



City of Toledo

One Government Center
Toledo, OH 43604

Agenda Review City Council

Tuesday, June 20, 2023

2:00 PM

Council Chambers

COUNCILWOMAN WHITMAN PRESENTS:

[TMP-8944](#)

Recognize Toledo-Lucas County Public Library winner of the National Medal for Museum and Library Service.

SECOND READING ITEMS:

[O-324-23](#)

Approving Section 108 Loan Guarantee Applications for the amount not to exceed \$4.5 million from the City of Toledo for renovations and improvements to Community and Senior Centers; authorizing the submission of the Applications to U.S. Department of Housing and Urban Development (HUD) for Eligibility Determination and final approval of a HUD Section 108 loan guarantee; and declaring an emergency.

Body:

SUMMARY & BACKGROUND:

This legislation provides approval of a Section 108 Loan Guarantee Applications (“Applications”) from the City of Toledo for renovations and improvements to the Believe Center, located at 1 Aurora Gonzalez Drive, the Chester J. Zablocki Community Center located at 3014 Lagrange Street, the East Toledo Senior located at 1001 White Street, and the East Toledo Family Center located at 1020 Varland Avenue; and, authority to the Mayor and Department of Housing and Community Development for submission of the Applications to the U.S. Department of Housing and Urban Development (HUD) for Eligibility Determination and final approval of a HUD Section 108 Loan guarantee.

The Section 108 Loan Guarantee Program (“Section 108 Loan”) allows Community Development Block Grant (CDBG)

entitlement communities to leverage up to five times the annual CDBG allocation to fund economic development, public facilities, acquisition of real property and housing rehabilitation projects, by pledging future CDBG allocations for a HUD guaranteed loan. Entitlement communities can borrow Section 108 Loan funds for a project undertaken by the community (Level 1 Transaction); or, entitlement communities can borrow Section 108 Loan funds and lend funds to a borrower for an eligible income producing project (Level 2 Transaction). When HUD approves an application for a Section 108 loan guarantee, loan documents including a promissory note, are executed by the community and borrower. The Section 108 Loan is made by investors who purchase the HUD guaranteed promissory note or debt obligation, with the full “faith and credit” of the government, enabling financing at interest rates much lower than what is available conventionally. The Section 108 Loan program is typically used to spur economic development in disinvested areas and jump-start neighborhood revitalization.

Although entitlement communities pledge CDBG funds as collateral for Section 108 Loans, they do not necessarily use CDBG grant funds to pay off the loans. In the case of income producing projects, revenue from the project is used to pay off the loan and additional collateral is provided by a real estate lien, assignment of rents, or personal or corporate guarantees by the applicant. Income producing projects must demonstrate the ability to pay off the loan by meeting HUD underwriting standards, including debt coverage ratio and loan to value of real estate. In the case of a public facilities projects, like community centers or infrastructure, CDBG can be used to pay off the loan and additional collateral from a non-tax revenue source must be pledged in the unlikely event that CDBG is not available to provide debt service on the Section 108 Loan.

Section 108 loans can be repaid over periods of up to 20 years. Section 108 loans are financed initially through an interim variable rate based on the three-month Treasury Action Bill rate. Periodically, HUD releases public offerings for permanent financing of Section 108 loans once a sufficient aggregate amount

in loan guarantees has been awarded. Interest rates on loans funded by a public offering are fixed and based on U.S. Treasury borrowing rates. Projects funded with Section 108 loans must principally benefit low-moderate income persons through job creation, area benefit, or affordable housing.

Pursuant to Ordinance 619-21, the City of Toledo submitted an application to HUD to establish a \$37 million Section 108 Loan Pool. In March 2022 the City of Toledo received HUD approval for the \$37 million Section 108 Loan Pool. The Section 108 Loan Pool is available to the city for public facilities projects and owners of income producing properties to provide a ready source of long-term reasonably priced financing. Section 108 funded projects must also meet cross cutting federal requirements including Davis-Bacon labor standards and environmental reviews.

The establishment of a Section 108 Loan Pool is a specific Year 1 Implementation Action of Toledo Together, A Guiding Vision & 10-Year Action Plan for Housing (Comprehensive Housing Strategy) unanimously adopted by the Toledo City Council. The establishment of a Section 108 Loan Pool supports the Comprehensive Housing Strategy goal of diversifying local funding sources to finance economic development and public facilities needs of Toledo.

The financial impact of this Ordinance is the provision of capital for substantial renovations and improvements to community and senior centers and advance equitable development projects in an underserved neighborhood.

