



Ravenna City Council
Community & Economic Development Committee Meeting Minutes
May 15, 2023

The public meeting was held in person in Ravenna City Council Chambers.

Council present: Council President Andrew Kluge, Amy Michael, Rob Kairis, Paul Moskun, Cheryl Wood, Tim Calfee, Christina West, Matt Harper

Also attending the meeting: Mayor Frank Seman; Police Chief, Jeff Wallis; Finance Director, Brian Huff; Service Director, Kay Dubinsky; City Engineer, Bob Finney; Council Clerk, Chelsea Gregor; Property Maintenance Officer, Don Rose; Cliff Soudil, Larry Silenius, John McFarland, Lou Dudek, Arasin Hughes, Bill Barber, Nick Dudek, Scott Cipriano, Melissa Cipriano, Mindy Cipriano, Mike Bogo,

The Community & Economic Development Committee Meeting was called to order at 6:00 P.M. by Chairperson, Cheryl Wood.

The first item was 218 W. Main St. Civic Space.

Mike Bogo from Neighborhood Development Services (NDS) addressed Council to update them on the plans for the new civic space. He explained that the building formerly located on the property had to be delicately disassembled and that the adjoining wall will need to be repaired before the space can be built up. He stated that the space is meant to be multi-use for the public and that he is hoping it will bring notoriety and life to downtown. Mr. Bogo said that he has gone before the Design Review Commission to discuss brick options for the wall and that they hope to have a mural on the wall and added that the brick wall project was approved. He is creating specifications to bid out the project and wants to get input from people on the tentative project design that he brought to Council that evening.

Ms. West stated that she likes the simplicity of the design and that it is a great plan.

Mr. Calfee stated that he had not seen the design before, but that he likes the fact that it retains some of the original parking and has green space. In response to Mr. Calfee's question, it was stated that the proposed stage would be approximately 25' to 27' feet with open seating spaces.

Ms. Wood stated that she wanted to make sure that it would be the City's responsibility to take care of the seating once the property is transferred. She explained that RLF funds would be used to fund the cost of the project.

Mr. Bogo stated that he does not have an estimated cost for the project and wanted to get feedback on the proposed design first.

Mr. Moskun asked if the seating will be permanent or stored in the winter and Ms. Wood stated that it would be the City's responsibility to take care of the seating in the space.

Mr. Moskun asked how and when the stage will be utilized, and Mr. Bogo stated that the City and organizations who host events will be able to utilize the stage.

Mr. Kluge stated that the City will need to commit to maintaining the space and that organizations that host events will need to make sure the space is cleaned up. He said that he sent

out the project design on April 26th to Council and asked how much of the design can be changed and if NDS is committed to the current rendering.

Mr. Bogo stated that the purpose of his presentation was to get a consensus from Council about the space design and said that it is meant to be a positive addition to downtown.

Mr. Kluge stated that the space can be utilized for other activities such as the DORA or enjoying local ice cream.

Mr. Kairis noted the slope of the property and Mr. Bogo stated that the two solutions are to grade the slope or to create a terrace design.

Mr. Kairis noted the rounded back of the stage design and suggested squaring it off to create more space for musicians. Mr. Moskun agreed.

Ms. Michael asked if there would be additional light, aside from the lighting in the drawing, and asked for extra police foot patrol, adding that she does not want the area to be dark.

Mr. Bogo stated that new sources of light will be added, and that the movie theater will be adding additional façade light which will add lighting to the civic space.

Mr. Harper asked about the lighting and power going to the stage, and asked if the stage would be open air or covered.

Mr. Bogo stated that it would be open air but that he could look into a cover for the stage.

Mr. Harper stated that a cover would benefit stage utilization rain or shine.

Mr. Bogo stated that he could look into temporary tarp covers.

Scott, Mindy and Melissa Cipriano from Guido's Pizza addressed Council to present a rendering of a possible patio extension for their family restaurant into the civic space. Scott stated that it would resemble their current front patio and that they would love the opportunity to wrap around the building to create more seating for their patrons.

Mr. Bogo stated that they thought it would help the space to be utilized.

Mindy stated that Guido's would pay for the additional space and take care of it.

Scott asked Council to consider the permission of space to occupy 30' by 7' feet to wrap a patio extension around the building and that they would furnish all the expenses associated with it.

Mr. Moskun stated that it would be a nice asset.

Scott stated that they do as much as they can to clean up the space around their business and that they will continue to do so.

Mindy stated that they would purchase part of it.

Scott expressed his concern regarding a permanent roof above the stage and stated that he was worried that it would be an open invitation for the less fortunate to utilize the space and suggested a pergola or a sunshade. He stated that they would also like to add an 8' foot double door into the patio with a gate.

Mr. Kluge stated that the City would have to consider the logistics of an agreement or a lease for the property usage.

Mr. Bogo stated that a concrete pad in the corner would be added either way but said that he thinks that the activity that is generated daily at Guido's would be good for the space and to help with any concerns regarding the civic space.

Ms. Wood stated that she thinks that it is a good idea for Guido's to utilize the space and that it would allow more eyes to be on the space and would take the financial burden off the City.

The audience was then given the option to give comments for one minute.

Bill Barber stated that he liked the idea of the patio and that he wants other businesses to utilize the space with open seating. He explained that it is meant to be a multi-use space with seating for

patrons of other businesses to utilize. Mr. Barber added that Main Street Ravenna is working with muralists which could be utilized for the wall and that he is happy to share the details. Cliff Soudil introduced himself as a member of the Design Review Commission and stated that Mr. Bogo had presented the brick wall and it was approved. He questioned if the wall was bricked as approved, if they would break the newly bricked wall for the addition of the double doors into the patio. Mr. Soudil said that the request for a 100-year lease by Guido's for the patio property is a long time for a lease.

Larry Silenius stated that he supports the patio, awning and door that Guido's is proposing.

Mr. Bogo stated that the sidewalk and parking will be the same grade.

Nick Dudek stated that he would like to see the old Freedom St. bricks integrated into a walkway in the civic space. He explained that the new bricks were laid on concrete and said that he could help with input on the project.

Mr. Kluge stated that the City is committed to driving business to Main St. and the momentum. He said that the stage could be used as additional seating but that he hopes to have both types of seating. Mr. Kluge stated that he would like to hear more on the project and that he wants to make sure it moves forward.

Ms. Wood stated that she hopes that benches can be donated to the civic space and that she is hoping to get a general consensus on the project.

Ms. Michael stated that if Guido's is paying to put in an additional to their patio, then no one has authority to go onto their property that is not a patron, adding that there needs to be additional seating for people to use.

Mr. Finney explained that if there is to be a mural on the wall at the civic space then there needs to be different brick used to fix the wall and that mural brick is cheaper than the brick that was proposed.

Council was in support of the project as presented.

- The item was forwarded.

The second item was the to accept & appropriate the 2022 Residential Public Infrastructure Grant (RPIG).

Ms. Wood stated that NDS applied for a grant and that the City was awarded a \$750,000 RPIG for the new water tower project.

Mr. Finney stated that the Engineering Department is looking at tank locations and that they will hopefully choose a location within the next couple of months. He said that it will be a 750,000-gallon tank.

- The item was forwarded.

There being no further business for discussion, the meeting was adjourned at 7:03 P.M.

ATTEST:

Clerk of Council

Cheryl Wood, Chairperson

Community & Economic Development