



# City of Toledo

One Government Center  
Toledo, OH 43604

## Agenda Review City Council

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Tuesday, June 19, 2018

3:00 PM

Council Chambers

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**:: SPECIAL MEETING OF TOLEDO CITY COUNCIL, 3:00 P.M. JUNE 18, 2018 ::**

**:: REGULAR MEETING OF TOLEDO CITY COUNCIL, JUNE 18, 2018 ::**

### **COUNCILWOMAN HARPER PRESENTS:**

[R-222-18](#)

#### **Commending the 53rd Annual Debutante Cotillion Award Recipients.**

**Body:** SUMMARY & BACKGROUND:

WHEREAS, the Toledo Club of the National Association of Negro Business and Professional Women's Clubs, Inc. presented the 53rd Annual Debutante Cotillion Ball on Saturday, May 26, 2018 at the Stranahan Theatre in the Great Hall in Toledo, Ohio; and

WHEREAS, well over 600 people attended this spectacular event where young ladies from the community were presented into society; and

WHEREAS, Wilma D. Brown was the 2018 Cotillion General Chairwoman, Karen Garrett and Denise Cardwell were the Co-Chairs and this event is considered one of the top social events of the year in Toledo, and the Cotillion Ball and related activities include high school juniors and seniors who have shown academic, moral and civic qualities that make them eligible for this special recognition; and

WHEREAS, crowned "Outstanding Debutante" of the Year 2018 was Courtney Draper, the "Second Place Winner" was Nakiya White, and the "Third Place Winner" was Christa Parker;

### **SECOND READING ITEMS:**

[O-212-18](#)

**Authorizing the expenditure of \$500,000 from the Capital Improvement Fund for the Streets, Bridges & Harbor Matches and Planning Program; authorizing the Mayor to enter into agreements and contracts for improvement projects within the Division of Streets, Bridges & Harbor; and declaring an emergency.**

**Body:** SUMMARY & BACKGROUND:

Every year, the Division of Streets, Bridges & Harbor includes in its annual CIP fund request a line item for Matches and Planning. This line item represents the amount of funding that is needed in order to supply match amounts for outside grants and loans the division has anticipated and secured, as well as to plan for future large scale projects with design, testing, and environmental work. Some of these projects include, but are not limited to, Maumee over Norfolk Southern Railroad and Marengo over Ravine. It is imperative that the Division of Streets, Bridges & Harbor's Matches and Planning Program be authorized immediately, as there are strict deadlines for planning, design, environmental, bid, and construction associated with each grant fund source.

**Legislative History**

6/5/18                      City Council                      First Reading

[O-214-18](#)

**Authorizing the Mayor to accept, deposit, appropriate and expend the Community Development Block Grant from the U.S. Department of Housing and Urban Development (HUD) in an amount estimated to be \$7,457,293; and authorizing submission to the U.S. Department of Housing and Urban Development of the One-Year Action Plan; and declaring an emergency.**

**Body:** SUMMARY & BACKGROUND:

This legislation provides funding for a variety of programs both for the administration of the CDBG program and programs operated internally by various city departments and operations, Community Development Corporations, and Social Service agencies. This legislation authorizes the acceptance, deposit, appropriation and expenditure estimated to be \$7,457,293 in federal funds and more specifically, the One Year Action Plan for the 2018 Program Year to be submitted to HUD on

June 30, 2018.

The financial impact of this Ordinance is the receipt of \$7,457,293 from HUD to the city of Toledo for the administration of the CDBG Program as well as the allocation of funding to Community Development Corporations and various Social Service agencies in the Toledo community.

**Attachments:** [Schedule A](#)

**Legislative History**

6/5/18            City Council            First Reading

[O-215-18](#)

**Authorizing the Mayor to accept, deposit, appropriate, and expend the Emergency Solutions Grant estimated to be \$606,390 from the U.S. Department of Housing and Urban Development to fund Emergency Solutions Grant Program activities; and declaring an emergency.**

