

**MINUTES OF RAVENNA CITY COUNCIL COMMUNITY AND ECONOMIC  
DEVELOPMENT COMMITTEE**

**March 12, 2012**

The Meeting of the Ravenna City Community & Economic Development Committee came to order at 5:00 P.M. Present were: Bruce Ribelin, Sharon Spencer, Jack Ferguson, Fred Berry, Amy Michael and Scott Rainone. Also attending the meeting were City Engineer, Bob Finney; Jim Shank representing Neighborhood Development Services; Utility Billing Supervisor, Mike Reynolds and Donna Swigart of 528 East Riddle Avenue, Ravenna.

Mr. Seman said there is an item not on the agenda but he would like to discuss the issue.

Mr. Shank said he thinks they mentioned this previously. North Coast Scenic was going to go down to the old Fosnight building on Diamond Street. There were some barriers to them buying that property so after awhile they reset their sites at 841 Cleveland Road at the old Davy building. It's a neat company. The main thing they do is they are involved in Halloween haunted houses. This isn't small stuff. The one in Columbus has 25,000 to 30,000 people go through it in the Halloween season. They build that sort of thing. They build laser tag; laser golf. It's a nice company and is going to have at least eight employees. They're starting off with four but are growing pretty rapidly. It's a nice addition. That closed last week. They are in town and are happy to be here. It's a nice, big building with loading docks. They did purchase the building.

Mr. Seman said they will have to let Ms. Macomber know that they are in town.

Mr. Shank said he already let her know.

Mr. Shank said the other issue is on Lover's Lane. Don Crowe owns the building. It has potential to be a really nice company. They used USDA money on this also. It hasn't closed yet but should close within the week. The name is Mickten Metals and they're doing custom cutting. The owner, Mr. Nichols, is the plant manager for Cleveland Steel. That will be his main customer and he's projecting up to about \$600,000.00 in sales in the next year. There are two employees now and he's projecting six to eight; buying more equipment, taking over another one of the empty suites so he'll be running out of two suites in that building. He's leasing the building from Don Crowe.

Mr. Seman thanked Mr. Shank for his time.

Mr. Seman said the next item for discussion is the request to sell lots.

Mr. Finney said that the city has acquired four residential lots this past year. They demolished the four homes. The one that was purchased on South Scranton Street, was purchased with Section 17 money. The house on Beecher was given to the city. That was demolished with NSP. They did the house on Walnut with NSP. He believes it was purchased with revolving loan or Section 17 money. There is an alley behind Sherwin Williams. The owners of that building have asked them to vacate that alley. What he is asking is the right to negotiate with these people to sell the lot; the alley is a right of way so he wouldn't sell it. But he needs to come up with an amenable agreement with the owner to the north and the owner of Sherwin Williams. He has briefly discussed this with them. There are some easement issues. There are no utilities in that roadway easement.

**Community & Economic Development  
Committee Meeting Minutes  
March 12, 2012  
Page Two (2).**

Mr. Ricciardi asked what the ordinances say about selling city property; he would assume it is titled in the name of the city.

Mr. Finney responded that it is in the name of the city.

Mr. Seman said he is concerned that it may have to be auctioned.

Mr. Finney said he hasn't looked at the ordinance regarding that but he does know that the NSP, the Neighborhood Stabilization Program money they used, they are allowed to recapture costs but he doesn't know that auctioning is an option through that grant. If auctioning is the way they have to go, as long as it fits the NSP program.

Mr. Seman asked if there is a house on that street that was demolished.

Mr. Finney responded that there were three homes that were demolished. They have demolished more but didn't take ownership of the lot or they didn't purchase those lots.

Mr. Seman said he thinks they also need to check on is the criteria within that grant. They need to handle both aspects of that; whether it needs to be auctioned or if there are requirements that need to be met within the grant in terms of disposing of the property.

Mr. Ricciardi said he thinks they will need a legal opinion as to which one of those must be followed.

Mr. Finney said that his goal is to get rid of these for the summer so that the city doesn't have to mow and maintain them. All three of them he talked to the neighbors and inquired about an interest in purchasing. His intent was to split it down the middle; each neighbor gets a portion of it. His attempt is to recover the cost of the demolition. A standard demolition is about \$8,000.00. the intent would be to recover the cost and put it back into the NSP program as recaptured funds and continue with the demolition process.

Mr. Ribelin asked if Mr. Finney thinks they can get that much for those lots.

Mr. Finney said the one on Beecher, he's had both neighbors tell him they would want 30 feet each. They are 30 feet by roughly 160 feet.

