

**Perrysburg Exempted Village School District  
Special Board Meeting  
Monday, December 10, 2007  
7:00 p.m. at the Commodore Building  
140 E. Indiana Avenue  
Perrysburg, Ohio 43551**

**Meeting Started at 7:00 p.m.**

**Call to Order – Roll Call**

The President called the meeting to order with the following members present. Mrs. Downs, Dr. Edinger, Mrs. Hovland, Mr. Schoenlein and Mr. Van Hoozen.

**FY08-12-004 – Adopt the Proposed Agenda**

Mr. Schoenlein moved, seconded by Mr. Van Hoozen the Board adopt the proposed agenda with the Public Participation (Item IV) moved, to after personnel action (V). The President called for the vote. Voting yes; Mr. Schoenlein, Mr. Van Hoozen, Mrs. Downs, Dr. Edinger and Mrs. Hovland. Motion carried.

**FY08-12-005 – Personnel Items**

Mrs. Downs moved, seconded by Mr. Schoenlein the Board approve the following personnel items;

**A. Certified Personnel:**

1. **Supplemental Contract** for the 2007-08 school year are recommended as listed:  
Angela Finney – SAPP Coordinator – Up to 75 hours at \$22.93 / hour (Non-PEA)
2. **Homebound Tutors – on an as-needed basis at \$25.48 per hour unless otherwise indicated:**  
Cindy Nutter                      Nate Ash
3. **Substitute Teachers** - for the 2007-08 school year, pending proper certification/licensure and passing of the BCII and FBI:  
Elizabeth Anderson                      Frank Pile                      Lee Durham  
Mark Stevens                      Janet Bragg

**B. Classified Personnel:**

4. **Retirement:**  
Mary Jo Gniewkowski – Bus Driver – effective last day of school in June 2008
5. **One-Year Limited Contract for 2007-08 school year as follows:**  
Diane Grudzinski – Food Service at Frank Elementary effective December 3, 2007 for 2 hours per day - \$2,561 (replaces Julie Carnicom)  
Adriana Ocana – Food Service at the Junior High effective December 3, 2007 for 4 hours per day - \$5,122 (replaces Ronda Cooper)
6. **Classified Substitutes** (pending BCII Check):  
Anita Batt
7. **Snow Removal Crew** – As needed to be paid at \$12.65 unless otherwise stated:  
Jackie Bell                      Brett Queen                      Troy Lindsay  
Ben Murphy                      Todd Burgy – paid @ regular hourly rate                      Nick Bruns – paid @ regular hourly rate

The President called for the vote. Voting yes; Mrs. Downs, Mr. Schoenlein, Mr. Van Hoozen, Dr. Edinger and Mrs. Hovland. Motion carried.

**Public Participation**

1. Ruth Lucius – Commodore Building  
Questioned the success of retail businesses on the south side of the tracks. Hopes the developer did their homework. Heard that housing (condominiums) was a possibility for the property. Is that true?
2. Patrice Switzer – Commodore Building  
All in favor of urban living, not sure it will work in Perrysburg. Cautioned the board – They will be held responsible for years to come if this is not successful. Questioned why the board does not place restrictions on the use of the property?
3. James Jarvis – Commodore Building  
Architect for one of the original proposals submitted to the board. Why didn't the board come back to them after the Art's Council proposal fell through? Same type of proposal – felt it should be revenue neutral for the district.
4. Chris Vogel – Commodore Building  
Agreed with the direction that the Board has taken and is taking and totally encourages the sale of the property. Felt a real need for the district to “move on”.
5. Paul Sargeant – Commodore Building  
Retired real estate agent – lifelong resident of Perrysburg. Cautioned the board on “splitting” the property. His experiences have been that it sometimes damages the value of the property left behind. Questioned the future use of the remaining building. What about parking and possible zoning restrictions?