**Body:** SUMMARY & BACKGROUND:

The city of Toledo (COT) receives from the U.S. Housing & Urban Development Department (HUD) a designated Emergency Solutions Grant (ESG) amount, as an entitlement city and participating jurisdiction, for the purpose of ending homelessness in Toledo. The city's receipt and acceptance of the grant amount compels it to utilize the funds within certain HUD regulations, directives, and guidelines, as well as pursuant to the HUD approved Five Year Consolidated Plan for the city of Toledo. Specifically, the Consolidated Plan which the COT must follow is in effect from 2015 through 2020. Each year, however, the COT submits to HUD its One Year Action Plan, describing how it will continue to implement and execute the Five Year Consolidated Plan. The city must submit the One Year Action Plan each year within the respective five year period in order to continue to receive the annual ESG allocation from HUD. In the Five Year Consolidated Plan, as well as the 2018-2019 Action Plan, one of eight priorities is "ending homelessness". Likewise, the Consolidated Plan and each year's Action Plan, inclusive of the 2018-2019, specifies that the COT will partner and collaborate with the HUD designated Continuum of Care (CoC) entity for Toledo (and Lucas County), i.e., the Toledo Lucas County Homelessness Board (TLCHB), in

addressing the goal of ending homelessness in the community. It is the TLCHB as the HUD designated CoC entity that coordinates the response (e.g., rapid re-housing), the resources (e.g., leveraging of several funding sources), and the responsibility (e.g., community focus/representation) for ending homelessness in the Toledo community.

This Ordinance is to authorize the Mayor to submit to HUD the 2018-2019 One Year Action Plan, accept the 2018 Program Year ESG allocation from HUD, deposit the 32nd Program Year ESG funds received from HUD into the appropriate account code, and expend the amount received pursuant to the Five Year Consolidated Plan, and more specifically, the One Year Action Plan for the 2018 Program Year to be submitted to HUD on June 30, 2018.

The financial impact of this Ordinance is the receipt of the estimated amount of \$606,390 from HUD to the City of Toledo for ending homelessness in the Toledo community.

**Label:** 32nd Program Year ESG  
Department of Neighborhoods  
Bonita Bonds (x1401)  
Revised

**Attachments:** [Schedule A](#)

**Legislative History**

6/5/18            City Council            First Reading

[O-216-18](#)

**Authorizing the Mayor to accept, deposit, appropriate and expend the HOME Investment Partnership Program Grant estimated to be \$2,245,266 from the U.S. Department of Housing and Urban Development (HUD) for the purpose of funding the 2018 HOME Investment Partnership Program; and declaring an emergency.**

**Body:** SUMMARY & BACKGROUND:

The city of Toledo (COT) receives from the U.S. Housing & Urban Development Department (HUD) a designated amount of HOME Investment Partnership Program (HOME) Grant dollars, as an

entitlement city and participating jurisdiction, for the purpose of meeting HUD national objectives, as well as providing affordable housing to low and moderate income individuals or families. The city's receipt and acceptance of the grant amount compels it to utilize the funds within certain HUD regulations, directives, and guidelines, as well as pursuant to the HUD approved Five Year Consolidated Plan for the city of Toledo. Specifically, the Consolidated Plan which the COT must follow is in effect from 2015 through 2020. Each year, however, the COT submits to HUD its One Year Action Plan, describing how it will continue to implement and execute the current Five Year Consolidated Plan but within the subject Program Year. The City must submit the One Year Action Plan each year within the respective five year period in order to continue to receive the annual HOME allocation from HUD.

This Ordinance is to authorize the Mayor to submit to HUD the One Year Action Plan, accept the 2018 Program Year HOME allocation from HUD, deposit the HOME funds received from HUD into the appropriate account codes, and expend the amount received pursuant to the Five-Year Consolidated Plan, and more specifically, the One Year Action Plan for the 2018 Program Year to be submitted to HUD on June 30, 2018.

The financial impact of this Ordinance is the receipt of \$2,245,266 from HUD to the city of Toledo to provide affordable housing to low and moderate income individuals and families in the Toledo community.

**Label:** 27th Program Year HOME  
 Department of Neighborhoods  
 Bonita Bonds (x1401)  
 Revised

**Legislative History**

6/5/18                      City Council                      First Reading

**COUNCILMAN LUDEMAN PRESENTS:**

[O-223-18](#)

**Amending the Toledo Municipal Code by repealing the existing Chapter 1760, Registration of Lead Safe**

**Residential Rental Units, and enacting a new Chapter 1760 under Part 17, Title 3 entitled Lead Safe Residential Rental Units and Day Care Centers; and declaring an emergency.**

**Body:** SUMMARY & BACKGROUND:

Toledo City Council finds that lead poisoning poses a serious health threat to adults and especially children in the City of Toledo. Children are particularly susceptible to the hazards of lead since their bodies are still developing and since they are more likely to ingest lead through hand-to-mouth contact. Fetuses are also vulnerable to the effects of lead paint because women of child bearing age can, when they become pregnant, transfer lead to their fetuses, which can result in adverse developmental effects.

