the CIC just leasing the building or taking ownership.

Ms. Macomber said they really need to discuss that further.

Mayor Bica said they discussed both with Mr. Dix.

Ms. Macomber said this is really informational and no action is being taken at this time. She just wanted to let them know they have had some interest. In fact, she has contacted a couple of other people about taking the other half. It's a lot easier to do than try to get one person or entity to take over a 23,000 square foot building.

Mayor Bica said Ms. Macomber is trying to come up with creative ways to get that eyesore occupied, sold, leased, anything, get something in there so they are utilizing that space.

Mr. Ricciardi said it made a good grocery store some time ago.

Ms. Macomber said one of the people who expressed interest was talking about a bulk foods store. It fits in with the food desert, the farmers' market, etc.

Ms. Michael asked what is going on with the Mastromatteo building since they are talking about the CIC. Is there anything new?

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Ms. Macomber said there is new development. They have received the lease agreement back from Hiram with some changes. They are moving forward with that. One of the programs that the Ohio Department of Development was just talking about is a targeted Brownfield assessment. That was applied for and it was approved and received. The US EPA has that on the radar to begin working in the next couple of weeks. If they choose to do a Phase I on that property. It was brought up at a meeting today with the ODOD representatives that they might be better off using that money on a different property because it was attended to and closed according to the specifications at the time. That was confirmed through BUSTR. The Ohio EPA person said they might be better off letting it be, leveling out the parking lot and repaving it. The groundwater is never going to be used and it's not going to be used for any other purpose as far as residents, etc.

Mayor Bica said from a development standpoint, they are about 30 days behind only because of the documentation going back and forth. They just received the lease back from Hiram. The changes will be made and Mr. Cimino will review it. Then they are done.

Ms. Macomber said she thinks they will have an agreement with Hiram College very soon. It's a recording studio that wants to lease it from Hiram.

Mr. Ribelin said it will be nice to have something in that building.

Mayor Bica said they will be working on the exterior of the property. Hiram has really made a commitment that they want to clean it up and make it look nice.

Ms. Macomber said the next item on the agenda is the Ohio Department of Development application for a waiver of relocation. With no specifics, all she can say is that two companies in Portage County have applied to the Ohio Department of Development to relocate to the Ravenna area. They intend to purchase land and build a new building here in town. What they would like to do is if approved through the Ohio Department of Development, ask the city for financial assistance. They have met with them on a number of occasions and they will continue to meet with them as they go through this process. They will be meeting with the Ohio Department of Development on Wednesday and the Ohio Department of Development will begin an investigation as to the appropriateness of this waiver of relocation request and then the participate in the Ohio Enterprise Zone Agreement program.

Mr. Seman asked what funds do they want to access from the city.

Ms. Macomber said the funding is a little uncertain at this time. When they started the discussions, there were funds available in programs that didn't require prevailing wage. Those have been loaned out already.

Mr. Seman said some of it is coming back.

Ms. Macomber agreed but added that it's not coming back at the rate they need it to right now.

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- Mr. Seman said the loan previously discussed, once they get everything wrapped up, might be in that category. He lives in fear of giving the money twice and they have to be really careful.
- Ms. Macomber said that is kind of what happened. They were talking about UDAG money. They were told that offer was gone and one of the things she has to do in making these offers to say this offer is good for 30 days. If you come back nine months from now and it's gone; it is gone.
- Mr. Seman noted that with so many different folks dealing with those funds and the people asking for them, they need to verify that the funds are there.
- Ms. Macomber said Mr. Cecora will help with it. Before they go any further, they will work with NDS to see what is favorable. That sounds very promising in the near future.
- Ms. Macomber said she would like to give a Downtown Ravenna Farmers' Market update. She hopes everybody has on their calendar to join them for the official opening Thursday at 2:00. It will be, of course, at the tent. There will be a ribbon cutting and a bell ringing, a greeting by the mayor and welcoming by the new interim health commissioner. There are about 15 vendors signed up and more signing up every day. They are all going to come at different times during the growing season depending on when they produce. She thinks that will make it more interesting.
- Mr. Ricciardi said that there are t-shirts for sale. Ms. Macomber has sold him one that will support the Farmers' Market.
- Ms. Macomber said they are looking at perhaps introducing a new staff member which would be well within the grant but they're finding there is a need for somebody who is a little bit more technologically inclined or savvy on the marketing end of it as well as the end for securing sponsorships and doing natural fund development because they need to be self-sustaining at the end of the grant period. It's a different skill set altogether than that of the director.
- Mr. Ribelin said he would like to compliment Ms. Macomber on her aggressiveness in applying for these grants and things are taking off and allowing them to do a lot of things they couldn't have done.
- Ms. Macomber said Mr. Dudek stopped in as a realtor for Century 21 and inquired about the property the city owns just south of the cemetery on Chestnut. It is between Dr. Snyder's office and the cemetery. He said there is a parcel of land there owned by the city and Mr. Dudek has a client who is interested. He wanted her to ask if the city is interested in selling.

