

The JOINT CD and FINANCE Committee held a meeting on Monday, AUGUST 12th, 2024 beginning at 6:50 P.M.

Committee Members Present:

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

Administration and Department Heads Present:

Mayor Brubaker, Law Dir Deery, Safety Service Dir Pyanowski, Finance Dir Pileski, Asst Finance Dir Farrell, Engineer Schneider, Public Works Supt Conner, CD Manager Almobayyed, CD Dir Scott, Building Official Farkas, Asst Law Dir Breunig, Fire Chief Pronesti, Police Chief Pelko

1. Approval of the Joint Meeting Minutes from July 15th, 2024.

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

MOTION CARRIES

2. The matter of a PUBLIC HEARING for the matter of the PY 2025 CDBG Action Plan, 2025-2029 Consolidated Plan, Analysis of Impediments to Fair Housing Choice and Slum & Blight Recertification.

Referred By: Community Development Dir Scott

Chair Mitchell read the Call to Public Hearing.

CD Dir Scott said this is the first of three hearings for this matter which is done annually. They have to update the 5-year plan which is required by HUD for the 2025 CDBG Annual Action Plan, this plan will serve as year one of the 5-year plan. They are also required to update the analysis of impediments to fair housing choice as well as recertifying the downtown slum and blight area. It will allow to continue to spend CDBG funding if needed in the downtown area. They will estimate \$750,000 for budgeting for the annual action plan. There will be a second public hearing at committee on Sept 30th and will present the funding requests at that time. The 3rd Public Hearing will be held in October. The process needs to be complete by the end of the year and is due to HUD by January 15th, 2025. She asks the committee to feel free to contact her department if anyone has any questions on potential activities. The City received it's 2024 allocation from HUD but have not received the grant agreement from HUD to date, but are anticipating it any day now. To date they have expended 21% in administration, 33% in housing rehab, 20% in code enforcement and 67% in public service activities. They completed the 2023 Caper, the annual report to HUD. It came back that the City is in compliance with regulations. Funding requests are available August 19th on line and will stop accepting them at noon on September 16th. They are still conducting surveys for these plans.

Chair asked 3 times for proponents and 3 times for opponents and there were none.

The Chair declared that this Public Hearing has been held.

3. The matter of a Downtown Façade Improvement Program Application for 300 4th Street.

Referred By: Community Development Mgr. Almobayyed
CD Manager Almobayyed said this is requesting a grant to be used to remove and replace 25 windows throughout the entire exterior of the building, 1st floor, 2nd floor and the attached house. Total Cost is \$20,000 and the applicant would be eligible for a \$10,000 reimbursement and it was approved by the EEDC.

COMMUNITY DEVELOPMENT:

Motion made by Mr. Schneider and second by Mr. Oswald to authorize an ordinance for the 'said' program application.

MOTION CARRIES

FINANCE:

Motion made by Mrs. Siwierka and second by Mr. Cerra to authorize an ordinance for the 'said' program application.

MOTION CARRIES

4. The matter of a Downtown Façade Improvement Program Application for 460 Cleveland Street.

Referred By: Community Development Mgr. Almobayyed
CD Manager Almobayyed said this is requesting a grant to replace the brick veneer, brick washing, painting, replacement of windows and doors. Total project cost is \$86,000 and it is for a reimbursement of \$10,000. The location is not in the downtown boundary area and the EEDC did agreed to approve a waiver for this and they approved the application.

Mr. Oswald asked if the owners still move ahead with this even though the conditional use request failed?

Dir Deery said the matter of the conditional use will not go to full council. It was discussed before the meeting as to whether the property would still be eligible for the program. They are still property owners who are still responsible for the maintenance and upkeep of the building and should be eligible for this assistance and the conditional use would not have a bearing on their eligibility for this program.

Mrs. Siwierka asked if the property owner will go thru with these with these improvements and that \$10,000 can go to another business owner.

Mr. Tollett said the money is a reimbursement.

Ms. Almobayyed said if the applicant doesn't end up doing the improvement, they won't get the \$10,000. They had a few applications where the project didn't get completed and the time frame expired.

As far as a limited amount available for the projects, she's not aware of those limitations. If we're allocating the money and they're not using it and someone else is ready to go, those funds should be available to those who are ready to use it.

The time limit to complete the project is one year.

Mr. Cerra would be in favor in moving this forward, if the owner still wants to fix this building up we end up with a much better building in the area and he doesn't know if they have other avenues to come back and resurrect this plan, it would show that the only problem was about parking and they have no problem with them fixing up the building. Mr. Tollett agrees.

Mona said they would open the PO after the applicant requests the reimbursement. The money doesn't even get set aside until they turn in their receipts and documentation.

Law Dir Deery wanted to point out that this is the Downtown Façade Improvement Program. The EEDC waived the downtown boundary requirements.