City Council desires to amend the Toledo Municipal Code by repealing the existing lead laws, Ch. 1760, and enacting a new Ch. 1760 for Lead Safe Residential Rental Units and Day Care Centers.

**Label:** Councilman Ludeman

**COUNCILMAN SYKES PRESENTS:**

[O-224-18](#)

**Authorizing the expenditure of \$30,000 from the Capital Improvement Fund for the purchase of a City Council Vehicle; authorizing the Mayor to accept bids and enter into a contract; and declaring an emergency.**

**Body:** SUMMARY & BACKGROUND:

City Council has two (2) vehicles, a 2000 Jeep Liberty mileage 88,910 and a 2011 Dodge Nitro mileage 46,630. A new vehicle is necessary to maintain a safe and reliable form of transportation for City Council Members and staff. Ord. 201-18, the 2018 - 2022 CIP Plan, appropriated \$30,000 for a new vehicle for City Council.

**Label:** Councilman Sykes

**COUNCIL MEMBER KOMIVES PRESENTS:**

[O-225-18](#)

**Authorizing the City of Toledo to enter into an agreement with the Lake Erie Foundation to fund up to**

**one third of the cost for Phase Two of a Lake Erie Economic Impact Analysis and a Western Lake Erie Report Card; to authorize agreements for these projects; and declaring an emergency.**

**Body:** SUMMARY & BACKGROUND:

Toledo City Council finds it necessary to continue its efforts to protect Lake Erie in the wake of harmful algal blooms. Lake Erie's western basin is the source of the City's drinking water. It is crucial to reduce algal blooms that threaten public safety by producing toxins in the lake and its tributaries. Likewise, the Lake is used extensively for recreational purposes including fishing and boating. It is therefore pertinent to work cooperatively with regional entities also affected by the algal blooms and to conduct research that will aid in resolving the crisis.

City Council believes that working with the City of Oregon and Lucas County to fund a Lake Erie economic impact analysis and western Lake Erie report card study is a practical and beneficial endeavor. The study will provide the City and its partners better economic data in order to best demonstrate the value of a healthy Lake Erie. The report card grading system will provide benchmarks to record the progress or lack thereof in reducing the nutrient loads of nitrogen and phosphorus in runoff that causes the algal blooms.

The City of Toledo, the City of Oregon, and Lucas County will each provide funding for one third the cost of this project. The ordinance will provide funds not to exceed \$55,000. The expectation is that the final cost will be lower than this amount, and the communities will continue to seek additional grant funds that would reduce the cost. The economic study and report card study will be conducted by Key Logistics and the University of Maryland. The Lake Erie Foundation will serve a coordinating role with the communities and the service providers at no cost to the communities.

**Label:** Council Member Komives

**TOLEDO MUNICIPAL COURT:**

[O-226-18](#)

**Authorizing an agreement with the Lucas County Board of County Commissioners for provision of electronic monitoring services to Toledo Municipal Court through the Lucas County Common Pleas Court program; authorizing the annual expenditure of \$179,400; waiving the requirements of TMC 187 and making certain findings with respect thereto; and declaring an emergency.**

**Body:** SUMMARY & BACKGROUND:

This Ordinance authorizes an agreement between Toledo Municipal Court (“TMC”) and the Lucas County Board of County Commissioners for the provision of electronic monitoring of criminal defendants in the Toledo Municipal Court. The Agreement is for a one-year term with an option to extend the agreement for an additional two years.

**Label:** TMC EM Agreement  
Toledo Municipal Court  
C. Lisa Falgiano (x1949)

**DEPARTMENT OF PUBLIC UTILITIES:**

[O-227-18](#)

**Authorizing the mayor to enter into and execute cooperative agreements between the city of Toledo and the State of Ohio, Department of Transportation (ODOT) for the Dorr Street Interchange on I-475 (PID 99737); giving consent to ODOT to purchase rights of way for the project; giving consent to ODOT to construct the project in the city of Toledo; giving consent to ODOT to construct adjacent related necessary street improvements; authorizing the expenditure of an amount not to exceed \$1,000,000 from the Capital Improvement Fund for the Dorr St. Interchange; and declaring an emergency.**

