

CITY OF BAY VILLAGE

CAHOON MEMORIAL PARK TRUSTEES

March 11, 2013

Paul A. Koomar, President of Council, Presiding

Present: Clark, Koomar, Lee, Miller, Tadych,

Absent: Mrs. Lieske, on vacation, and Mr. Young, ill.

Others

Present: Acting Mayor Ebert, Finance Director Mahoney, Service Director Galli, Operations Manager Landers, Fire Chief Lyons, Police Chief, Wright, Recreation Director Enovitch, Community Services Director Bock

President of Council Paul Koomar called the meeting to order at 7:30 p.m. in the Council Chambers of Bay Village City Hall.

AUDIENCE

The following members of the audience signed in this evening: Jerrie Barnett, Denny and Tara Wendell, Jennifer Smillie, Russell Thompson, Jeff Gallatin, Bruce Geiselman, Patrick McGannon, Dick Majewski

Update on Lease Agreement for Village Bicycle Cooperative

Mr. Miller stated that for some time now the trustees have been discussing the Village Bicycle Cooperative leasing the lower level garage section of the Community House, known as Section 4, Area 4 of the Community House. A draft lease has been reviewed by the trustees and there are items on the list that are to be discussed.

Law Director Ebert stated that he met with Service Director Galli today regarding this lease. Mr. Ebert asked Mr. Galli to provide an update on the fire detection system that has been installed.

Service Director Galli stated that the wire has been pulled for the fire detection system. The devices will be installed beginning Tuesday, March 12. They hope to have the control panel installed and the programming finished by the end of the week. Testing of the system will be conducted and a completion date of March 22, 2013 is expected. The section of the building to be leased could be turned over to the Village Bicycle Cooperative on Saturday, March 23, 2013.

The area to be used is 18% of the entire facility. A budget number of \$100 per month was considered for the rental amount, based on historical usage. Mr. Galli stated that they did an analysis of three years of utility costs and 18% of the monthly utility costs amounts to \$100 per month. That is how they arrived at the figure of \$100 per month.

Mr. Tadych stated that there is a separate furnace in the area that the woodworkers used to use before they moved out three or four years ago. That furnace is not being operated now. Mr. Tadych asked how Mr. Galli knows what the cost would be because that is not a normal utility cost if the furnace is not being run during the vacancy.

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Mr. Galli stated that there were a couple of spikes in the analysis. One spike was in April of 2011, when the Building Inspectors all came back over to the Community House. They used the area that would be just to the west of the leased space in the basement. The analysis was for the last three years. The woodworkers moved out in the summer of 2009. Mr. Tadych stated that we do not have a history of the current years. That cost might vary when that furnace is used. Mr. Galli stated that the other concern he would have for the Village Bicycle Cooperative is that if we start to program other programs in the space to the west of their rental space and the increase goes up by starting to heat and cool that more, what effect does that have on their lease. Mr. Clark stated that if another tenant is added the lease would be amended.

Mr. Koomar suggested dealing with just this lease at this time, and determining what the trustees believe is a fair amount for a short term basis, and whether the goal is to cover expenses or add the \$100 additionally per month.

Mr. Clark suggested doing a percentage of the utilities only.

Mr. Koomar agreed.

Mr. Tadych stated that he does not think the \$100 fee belongs in the lease at all.

The amount of 18% of the utilities will be the monthly payment period. The furnace that is in the former woodworkers' shop will be included in that.

Mr. Ebert stated that the area to be leased is approximately 1,310 square feet. An exhibit will be added to the lease. The non-profit status has been submitted. Proof of insurance has been filed with the city. The lease term is for 12 months unless it is terminated early or renewed by the parties. The notice for termination is 60 days.

Ms. Smillie stated that the Village Bicycle Cooperative board met and is in agreement with the provisions of the lease. A copy will be forward to Ms. Smillie. They are trying to get started so that they can contribute back to the community with a variety of programs.

Chief Lyons stated that the Fire Department is fine with the projected date of March 23, 2013, but the fire detection system does have to pass certain objective standards in order to grant a certificate of occupancy from the Building Department. Mr. Tadych stated that Mr. Galli has stated previously that existing wire was going to be used for the detection system. Mr. Galli stated that all new wire has been used. Mr. Tadych asked if the contract price remains the same. Mr. Galli stated that there was a slight adjustment in the price if the existing wire was used.

Mr. Ebert stated that the purpose of the lease is written in the agreement as "the purpose is only for the operation of a non-profit bicycle cooperative."

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There being no further business to come before the Cahoon Memorial Park Trustees, the meeting adjourned at 7:45 p.m.

Paul Koomar, President of Council

Joan Kemper, Clerk of Council