6. Tom Leferee – Commodore Building  
Representing Historic Perrysburg. Feels the Commodore is the center of the community. What is the future value of the remaining property? Indicated that the school board refused to allow the Commodore building to be labeled as “historic” in 1986 and now he knows why.
7. Gary Franks – Commodore Building  
Questioned how the developer found out about the property. Disagrees that the entire building should be demolished. Feels that a portion of it could still be utilized. Felt that the community would possibly support a tax issue if historic preservation was the issue.
8. Emily Conley – Commodore Building  
Community wanted the Commodore preserved as indicated in the survey that the board had done. Is confused as to why the board is not listening to the community. Let the community decide the fate of the Commodore with a tax issue to support it. Feels the community would support it.
9. Barbara Blem – Commodore Building  
Expressed concern about Developers coming down here from Michigan. Questioned why the Board did not want to work with the Commodore Preservation Group. Concerned about commercialization in downtown Perrysburg.
10. Clint Mauk – Commodore Building  
Sympathetic with the Board’s position, “Between a rock and a hard spot”. Cautioned the Board to make sure that they have all of their “t’s” crossed and “I’s” dotted. Once it is torn down, there is no going back.
11. Kate McPherson – Commodore Building  
Shared with community that they had submitted a plan to the board and what that proposal consisted of. Encouraged the board to be patient and not rush this decision.
12. Evonne Faye – Commodore Building  
Representing the Downtown Business Association. Concerned over the demolition of the Commodore and the effect it will have on the downtown. Supports the preservation of the building.
13. Mike Liebenthal – Commodore Building  
Inquired as to down payment on the building, the cost of utilities for the current structure and could the board possibly delay the decision another thirty (30) days to pursue other options. Was also inquiring as to zoning requirements and the approval process.
14. Greg Bady – Commodore Building  
Member of city zoning committee. Reacting to questions posed by Mike Liebenthal. Explained the process and the fact that he was attending the meeting just as an interested party and not because he was part of the zoning commission.

The Board of Education, after hearing comments from the public responded to some of the questions asked and gave overall statements regarding the entire eighteen (18) month process.

Mark Schoenlein – Shared with those present that he felt that the board has done everything it can possibly do to try and do the right thing with the property. The district does not have the resources available to subsidize the other proposals.

Barry Van Hoozen – Finances affected his decision. Indicated that this was the second most difficult decision he has had to make as a board member. The most difficult one was the decision to move the students out of the Commodore and no longer use it as a school because of financial constraints placed on the district when the levy failed in 2002. Being financially responsible to the members of this community for the education of our children is first and foremost in his list of priorities.

Valerie Hovland - Financially she was looking for something that at the least revenue neutral. She would have liked to address all of the concerns of both the preservationists and the district but was never presented with any proposal that did that. She trusts those in charge at the city to do the right thing in regards to that and what will eventually be built on this site.

Gretchen Downs – Shared her philosophy as a member of the board is to make sure that every vote that she participates in is good for children. The mission of the schools district should be a part of every vote that we consider. She read the mission statement of the district and reminding those in attendance that “historic preservation” is not part of that mission. It is the charge of the greater community and the city council. Our responsibility is to the students of Perrysburg Schools.

Dr. Walt Edinger – Shared his thoughts regarding the legacy that this board will leave for future board members with this decision. What are the consequences of each of the options? Selling it to a developer for \$ 1.3 million or paying a developer \$ 400,000.00 to take the property. Enjoyed working with Kate McPherson and the Preservation Group but at the end of the day, it just didn’t work.

#### **FY08-12-006 – Commodore Building**

Mr. Schoenlein moved, seconded by Mr. Van Hoozen the Board approve the resolution authorizing the sale of real property as described in the below legal description:

The property consists of those certain eight parcels (66 feet by 165 feet) whose identification numbers are Q61-000-90220705, Q61-000-90220706, Q61-000-90220707, Q61-000-90220708 Q61-000-90220709, Q61-000-90220710, Q61-000-90220711 and Q61-000-90220712 plus 7.5 feet of that certain vacated alley which runs north / south between East Indiana and Fifth Street comprised of an area which is 7.5 feet by 345 feet consisting of approximately 2.1503 acres of land, or 93,667 square feet of land area.

These parcels are located at the northwest corner of Louisiana Avenue and East Indiana Avenue, of which the property is known as the Commodore Building at 140 East Indiana Avenue, Perrysburg, Ohio 43551. The President called for the vote. Voting yes; Mr. Schoenlein, Mr. Van Hoozen, Mrs. Downs, Dr. Edinger and Mrs. Hovland. Motion carried.

**FY08-12-007 – Adjournment**

Mr. Schoenlein moved, seconded by Mrs. Hovland the Board adjourn. The President called for the vote. Voting yes; Mr. Schoenlein, Mrs. Hovland, Mr. Van Hoozen, Mrs. Downs and Dr. Edinger. Motion carried.

The meeting adjourned at 8:52 p.m.

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President

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Treasurer