

THE CITY OF HURON, OHIO
Proceedings of the Huron City Council
Work Session Meeting Tuesday January 24, 2017 at 5:30p.m.

A work session meeting of the City Council of the City of Huron, Ohio was called to order by Mayor Hartung on Tuesday January 24, 2017 at 5:30p.m. in the Council Room of Huron City Hall, 417 Main Street, Huron, Ohio.

The following members of Council were present: Rick Schaffter, Trey Hardy, Phyllis Wassner, Brad Hartung, Sam Artino and Glen Ginesi. Members absent: Joe Dike.

City administration/staff present: City Manager Andy White, Law Director Laura Alkire, Assistant to the City Manager Mike Spafford, and Management Services Coordinator ~ Clerk of Council Christine Gibboney.

New Business

Land Acquisition/Code Enforcement

The Mayor referenced the executive summary report, noting that Council will need to decide what direction is preferred relative to the mobile home park issue. Mr. White provided a recap of efforts and findings to date relative to the property maintenance issues at the mobile home park. He also referenced the need for the appropriation of funds for expenses relating to code enforcement efforts which would be needed for this effort as well as overall code enforcement action, suggesting the amount of \$25,000. Review of the executive summary report, specifically the options that have been identified ensued. Lengthy discussion relative to the option of code enforcement efforts, projected timeline, and potential litigation ensued. The majority of members voiced the desire to then discuss the option of exploring the potential purchase of the property; discussion to be held in an executive session within the regular meeting of City Council.

Juniper CRE

Mr. White referenced the executive summary report and attachments relative to the Juniper CRE marketing/development effort. Members reviewed the site selection matrix template provided by Juniper and Mr. White explained that this template will be used by Juniper to monitor action items needed to start site development preparation for each site. Referencing the summary report, review of the items that require answers relative to the ConAgra site ensued, topics included: sale or lease, pricing, incentives, appropriate zoning, dedication of street, dedicated public space. Items of note:

- Council members expressed interest in leaving open both the option for sale or lease and also expressed the need for Juniper's recommendation sale vs. lease.
- Discussion on potential dockage on the eastern side of the property, restricted areas and city, state and railroad owned parcels ensued.
- Members noted they were not comfortable in setting pricing, inquired whether a commercial realtor or Juniper could provide pricing information.
- Discussion of restricted areas, dedicated roadway entrance and the issue which had been raised previously by the Mayor regarding the section of state owned property and the issue that a portion of the state boat ramp property actually being on a portion of city owned property ensued.
- Mr. Ginesi explained that he would like the city to retain ownership of any boardwalk/path or dockage on the site. Discussion then ensued on what may be needed for revised Legals and/or easements.
- Mr. White referenced the conversations with Norfolk Southern relative to railroad owned property and the positive discussions with them on proposed improvements the city has mentioned.

Mr. White explained that these are all items for Council to think about, noting that Juniper will come in to review all items with Council. He also explained that he believed the state would be willing to work with the city on the issues regarding the portions of property that need to be addressed. Discussion then focused on whether the city needs to address all the outstanding issues first in order to be "shovel ready" and discussion on ownership of the roadway ensued. Mr. White explained that currently the state maintains the parking lot and roadway into the boat ramp property. A brief discussion ensued as to the desire that the city have

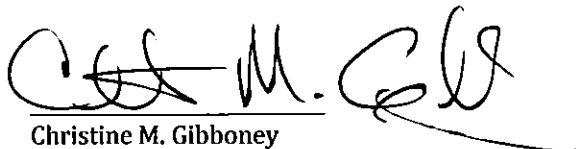
ownership of the roadway. Consensus of members expressed agreement in that it would be preferable that the city have ownership of the roadway.

In conclusion, Mr. White recommended a discussion of the topics to be held with Mr. Burnside at a future work session meeting.

Mucci Update

Mr. White provided a status of the Mucci Project, noting that discussions continue and that a meeting has been scheduled for Thursday with state officials expected to be in attendance. Mr. White advised Council that administration will provide a legislative calendar to Council as several pieces of legislation will be required for adoption. Mr. White reviewed aspects of the project: annexation process, electric service, phases and timeline that Mucci has provided. A brief discussion on the timeline ensued; Mr. White referenced the most recent timeline that Mucci provided to the state. Council members noted that they would like a copy of the timeline.

The work session meeting of January 24, 2017 adjourned at 6:30p.m.



Christine M. Gibboney
Clerk of Council