**Body:** SUMMARY & BACKGROUND

The Ohio Department of Transportation (ODOT) has identified the need for a new interchange on I-475 at Dorr Street. The Lucas County Engineer’s Office will be responsible for engineering design,

which is currently underway. ODOT will acquire all necessary rights of way for the project and will administer the construction of the interchange and improvements on Dorr Street both within and outside Toledo's city limit. The project will include all ramps, connections to/from I-475 to Dorr Street; widening Dorr Street from Holland-Sylvania to McCord Road intersection approaches. Adjustments to nearby residential streets affected by the project will also be completed. This Ordinance and cooperative agreements are needed to allow ODOT to conduct this work which is partially located within the limits of the city of Toledo and for the city to participate in the project as necessary. An amount not to exceed \$1,000,000 has been appropriated in the 2018 CIP plan through Ord. 201-18 for this project.

The city of Toledo desires the State of Ohio, Director of Transportation, to proceed with the aforesaid highway improvements.

**Label:** DPU061918DORRSTREETINTERCHANGE  
 DPU/Engineering Services  
 David Dysard (x2693)  
 (Revised)

#### **DEPARTMENT OF PUBLIC SERVICE:**

[O-228-18](#)

**Authorizing the disappropriation of \$87,500 from the General Fund Division of Parks, Recreation and Forestry seasonal and intern services budget; authorizing the appropriation of \$87,500 for contractual services for park mowing operations; and declaring an emergency.**

**Body:** SUMMARY & BACKGROUND:  
 This Ordinance authorizes the reappropriation of funds within the Division of Parks, Recreation and Forestry's (Parks) General Fund budget. The Division currently uses seasonal employees through a job agency to complete park mowing operations. The job agency the city uses is no longer going to insure drivers. As a result, Parks is preparing to hire mowing contractors to complete operations this season. This Ordinance reallocates budget within Parks' General Fund operating budget to cover this change from seasonal employees to contractual

services.

**Label:** DPS Parks Mowing Budget \$87,500  
Parks, Recreation and Forestry  
Karen Ranney Wolkins (x2326), Paul M. Rasmusson (x7868)  
(Revised)

#### DEPARTMENT OF HUMAN RESOURCES:

[O-229-18](#)

**Authorizing the Mayor to enter into an Agreement with Delta Dental for the provision of dental insurance services for the City of Toledo's covered employees for a term of three (3) years; and further authorizing the expenditure of funds; and declaring an emergency.**

**Body:** SUMMARY AND BACKGROUND:

The City of Toledo's previous contract with Delta Dental Insurance Company, the incumbent provider, expires on July 31, 2018. The City of Toledo's Department of Human Resources sought competitive proposals and received ten (10) responsive proposals for dental insurance coverage. The Human Resources Department reviewed each proposal, with consultation from the city's Law (Risk Management) and Finance Departments, and members of the city's Healthcare Care Cost Containment Committee and determined that Delta Dental presented the lowest and best proposal. It is estimated that the administrative fee cost associated with this agreement will be approximately \$84,012.84 per year.

**Label:** Dental Insurance Services  
Department of Human Resources  
C. Brown (x1563)  
(Revised)

#### DEPARTMENT OF POLICE OPERATIONS:

[O-230-18](#)

**Authorizing the Mayor to enter into an agreement with the Ohio Building Company, LLC for office space; authorizing the Mayor to accept and deposit \$195,355 from the Department of Justice Federal Bureau of Investigation into the General Fund for reimbursement of the cost of this lease and the purchase of office**

**furniture; authorizing the appropriation and expenditure of funds for said purpose; waiving the competitive bid requirements of Chapter 187 of the Toledo Municipal Code and entering into a contract with Integrity Installations, Inc for the purchase of office furniture; and declaring an emergency.**

**Body:** SUMMARY & BACKGROUND:

The U.S. Department of Justice, Federal Bureau of Investigation has funds available to law enforcement agencies for the purpose of joint task force operations. The Toledo Police Department will utilize the Ohio Building space for FBI joint task force operations. The value of the funding available to the Toledo Police Department is \$162,000 which will be used to reimburse the general fund for the cost of this lease. The funds will cover the entire amount of the lease agreement with the Ohio Building Company LLC for a three-year period. The additional amount of \$33,355 will also be provided by The U.S. Department of Justice, Federal Bureau of Investigation for reimbursement of the cost of office furniture.

The reason for waiving competitive bidding lies in the fact that the FBI offices are currently located in the Ohio Building. In addition, the furniture purchase was negotiated and arranged by the FBI since they are reimbursing the City of Toledo for its full cost. There are no matching requirements.