Attachments: [Schedule A](#)

[O-325-23](#)

Approving a Section 108 Loan Guarantee Application for the amount not to exceed \$816,000 from Swayne Field Shopping Center, Inc. for renovations and improvements to the Swayne Field Shopping Center located at 3054 Monroe Street, Toledo, Ohio; authorizing the submission of the Application to U.S. Department of Housing and Urban Development (HUD) for Eligibility Determination and final approval

of a HUD Section 108 loan guarantee; and declaring an emergency.

Body: SUMMARY & BACKGROUND:

This legislation provides approval of a Section 108 Loan Guarantee Application (“Application”) from Swayne Field, Inc. for renovations and improvements to the Swayne Field Shopping Center; and, authority to the Mayor and Department of Housing and Community Development for submission of the Application to the U.S. Department of Housing and Urban Development (HUD) for Eligibility Determination and final approval of a HUD Section 108 Loan guarantee.

The Section 108 Loan Guarantee Program (“Section 108 Loan”) allows Community Development Block Grant (CDBG) entitlement communities to leverage up to five times the annual CDBG allocation to fund economic development, public facilities, acquisition of real property and housing rehabilitation projects, by pledging future CDBG allocations for a HUD guaranteed loan. Entitlement communities can borrow Section 108 Loan funds for a project undertaken by the community (Level 1 Transaction); or, entitlement communities can borrow Section 108 Loan funds and lend funds to a borrower for an eligible income producing project (Level 2 Transaction). When HUD approves an application for a Section 108 loan guarantee, loan documents including a promissory note, are executed by the community and borrower. The Section 108 Loan is made by investors who purchase the HUD guaranteed promissory note or debt obligation, with the full “faith and credit” of the government, enabling financing at interest rates much lower than what is available conventionally. The Section 108 Loan program is typically used to spur economic development in disinvested areas and jump-start neighborhood revitalization.

Although entitlement communities pledge CDBG funds as collateral for Section 108 Loans, they do not necessarily use CDBG grant funds to pay off the loans. In the case of income producing projects, like Swayne Field, revenue from the project is used to pay off the loan and additional collateral is provided by a real estate lien, assignment of rents, or personal or corporate

guarantees by the applicant. Income producing projects must demonstrate the ability to pay off the loan by meeting HUD underwriting standards, including debt coverage ratio and loan to value of real estate. In the case of a public facilities projects, like community centers or infrastructure, CDBG can be used to pay off the loan and additional collateral from a non-tax revenue source must be pledge in the unlikely event that CDBG is not available to provide debt service on the Section 108 Loan.

Section 108 loans can be repaid over periods of up to 20 years. Section 108 loans are financed initially through an interim variable rate based on the three-month Treasury Action Bill rate. Periodically, HUD releases public offerings for permanent financing of Section 108 loans once a sufficient aggregate amount in loan guarantees has been awarded. Interest rates on loans funded by a public offering are fixed and based on U.S. Treasury borrowing rates. Projects funded with Section 108 loans must principally benefit low-moderate income persons through job creation, area benefit, or affordable housing.

Pursuant to Ordinance 619-21, the City of Toledo submitted an application to HUD to establish a \$37 million Section 108 Loan Pool. In March 2022 the City of Toledo received HUD approval for the \$37 million Section 108 Loan Pool. The Section 108 Loan Pool is available to the city for public facilities projects and owners of income producing properties to provide a ready source of long-term reasonably priced financing. Section 108 funded projects must also meet cross cutting federal requirements including Davis-Bacon labor standards and environmental reviews.

The establishment of a Section 108 Loan Pool is a specific Year 1 Implementation Action of Toledo Together, A Guiding Vision & 10-Year Action Plan for Housing (Comprehensive Housing Strategy) unanimously adopted by the Toledo City Council. The establishment of a Section 108 Loan Pool supports the Comprehensive Housing Strategy goal of diversifying local funding sources to finance economic development and public facilities needs of Toledo.

The financial impact of this Ordinance is the provision of capital for substantial renovations and improvements to the Swayne Field Shopping Center; facilitate the creation of jobs and training opportunities in Toledo; and advance equitable development projects in an underserved neighborhood.

[O-326-23](#)

Authorizing the Mayor to enter into an agreement with Owens Community College for an Owens Community College Feasibility Study; authorizing the expenditure of \$27,625 from the General Fund for said study; and declaring an emergency.

Body:

SUMMARY & BACKGROUND:

Owens Community College (OCC) is conducting a Feasibility Study to better understand opportunities for expansion of the physical footprint of the institution to include a City of Toledo location. The proposed cost of the Feasibility Study is \$55,250. The City of Toledo desires to collaborate with OCC and fund \$27,625 of the proposed cost or 50%. Key focus of the Feasibility Study are Regional and Institutional Assessment and Transportation and Location analysis.