Mayor Bica said that it is an individual little island that touches the sidewalk and goes back maybe 150 feet. It's just one piece there.

Mr. Seman asked if it abuts the cemetery.

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Mayor Bica responded in the affirmative.

Mr. Seman said then they need to talk about it. It could be a problem in that spot. Those are very old graves there.

Mayor Bica said there has been some interest in that particular parcel because there is a developer who is interested in developing that.

Mr. Seman noted that the parcel may need to be auctioned off.

Mayor Bica said he told the person who approached him that they really didn't want to hear from them about that parcel until they actually have a project.

Mr. Seman said he thinks that would determine whether or not they could build. That particular part of the cemetery is very fragile. A lot of the stones are down and leaning. The reason they are, if you touch those stones, they will disintegrate. You can't put them back up. There are still a lot of folks who think they should be respected. He would like to know what they are going to do there. He doesn't want to put anything in that is going to attract a bunch of people sitting on the stones in front of the cemetery.

Mayor Bica said that what has been discussed would be conducive to that area. But he hasn't seen a site plan yet.

Mr. Seman said he thinks Mayor Bica is right and they need to come up with more than a plan before they consider anything.

Mr. Ricciardi asked if any one knows how large the parcel is.

Mayor Bica said it's a couple hundred feet by a couple hundred feet. It's not that big.

Mr. Finney said he doesn't think it's more than an acre.

Mayor Bica said about three or four months ago, he brought before CED committee about the release of the loan on the railroad in lieu of the One Stop building and the Cleveland Road property. He thinks it's time to start discussing whether or not they are willing to do that. The commissioners are coming back and asking if the city would be willing to release the loan on the railroad. He would like to get back to them with answer.

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Mr. Ribelin asked how much they are talking about.

Mayor Bica said that \$285,000.00 was the value on the Main Street building.

Mr. Ribelin said he means how much they would be assuming on the railroad.

Mayor Bica said it would be close to \$200,000.00.

Ms. Michael asked if they didn't already say they had no intention of paying that railroad money to the city.

Mayor Bica said that was the comment that was made but he doesn't know if they meant it.

Mr. Seman said they've done a really poor job of paying it back up to this point.

Mayor Bica said he would like to see, if possible, the city to release the loan on that and that railroad be gifted to the Portage County Port Authority so that they can push money into that which is needed to keep it running.

Mr. Seman said he thinks there will be more use to it.

Mr. Ribelin noted they are trading that for properties worth more than the loan.

Mayor Bica said they will be picking up property where the city would have more control over these certain areas, especially Cleveland Road for development. If Ms. Macomber could potentially take that Cleveland Road parcel and incentivize someone to fill or utilize it, similar to White Rubber. Once that is demolished, she will be trying to pedal that property to a new commercial entity.

Mr. Seman said honestly, he thinks that is the best deal they can get, to trade those properties for the loan. If they foreclose on them, the city ends up with a railroad which they don't want.

Mayor Bica said the Port Authority has expressed interest in it as well as the Portage Development Board. He would like to get back to the commissioners soon with an answer. The city would want some kind of written, formal agreement from them on that.

Ms. Michael asked if there is any contamination on Cleveland Road.

Mayor Bica responded in the positive. They are in the process right now of Phase II.

Mr. Seman asked the balance of the loan.

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Mr. Cecora said the remaining balance on the loan is \$177,882.00.

Mayor Bica said that if no one has any objection, he would like to get back to the commissioners by letter, saying he has discussed it with council and they are interested in proceeding. The CIC would be the holding company for this land transaction. If there is potential liability, it is with the CIC, not the city.

It was the consensus of those present that Mayor Bica move forward.

There being no further business before the Committee, the meeting adjourned at 6:30 P.M.

ATTEST:	
Clerk of Council	Frank Seman, Chairman
	Community & Economic Development Committee