**Label:** OHIO BUILDING LEASE AGREEMENT  
TOLEDO POLICE DEPARTMENT  
LT. JAMES BROWN (x3203)  
(Revised)

[O-231-18](#)

**Authorizing the Mayor to accept a Norfolk Southern Foundation Grant in the amount of \$3,000; authorizing the deposit, appropriation and expenditure of the grant proceeds in the Operation Grants Fund; and declaring an emergency.**

**Body:** SUMMARY & BACKGROUND:

The Norfolk Southern Foundation has awarded the Toledo Police Department \$3,000 from their local discretion grant fund. The grant

funds will be used for the purchase of police equipment and supplies.  
There is no cash match and no in-kind match requirement.

**Label:** NORFOLK SOUTHERN FOUNDATION \$3,000  
TOLEDO POLICE DEPARTMENT  
LT. JAMES BROWN (x3203)  
(Revised)

#### DEPARTMENT OF LAW:

[O-232-18](#)

**Repealing Toledo Municipal Code Section 1760.04(a) (20) and paragraphs c, d, e and f of Section 1760.15 and enacting new language to correct technical issues with Chapter 1760, “Registration of Lead Safe Rental Units”; and declaring an emergency.**

**Body:** SUMMARY & BACKGROUND:  
Toledo City Council passed Ordinance 226-16 in August of 2016, which created Chapter 1760 of the Toledo Municipal Code, to require that certain rental properties be inspected by Local Lead Inspectors and then certified by the Toledo-Lucas Health Department as lead safe. The compliance deadline in Chapter 1760 was modified by Ordinance 167-17 to a three-year phase in with the first deadline coming due on June 30, 2018. Chapter 1760 incorporates a definition of the word “owner” that is causing confusion. To clarify the intent of Chapter 1760, this Ordinance changes the definition of “owner” to mean any legal entity or person who has legal title to the Residential Rental Property. This Ordinance also removes the duplicative paragraph at Toledo Municipal Code Section 1760.15(c). This Ordinance does not contain any other substantive changes.

**Label:** Amendment to Lead Safe Residential Rental Units  
Department of Law  
Joe McNamara (x1088)  
(Revised)

#### OFFICE OF THE MAYOR:

[O-233-18](#)

**Authorizing the establishment of the Toledo Fireworks trust fund; authorizing the acceptance, deposit, appropriation and expenditure of funds for costs related**

**to Fourth of July fireworks celebrations; and declaring an emergency.**

**Body:** SUMMARY & BACKGROUND:

The fireworks celebration in downtown Toledo this year will be known as Fourth-in-the-419. Planning is already underway with several community partners and a vendor has been identified for this year's fireworks show. Funds for this year's celebration have been pledged by two donors at this time. In order to manage donations and expenditures related to fireworks celebrations in Toledo this year and in future years, the city wishes to establish a separate trust account for deposits and expenditures related to said celebrations. This Ordinance authorizes the establishment of the Toledo Fireworks trust fund account and authorizes the acceptance, deposit, appropriation and expenditure of funds from this account.

**Label:** Fireworks Celebration Funding  
Office of the Mayor  
Gretchen DeBacker (x1600)  
(Revised)

**DEPARTMENT OF PUBLIC SERVICE:**

[O-234-18](#)

**Authorizing the Mayor to enter into an agreement with Charlie's Dodge for the purchase of pick-up trucks; waiving the competitive bid requirements of Chapter 187 of the Toledo Municipal Code; and declaring an emergency.**

**Body:** SUMMARY & BACKGROUND:

Ordinances 418-16 and 352-17 authorized the appropriation and expenditure of funds for the purchase of vehicles for the division of sewer and drainage services. The city of Toledo ordered 11 Ram trucks from Vision Chrysler in Defiance, Ohio under state-term contract. After the trucks were built and ready for shipment, Vision Chrysler went out of business. A Fiat Chrysler Americas fleet manager contacted Charlie's Dodge and requested they fulfill delivery of the trucks at the same cost as originally awarded. Charlie's Dodge agreed to maintain the pricing and complete the delivery. This ordinance authorizes the Mayor to enter into a contract with Charlie's

Dodge for said purchase.