The Feasibility Study will assess prospective, current, and past student perceptions of location and its impact on student enrollment and engage a wide number of community stakeholders to best assess the opportunities for new locations including innovative partnership, discounted space opportunities, and enrollment enhancement due to ease of access by targeted individuals.

COUNCILWOMAN WILLIAMS PRESENTS:

[TMP-8939](#)

Amending Ordinance 292-23 for the purpose of waiving the competitive bid requirements of TMC Chapter 187; and declaring an emergency.

Body:

SUMMARY & BACKGROUND:

The officers of the Bayview Retirees Golf Course submitted a District Improvement Program application for the purchase of 10 Tempo electric golf cars. The District Improvement Review Committee convened on May 19, 2023, and recommended

approval of this application in an amount of \$65,074.20. In order to take advantage of golf carts that are currently in stock and available we are requesting authorization to waive competitive bidding requirements of TMC Chapter 187. If we were to order carts, it take approximately 1 year for delivery

COUNCIL MEMBERS KOMIVES, HARTMAN AND GADUS PRESENT:

[TMP-8945](#)

Authorizing the expenditure of \$750,000 from the General/CIP fund for the support of lighting the Glass City River Wall; and declaring an emergency.

Body: SUMMARY & BACKGROUND:

In 2020, an idea to improve the east bank of the Maumee River was put into motion and the mural project on the ADM silos was initiated. The project, managed by Urban Sight, Inc. and designed by Los Angeles artist Gabe Gault makes an impression on the almost 85,000 vehicles that pass by it daily. After two years the first phase of the project was completed in 2022, making it the largest outdoor mural in the nation.

The next phase of this project is to complete a lighting project that is sustainable, educational and will have a positive impact across many sectors. A solar array that is housed on both City of Toledo and NSG property will power the lighting of the mural, and there will be continued exploration of connecting the array to the Oakdale Pump Station which is located on the property. The solar panels are being provided at no cost by First Solar.

The completion of phase two will make the Glass City River Wall mural the world's largest lit mural. The City of Toledo will continue to benefit from the success of the completion of the mural by welcoming further national and international news. It is estimated by Destination Toledo that the mural has already accounted for \$3.3 million in economic development. Tourism by international travelers is up by 82% and the mural remains a major draw to accompany the work all along the riverfront.

The first phase of the project had overwhelming community support with ninety percent of funds being raised through individual and corporate sponsorships. The second phase of the

project is being predominately funded through government sponsorship from Lucas County and the City of Toledo. Construction will be completed by local qualified contractors through the execution of a Project Labor Agreement.

COUNCIL MEMBERS MOLINE AND HOBBS PRESENT:

[TMP-8946](#)

Providing for the submission to the electors of the City of Toledo at the general election on November 7, 2023, an amendment to the Charter of the City of Toledo Section 209; and declaring an emergency.

Body: SUMMARY & BACKGROUND:

In 2022, the Charter Revision Committee submitted to City Council proposed amendments to the Charter of the City of Toledo that were combined to become Issue 21 for the special election dated November 8, 2022. The electors of Toledo did not approve the issue and its proposed amendments.

This ordinance proposes changing Section 209 of the Toledo City Charter. This change to the Toledo Charter is supported by citizens of Toledo as a separate issue. Therefore, this ordinance guarantees that this issue can be voted on by the Toledo electorate as a single issue at the November 7, 2023 general election.

COUNCILWOMAN McPHERSON PRESENTS:

[TMP-8947](#)

Authorizing the appropriation and expenditure of \$15,000 from the General Fund to support various 2023 international academic and cultural initiatives being pursued by Toledo Sister Cities International geared toward enhancing the mission of Toledo Sister Cities International in promoting cultural, academic, economic activities and tourism; and declaring an emergency.

Body: SUMMARY & BACKGROUND:

The purpose of this ordinance is to provide funding in support of various 2023 international academic and cultural initiatives being pursued by Toledo Sister Cities International. These programs are geared toward enhancing the mission of Toledo Sister Cities International in promoting cultural, academic, economic activities

and tourism.

COUNCIL MEMBER MELDEN PRESENTS:

[TMP-8948](#)

Authorizing the expenditure of \$30,000 from the General Fund to Destination Toledo to market Toledo during the nationally televised Dana Open; and declaring an emergency.

Body:

SUMMARY & BACKGROUND:

The Dana Open, a LPGA golf tournament, will be held July 10 - 16. It will be nationally televised. Destination Toledo is putting together an ad promoting Toledo and our recent designation as most affordable place for a family vacation and most affordable place to retire. Lucas County has committed \$30,000 towards this ad and other contributors are Toledo Community Foundation, Metroparks, Chamber of Commerce, RGP, Port Authority, ConneCToledo, and Art Museum. The City Council General Fund Budget contains an appropriation of \$150,000 for this expenditure.

