COUNCIL PRESIDENT-JENNIFER WASILK
COUNCIL AT LARGE-DAVID JANIK
COUNCIL AT LARGE-MATT NAHORN
COUNCIL AT LARGE- CHUCK WINIARSKI

COUNCIL WARD ONE-BRIAN DEMBINSKI
COUNCIL WARD TWO-BECKY HARMYCH
COUNCIL WARD THREE-JAKE WACHHOLZ
COUNCIL WARD FOUR- JOHN MOWCOMBER

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Minutes of the Building and Lands Committee Meeting held November 16, 2026, at 7:13 P.M. Present in Council Chambers were Chairman Janik, Mr. Dembinski, Mr. Nahorn, Mr. Wachholz, Ms. Harmych, Mr. Mowcomber, Mr. Winiarski, Council President Wasilk, Mayor Costilow, Auditor Phillips, Treasurer Miller, Law Director Pecora - absent, Safety/Service Director Jeffreys, Assistant Law Director Rachel Reinbolt, and one member of the public.

A-26-49 Authorizing the Mayor to enter into a purchase agreement for the donation of the property formerly known as the Amherst/University Hospital; emergency.

Mayor Costilow sees this as an opportunity – the building is in serious disrepair and this is a last chance for the City to improve the downtown area. There are no firm plans for the property. CIC is in a sound place to decide on what to do with the property. If someone else acquires this land, they can do everything they want with it. The first step is for the City to acquire this property. He would like to see this torn down as quickly as possible, then cleaned up. It's going to be expensive, probably a couple hundred thousand to cover the cost of abatement. It could cost as much as a million to tear down and abate. He spoke of steps that would have to be taken. There are hazardous materials that are there that will have to be removed. He spoke further on ideas and pros and cons on this acquisition.

Mr. Nahorn asked if we could set a firm estimate before we agree to take it? Mayor explained. Mr. Wachholz feels this is an excellent opportunity for the city. He motioned to take this to the floor of Council. Mr. Dembinski seconded. He said he has been talking to UH for months and is glad to see this going in he right direction. He is firmly in favor of just tearing this building down. Cities don't get these kind of opportunities. We can increase the downtown area by 1/3. This is not an opportunity most cities get. This is about 5 ½ acres of usable space for various purposes. This is a historic thing that we can do for our city.

Mr. Mowcomber said as far as the hazardous waste assessment, he would be more comfortable if that could b done before we acquire the property. Mr. Winiarski said we are not going into this completely in the black, we have a fire department that visits this place once a year. EPA requires an EPA test anyway. He agrees with the figures the Mayor has provided. Nothing is guaranteed, but this is a monumental opportunity. He asked if we would get a consultant to help with all this if we go ahead with it? Mayor Costilow said that a certified hazardous material EPA expert would be acquired. They would give us an assessment and a proposal to abate. He spoke further.

Mr. Winiarski spoke to having contracts completed by the year end and explained the $100 donation.

Mr. Janik asked if they were up to date on their taxes? Mayor Costilow was not sure but if there are, it's their Lability.

Mr. Dembinski asked what UH gets out of this? He explained further how this is a "cleaner" way to go.

Mr. Luis Alarcon of 989 Jonathon asked if UH was able to provide records for what's in the building? He said the school keep records of asbestos inspections so it might save them some time. Mayor Costilow said they have it on the record that they have no knowledge of what's there. Mr. Janik asked about the broken windows and Mayor Costilow said we would cover with plywood to keep anyone from getting in. Mr. Janik asked about the Rotary property and who owns that part. Mayor Costilow said the Hospital owns it so that it something that will have to be worked out. There are so many ideas out there, once we get the property, it will be incredible.

Ms. Phillips asked about underground tanks on this property. What is in them? Mayor Costilow said they are inspected and they are filled with fuel. Most are documented and inspected each year. Mr. Janik asked about the medical office buildings. Mayor Costilow said they are dilapidated and will be knocked down. Mr. Wachholz asked if this included the old Fifth Third Bank. The answer was "no."

Mr. Wachholz motioned to take this to the floor of Council. Seconded by Mr. Dembinski. Voice vote 6-1 with Mr. Mowcomber Voting no to take to the floor of council.

Mr. Dembinski motioned to adjourn. Seconded by Mr. Wachholz. Vote 7-0 to adjourn. The meeting adjourned at 7:34 p.m.

Brian Dembinski, Chairman
Ordinance Committee