

Bay Village Shoreline Special Improvement District, Inc.

REGULARLY SCHEDULED BOARD MEETING 6/21/2022, 5:00 pm

MINUTES

A meeting of the Bay Village Shoreline Special Improvement District, Inc., was held June 21, 2022, by Zoom. The meeting was noticed publicly in accordance with law. The meeting was called to order at 5:00 pm and adjourned at 5:40 pm

Board member attendees:

Kevin Butler, McDonald Hopkins LLC, Legal Representative
Kathryn Kerber, Project Manager, City of Bay Village
Thomas Kelly, Councilman, City of Bay Village
Edward M. Smith, 23718 Cliff Drive, Chair
Carolyn Young, 29039 Lake Road, Vice Chair
Jeff Foster, 329 Kenmore drive, Secretary

Excused:

Andrew Seger, 23416 Lake Road, Treasurer

Other attendees:

Alison Marino

Items discussed:

1. Approval of previous meeting minutes:
 - a. No discussion, notations or revisions.
 - b. Unanimous approval
2. Discussion items:
 - a. Ed shared up updated list of potential projects, which is attached for reference.
 - b. An updated on the entire SID will be drafted by Ed for distribution city wide. This will be distributed to all folks with previous interest and Katheryn can assist with disseminating through the City publicity channels.
 - c. The Young's project is 90% complete. Carolyn's question to Kevin was: Would a single \$300,000 project be of interest to a funding source if it were solicited along?
 - i. Response: Likely not, but his partner Amanda Gorman has been the primary liason with the lenders and he will check with her about options.
 - ii. One option could be to finance in conjunction with other municipalities for economies of scale.
 - iii. More discussion on this upcoming
 - d. Kevin has prepared some document templates that will serve as the basis documents for the BV SID submissions.
 - e. Kevin will next prepare a decision and action flow chart that shows the process from start to finish. This will help potential residents that may be interested in participating but also to serve as a reminder to the board the steps of the process.
 - f. Question from Ed to Kevin: Once a bond amount is agreed upon with a lender, who sets the payments and final terms with the county?
 - i. Response: City council will administer in conjunction with Legal council.

- g. Discussion ensued regarding how community associations will be administered and executed. Will the liens be distributed to the member properties or only on the common property? This discussion will need to continue further with the City finance director, Renee Mahoney. Ed will work with Katheryn to set up a meeting with her to discuss further.
 - h. Lake County is currently working on a second round of project funding.
 - i. For reference by interested or participating properties, a non-comprehensive list of contractors and engineers was prepared and distributed to the board. This list is attached. It is meant to be a living document that individuals may be added to or removed from in the future. This list is not to be considered an endorsement of any individual or company listed.
3. Next Meeting:
- a. On the schedule of meeting the 3rd Tuesday of the month, the next meeting will occur on Tuesday, July 19, 2022 at 5:00 pm in person.
 - b. Location to be finalized but tentatively will occur at the Library.

End of minutes

**Bay Village Shoreline Special Improvement District (BVSSID)
Engineering & Construction Suggestions**

Engineering:

KS Associates

260 Burns Road, Suite 100

Elyria, Ohio 44035

+1 (440) 365-4730

www.ksassociates.com

Contact: Chris Day

E-mail: Dayc@ksassociates.com

John Matricardi (Part of KS Associates)

+1 (216) 408-3444

Matrixlake@aol.com

Bramhall Engineering & Surveying Company

801 Moore Road

Avon, Ohio 44011

+1 (440) 934-7878

www.bramhall-engineering.com

Engineered Technical Solutions (ETS)

27330 Center Ridge Rd, Westlake, OH 44145

Phone: +1 (440) 899-6880

WWW.EngineeredTechnicalSolutions.com

Contact: James Schilens

E-mail: jims@engineeredtechnicalsolutions.com

JMT

1001 Lakeside Avenue East

Sulte 970

Cleveland, Ohio 44114

Phone: +1 (216) 210-3176

www.jmt.com

Contact: James E. Provost

Construction:

Demex Construction

www.Demexconstruction.com

(a sister company to ☺

Gamellia Construction

327 Walker Road

Avon Lake, Ohio 44012

+1 (440) 309-6140

www.Gamelliaconstruciton.com

Jim@GamelliaConstruciotn.com

BVC Enterprises

32334 Lake Road

Avon Lake, Ohio 44012

+1 (440) 930-4728

Contact: Billy Votruba

BVCEnterprises@yahoo.com

www.billvotruba.com

Shoreline Contractors

150 Erie Court

Amherst, Ohio 44001

+1 (440)899-3100

Contact: Tom Murowsky

E-mail: Info@shorelinecontractors.com

www.shorelinecontractors.com

Huffman Equipment Rental & Contracting, Inc.