TOLEDO MUNICIPAL COURT:

[TMP-8949](#)

Authorizing the Clerk of Toledo Municipal Court to enter into an agreement with FriendsOffice, LLC for the purchase of case file folders for \$70,010; and declaring an emergency.

Body:

SUMMARY & BACKGROUND:

In 2021, the Toledo Municipal Court Clerk's Office processed 47,664 cases. Each case is assigned an individual file folder for all documents associated with that case. File folders are necessary for efficient recordkeeping and case processing.

The Clerk of Toledo Municipal Court solicited bids for the bulk printing of Case File Folders and Case File Inserts. The bid from FriendsOffice, LLC met the Clerk's specifications and was selected. The total bid price was \$70,010.00.

DEPARTMENT OF HUMAN RESOURCES:

1.

[TMP-8921](#)

Authorizing an expenditure not to exceed \$36,000 from

the General Fund (Employee Engagement Committee) for the provision of an employee engagement activity with the Toledo Mud Hens Baseball Club, Inc; and declaring an emergency.

Body: SUMMARY & BACKGROUND:

The Employee Engagement Committee (EEC) is composed of representatives throughout the City that meet on a monthly basis to discuss work culture and ideas for employee engagement. A major goal of the Committee is to complete city-wide employee appreciation events throughout the year. One such event is an annual Mud Hens Employee Night. The EEC respectfully requests up to \$36,000 from the EEC budget for the 2023 Mud Hens Employee Night event on July 20, 2023. The event will consist of 1,000 home terrace tickets, which include a 2-hour buffet, a group of the game announcement, and entry in a raffle for free Mud Hens apparel. The Department of Human Resources and the Office of the Mayor support this initiative and the EEC's commitment to employee appreciation.

DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT:

2. [TMP-8912](#)

Repealing and Replacing Section 2 of Ordinance 246-22; authorizing the Mayor to enter into agreement with Maumee Valley Habitat for Humanity for the purpose of administration and construction services related to the Englewood Code Compliance Pilot Program; and declaring an emergency.

Body: SUMMARY & BACKGROUND:

On May 24, 2022, this Toledo City Council unanimously passed Ord. 246-22 authorizing the appropriation and expenditure of \$900,000 from the Local Fiscal Recovery Fund for the Englewood Code Compliance Pilot program (ECCP) and authorizing the Mayor to accept bids, award contracts, and enter into necessary agreements to execute the pilot program. The City has an existing subrecipient partnership with Maumee Valley Habitat for Humanity for its HOME Rescue Program owner occupied housing rehabilitation program. The Home Rescue Program has a waiting list of Englewood Properties with existing code violations. Given this unique expertise the ECCP will consist of a partnership with Maumee Valley Habitat for Humanity and the Department of

Housing and Community Development to provide a non-legal code compliance path through funding and housing rehabilitation management for homeowners in Englewood Qualified Census Tracts (QCTs) or with household income up to 65% of the area median.

This Ordinance repeals Section 2 of Ordinance 246-22 and replaces it with the language provided herein below.

Attachments: [Ord. 246-22](#)
[SMART Analysis](#)
[Federal Register Provision](#)

DEPARTMENT OF PUBLIC UTILITIES:

3. [TMP-8943](#) **Authorizing the mayor to accept bids and enter into a chemical supply contract for a period of up to two (2) years with the option to renew for up to two (2) additional one-year extensions for sodium bisulfite for use at the Bay View Treatment Plant; authorizing expenditures from the Sewer Operating Fund for an amount not to exceed \$125,000 annually; and declaring an emergency.**

Body: SUMMARY & BACKGROUND:

This Ordinance authorizes the Mayor to take bids and award contracts for sodium bisulfite for the purpose of treating wastewater, upon such terms and conditions as shall be approved by the Director of Public Utilities and the Director of Law.

4. [TMP-8931](#) **Authorizing the appropriation and expenditure of \$68,516 from the Sewer Replacement Fund for the purchase of chlorine mixing equipment from the original equipment manufacturer for the disinfection treatment system at the Bay View Water Reclamation Plant; waiving the competitive procurement provisions under TMC Chapter 187; and declaring an emergency.**

Body: SUMMARY & BACKGROUND:

Evoqua Water Technologies (Evoqua) is the original equipment manufacturer of chlorine induction mixing equipment that are used in the disinfection treatment process in two locations at the

Bay View Water Reclamation Plant. The disinfection treatment process is required to control Ecoli in the Plant's Final Effluent from April 1st through October 31st annually. BissNuss, Inc. is the authorized sales and service representative for Evoqua in the State of Ohio. The Division of Water Reclamation is seeking a contract with BissNuss, Inc. in the amount of \$68,516 for the purchase of a chlorine induction mixing unit and related equipment in order to maintain operation continuity and equipment availability within the disinfection treatment process at the Bay View Water Reclamation Plant. Funds are available in the Sewer Replacement Fund.

