

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

Committee Members Present:

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

Administration and Department Heads Present: Mayor Brubaker, Law Dir Deery, Safety Service Dir Pyanowski, Finance Dir Pileski, Asst Finance Dir Farrell, Engineer McKillips, Public Works Supt Conner, CD Manager Almobayyed, CD Dir Scott, Asst Dir Calvert, HR Dir Yousefi, Fire Chief Pronesti, Building Official Farkas

1. Approval of the Joint Meeting Minutes from June 10th, 2024.

Motion made by Mr. Schneider and second by Mrs. Siwierka to approve the said minutes.

MOTION CARRIES

2. The matter of review and approval of a CRA Tax Abatement Agreement with Foster Senior Lofts, LLC.

Referred By: Com Dev Mgr. Almobayyed

CD Manager Almobayyed said this is the project that is being brought to the City by Pivotal and a representative is here this evening. They are requesting a Community Reinvestment area for the Foster Senior Lofts. This will be an affordable housing facility with 46 units; 24 one bedroom and 22 two bedrooms. This will be for income qualified seniors. The site was selected based on the need in the area. There will be other services offered for those residents.

Pivotal is requesting a 15-year 100% tax abatement and will invest over 14 million dollars. It will be complete by Feb. 2026. Notices were sent to the school districts and they have come into agreements with those districts for 50% of the lost taxes.

Pete Schwiegeraht, Senior VP of Development of the Midwest region for Pivotal, 9100 Center Point Drive, Westchester, Ohio.

Mr. Schwiegeraht reminded everyone that he was here when they rezoned the property last year, which allowed them to apply for financing thru the State for this phase. Since then, they have worked thru the process and finalized designed and are going thru the bidding process and permits and costs. They are also going thru the State's environmental review process. They are anticipating to start construction in October/November.

They appreciate the City's support and now they need to try to finalize the economics in the budget. They did run into some drastic increased in costs for the demolition of the building. They are hopeful this tax abatement will keep the economics in line and they hope the committee will support this effort for tax abatement. As they presented the project, nothing has changed. This is a 14 million investment. Elyria Community Partnership is also their partner in this and they're going to receive revenue also. They are excited to serve the City's seniors.

Mr. Schneider asked they will be demoing the Bond Street side first?

Mr. Schwiegeraht said it will happen simultaneously and they will do Phase 1 on Bond Street as they're starting construction and then they will do the demo on the other site and that would be the future Phase 2 site. The tax abatement they are requesting now is for this Phase 1.

Mr. Tollett asked about the issue regarding the height and has that been addressed and worked out?

Mr. Schwiegeraht said they went thru approval processes with variances for those matters. They are still in the process of finalizing permits and approvals.

Mrs. Mitchell asked if they received the funding that they were hoping to receive?

Mr. Schwiegeraht said yes, they rec'd that funding and were awarded it in December.

Mrs. Mitchell asked what is the City's position on this tax abatement request?

Mayor Brubaker said the City is in favor of this as well as the schools.

Chair Callahan said that he did see the facility Pivotal built in Huron and it looks very good and he asked if the Elyria one will be similar?

Mr. Schwiegeraht said it will be similar, the Huron one is 12 years old, this will have a little more modern look, with fresh architecture.

Chair Callahan Thanked everyone for the discussion on this topic and asked for a motion:

COMMUNITY DEVELOPMENT:

Motion made by Mr. Oswald and second by Mrs. Mitchell to authorize an ordinance to approve the 'said' tax abatement agreement, emergency clause requested.

MOTION CARRIES

FINANCE:

Motion made by Mrs. Siwierka and second by Mr. Cerra to authorize an ordinance to approve the 'said' tax abatement agreement, emergency clause requested.

MOTION CARRIES

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

Motion made by Mr. Oswald and second by Mrs. Mitchell to adjourn the Community Development Committee Meeting at 6:25 P.M.

MOTION CARRIED

The evening's Committee Development Committee has adjourned.

The evening's meetings continued with Finance Committee Meeting which began at 6:26 P.M.

Respectfully Submitted by,

Colleen Rosado, Secretary/Administrative Assistant