**Label:** Dodge Pick-Up Trucks  
Division of Fleet and Facility Operations  
David Obrock (x3203) / Paul M. Rasmusson (x7868)  
(Revised)

#### THE CLERK REPORTS:

[R-235-18](#)

**Declaring the intent to vacate all rights of way, with exceptions, found within the boundaries of the proposed Manhattan Marsh Metropark, being a part of Northern Heights Plat 3, “North Toledo”, Section 20, Town 9 South, Range 8 east, and the Forsythe Tract, City of Toledo, Lucas County, Ohio; and declaring an emergency.**

**Body:** SUMMARY & BACKGROUND:  
Petitioner has filed a request to vacate all rights of way, with exceptions, found within the boundaries of the proposed Manhattan Marsh Metropark, being a part of Northern Heights Plat 3, “North Toledo”, Section 20, Town 9 South, Range 8 east, and the Forsythe Tract, in the City of Toledo, Lucas County, Ohio, as more fully described in Section 1 hereof.

**Label:** The Clerk Reports

#### COUNCIL PRESIDENT CHERRY, CHAIR, ZONING & PLANNING COMMITTEE, REPORTS AS APPROVED:

[O-236-18](#)

**Declaring the vacation of that portion of Smith Street, running west of Canton Street and abutting lots 226, 227, 228, 241, 242 and 243; and declaring an emergency.**

**Body:** SUMMARY & BACKGROUND:  
The Council of the City of Toledo, by Resolution No. 443-17 adopted on October 17, 2017, declaring its intent to vacate that portion of Smith Street abutting lots 226, 227, 228, 241, 242 and 243 in the City of Toledo, Lucas County, Ohio, as more fully described in Section 1 hereof.

All of the preliminary steps have been taken as required by law, the Charter of the City of Toledo, and the Toledo Plan Commission has made reports regarding the proposed vacations; and all things required by law to be done, have been done. During the vacation process it was determined the City of Toledo has received all fees for this vacation.

**Label:** Zoning & Planning Committee

**Attachments:** [Plan Commission Report](#)

[O-237-18](#)

**Granting a Special Use Permit for a Tobacco Shop for a site located at 1728 Laskey Road, in the City of Toledo, Lucas County, Ohio; subject to certain conditions; declaring an emergency.**

**Body:** SUMMARY & BACKGROUND:

By application (SUP-3006-18) filed with the City of Toledo Central Permit Center, a request for a Special Use Permit for a Tobacco Shop for a site located at 1728 Laskey Road in the City of Toledo, Lucas County, Ohio; was submitted to the Toledo City Plan Commission for its review and recommendation.

On May 10, 2018, the Toledo City Plan Commission recommended approval for a Special Use Permit for a Tobacco Shop for a site located at 1728 Laskey Road, in the City of Toledo, Lucas County, Ohio.

On June 13, 2018, Toledo City Council, Planning and Zoning Committee reviewed, and sent as approved a Special Use Permit for a Tobacco Shop for a site located at 1728 Laskey Road, City of Toledo, Lucas County, Ohio; and all other things required by law to be done, have been done.

**Label:** Zoning & Planning Committee

**Attachments:** [Plan Commission Report](#)

[O-238-18](#)

**Granting a Special Use Permit for a Utility Major for a site located at 220 and 236 N. Berlin Avenue, in the**

**City of Toledo, Lucas County, Ohio; subject to certain conditions and the granting of waivers; and declaring an emergency.**

**Body:** SUMMARY & BACKGROUND:

By application (SUP-4001-18) filed with the City of Toledo Central Permit Center, a request for a Special Use Permit for a Utility Major for a site located at 220 and 236 N. Berlin Avenue, in the City of Toledo, Lucas County, Ohio; was submitted to the Toledo City Plan Commission for its review and recommendation.

On May 10, 2018, the Toledo City Plan Commission recommended approval for a Special Use Permit for a Utility Major for a site located at 220 and 236 N. Berlin Avenue, in the City of Toledo, Lucas County, Ohio.

On June 13, 2018, Toledo City Council, Planning and Zoning Committee reviewed, and sent as approved a Special Use Permit for a Utility Major for a site located at 220 and 236 N. Berlin Avenue, City of Toledo, Lucas County, Ohio; and all other things required by law to be done, have been done.