+1 (440) 951-2770

Haynes Construction

+1 (419) 663-2457

Contact: Mark Haynes

mark@markhaynesconstruction.com

Note: The Bay Village Shoreline Special Improvement District does not formally recommend any of the above engineering and construction contractors in any way. The list is developed from those that have done or are currently doing work for lakefront residents of Bay Village.

Bay Village Shoreline Special Improvement District

Name	Address	Parcel Number	Description of Project/Status	Estimated Cost	Estimated Timing	Board Member
Smith, Edward	23718 Cliff Drive	204-23-005	Lakefront revetment	\$ 100,000	Jun-23	Yes - Ed is Chairman
Bay View Park Association	East end of Cliff Drive	204-23-009 & 204-23-008	Lakefront revetment & Access Stairway	\$ 300,000	Jun-23	
Marino, Alison	23708 Cliff Dr	204-23-007	Lakefront revetment	\$ 100,000	Jun-23	
Olsson, Matthais	23714 Cliff Dr	204-23-006	Lakefront revetment	\$ 100,000	Jun-23	
Hudec, John	23724 Cliff Dr	204-23-004	Lakefront revetment	\$ 100,000	Jun-23	
Reuben, Martin	23728 Cliff Dr	204-23-003	Lakefront revetment	\$ 100,000	Jun-23	
Marron, Patrick	23804 Cliff Dr	204-23-002	Lakefront revetment	\$ 100,000	Jun-23	
Bircher, Amy	23808 Cliff Dr	204-23-001	Lakefront revetment & Access Stairway	\$ 250,000	Jun-23	
Campbell, Dave	23814 Cliff Dr	204-22-017	Lakefront revetment & Access Stairway	\$ 250,000	Jun-23	
Crawford, Gina	23818 Cliff Drive	204-22-016	Lakefront revetment & Access Stairway	\$ 300,000	Jun-23	
Bay Park Beach Company C/O Jeff Foster	Lakeview Drive	204-09-208	Concrete replacement, quarry stone replacement, armor stone revetment, upper drainage	\$121,000 to \$1,600,000		Yes - Jeff is Secretary
Bloomfield, Michael & Marin Mannix Joint Trust	31436 Lake Road	201-02-004 & 201-02-005	Armor stone, seawall with pier and steps. Per e-mail on 5/18/22, they will hold off on doing any shoreline work at this time.			
Gash, Richard & Barbara	29560 Lake Road	202-022-002 & 202-02-003	The Gash's continue to be interested but are not undertanking anything specific at this time. They would like to be kept up to date on the BVSSID activities.			
Seger, Andrew & Ann	23416 Lake Road	204-24-004	KS has provided conceptual drawings. Permitting expected to start this fall and take 12 to 15 months. There had been some permits approved earlier. ARMOR STONE REVETMENT WITH STAIRS a revetment with a high and wide crest (582 feet IGLD 1985, 14 feet wide) to reduce overtopping with a concrete stairway built into a series of Redi-Rock walls built into the bluff.	\$ 375,000	late 2023 to 2024	Yes - Andy is Treasurer
Yellig, Carol	23502 Lake Road	204-24-006	Permits being granted now. Cost is \$300k to \$350K. Working with KS. Construction expected to start in Spring 2023. Very interested in SID financing. May need earlier financing (mid summer to early fall). The proposed project consists of an armor stone revetment with 2-4 ton armor stone, a filter layer of ODOT Type "B" stone under the armor stone, a crest height of 582 IGLD1985, a crest height of 582 feet IGLD, side slopes of 2 horizontal on 1 vertical, and 201 cubic yards of sand prefill placed offshore of the revetment.	\$300K to \$350K	Bidding underway now, award in late summer early fall, construction in late winter, early spring 2023.	No
Young III, Charles & Carolyn	29039 Lake Road	202-04-001 & 202-04-003	Lakefront revetment. Revetment covers three parcels with the middle parcel owned by the City of Bay Village.	\$ 275,000	Nearing completion	Yes - Carolyn is Vice Chairman
Lesczynski, Mark & Libby	29644 Lake Road	202-01-009	Scope still undetermined at this time. Expect to contract in 2024-2025. I provided overview of the BVSSID and contact details for KS Associates and KTS Engineered Solution. Also offered to answer questions as they move forward.	N/A	2024-2025	No-
Kelly, Tom	N/A - Member of Bay Village City Council	N/A	N/A	N/A	N/A	Yes - Member of Bay Village City Council
Kerber, Kathryn	N/A - Representative of Mayor	N/A	N/A	N/A	N/A	Yes - Representative of Mayor
Initial Respondents Who Expressed Interest but Did Not Return Preliminary Survey						
Archbold, Nannette	26556 Lake Road	201-06-005	06/14/2021 - Interested in learning more about SID			
Bloomfield, Michael & Stephanie	31436 Lake Road	201-02-004	Has many questions about how an SID would work.			
Busch, Jim	389 Oak Cliff Drive	204-22-035	06/30/2021 - Member of Oak Cliff group - Would like to know more about the BVSSID			
Cucuzza, Tom & Susan	31010 Lake Road & 30960 Lake Road	201-03-009 & 201-03-010	06-28-2021 - No current need but would like to be kept informed.			