5. [TMP-8932](#)

Authorizing the Mayor to enter into a contract with Trimble Utilities for the purchase of sanitary sewer overflow monitoring equipment and services; authorizing the expenditure of an amount not to exceed \$23,325; waiving the competitive bidding provisions of TMC Chapter 187; and declaring an emergency.

Body: SUMMARY & BACKGROUND:

This ordinance authorizes the purchase of Sanitary Sewer Overflow (SSO) monitoring equipment and two years of monitoring services. The total cost of the equipment is \$20,925 and the cost of monitoring services is \$2,400 for two years. Sanitary Sewer Overflow monitoring and reporting are required as part of our Consent Decree with the Ohio EPA. The Division has awarded this work in the past to Telog, which was acquired by Trimble Utilities, who is a sole-source vendor for this equipment and service.

DEPARTMENT OF TRANSPORTATION:

6. [TMP-8914](#)

Authorizing the Mayor to amend the agreement with and to accept additional financial assistance from AT&T Ohio for the Secor Road Bridge over Ottawa River project; authorizing the acceptance, deposit, appropriation and expenditure of grant proceeds into the Capital Improvement Project Fund in an amount not to exceed \$28,445 for said project; and declaring an emergency.

Body: SUMMARY & BACKGROUND:

The Division of Road and Bridge Maintenance has been working with AT&T Ohio to relocate a set of communication lines owned by AT&T Ohio as part of the Secor Road Bridge over Ottawa River project. Ordinance 492-22 authorized acceptance of \$234,055 for the project. An additional \$28,445 is needed to complete the AT&T Ohio work. This ordinance authorizes the Mayor to amend the cooperative agreement with AT&T Ohio in order to accept additional funds.

7. [TMP-8938](#)

Authorizing the amendment to Ord. 186-23 to include the purchase and trade-in of various road, bridge, and alley maintenance equipment; and declaring an emergency.

Body: SUMMARY & BACKGROUND:

Ord. 186-23 passed on April 4, 2023, authorized the expenditure from the Capital Improvement Fund of \$1,000,000 for the Department of Transportation to purchase plows and trucks for snow and ice control. The department has reassessed its most urgent needs and has found road, bridge and alley maintenance equipment is more critical for the operation of the Road and Bridge Maintenance Division.

This Ordinance will authorize the amendment to Ord. 186-23 to include the above-mentioned equipment that may be purchased.

DEPARTMENT OF PUBLIC SERVICE:

8. [TMP-8937](#)

Authorizing the Mayor to enter into an agreement with Southeastern Equipment Company for the repair of a Case bulldozer and a Volvo 220 excavator; authorizing the expenditure of an amount not to exceed \$50,000 from the General Fund; waiving the competitive procurement requirements of TMC Section 187; and declaring an emergency.

Body: SUMMARY & BACKGROUND:

The Case bulldozer is a large machine used by Urban Beautification for the removal of blight in the community, and is used routinely by the field operations for heavy debris work orders. This the sole piece of equipment of its kind for the Division, and therefore, serves a critical purpose in the removal of

blight.

The Volvo 220 excavator is a large machine used by Urban Beautification for the removal of blight in the community, and is used opposite of the bulldozer on work orders. This excavator moves the heavy debris for the bulldozer, and they work in tandem on these large debris sites. Both machines are viable for continued use and operation, and do not pose a significant replacement cost past the repairs needed with this legislation.

DEPARTMENT OF ECONOMIC DEVELOPMENT:

9. [TMP-8941](#)

Authorizing the expenditure of an amount not to exceed \$400,000 from the Capital Improvement Fund for the North Towne Roadway Project; and declaring an emergency.

Body: SUMMARY & BACKGROUND:

As part of the Toledo Trade Center Industrial Park redevelopment project by NorthPoint Development, the former North Towne Square Mall property will undergo a \$100 million transformation. In conjunction with this redevelopment, the City plans to reconstruct the public roadways surrounding the site, as shown in Exhibit A. The estimated cost for this reconstruction project is \$4,296,522.

Ordinance 556-21 authorized the sale of the former North Towne Square Mall site to NorthPoint Development, LLC. The Ordinance authorized the sale proceeds be deposited into Capital Improvement Fund and appropriated the \$400,000 for future site procurement and site development projects. The Administration strategically placed the sale proceeds in this account to use it to offset the \$4,296,522 cost of the North Towne Roadway project.

