

# Glendale Community Improvement Corporation

## Board of Directors

### Meeting Minutes

**ZOOM – May 18, 2021, 5:00pm**

<b>Name</b>	<b>Title/GCIC Role</b>	<b>Attendance</b>
Don Lofty	Mayor/Chairperson	Present
Mike Beaugrand	Treasurer/Treasurer & Secretary	Present
Mike Besl	Council Member/Member	Present
Geoff Base-Smith	Council Member/Member	Present
Joan Verchot	Resident/Member	Present
Bob Johnson	Resident/Member	Present
Tom Breidenstein	GPHPC Chairman/Member	Present
Kathy Ryan	Solicitor/Solicitor	Present
David Lumsden	Village Administrator/Executive Director	Present

#### **I. Establishment of Quorum and Approval of Agenda**

Secretary/Treasurer Beaugrand executed a roll call vote. Chairman Lofty stated that a quorum is present and Secretary/Treasurer Beaugrand confirmed the presence of a quorum.

#### **II. Approval of Minutes of Meeting of April 14, 2021**

Mr. Besl motioned to accept the minutes as submitted. Mr. Base-Smith seconded the motion and it passed unanimously via voice vote.

#### **III. Discussion of Potential Development of Village-Owned Property at Glendale and Walnut Avenues.**

Chairman Lofty introduced the topic noting 15 people registered to speak and each speaker will be allotted 4 minutes including Board Members answering any questions. He stated that the GCIC will approach Village Council to determine if the Village Council will ask GCIC to market the 10-acre property at the corner of Walnut and Glendale for potential development. This property is owned by the Village and the GCIC can only take action if directed by Village Council Resolution.

Village Administrator Lumsden presented potential development options that were discussed at the 14 April meeting. Chairman Lofty stated that if residents have thoughts on development ideas if there are supportive of

- a. **Public Comment** (Total 60 min – to be divided among registered speakers). Board members may respond to questions; time of response will be part of speaker's time.
- i. **Ms. Elizabeth Oldiges, resident.** Ms. Oldiges asked if the questions she posed in the 14 April meeting will be answered. Ms. Verchot stated that the CIC receives direction from Council and Council must decide what if anything should happen to the greenspace. She stated that the CIC probably doesn't have any purview regarding replacing trees or greenspace. Ms. Oldiges asked what the GCIC is doing to bring in economic development vs. building. Chairman Lofty stated that there are currently no plans on the table to develop economic options beyond potentially selling Village owned properties. What will happen to protect the residents on Morse regarding traffic and road conditions. Chairman Lofty stated that any development would require a storm water runoff plan and would be interested in an open park and since the Village owns the property, we can be very directive as to what can be developed on the lot.
  - ii. **Ms. Beth Sullebarger, resident.** Ms. Sullebarger stated that it would set a bad precedence for the Village to sell property that had been purchased previously for greenspace.
  - iii. **Mr. Peter Stackpole, resident.** Mr. Stackpole stated that he thinks the idea is worth consideration and would like to see additional details. Smart development is important to the Village to keep residents in the Village across all age ranges. He supports greenspaces, but also believes that people should be able to age in place.
  - iv. **Mr. Ralph Hoop, resident.** Mr. Hoop spoke to the need for senior single level living citing many residents that have had to make concessions in living location that could accommodate their changing needs.
  - v. **Ms. Cindy Taylor, resident.** She asked why the space is not being called Johnny Park and Chairman Lofty stated that the lot has not been deemed a formally named park by the Village and Johnny's Park is a nickname acquired. Ms. Taylor asked why the park is being looked at for development and Mayor Lofty stated that there are so few single floor homes and the need is high and the Village is looking to fill the void. Ms. Taylor stated that the visual appeal is changing and is not improving. Mr. Johnson agreed that there is an issue but there also needs to be revenue to make the improvements via higher taxes or increased revenue.
  - vi. **Mr. David Schmid, former resident.** Mr. Schmid stated that he and his wife Rachel were looking for a single floor residence and would have preferred to stay in Glendale but there were no options for this to happen. He stated that if Council wants people who love the village to age in place more living options should be considered.

