

The JOINT CD and FINANCE Committee held a meeting on Monday, April 29th, 2024 beginning at 6:15 P.M.

Committee Members Present:

CD: Chair Callahan, Mitchell, Schneider, Oswald
Finance: Chair Tollett, Davis, Schneider, Cerra, Siwierka
Utilities: Chair Mitchell, Davis, Oswald, Armstrong, Stewart
Absent: Lipian

Administration and Department Heads Present: Mayor Brubaker, Safety Service Dir Pyanowski, Law Dir Deery, Finance Dir Pileski, Asst Finance Dir Farrell, Engineer McKillips, Building Official Farkas, CD Dir Scott and Engineers Schneider, Dietz and Forthofer

1. Approval of the Joint Meeting Minutes from April 9th, 2024.

Mrs. Mitchell moved, seconded by Mr. Schneider to approve the above minutes.

MOTION CARRIES

2. The matter of review and approval of a CRA Tax Abatement Agreement with Sunrise Hospitality, Inc.

Referred By: Community Development Mgr. Almobayyed

This matter is being Tabled at this time.

3. The matter of a request for an exception to the City's Subordination Policy for a rehabilitation loan at 154 Bell Ave.

Referred By: CD Director Scott *(Tabled at Committee on 1/29/24 & 2/12/24)*

Dir Scott said this has been to this committee a couple of times. The homeowner is requesting an exception to the City's subordination policy so the property owner can proceed with a reverse mortgage on the property. The City's policy states that subordinations will be granted where the total of all existing and proposed liens against the property would exceed 90% of the appraised value. And if there is cash out, the total of all liens on the property would not be able to exceed less than 70% of the appraised value. They received an appraisal from the bank of \$84,000. With the amount of the proposed mortgage and the city liens, the totals equal \$145,000. The homeowner had received a quote for the stairlift that she is having installed and that quote is \$3,722.17. The bank confirmed the proposed cash out is just over \$12,000.

Mr. Tollett asked if this subordination is against the city's stated policy?

Dir Scott said yes, the homeowner is requesting a waiver of the policy.

Mrs. Siwierka asked if there are any other funding sources for this chairlift?

She is concerned about the large amount of debt on a property that's not valued above the City's normal practices.

Dir Scott said she is not aware of any funding sources but will have her office directed the resident to the Lorain County Office on Aging.

Chair Callahan asked for a motion to get this matter on the floor for a vote.
Motion was made by Mrs. Mitchell and second by Mr. Oswald to get this matter on the floor.

MOTION CARRIES

COMMUNITY DEVELOPMENT:

Motion made by Mrs. Mitchell, second by Mr. Oswald to authorize the request of the exception to the City’s subordination policy.

In favor ~ none in favor AYE = 0 Opposed ~ All opposed NAY = 4

MOTION DOES NOT CARRY

FINANCE:

Motion was made by Mrs. Siwierka, second by Mr. Cerra to authorize the request of the exception to the City’s subordination policy.

In favor ~ none in favor AYE = 0 Opposed ~ All opposed NAY = 5

MOTION DOES NOT CARRY

4. The matter of real property located near the Elyria Police Department.

Referred By: Safety Service Dir Pyanowski

Law Dir Deery said this matter involves an acquisition of Real Estate. It’s been request by the Administration for the Joint Committees to enter into Executive Session to discuss this matter. The ‘said’ property is in the vicinity of the EPD.

COMMUNITY DEVELOPMENT:

Motion made by Mr. Oswald, second by Mrs. Mitchell to go into Executive Session.

MOTION CARRIES

*Roll Call vote was taken to go into Executive Session:
Community Development Committee members; Callahan, Oswald, Mitchell, Schneider all voted AYE to go into Executive Session.*

FINANCE:

Motion made by Mr. Oswald, second by Mrs. Mitchell to go into Executive Session.

MOTION CARRIES

*Roll Call vote was taken to go into Executive Session:
Finance Committee members; Cerra, Schneider, Davis, Siwierka, Tollett all voted AYE to go into Executive Session.*

Executive Session began at 6:25 P.M.

The Committees came out of Executive Session with a Roll Call vote at 6:45 P.M.

COMMUNITY DEVELOPMENT:

Motion made by Mr. Oswald, second by Mrs. Mitchell to come out of Executive Session.
MOTION CARRIES

Community Development Committee members; Callahan, Oswald, Mitchell, Schneider all voted AYE to come out of Executive Session.

FINANCE:

Motion made by Mr. Oswald, second by Mrs. Mitchell to come out of Executive Session. MOTION CARRIES

Finance Committee members; Cerra, Schneider, Davis, Siwierka, Tollett all voted AYE to come out of Executive Session.

Chair Callahan read the Committee Report and asked for a Motion from Community Development:

COMMUNITY DEVELOPMENT:

Motion was made by Mr. Oswald and second by Mrs. Mitchell to authorize the Mayor to enter into an agreement for the acquisition of 113 Parkview Ct., Elyria at an amount not to exceed \$80,000. Emergency Clause requested.

MOTION CARRIES

Chair Tollett read the Committee Report and asked for a Motion from Finance:

FINANCE:

Motion was made by Mr. Schneider and second by Mrs. Davis to authorize the Mayor to enter into an agreement for the acquisition of 113 Parkview Ct., Elyria at an amount not to exceed \$80,000. Emergency Clause requested.

MOTION CARRIES

There was no further business for Community Development and Chair Callahan asked for a motion to adjourn.

Mrs. Siwierka had one matter to add before adjournment. She asked if pending items can be looked at, she said there are several items that have been resolved or are out-dated and perhaps can be cleaned up.

Chair Callahan thanked Mrs. Siwierka and said he and the Clerk's Office will look into that and he asked for a motion to adjourn Community Development.

Motion made by Mrs. Mitchell and second by Mr. Schneider to adjourn the Community Development Committee Meeting at 6:50 P.M.

MOTION CARRIED

The evening's Committee Development Committee has adjourned at 6:50 P.M.

The evening's meetings continued with Finance Committee Meeting which began at 6:55 P.M.

Respectfully Submitted by,
Colleen Rosado, Secretary/Administrative Assistant