This Ordinance authorizes the expenditure of the \$400,000 for the North Towne Roadway project. Ordinance 338-23 authorized the acceptance of a \$1.5 million grant from JobsOhio's Ohio Site Inventory Program to offset the City's cost of this project. Ordinance 95-23 authorized the remainder of the funding from the Capital Improvement Fund for this project.

Attachments: [North Towne Roadway](#)**COUNCIL PRESIDENT CHERRY, CHAIR, ZONING & PLANNING
COMMITTEE, REPORTS AS APPROVED:****TMP-8950**

Declaring the vacation of a 20 foot by 240-foot alley in the Reynolds Place Subdivision bounded by Montain Road and Westhaven Road, abutting lots 4-10 and 53 and 66, in the City of Toledo, Lucas County Ohio; and declaring an emergency.

Body: SUMMARY & BACKGROUND:

The Council of the City of Toledo, by Resolution No. 616-22 adopted on November 22, 2022, declaring its intent to vacate a 20 foot by 240-foot alley in the Reynolds Place Subdivision bounded by Montain Road and Westhaven Road, abutting lots 4-10 and 53 and 66, in the City of Toledo, Lucas County Ohio; and declaring an emergency.

On January 12, 2023, the Toledo City Plan Commission recommended approval of the request for the vacation of 20 foot by 240-foot alley in the Reynolds Place Subdivision bounded by Montain Road and Westhaven Road, abutting lots 4-10 and 53 and 66, in the City of Toledo, Lucas County Ohio; and declaring an emergency.

The City Council Zoning and Planning Committee on February 15, 2023, sent as approved the request for the vacation of a 20 foot by 240-foot alley in the Reynolds Place Subdivision bounded by Montain Road and Westhaven Road, abutting lots 4-10 and 53 and 66, in the City of Toledo, Lucas County Ohio; and declaring an emergency.

The Board of Revision met on May 25, 2023 and approved the request for the vacation of a portion of a 20 foot by 240-foot alley in the Reynolds Place Subdivision bounded by Montain Road and Westhaven Road, abutting lots 4-10 and 53 and 66, in the City of Toledo, Lucas County Ohio; and declaring an emergency.

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.

Attachments: [Plan Commission Report](#)

[TMP-8951](#)

Changing the zoning maps attached to Part 11, Planning and Zoning, Toledo Municipal Code, for the property located at 3151 Chollett Drive, in the City of Toledo, Lucas County, Ohio; and declaring an emergency.

Body: SUMMARY & BACKGROUND:

An application (Z-3002-23) for a proposed change in zoning for the property located at 3151 Chollett Drive, Toledo, Ohio, was submitted to the Toledo City Plan Commission for its review and recommendation.

On May 11, 2023, the Toledo City Plan Commission recommended approval of the request for a zone change from “RS6” Single Dwelling Residential to “CO” Office Commercial for the property located at 3151 Chollett Drive, Toledo, Ohio.

On June 14, 2023, the Toledo City Council Zoning and Planning Committee recommended approval of the request for a zone change from “RS6” Single Dwelling Residential to “CO” Office Commercial for the property located at 3151 Chollett Drive, Toledo, Ohio.

Attachments: [Plan Commission Report](#)

COUNCIL PRESIDENT CHERRY, CHAIR, ZONING & PLANNING COMMITTEE, REPORTS WITHOUT RECOMMENDATION:

[TMP-8952](#)

Changing the zoning maps attached to Part 11, Planning and Zoning, Toledo Municipal Code, for the property located at 2310 W. Sylvania Avenue, in the City of Toledo, Lucas County, Ohio; and declaring an emergency.

Body: SUMMARY & BACKGROUND:

An application (Z-3005-23) for a proposed change in zoning for the property located at 2310 W Sylvania Avenue, Toledo, Ohio,

was submitted to the Toledo City Plan Commission for its review and recommendation.

On May 11, 2023, the Toledo City Plan Commission recommended approval of the request for a zone change from “CO” Office Commercial to “RD6” Duplex Residential for the property located at 2310 W. Sylvania Avenue, Toledo, Ohio.

On June 14, 2023, the Toledo City Council Zoning and Planning Committee referred without recommendation the request for a zone change from “CO” Office Commercial to “RD6” Duplex Residential for the property located at 2310 W. Sylvania Avenue, Toledo, Ohio.

Attachments: [Plan Commission Report](#)

[TMP-8953](#)

Granting a Special Use Permit, for a Daycare Center for a site located at 1776 and 1810 Tremainsville Road, in the City of Toledo, Lucas County, Ohio; subject to certain conditions; and declaring an emergency.

