

BRECKSVILLE COMMUNITY IMPROVEMENT CORPORATION

Minutes of the Meeting
Brecksville City Hall Council Chambers
October 6, 2020 5:30 p.m.

Call to Order: President Garito called the meeting to order at 5:35 P.M. Present: M. Garito, Mayor Hruby, M. Harwood, L. Redinger, L. Starosta, Asst. Law Director Digeronimo, Secretary T. Tabor.

Approval of Minutes of July 22, 2020. Motion by Hruby, seconded by Garito to approve the meeting minutes of July 22, 2020 as submitted.

Roll call: Ayes: Hruby, Garito, Harwood, Redinger, Starosta.
Nays: None
Motion Carries : 5-Ayes, 0-Nays

Motion by Garito, seconded by Redinger, to amend the agenda to add a Resolution to approve a plat. **Roll call:** Ayes: Hruby, Garito, Harwood, Redinger, Starosta. Nays: None. Motion Carries : 5-Ayes, 0-Nays.

Old Business: None

New Business:

Commercial General Liability and Directors & Officers liability proposal from Wichert Insurance: Ms Starosta said the policy for liability remains the same as last year. There is a decrease in the premium, the buildings have been taken down, except for the smoke stack. Mr. Garito asked if the coverages remain the same as last year. Ms. Starosta said yes. Mayor Hruby asked if the City is paying additional cost for the smokestack on the property. Ms. Starosta said she does not know how the insurance policy figured those costs. Mayor Hruby asked if the insurance coverage is for replacement of the smoke stack. Ms. Starosta said she was unsure if the coverage was for replacement of the smokestack.

- Motion by Garito, seconded by Hruby, to accept the proposal of Wichert Insurance.

Roll call: Ayes: Hruby, Garito, Harwood, Redinger, Starosta.
Nays: None. Motion Carries : 5-Ayes, 0-Nays.

Sherwin Williams Development Plan: Assistant Law Director DiGeronimo said the CIC previously agreed to a Development Plan with Sherwin-Williams that included the Dalud property. Sherwin-Williams has since requested the inclusion of additional property known as "Crowland". In a previous meeting City Council repealed the original development plan and replaced it with this development agreement. Mr. Garito asked if this development agreement is the same as previously agreed to, with the addition of the Dalud and Crowland properties. Assistant Law Director DiGeronimo said yes.

Hearing no further comments or questions, Mr. Garito continued with a motion for approval.

Motion by Garito, seconded by Redinger, to approve the Resolution to enter into the First Amendment to the Development Agreement.

Roll call: Ayes: Hruby, Garito, Harwood, Redinger, Starosta.

Nays: None

Motion Carries : 5-Ayes, 0-Nays

Receiving Property and Conveyance Sequence concerning 88 acre parcel owned by Crowland Ltd.: Assistant Law Director DiGeronimo said motions are needed by the CIC to complete the property transfer of the Crowland property. The CIC needs to receive and accept a limited warranty deed for Crowland. The second item is the transfer of the deed to the City of Brecksville. The City of Brecksville can then affix the TIF to the property. After the TIF is affixed to the land, the CIC will accept the property from the City of Brecksville. The CIC will acknowledge a charitable donation from Crowland, if the appraisal reflects an amount over what the CIC purchased the property for. Finally, the CIC will transfer the property to DiGeronimo Developers. Mr. Garito asked if a period of time must pass before the City can transfer the property back to the CIC. Assistant Law Director DiGeronimo said he was advised that the City should own the property for at least a day so that the recording dates are not the same. Ms. Starosta said the agenda does not mention a Resolution but says four motions are needed. Ms. Starosta said the Resolution does more than the motions, such as the IRS forms. Assistant Law Director DiGeronimo said approval of the Resolution encompasses all of the items listed, one motion is sufficient. Ms. Redinger asked when this process will begin. Assistant Law Director DiGeronimo said the process will begin next week and end next week, unless there are unforeseen issues. The extension is needed because the Planning Commission will not meet until after the October 7th deadline.

- Motion by Starosta, seconded by Hruby, to adopt a Resolution authorizing the receipt and conveyance of deeds. **Roll call:** Ayes: Hruby, Garito, Harwood, Redinger, Starosta. Nays: None. Motion Carries : 5-Ayes, 0-Nays.

Motion by Starosta, seconded by Hruby, to include Phase Development Plan as an agenda item. **Roll call:** Ayes: Hruby, Garito, Harwood, Redinger, Starosta. Nays: None. Motion carries : 5-Ayes, 0-Nays.

Phase Development Plan for DiGeronimo Developers: Assistant Law Director DiGeronimo said developers are required to submit conceptual plans. Assistant Law Director DiGeronimo said the CIC, as owner of the property is required to accept the conceptual development plan submitted by the developer. After approval by the CIC, Brecksville City Council will receive the plan for determination of approval.

- Motion by Garito, seconded by Redinger, to accept the Phase Development Plan. **Roll call:** Ayes: Hruby, Garito, Harwood, Redinger, Starosta. Nays: None. Motion Carries : 5-Ayes, 0-Nays.

Approval of Plat: Assistant Law Director DiGeronimo said the Plat is consolidating several parcels from the VA Property and Crowland and then subdividing into (5) parcels. Parcel (1) is Sherwin Williams, Parcel (2) will be Phase I, Parcel (3) will be Phase II, Parcel (4) will be Phase Residential, and Parcel (5) will be Residential. The CIC will be required to sign the plat to be filed with the County Recorder upon approval of the Planning Commission and City Council.

- Motion by Garito, seconded by Hruby, to accept the Lot Split and Consolidation Plat. **Roll call:** Ayes: Hruby, Garito, Harwood, Redinger, Starosta. Nays: None. Motion Carries : 5-Ayes, 0-Nays.

Ms. Starosta said a motion is needed to authorize the expenditure of \$20,000.00 to extend the closing date for the Crowland Purchase.

- Motion by Garito, seconded by Redinger, to authorize the Treasurer to pay up to \$20,000 for the extension of the closing date to December 7, 2020. Mayor Hruby said he had a discussion with Mr. Balog, representative for the Crowland property regarding the decrease in the amount requested for the time extension.
Roll call: Ayes: Hruby, Garito, Harwood, Redinger, Starosta. Nays: None. Motion Carries : 5-Ayes, 0-Nays
- Motion by Garito, seconded by Redinger, to adjourn at 6:09 P.M.
Roll call: Ayes: Hruby, Garito, Harwood, Redinger, Starosta. Nays: None. Motion Carries : 5-Ayes, 0-Nays