



Minutes - Final

Community and Economic Development Committee

Wednesday, March 1, 2017

6:30 PM

Chambers

Roll Call: Chairperson McGuire, Guridy, Mota

Present: 3 - Cynthia Mota, Julio Guridy and David McGuire

[15-1372](#)

R34 CEDC, this evening.
LANTA - Bicentennial Park Land Swap

Attachments: [R34 LANTA- Bicentennial Park Land Swap.doc](#)

[LANTA - Bicentennial Park Land Swap.pdf](#)

Mr. Steve Neratko stated that this map shows the land swap between LANTA and the city in regards to Bicentennial Park. The city will receive these areas in blue, about .2 acres. We will give up the area in yellow .02. We will receive ten times of what we are giving up. LANTA is doing expansion.

Dr. David McGuire asked is this a former straightening of street lines. Does it affect any parking?

Mr. Steve Neratko stated that people that are parking for the baseball games are parking in LANTA areas. This will give additional areas for them to park.

Dr. David McGuire asked any comments from the committee members.

Mr. Julio Guridy stated that he is all for LANTA and would love to see them prosper. He asked is anyone here from Bicentennial. There is really no parking. Where are people going to park?

Mr. Steve Neratko stated that he is here representing the city. He stated that LANTA will develop the site one way or another. This will make the development easier.

Mr. Daryl Hendricks asked how wide is the area that they are getting if we follow through with this.

Mr. Steve Neratko stated that it looks like it is about 15 - 20 feet.

Mr. Julio Guridy stated so we are getting several times more than we are giving up.

Mr. Steve Neratko stated that we are getting .2 acres and giving up .02. It is a net gain for us.

Dr. David McGuire asked any comments from my colleagues.

Mr. Ray O'Connell stated that he is not on the committee, but we are losing parking.

Mr. Steve Neratko stated not because of the land swap. We are losing it because LANTA is going to develop it. We already own it. The city actually proposed this land swap to LANTA to clean up the boundary area. We may be able to use this more affectively.

Mr. Julio Guridy stated that he would like to accommodate LANTA. They provide a service in our area. Especially those with low - moderate income.

Mr. Ray O'Connell stated that we lease the park to ECTB (East Coast Tournament Baseball). He asked if the lease ran out. He asked were there any discussion with ECTB officials.

Ms. Lindsay Taylor stated that it has been renewed for four years. She stated yes.

Dr. David McGuire asked any further comments from Council or the public.

Mr. Ryan Hunsicker stated that he is the grandson of Earl Hunsicker who the Park is named after. If the swap doesn't mean nothing, why are we talking about swapping land? There are 4,600 seats in that facility. You have to have proper parking. I don't think you have definite plan in front of you to vote on this tonight. This should be tabled until you get more answers on the details.

Dr. David McGuire stated to Mr. Hunsicker to address the second part of his question to Mr. Messinger. It appears to be no doubt that LANTA owns the land.

Mr. Ryan Hunsicker stated that we don't know enough about it.

Mr. Craig Messinger stated that they are going to put their fueling station, their building and their structure for maintenance one way or another. They did not come to the city to do a land swap, we did. We tried to get that front

section in blue to get more parking.

Mr. Julio Guridy stated that he is confused. What information are you looking for?

Mr. Ryan Hunsicker stated when you say fueling station, what does that mean?

Mr. Craig Messinger stated natural gas fueling station. That's why we are cleaning this up.

Mr. Julio Guridy asked if LANTA brought this to the city.

Mr. Craig Messinger stated that they are in the process. They are not proposing anything that is not viable to that piece of property.

Ms. Candida Affa asked what would you do without a left field. Mr. Messinger explained exactly and we have nothing to do with it. That is LANTA's property.

Mr. Ryan Hunsicker stated that you wouldn't play baseball. He stated that he doesn't know that agreements that were signed back in the 70s with LANTA or the county.

Dr. David McGuire asked any further comments.

Mr. Julio Guridy started that in regards to the fueling station. Does it meet the environmental issues?

Dr. David McGuire stated that it is their land and I am assuming they have compressed gas holding containers and cylinders. I presuming, it is authorized.

Mr. Glen Hunsicker, 19th and Highland Streets, stated that as his brother says he has the same questions. Council you have to ask the details. I don't think LANTA provided the details. He stated how are they going to enter and exit the fueling station. You are changing the aesthetics of the park. The drawing put on line is vague. He asked Ms. Lindsay Taylor if ECTB been paying their rent on that park.

Mr. Donald Hunsicker stated that his father built this park. At the time when the park was built there was a hundred foot section. He asked about the rear deed. It should be worked out with a little compromise on both sides.

Dr. David McGuire thanked Mr. Hunsicker. He asked if the city recognizes

this hundred foot existence of a lease.

Mr. Craig Messinger stated no, our Chief Surveyor Brian Borzak did the background on this. It is their property.

Dr. David McGuire thanked Mr. Hunsicker and asked any other comments from the public.

Ms. Cynthia Mota asked what is the advantage once again. Are we losing the park?

Mr. Steve Neratko stated that if anything we are saving the park because we gain ownership of this left field section. This will have a positive impact on keeping the stadium. Without this happening we risk the lost of the stadium.

Dr. David McGuire stated when you say loss of the stadium you are saying that piece of the stadium, left field which then renders it less usable.

Mr. Steve Neratko stated without left field you will not be able to play baseball there. If LANTA decided to develop up to the property line, they will be able to develop up to the property line and you will lose that part of the stadium.

Dr. David McGuire stated that it seems to him that this has been thoroughly researched by the city departments and surveyors. Any further comments from my colleagues?

Mr. Julio Guridy stated that he would like to give an opportunity to LANTA if they want to say something.

Mr. David Horton from Pennoni and Associates, we are the Engineers that developed the land swap plans. The purpose of the Plan is for the Land Swap and minor subdivision. The land development that the public is asking about is not part of the Plan. He will be happy to answer any questions Council has regarding the Plans.

Mr. Julio Guridy stated that they building that they are speaking about is not part of the development.

Mr. David Horton stated that is not part of the this Plan and subject to a separate review and separate approval.

Dr. David McGuire asked any further comments.

Ms. Cynthia Mota asked if we do this, what are you planning to do with the Park. It is going to be renovated or put money into it. She asked Ms. Taylor are there any plans to get this park a little bit better.

Mr. Steve Neratko stated that would not be Planning and Zoning. He stated that we have a four year lease on the site and will continue to use it for baseball.

Ms. Lindsay Taylor stated that the new Lease that was recently executed with the city requires ECTB to invest a minimum of \$15,000 a year in improvements to the park over and above their Lease in addition to their Lease payments.

A motion was made by Julio Guridy, seconded by Cynthia Mota, that this Resolution be recommended for approval. The motion carried by the following vote:

Yes: 3 - David McGuire, Julio Guridy and Cynthia Mota

Enactment No: 29419

Adjourned: 7:00 PM