Body: SUMMARY & BACKGROUND:

By application (SUP-3003-23) filed with the City of Toledo Central Permit Center, a request for a Special Use Permit, for a Daycare Center for a site located at 1776 and 1810 Tremainsville Road, in the City of Toledo, Lucas County, Ohio; was submitted to the Toledo City Plan Commission for its review and recommendation.

On May 11, 2023, the Toledo City Plan Commission recommended approval for the request for a Special Use Permit, for a Daycare Center for a site located at 1776 and 1810 Tremainsville Road, in the City of Toledo, Lucas County, Ohio.

On June 14, 2023 Toledo City Council Planning and Zoning Committee reviewed and referred without recommendation a request for a Special Use Permit for a Daycare Center for a site located at 1776 and 1810 Tremainsville Road, in the City of Toledo, Lucas County, Ohio; and all other things required by law to be done, have been done.

Attachments: [Plan Commission Report](#)

[TMP-8954](#)

Changing the zoning maps attached to Part 11, Planning and Zoning, Toledo Municipal Code, for the property located at 1791 W. Bancroft Street, in the City of Toledo, Lucas County, Ohio; and declaring an emergency.

Body:

SUMMARY & BACKGROUND:

An application (Z-2001-23) for a proposed change in zoning for the property located at 1791 W. Bancroft Street, Toledo, Ohio, was submitted to the Toledo City Plan Commission for its review and recommendation.

On May 11, 2023, the Toledo City Plan Commission recommended approval of the request for a zone change from “CO” Office Commercial to “RD6” Duplex Residential for the property located at 1791 W. Bancroft Street, Toledo, Ohio.

On June 14, 2023, the Toledo City Council Zoning and Planning Committee referred without recommendation the request for a zone change from “CO” Office Commercial to “RD6” Duplex Residential for the property located at 1791 W. Bancroft Street, Toledo, Ohio.

Attachments: [Plan Commission Report](#)

THE CLERK REPORTS:[TMP-8955](#)

Amending Ordinance 312-20 which declared the vacation of the 5-foot strip adjacent to Lots 6-7 in the Plat of West Central Stores in the City of Toledo, Lucas County, Ohio; by removing the retention of the Utility Easement; waiving all fees; and declaring an emergency.

Body:

SUMMARY & BACKGROUND:

The Council of the City of Toledo, by Resolution No. 445-19 adopted on September 17, 2019, declaring its intent to vacate a 5-foot strip adjacent to Lots 6-7 in the Plat of West Central Stores in the City of Toledo, Lucas County, Ohio; as more fully described in Section 1 hereof. On February 13, 2020, the Toledo City Plan Commission recommended approval of the request for the vacation of a 5-foot strip adjacent to Lots 6-7 in the Plat of

West Central Stores 30-foot right-of-way strip within the, Plat made by Commissioners in Partition” in the City of Toledo, Lucas County, Ohio. On May 13, 2020, City Council Zoning and Planning Committee sent without recommendation the request for the vacation of a 5-foot strip adjacent to Lots 6-7 in the Plat of West Central Stores, in the City of Toledo, Lucas County, Ohio. The Board of Revision met on July 8, 2020 and recommended to Council approval of the request for the vacation of a 5-foot strip adjacent to Lots 6-7 in the Plat of West Central Stores, in the City of Toledo, Lucas County, Ohio, and the waiver of all acquisition costs.

A request has been made by the applicant that Ordinance 312-20 be amended to remove Section 4, the utility easement retention, in order to allow the utilities to be relocated and allow for construction to occur as approved in PUD-8007-19 and S-21-21.

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.

[TMP-8956](#)

Amending Ordinance 313-20 which declared the vacation of the 60-foot strip adjacent to Lots 7 and 8 in the Plat of West Central Stores and the 60-foot strip adjacent to Lots 181-184, 201 202 in the Plat of Kingston, AKA Briar Cliff Street Vacation, in the City of Toledo, Lucas County, Ohio. Lucas County, Ohio; by removing the retention of the Utility Easement; and declaring an emergency.