Mrs. Siwierka said she doesn't have a problem with the location, she was more concerned with whether the business might take a step back to decide what their next steps are she didn't want the money to be held when there is another applicant waiting for those funds. She's fine if they table it or go ahead and approve it.

Chair Mitchell is in favor of approving it. The money is there and held for 12 months and if someone else applies there will be money in reserve.

Mr. Oswald also agrees and said, if this applicant doesn't use it after one year it will be there for another applicant.

COMMUNITY DEVELOPMENT:

Motion made by Mr. Oswald and second by Mr. Schneider to authorize an ordinance to authorize the 'said' application.

MOTION CARRIES

FINANCE:

Motion made by Mrs. Davis and second by Mr. Cerra to authorize an ordinance to authorize the 'said' application.

MOTION CARRIES

5. The matter of a Downtown Façade Improvement Program Application for 374 Broad Street.

Referred By: Community Development Mgr. Almobayyed

Ms. Almobayyed said this applicant is applying to prep the wall for a mural.

The mural is to be completed by the Elyria Community Partnership.

The total project cost is \$21,500 and this provides a \$10,000 reimbursement.

COMMUNITY DEVELOPMENT:

Motion made by Mr. Oswald and second by Mr. Schneider to authorize an ordinance to authorize the 'said' application.

MOTION CARRIES

FINANCE:

Motion made by Mrs. Davis and second by Mr. Cerra to authorize an ordinance to authorize the 'said' application.

MOTION CARRIES

6. The matter of a Downtown Façade Improvement Program Application for 341 Broad Street.

Referred By: Community Development Mgr. Almobayyed

Ms. Almobayyed said this applicant is applying for a new roof at the old PNC Bank Building. The applicant is Dan Martin. The project cost is \$92,990 and maximum reimbursement is \$46,495.

COMMUNITY DEVELOPMENT:

Motion made by Mr. Oswald and second by Mr. Schneider to authorize an ordinance to authorize the 'said' application.

MOTION CARRIES

FINANCE:

Motion made by Mr. Schneider and second by Mrs. Siwierka to authorize an ordinance to authorize the 'said' application.

MOTION CARRIES

7. The matter of a Historic Redevelopment Grant Program Application for 337 Broad Street.

Referred By: Community Development Mgr. Almobayyed

Ms. Almobayyed said this is also Dan Martin and this building is next to the PNC Bank Building. This is also for a new roof which was damaged by a chimney from the Shane Building demolition. They rec'd an insurance reimbursement in amount of \$124,688, however, the total project cost is \$164,804, so there is a gap between those amounts.

The gap is \$40,000. They had a conversation with the Law Dept and EEDC approved the application for 50% of the gap between those amounts, so the amount of the grant would be in amount of \$20,058 and the applicant would be required to pay the balance.

Mr. Tollett said there is pending litigation on the Shane Building.

This was a unique situation because there was an insurance claim involved.

Law Dir Deery said that the application for this program needed to be evaluated and is separate and apart and has nothing to do with pending litigation and to be evaluated on a stand-alone basis. The insurance payment should be considered and that money should be utilized towards the repair of the building and any reimbursement that the program should consider should be the 'gap'.

Mr. Cerra said that Mr. Martin did allude to additional damage which had been patched a couple of different times and he wants to get this done quick.

COMMUNITY DEVELOPMENT:

Motion made by Mr. Oswald and second by Mr. Schneider to authorize an ordinance to authorize the 'said' application.

MOTION CARRIES

FINANCE:

Motion made by Mr. Schneider and second by Mr. Cerra to authorize an ordinance to authorize the 'said' application.

MOTION CARRIES

8. The matter of a Downtown Façade Improvement Program Application for 354 Broad Street.

Referred By: Community Development Mgr. Almobayyed

Ms. Almobayyed said this is the 'before I die' wall and next to the annex building. This is also for prepping the wall. Elyria Community Partnership will do a mural as part of the downtown vibrancy plan and they will also do landscaping. This project cost is \$6,057 and the applicant would be reimbursed \$3,254 and was approved by the EEDC.

COMMUNITY DEVELOPMENT:

Motion made by Mr. Oswald and second by Mr. Schneider to authorize an ordinance to authorize the 'said' application.

MOTION CARRIES

FINANCE:

Motion made by Mrs. Davis and second by Mr. Schneider to authorize an ordinance to authorize the 'said' application.

MOTION CARRIES

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

Motion made by Mr. Schneider and second by Mr. Oswald to adjourn the Community Development Committee Meeting at 7:23 P.M.

MOTION CARRIED

The evening's Committee Development Committee has adjourned.

The evening's meetings continued with Finance Committee Meeting which began at 7:25 P.M.

Respectfully Submitted by,
Colleen Rosado, Secretary/Administrative Assistant