Delia, Terry & Jonie			06-29-2021 - Part of a larger group of 30. Offered to get listing of all 30 and organize an information session. Add Larry Ludwig to the contact list			
Fagnoli, Rick	31424 Lake Road	201-02-006	06-30-2021 - Interested. Needs to know more about what an SID. Appeared to be out for bid on a breakwall as of 06/30/2021			
Geib, Dan & Dede	25740 Lake Road & 25760 Lake Road	203-34-054 & 204-04-032 & 204-04-031	06-28-2021 - Interested in learning more about how an SID would work. Has a need due to erosion of existing breakwall.			
Hegde, Vasanti	25120 Lake Road	204-09-033	07/21/2021 - Would like to know more about the BVSSID			
Hegeman, David & Kathleen	31018 Lake Road	201-03-006	06-16-2021 Interested in being kept up to date - contact through husband			
Hemsath, Barb & John	24636 Lake Road	202-14-017	06-18-2021 - Asked to be kept up to date on SID progress.			
Hudson, Jesse & Jessica	29647 Lake Road	202-01-012	06-16-2021 - Interested in participating in SID. Part of Sadler Subdivision group of 28 homes			
McNamara, Mickey & Stephanie	30328 Lake Road	201-06-004	06-14-2021 - Interested in learning more about SID			
Novak, Michael	23758 Lake Road	204-23-022	Worked with Jim Schilens, permits in hand and under bid as of 06-21-2021. May be interested in SID			
Olson, Becky & Violette, Jim	24624 Lake Road	204-14-018	06-14-2021 - Interested in learning more about SID			
Paradise, Ken & Kiefer, Nancy & Paradise, Kenneth & Archbold, Nannette	30166 Lake Road & 26556 Lake Road	201-15-001 & 203-15-004	06-16-2021 - Interested in participating in SID			
Riemenschneider, Christian	29514 Lake Road	202-02-005	06-14-2021 - Interested in learning more about SID			
Rotuno, Chuck & Kathy	358 Lake Park Drive	204-22-031	06-15-2021 - Interested in SID for near term project. They are working with KS Associates. Have questions . No phone number provided. I sent e-mail.			
Schelzig, Colleen & Dietrich	28944 Lake Road	202-04-006	06-15-2021 - Interested in being kept informed about SID			
Sejba, Andrea	29622 Lake Road	202-01-010				
Sejba, Stephen	29622 Lake Road	202-01-010	06-14-2021 - Interested in learning more about SID			
Sullivan, Pat	24316 Lake Road & 24310 Lake Road	204-18-013 & 204-18-014	06-14-2021 - Interested in learning more about SID			
Walker, Jo Ellen	24654 Lake Road	204-14-016	06-14-2021 - Interested in learning more about SID			
Ward, Ted	26100 Lake Road	203-29-061	06-14-2021 - Interested in learning more about SID			
Weiland, Jim	24434 Lake Road	204-18-008	06-22-2021 - Owns 4 adjacent homes at 24434 to 24510 Lake Road. Interested in being kept up to date on the SID progress.			
Wilson, Tom	353 Oak Cliff	204-22-032	06-14-2021 - Interested in being part of the group			
Wing, Elizabeth & Anderson, Dennis	29627 Lake Road	202-01-011	06-28-2021 - Part of Sadler Beach Association (34 members?). Wants to learn more. Does whole organization need to sign off before moving forward?			
Rajsel, Nevenka (Nikki)	29324 Lake Road					