Mr. Seman said that the new part would then not be a buildable lot.

Mr. Finney responded in the affirmative stating that the survey costs would be included. To the Sherwin Williams issue. There is an alley behind it. The alley is in bad shape. There are holes in it. He's not sure if the city has plowed it over the years. He would assume that if they are called, they would plow it. There are a lot of these alleys in town and it's been a couple of years since an alley like this was vacated. At one point, Mark Gabriel was trying to get rid of them in his ward. His policy was that as long as there was not a utility and the city has no plans in the future, then there would be no problems with it as long as the city bears no cost.

**Community & Economic Development  
Committee Meeting Minutes  
March 12, 2012  
Page Three (3).**

Mr. Finney went on to say that in this particular case, the neighbor to the north has a driveway that comes off a portion of this alley. Therefore, instead of splitting it down the middle, they're going to split it side to side. The proposal is that the owners of Sherwin Williams building would get the portion behind the drycleaner and then the resident would get the portion behind the Sherwin Williams. There is an issue with a water line running down that they have to have an easement for that both parties understand. It's not difficult to do but it will save the city from paving that and plowing it over the years.

Mr. Seman said right now, is there anything Mr. Finney needs to move forward.

Mr. Finney responded in the negative stating he wants them to understand what he's doing and that he wants permission to continue with this.

Mr. Seman said he will need to find out what they need to do in terms of doing it correctly. If it is legal, he doesn't have a problem with it.

Mr. Berry said that if it has to be auctioned, can a minimum starting bid be established.

Mr. Seman said that sheriff sales have a minimum bid which would be 2/3rds the value.

Mr. Finney said another option would be to donate the land.

Mr. Ricciardi said it will need to be appraised first if they are talking about setting a minimum.

Mr. Finney said that he thinks, as the lots sit now, that they are buildable. Two of the three are. The one on Walnut may not be wide enough.

Mr. Seman said the next item is just a heads up on the evaluations that they are getting on the various grants. Mr. Ribelin attended one of those for him when he was unable to make it. They went through three formula grants. That is what they are doing a lot of the sidewalk repairs with and enhancing other parts of the city with a structure of that type. But there is a little change in the climate in working with the state on this stuff. Things that were never mentioned, now they are cautious. They aren't findings but the evaluator has been here many times and they've always had clean evaluations. There were no findings with this but they had what they called timeline issues and suggested actions. It revolves around a couple of things. He and Mr. Finney are going to need to meet with NDS to be sure they get the timelines done. One of the things they found on one of the grants was that there was one day short on the time from the three days of advertising to the ten day waiting period; they were one day short when the bids were open. That was basically because there was a weekend that came up and it couldn't be counted. They need to be sure to have this all in order because the state is going to be looking at it and they don't want these things to result in findings.

**Community & Economic Development  
Committee Meeting Minutes  
March 12, 2012  
Page Four (4).**

Mr. Seman went on to say that they have to be careful about advertising the prevailing wage issue. If you go beyond ten days after you've advertised it, you have to recheck to make sure that it's still the same and document that it's still the same. The only thing they were concerned with there was that there wasn't documentation. They did check but there wasn't a sheet of paper that said they checked. That's easily fixed. The other thing is, a city employee has to be the one in charge of overseeing the prevailing wage. NDS cannot do that. It may end up being Mr. Finney by default. That's why he wants to sit down with them. They are going to let Mr. Finney know but he's the guy who is ultimately going to be responsible on the prevailing wage. He's just warning that with all of these grants, they are looking very closely. They got a letter today about the fairgrounds area project that they need to request the money within 120 days. He doesn't know the start date on the 120 whether it's the date of applying or the date of the grant award. That's being taken care of as they speak. The mayor will get a letter together to send down. That has never been mentioned in the past. It was not an issue with the state. That is new. They are going to have to re-read this and go back and be sure they have everything. The project itself, from what he's told by NDS and he's sure Mr. Finney is aware of this, will be finished probably a year ahead of time. There is no problem with the end date. It will be done a year before the end date.

Mr. Ribelin said he would like to comment that dealing with NDS since he's been on council, he thinks they have been really above board on everything and they have communicated very well with them. He commends Mr. Seman for asking for that.

Mr. Seman said they've been working on it for awhile. NDS called him as soon as they opened the letter today.

There being no further business before the Committee, the meeting adjourned at 5:21 P.M.

**ATTEST:**

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Clerk of Council

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Frank Seman, Chairman  
Community & Economic Development Committee