

MINUTES OF THE COMMITTEE OF THE WHOLE
January 28, 2019
Auditorium

Present: Councilmembers Anderson, Bullock, George, Litten, O’Leary, O’Malley & Rader

Also Present: Planning Director Sylvester, Brenda Lee and Alan Chen

Call to Order: 6:15 p.m.

ORDINANCE 02-19 - AN ORDINANCE to take effect immediately provided it receives the affirmative vote of at least two thirds of the members of Council, or otherwise to take effect and be in force after the earliest period allowed by law, authorizing and directing the Director of Planning and Development or the Mayor to enter into an agreement for sale the real property located at 1468 W. 117th Street, Lakewood, Ohio (PPN 315-43-103). (Placed on 1st reading and referred to COW 1/7/19; 2nd reading 1/22/19)

President O’Leary and Director Sylvester discussed that there is a discrepancy between the address/parcel numbers in the ordinance and the presentation. Director Sylvester committed to resolve this issue.

Director Sylvester introduced Ms. Brenda Lee and Mr. Alan Chen, the prospective buyers of the property. He provided background information on the property. Until 2009 the apartment building that had been on the site was demolished under the nuisance ordinance and a \$122,000 lien was placed on the property. In 2013 the City acquired the land and began the process of advertising it for sale in 2017.

The prospective buyers own an existing shopping center nearby which is anchored by their business, Panda Wok. The shopping center parcel is adjacent to a rental home also owned by Ms. Lee and Mr. Chen. Their plan is to use the new parcel as staff parking which will allow them to demolish their rental home and expand their shopping center.

The City is structuring the sale so that it is contingent upon Ms. Lee and Mr. Chen following through on their plans to invest in and expand their shopping center, an approximate \$300,000 investment. Ms. Lee and Mr. Chen will also improve their new parking lot by investing approximately \$100,000 into landscaping, fencing and storm water management there. Other contingencies of the sale include ABR approval of both projects, procurement of building permits and successful plan review.

Ms. Lee and Mr. Chen expressed excitement about both projects which they have been anticipating for several years. As it currently stands, they do not have enough parking to expand their shopping center. Purchasing this property will alleviate that concern. Ms. Lee and Mr. Chen answered Councilmember questions regarding their multiple properties

Director Sylvester stated that the City has received no other offers on the W. 117th Street property. He discussed some of the challenges of the property. Neighboring property owners were not interested in purchasing it. Mr. Chen approached the City with an offer of \$20,000. Director Sylvester stated that were this sale not contingent upon the expansion of the shopping center that the City would feel less comfortable selling at this price. However, under the current terms he characterized it as an ideal outcome for the City.

Councilmember Anderson suggested that the prospective owners explore the possibility of establishing an electric vehicle charging station on the new parking lot. Director Sylvester offered to help look into this.

Motion made by Council President O’Leary, seconded by Mr. Anderson to recommend adoption of Ord 2-19 to full Council with the understanding that the address and PPN are corrected in the final version.

All members voted in favor. Motion passed.

Planning & Development Development Update

Director Sylvester updated Committee of the Whole on the planned Food Truck Park, the Birdtown Brewery and One Lakewood Place.

Food Truck Park

The Food Truck Park project is planned for Detroit and Edwards. It was originally approved by the boards and commissions in fall 2018 but recently underwent a change of scale. The planned second story rooftop deck has been removed from the planned. The City and the neighbors are pleased with this change as there is less concern about noise. Director Sylvester remarked on the parking for the property and landscaping plans among other details.

Birdtown Brewery

Director Sylvester acknowledged that this project is moving slowly. It was envisioned in 2013, approved in 2014 and construction started in 2018. Birdtown Brewery says that it plans to open by the end of 2019 but the Planning Department is skeptical that that is realistic.

Councilmember expressed concern about the slow pace of development at the site.

Director Sylvester replied that his department checks in with the Brewery every 90 days. He added that the Brewery has already made a significant investment and so it would be shocking if it did not follow through.

One Lakewood Place

Director Sylvester stated that the project has been well-received by the boards and commissions starting in September. The City and Carnegie have been working with Marlowe residents closely. Resident input has been significantly incorporated. The residential portion of the project

will be presented to ABR in February. Changes have been made to incorporate rentals and mortgaged units.

Director Sylvester stated that in the next 30-60 days he anticipates announcements about commercial tenants to occur. These will be in the form of non-binding letters of intent to be later followed by binding leases. He announced Wednesday's community workshop on the development's community space.

He briefly responded to councilmember questions about valet services at the Family Health Center, Bi-Rite and Baker Motors.

Committee of the Whole adjourned at 7:13 p.m.