- vii. **Ms. Kip Morrison, resident.** They purchased the Schmid's home and love Glendale and they are concerned about the loss of Village greenspace. She asked if Council has the right to sell/develop property and Chairman Lofty stated that Council does have authority to sell Village property under the Ohio Revised Code.
- viii. **Mr. Ron Visscher, resident.** Mr. Visscher stated that the plan is good in that it can be used on any amount of acreage. He then stated that Johnny's Park should be maintained due to the need for greenspace. He expressed concern that developing greenspace could result in the Village losing its historic designation. Chairman Lofty stated that the historic designation is of utmost importance and anything that would jeopardize the status would likely not be supported by Council.
- ix. **Ms. Leigh Thomas, resident.** She asked about what Council has directed the GCIC to execute. Chairman Lofty stated that the instruction from Council was to follow Ohio Revised Code to create recommendations to Council for potential options. Council provided no specific guidance as they are able to act upon the GCIC recommendations. Ms. Verchot stated that there are a lot of questions and Council needs to be clear about their expectations. She understands the GCIC is about Village economic development and it seems that things are being approached from a short sighted.
- x. **Ms. Angie Leheremer, resident.** Ms. Leheremer asked why this is not better organized and why this is being approached and a tax levy is not being addressed. Village communication is an issue because nobody knows what is going on. She also noted the water issues in the Morse Ave/Creekwood/Brandywine area and stated that any development will cause things to become worse.
- xi. **Mr. Tom Youklis, resident.** Mr. Youklis stated that he has not seen any use of the greenspace and supports the development. He believes that both intents can be served by being clear in development specifications. Mr. Youklis agreed about the need for patio homes and stated that they should be in an affordable price range. Landmark property needs to be addressed and that land probably has more value to a developer than ever given the current housing situation.
- xii. **Mr. Kevin Parrish, resident.** Mr. Parrish stated that there are more pressing issues with water and sanitary sewers in Glendale. He stated the lack of transparency has caused a lack of trust in Council.
- xiii. **Mr. Joe Hubbard, resident.** Mr. Hubbard stated that he walked in Johnny Park to look at how any development could be situated given the existing houses and the need to provide buffer space between the development and existing houses. He is concerned about what may happen long term following greenspace development.

- xiv. **Ms. Angela Havens non-resident.** Her grandfather is Johnny and she asked that the space be cleaned and maintained in a manner that is usable by the Village.
- xv. **Mr. Joe Castrucci, resident.** He asked about Glendale's vision and how the greenspace development plays into the overall vision. He stated that this does not appear to drive any younger families into the Village and that should be considered.
- xvi. **Rebecca Isaacs, resident.** She asked what assures that any units built be marketed and sold only to residents of Glendale. Mr. Besl stated that there is no assurance that anything would be for Glendale residents only, but the gap has been identified and the intent is to try and fill the need.
- xvii. **Ms. Jodi Skrownick, resident.** She is of two minds being a gardener, a member of the Park Board and also walking through Carruther's Pond which has maintained green space. She stated her support if it could be similar to Carruther's Pond.
- xviii. **Ms. Donna Wesselman, resident.** She stated that there needs to be a way to get younger residents to ensure long term Village viability.
- xix. **Mr. Dan Hood, resident.** He asked if any research has been done to the existing infrastructure. Mr. Besl stated that the conversation has not progressed to the point where meaningful research could happen.

**b. Board Discussion**

- i. During Public Discussion, Mr. Besl outlined the various improvements that have taken place in the Village after discussion regarding finances. Mr. Kevin Parrish asked about the CMOM loan and referenced his records request on the topic. Village Administrator Lumsden responded, trying to clarify the request. Mr. Besl later clarified that there is a lot of work needed and planned and that the development will not resolve any financial issues.
- ii. Treasurer Beaugrand suggested revisiting the Landmark property up to and including offering to purchase a plot that is at Chester and Oak which had previously been reviewed for development.
- iii. Ms. Verchot asked about the meeting suggested at the end of the April meeting about meeting with Landmark representatives to initiate discussion. Chairman Lofty stated that nothing has occurred regarding the topic and will escalate follow up.
- iv. Mr. Johnson agreed with the need to look at Landmark and Summit Park to determine what is the best location for the type of housing proposed.
- v. Mr. Besl stated that there doesn't appear to be space on Summit for this purpose.
- vi. Chairman Lofty asked about topics for the next meeting, suggesting a Landmark follow up. Ms. Verchot suggested discussing a target price range for any development and revenue impact. Chairman Lofty agreed.

- vii. Mr. Breidenstein stated that he has strong reservations about reducing the greenspace for transitional housing. There should be review throughout the Village for smaller development options and suggested a deeper dive in to zoning codes that would allow for additional, targeted development options.
- viii. Chairman Lofty asked if anyone on the CIC had any interest in developing the Oak St. Greenbelt. Nobody expressed any interest in housing developing in the Oak St. greenbelt. Chairman Lofty stated that he is confident that Council is also not interested in developing the Oak St. greenbelt.
- ix. The next GCIC meeting was scheduled for 5pm on Tuesday 22 June.

#### **IV. Financial Update**

Treasurer Beaugrand reported no change to the CIC checking account balance.

#### **V. Adjournment**

Mr. Base-Smith motioned to adjourn the meeting. Mr. Beaugrand seconded the motion and it passed via unanimous voice vote. The meeting adjourned at 7:07 pm.

Minutes as captured by Rebecca Terrell, Village of Glendale Clerk