

**The JOINT CD and FINANCE Committee held a meeting on Monday, March 10<sup>th</sup>, 2025 beginning at 6:26 P.M.**

**COM DEV PRESENT:** Chair Schneider, Mitchell, Oswald, Callahan

**FINANCE PRESENT:** Chair Tollett, Cerra, Davis, Schneider

**OTHERS:** Stewart, Armstrong

**EXCUSED ABSENCE:** Lipian, Siwierka

**OTHERS PRESENT:** Law Dir Deery, Mayor Brubaker, Safety Svc Dir Pyanowski, Asst Dir Calvert, Finance Dir Pileski, Fin Dir Farrell, Engineer Schneider, Planning Dir Schoenig, Public Works Sup Curtiss, Public Works Sup Conner, Building Official Farkas

**1. The matter of approval of meeting minutes from the Joint Community Development & Finance Committee Meetings, on February 10<sup>th</sup> and February 24<sup>th</sup>, 2025, as circulated.**

Community Development ~ Motion made by Mr. Oswald and seconded by Mrs. Mitchell to approve the listed Joint meeting Minutes.

Finance ~ Motion made by Mrs. Davis and seconded by Mr. Cerra to approve the listed Joint meeting minutes.

**MOTION CARRIES BY BOTH COMMITTEES**

**2. The matter of the creation of a Project Labor Agreement (PLA) for construction of the new Public Works Complex.**

Referred By: Mayor Brubaker

Mayor Brubaker said that Council approved a new Public Works Complex last fall, where we bonded out about \$21,000,000. He spoke to Dir Strohsack who is leading that project and we are in the final stages of the design and anticipating that we will go to bid in early summer to get the contractors. The Mayor said he spoke with some local labor groups, including Local 758 in regards to a possible Project Labor Agreement (PLA). There are a lot of pros as to why it would benefit the city; it could potentially keep us under budget and get the project done on time. Within our labor unions in the city and the county, a lot of the workers are being sent out of the county for jobs. If Elyria and Lorain county workers are working outside Elyria, therefore they are not paying income taxes to Elyria. The committee received the good jobs initiative paperwork and as we got closer to the time to bid this out he thought it would be appropriate to bring this to council to ask for support for the project labor agreement for the reasons he's stated. He's discussed this with Dir Strohsack and Strollo Architects who are doing the design and they will also be the construction managers on the projects. They have worked with PLA in other communities, which will be included in the bid process.

It would be nice to have a 21-million-dollar project right here in Elyria that is being constructed by local workers. This evening, Mr. Brookie from Local 758 is here as well as Matthew Szollosi, Executive Director of Affiliated Constructed Trades Ohio Foundation. He will speak on this PLA program and answer any questions anyone may have. A template of the PLA was given to the Law Dept several weeks ago and the Law Dir has been reviewing that.

Matthew Szollosi, Executive Director of Affiliated Constructed Trades Ohio Foundation introduced himself. He wanted to point out that building trade employees are in attendance this evening and many of them live in the city of Elyria. He thanked them for what they do for Elyria and Lorain County.

Project Labor Agreements are a simple tool. It lays out the terms and conditions of a particular construction project. This project will be a 21-million-dollar investment. The agreement will lay out the basic terms and conditions of the job. Once the job is complete the project labor agreement is complete and hopefully the tax payers have realized significant savings. He said the committee is most likely looking for certainty. If the certainty can be there on the project budget and the workforce and to keep the money local. Let's put Elyrian workers and Lorain County workers to work on a project such as this.

There were 327 Project Labor Agreements in the state of Ohio last year. They can be done in conjunction with Ohio's competitive bid statute, so there won't be any procurement issues. They've determined it increases the number of bidders because they have a guarantee that they will have highly skilled labor, local subcontractors engage more when they know that's the platform and the it becomes a type of high scale and high efficiency project. The customer wants to achieve the best certainty for their investment and to achieve the best product for the lowest possible price. Lorain City High School was built with a PLA during the Kasich Administration. There was a case study done and it showed significant detail on the building system and different packages, site work, general trades, structural steel roofing, glazing, fire protection, plumbing, HVAC, electrical and security. The architect's estimate is in the first column and the actual final numbers are in the right-hand column and the next page shows the certainty in terms of achievement and that project was built on time and approximately 2.367 million dollars under budget utilizing a local skilled workforce.

Chair Tollett said one of the things that makes him comfortable with this is the safety factor. They consider the high level of safety in the workplace. That is an enormous cost savings. He highly endorses the PLA.

Mr. Oswald asked if there will be enough workers here in Elyria and Lorain County?

Mr. Szollosi said the regional council leadership said they have more than enough qualified skilled local workers to complete this project.

Committee members all agree this is a great thing to employ local and everyone is in support of this.

*Chair Schneider read the committee report and asked for a motion from community development committee.*

**COMMUNITY DEVELOPMENT:**

**Motion made by Mr. Oswald and second by Mrs. Mitchell to authorize an ordinance authorizing the 'said' PLA agreement and emergency clause is requested to maintain project timeline.**

**MOTION CARRIED**

*Chair Tollett read the committee report and asked for a motion from community development committee.*

**FINANCE:**

**Motion made by Mr. Cerra and second by Mrs. Davis to authorize an ordinance authorizing the 'said' PLA agreement and emergency clause is requested to maintain project timeline.**

**MOTION CARRIED**

Mayor Brubaker thanked Mr. Szollosi for his explanation of this project and he thanked the committee for supporting this.

*Chair Schneider asked for a motion to adjourn Community Development.*

**Motion made by Mr. Callahan and second by Mrs. Mitchell to adjourn the Community Development Committee Meeting at 6:43 P.M.**

**MOTION CARRIES**

*The evening's Committee Development Committee has adjourned.*

*The evening's meetings continued with Finance Committee which began at 6:46 P.M.*

**Next Meeting is scheduled for Monday, March 31<sup>st</sup>, 2025**

Respectfully Submitted by,

Colleen Rosado, Secretary/Administrative Assistant