**Label:** Zoning & Planning Committee

**Attachments:** [Plan Commission Report](#)

[O-239-18](#)

**Approving the Seagate Block Urban Renewal Plan, making findings in connection therewith; and declaring an emergency.**

**Body:** SUMMARY & BACKGROUND:

Under the provisions of Article XVIII Section 3 of the Ohio Constitution, the Home Rule Amendment, and the Charter and Ordinances of the City of Toledo, the City is authorized to undertake urban renewal activities in blighted or deteriorated areas of the City. The Stickney West Urban Renewal Plan dated January 2018 (the "Urban Renewal Plan" or "Plan") for the Stickney West urban renewal district ("Urban Renewal Plan Area" or "Plan Area") has been prepared and presented to Council, which Urban Renewal Plan is in accordance with Chapters 725 and 1728 and section 1.08 of the Ohio

Revised Code, and which Plan provides for the undertaking of activities for the elimination and prevention of recurrence of blight and deterioration in the Plan Area, and contemplates actions for demolition, land disposition, environmental remediation, infrastructure improvements, financial incentives to eliminate deteriorated conditions and conditions which affect health and safety, provide construction and retail sector jobs, and other measures to insure economic vitality of the area.

The Urban Renewal Plan was submitted to the Plan Commission of the City of Toledo, the duly designated and acting official planning body of the City, for its review and recommendations in accordance with Toledo Municipal Code Chapter 1201, and the Plan Commission has reviewed the Plan, has determined that the Plan conforms to the Master Plan of the City as a whole, and has, in all respects, approved the Plan and has submitted to this Council the Plan Commission's recommendations and approval with respect to the Plan, and this Council has duly considered said recommendations and approval of the Plan Commission.

After notice duly given, the Toledo City Plan Commission conducted a public hearing on May 10, 2018, at which hearing a presentation of the Plan and supporting documentation therefore was made, and at which hearing all persons and organizations who provided an opportunity to be heard, and the Plan Commission considered and approved the Plan and the Plan is for the purpose of alleviating deteriorated and blighted conditions.

The request is a review and adoption of the Seagate Block Urban Renewal Plan. This plan was prepared in order to rejuvenate an underperforming block in downtown Toledo, anchored by the Seagate Convention Centre. The "blighted" designation allows an area to use different tools and funding sources to improve the district. In order for an area to qualify for an Urban Renewal Plan there must be documentation of "blighted" conditions. Staff conducted a survey on April 23, 2018 and determined that 7 of the 8 parcels or 87.5% of parcels are "blighted" and exhibit some signs of growth impairment.

The survey methodology adopted has been designed under the guidelines set forth under the definition of blighted area in the Toledo Municipal Code Section 1201 and Ohio Revised Code Chapters 1.08 and 725, to document the prevalence of deteriorating conditions. These items are documented in greater detail in the Seagate Block Urban Renewal Plan.

The ±6.35 acre study area is bounded by Jefferson, Summit, Monroe, and Superior streets. It includes the following buildings: the Seagate Convention Centre, the Park Inn, the former Seagate Hotel, the Neighborhood Health Association building, and the Secor Building. The majority of the buildings were built in the early 70s or mid 80s with the exception of the Secor Building. Lucas County Auditor's records indicate it was constructed in 1908. The majority of buildings are dealing with issues related to age, dilapidation, or obsolescence and the presence of the partially demolished former Seagate Hotel.

The Seagate Block Urban Renewal Plan includes a project summary, legal description, objectives, proposed actions, site preparation, demolition plan, land use description, zoning description, community benefits, land disposition, and project cost estimates. The plan describes projects currently underway or in the planning stages and the manner in which the conditions of "blight" will be remediated through current or projected development.

The initial focus of the plan is on two locations: renovations and upgrades to the Seagate Convention Centre and the restoration of the former Seagate Hotel. These are complimentary opportunities. Studies have shown that there is both demand for additional hotel rooms and that the lack of rooms has resulted in the loss of larger convention center events (see below). A modernized convention center, with a dedicated ballroom also has the ability to capture more events and attendance which can further generate additional demand for lodging in downtown. This would allow other buildings within the plan district to benefit not only from increased demand but from the centralized location to the convention center and the adjacent stadium and arena,

while capturing additional out of town dollars from overnight visitors. These improvements will remove conditions of “blight” in the area and assist with economic growth and development in both downtown and the larger regional area. Other opportunities for redevelopment or funding improvements may occur in the future, but have not been determined at this time.

The 2017 Downtown Toledo Master Plan identified the potential for both a modernized convention center and additional hotel capacity. It recommended four options to improve the existing convention center with varying levels of investment. Suggestions ranged from a more transparent and inviting reskin of the existing facade to a complete rebuilt and reconfiguration at the existing site. The plan demonstrated that convention center attendance trailed similar sized cities and that there was potential to capture additional activity with improvements. The plan also identified existing downtown hotel capacity to be both an obstacle for larger events at the convention center and an opportunity for additional investment. The research suggested that increased convention center business could support an additional 200-600 rooms downtown. Similar findings were also documented in the Seagate Convention Centre Market Study completed for the Lucas County Commissioners in 2016.