Body: SUMMARY & BACKGROUND:

The Council of the City of Toledo, by Resolution No. 446-19 adopted on September 17, 2019, declaring its intent to vacate the 60-foot strip adjacent to Lots 7 and 8 in the Plat of West Central Stores and the 60-foot strip adjacent to Lots 181-184, 201 202 in the Plat of Kingston, AKA Briar Cliff Street Vacation, in the City of Toledo, Lucas County, Ohio. On February 13, 2020, the Toledo City Plan Commission recommended approval of the request for the vacation of a vacation of the 60-foot strip adjacent to Lots 7 and 8 in the Plat of West Central Stores and the 60-foot strip

adjacent to Lots 181-184, 201 202 in the Plat of Kingston, AKA Briar Cliff Street Vacation, in the City of Toledo, Lucas County, Ohio. On May 13, 2020, City Council Zoning and Planning Committee approved the request for the vacation of a vacation of the 60-foot strip adjacent to Lots 7 and 8 in the Plat of West Central Stores and the 60-foot strip adjacent to Lots 181-184, 201 202 in the Plat of Kingston, AKA Briar Cliff Street Vacation, in the City of Toledo, Lucas County, Ohio. The Board of Revision met on July 8, 2020 and recommended to Council approval of the request for the vacation of a vacation of the 60-foot strip adjacent to Lots 7 and 8 in the Plat of West Central Stores and the 60-foot strip adjacent to Lots 181-184, 201 202 in the Plat of Kingston, AKA Briar Cliff Street Vacation, in the City of Toledo, Lucas County, Ohio; and the waiver of all acquisition costs.

A request has been made by the applicant that Ordinance 313-20 be amended to remove Section 4, the utility easement retention, in order to allow the utilities to be relocated and allow for construction to occur as approved in PUD-8007-19 and S-21-21.

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.

[TMP-8959](#)

Amending Ordinance 315-20 which declared the vacation of that 50-foot strip adjacent to Lots 108-109 & 157-158 in the Plat of Kingston, AKA Rathbun Drive Street, in the City of Toledo, Lucas County, Ohio by removing the retention of the Utility Easement; and declaring an emergency.

Body: SUMMARY & BACKGROUND:

The Council of the City of Toledo, by Resolution No. 447-19 adopted on September 17, 2019, declaring its intent to vacate that 50-foot strip adjacent to Lots 108-109 & 157-158 in the Plat of Kingston, AKA Rathbun Drive Street, in the City of Toledo, Lucas County, Ohio. On February 13, 2020, the Toledo City Plan Commission recommended approval of the request for the vacation of that 50-foot strip adjacent to Lots 108-109 & 157-158 in the Plat of Kingston, AKA Rathbun Drive Street, in the City of

Toledo, Lucas County, Ohio. On May 13, 2020, City Council Zoning and Planning Committee sent without recommendation the request for the vacation of a vacation of that 50-foot strip adjacent to Lots 108-109 & 157-158 in the Plat of Kingston, AKA Rathbun Drive Street, in the City of Toledo, Lucas County, Ohio. The Board of Revision met on July 8, 2020 and recommended to Council approval of the request for the vacation of a vacation of that 50-foot strip adjacent to Lots 108-109 & 157-158 in the Plat of Kingston, AKA Rathbun Drive Street, in the City of Toledo, Lucas County, Ohio

A request has been made by the applicant that Ordinance 315-20 be amended to remove Section 4, the utility easement retention, in order to allow the utilities to be relocated and allow for construction to occur as approved in PUD-8007-19 and S-21-21.

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.

[TMP-8960](#)

Amending Ordinance 347-20 which declared the vacation of all of Jermain Dr. (60 Feet Wide) that lies northeasterly of Monroe St. and southwesterly of Wellesley Dr. in Kingston Subdivision, within the City of Toledo, Lucas County, Ohio; by removing the retention of the Utility Easement; and declaring an emergency.

Body: SUMMARY & BACKGROUND:

The Council of the City of Toledo, by Resolution No. 331-15 adopted on June 23, 2015, declaring its intent to vacate all of Jermain Dr. (60 Feet Wide) that lies northeasterly of Monroe St. and southwesterly of Wellesley Dr. in Kingston Subdivision, within 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. On August 13, 2015, the Toledo City Plan Commission recommended approval of the request for the

vacation of all of Jermain Dr. (60 Feet Wide) that lies northeasterly of Monroe St. and southwesterly of Wellesley Dr. in Kingston Subdivision, in the City of Toledo, Lucas County, Ohio. On September 23, 2015, City Council Zoning and Planning Committee sent as approved the request for the vacation of all of Jermain Dr. (60 Feet Wide) that lies northeasterly of Monroe St. and southwesterly of Wellesley Dr. in Kingston Subdivision, in the City of Toledo, Lucas County, Ohio. The Board of Revision met on January 8, 2016 and recommended to Council approval of the request for the vacation of all of Jermain Dr. (60 Feet Wide) that lies northeasterly of Monroe St. and southwesterly of Wellesley Dr. in Kingston Subdivision, in the City of Toledo, Lucas County, Ohio.

A request has been made by the applicant that Ordinance 347-20 be amended to remove Section 4, the utility easement retention, in order to allow the utilities to be relocated and allow for construction to occur as approved in PUD-8007-19 and S-21-21.

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.

The Clerk of Council's Office 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 for arrangements.