



Ravenna City Council
Community & Economic Development Committee Meeting Minutes
October 15, 2024

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

Council present: Rob Kairis, Amy Michael, Paul Moskun, Tyler Marovich, Tim Calfee, Christina West, Matt Harper, Cheryl Wood

Also attending the meeting: Mayor Frank Seman; Police Chief, Jeff Wallis, Fire Chief, Mark Chapple; Service Director, Tim Contant; Finance Director, Tami Lorence; City Engineer, Bob Finney; Controller, Brian Huff; Council Clerk, Chelsea Gregor; Mike Bogo, Cliff Soudil, Amy Young, Larry Silenius, Rich Bennett, Josh Paudel, John Plough, Chad Murdock

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

The first item was Rootstown JEDD Agreement Amendments.

Attorney Chad Murdock addressed Council to review the JEDD agreement amendments by section and explained the changes. He explained an amendment which would take 1% off the top for administrative costs out of the 50% JEDD board funds instead of out of the full 100%. Mr. Murdock stated that there has also been the addition of more properties and businesses into the JEDD.

Mr. Kairis asked if the JEDD board reached out to businesses and Mr. Murdock stated that businesses have to sign up to be in the JEDD.

Mr. Moskun asked if utilities were available to all the properties within the JEDD.

Mr. Murdock stated that he was unsure but that being part of a JEDD will provide utilities if needed.

- The item was forwarded.

The second item was a TREX liquor transfer for 623 W. Main St.

Richard Bennett of Bennett Title Company explained that the building used to be a Lawson's convenience store.

Ms. Michael acknowledged the former business but stated that she did not feel it was right selling alcohol so close to the school and that she needs to do what is best for the community. She shared that the Economic Development Director, Dennis West, did not think it was economic development. Ms. Michael said that she needs to do what is in the best interest of the residents and that some of the school board members were not aware of the situation.

Mr. Calfee questioned if the TREX was considered an economic development plan and that he was concerned about allowing another liquor license into the community after exceeding the number of permits allotted by the State.

Ms. Wood stated that she respected their opinions, but that Council has approved other permits and that she is not in favor of restricting property owners rights. She said that the majority of students are 3rd and 4th graders that are bussed.

Mr. Kairis read the TREX application and said that it is considered an economic development tool.

Mr. Soudil asked Council where it will end. He said that just because the City accepted permits in the past doesn't mean they have to continue to.

Josh Paudel introduced himself to Council and explained that his plan is to offer beer, wine, lottery tickets, groceries, deli, bill pay and prepared foods. He said that he has experience with other businesses and that he wants to be helpful to the community, like installing camera's. Answering Mr. Kairis' question, Mr. Paudel explained that he had purchased a business in Sandusky that had an available liquor permit to transfer.

Mr. Calfee asked if Mr. Paudel would still open the store if the TREX was not approved.

Mr. Paudel said that he would still try but that it would be hard. He explained his business experience with Council and that he had made a small donation to the City to assist with cleaning up areas in need.

Mr. Kairis stated that the item would be up for a vote at the November Regular Council meeting.

- The item was forwarded.

The third item was a donation from Ravenna Mini Mart.

Ms. Lorence explained that she received a \$250.00 donation from Ravenna Mini Mart.

Ms. Michael stated that she did not think Council should accept the donation and that the perception does not look good.

Mr. Calfee agreed that it was not a good look to accept the money.

Ms. Wood stated that she appreciated the donation but that other non-profits would appreciate the donation.

- The item was not forwarded.

The fourth item was Guido's lease agreement.

Mayor Seman explained that the Law Director met with Sam and Scott from Guido's and that they were concerned with the 15-year lease limit so it has been amended to stay with the family.

Mr. Kairis stated that the lease can then be transferred if another family takes over the business.

Mr. Soudil noted that the yearly fee should be renegotiated over time.

Mayor Seman stated that there will be a \$1,000 annual fee and the lease will stay with the family.

Mr. Moskun asked about inflation and adjusting the annual fee.

Ms. Wood stated that she was not in favor of the increase and that Guido's has spent approximately \$140,000 on their renovation and that it makes the area look nice.

Mayor Seman stated that he will make mention of amending the monetary amount for the future if the business goes under new ownership.

- The item was forwarded.

There being no further business for discussion, the meeting was adjourned at 6:30 P.M.

ATTEST:

Clerk of Council

**Cheryl Wood, Chairperson
Community & Economic Development**