The Toledo 20/20 Comprehensive Plan approved by City Council in 2011 is the officially adopted City of Toledo Master Plan. The 20/20 Comprehensive Plan designates current and future industrial areas within the city and outlines policies related to their future development. The 20/20 Comprehensive Plan identifies the future land use designation of this area of Toledo for Downtown Commercial uses. This designation acknowledges the unique role of an urban center in commercial, governmental, cultural, and entertainment uses. The plan places a special emphasis on the role that entertainment and tourism can have in a revitalized downtown with the ability of special events to attract large crowds downtown along with the potential for spin-off activities.

The Urban Renewal Plan and the redevelopment activities provided for

therein are in conformity with the Master Plan of the City, and for the foregoing reasons Council has determined that the Plan, and undertaking and carrying out of Urban Renewal activities in the Seagate block project within the Plan Area will be in the best interests of the citizens of this City and would provide for the general health, safety and welfare of the City.

**Label:** Zoning & Planning Committee

**Attachments:** [Plan Commission Report](#)

[O-240-18](#)

**Amending Toledo Municipal Code, Part Eleven, Planning and Zoning Code, by enacting Subsection 1103.0205(H) regarding building identification signage in the DOD (Downtown Overlay District); and declaring an emergency.**

**Body:** SUMMARY & BACKGROUND:

The text amendment to TMC§1103.0205 - *Design Guidelines*, is intended to add text regarding building identification signs in the Downtown Overlay District (DOD). Currently TMC§1103.0205 does not provide criteria for the regulation of building identification signs within the DOD. The proposed text amendment will provide regulations for building identification signs as shown in Exhibit "A".

As seen across the entire country, city skylines are often defined and branded by the corporate graphics and/or signs located on high-rise buildings which sustain the local economy. When regulated properly, these signs can aid in the overall aesthetic of a cityscape, instead of creating visual clutter and distractions from architectural features. Often referenced as landmarks, building identification signs have the ability to impact the visual recognition of a city.

Upon review of other major metropolitan areas in the area, it was determined that most cities regulate building identification signs within the downtown and Central Business Districts (CBD). Whether through separate architectural review committees or Plan Commission approval, most cities provide specific criteria for building identification signs on high-rise buildings. As a result there is a need for providing criteria and the regulation for building identification signs in the DOD.

Therefore, proposed text amendment corrects an oversight in the Zoning Code where building identification signage is not addressed or regulated within the Downtown Overlay District.

The proposed text amendment provides the following regulations for Building Identification Signs within the DOD Design Guidelines of TMC§1103.0205. First, each building within the DOD is limited to one (1) building identification sign per building. Second, in order to increase pedestrian streetscape visibility, additional building signs may be installed but shall be limited to tenants and/or occupants located on the ground floor. Third, no sign or part of a sign shall be located above the parapet of any façade, this includes roof mounted signs. Finally, projecting signs are not allowed as building identification signage. A copy of the proposed text amendment language is included as Exhibit “A”.

As mentioned in previous Downtown Toledo Master Plans (i.e. 2002), Design Guidelines for signs can help create a positive identity for individual businesses and a unified image for Downtown. Design Guidelines from the 2002 Downtown Toledo Master Plan included sign components such as size, location, materials, color, message and illumination. As described in the Master Plan, *“Of all the design elements used in commercial architecture, signs have the strongest impact on the quality and appearance of individual buildings and on the streetscape as a whole. Although signs can be designed and located to complement building architecture, they are often a major contributor to visual chaos”*. The proposed regulations are intended to protect the architectural character of the buildings in downtown as well as reduce the potential visual clutter from an over abundance of signage which could detract from the city skyline and the overall aesthetic of Downtown Toledo.

On May 10, 2018 the Toledo City Plan Commission considered and recommended approval of the requested text amendment.

On June 13, 2018, Toledo City Council, Planning and Zoning Committee reviewed, and recommended approval of the requested text amendment.

**Label:** Zoning & Planning Committee

**Attachments:** [Plan Commission Report](#)

*Toledo City Council supports the provisions of the Americans' with Disabilities Act. If you need special accommodations, please call 48 hours prior to meeting time at (419) 245-1060.*