

**JOINT COMMUNITY DEVELOPMENT AND
FINANCE COMMITTEE MEETING MINUTES
MONDAY, APRIL 12TH, 2021**

beginning at 6:18 P.M.

CD PRESENT: Chair Callahan, Mitchell, Cerra, Oswald, Jessie

FINANCE PRESENT: Chair Stewart, Tollett, Baird, Jessie **ABSENT:** Davis

OTHERS PRESENT: Law Dir Deery, Safety Service Dir Brubaker, Finance Dir Pileski, Asst Finance Dir Farrell, Water Pumping Superintendent Jacobs, Public Works Supervisor Conner, Parks Superintendent Reardon, CD Director Scott, CD Manager Almobayyed, Asst Director Calvert, Councilpersons Keys and Simmons

1. Approval of the February 8th, 2021 JOINT Community Development / Finance Meeting Minutes

Moved by Mr. Cerra, second by Mrs. Mitchell to approve the above meeting minutes.

2. The matter of the 2021 CHIP Application. (PUBLIC HEARING)

REFERRED BY: Community Development Director Scott

This is the 2nd Public Hearing for this matter. The 1st Public Hearing took place on March 29th.

Chair Callahan read ‘The Call to Public Hearing’.

CD Manager Mona Almobayyed said this is the CHIP Grant which the City applies every other year.

The maximum amount that they can apply for is \$250,000 to address housing concerns.

This is the process where the department gathers feedback from the community and council members.

Ms. Almobayyed said that things that were discussed at the 1st Public Hearing on March 29th were the housing costs burden on families and especially with covid, they are having a hard time with their rent and mortgages. The department sent out questionnaires and received some back. The answers included

tenant based rental assistance and owner rehab and ownership assistance. During the CDBG Consolidated Plan we also looked at housing needs and afford ability was again at the top of the concerns. With that in mind we propose to fund administration, rehabilitation and tenant based rental assistance. This is the first year we will be offering the tenant based rental assistance. This year the City will partner with Lorain Metropolitan Housing Authority to administer the program. Will start with a lower budget and will the next grant we could apply for more and it could be adjusted. All activities that can be applied for will be applied for.

Chair Callahan asked 3 times for proponents ~ there were none.

Chair Callahan asked 3 times for opponents ~ there were none.

Mr. Callahan declared that this Public Hearing has been held.

Community Development Motion:

Mr. Cerra moved and Mrs. Mitchell seconded to recommend an ordinance to authorize the Mayor to submit an application for the CHIP Funds in the amount of \$250,000 and requested an Emergency Clause.

MOTION MADE

COMMITTEE REPORT WRITTEN

Finance Motion:

Mr. Baird moved and Mr. Tollett seconded to recommend an ordinance to authorize the Mayor to submit an application for the CHIP Funds in the amount of \$250,000 and requested an Emergency Clause.

MOTION MADE

COMMITTEE REPORT WRITTEN

3. The matter of a request to forgive a Community Development Rehabilitation Lien at 614 Garford Ave., Elyria

REFERRED BY: Melinda Lipian

Melinda Lipian, 614 Garford Ave. said she is requesting for the lien to be forgiven because this process has been a very complicated process. Ms. Lipian hoped everyone received the report from Dir Scott regarding the complications of this rehabilitation process. Mrs. Lipian and her husband submitted an application on September 28th, 2020 and it was approved on October 22nd. The City chose the contractor who submitted the lowest bid which was Green Home Solutions. The work began Dec. 21st and the crew started Dec. 23rd. The work was supposed to be completed within 15 working days and they didn't finish the work until February 23rd, 2021. Ms. Lipian overheard the crews talking about taking shortcuts, they in Spanish, but Ms. Lipian speaks Spanish and understood what they were saying. Ms. Lipian had been in contact with Kathy Mezlak keeping her updated and told her that the crews broke a mirror and put a hole in the hardwood flooring. An inspector came to the house on Jan. 7th and busted the crews, because they didn't replace the wiring in the kitchen and that they were just putting in new outlets.

Ms. Lipian realized that these crews were not doing the work properly and she realized that it was becoming a hazard and she shut off the power in the house and it didn't turn off. She pulled out the wire and noticed that the junction box wiring was connected to the old wiring and it was shoved into the insulation. Every outlet was a fire hazard.

Ms. Lipian said she emailed Ms. Mezlak and she responded the next day. Ms. Lipian said there was an inspection scheduled for January 15th and there was no way it would pass.

She received a phone call from Ms. Mezlak and Ms. Scott letting her know that the house in a hazard and that she and her family will need to vacate the house. They had to leave and stayed at family and after that they stayed at a hotel from Jan 17th till Feb 6th. They went back into the house on Feb. 6th and the work wasn't completed until Feb. 23rd and it all started December 23rd and the work was supposed to be completed in 15 days.

Chair Callahan said this is a troubling story.

Mr. Tollett asked if the work ever pass inspection?

Ms. Lipian said, yes, it did pass inspection at the end of February.

Law Dir Deery said CD Dir. Scott is at the podium. Ms. Scott said an inspection took place on February 5th and the homeowner was notified that they could move back into their home. The final inspection occurred on Feb. 23rd along with an approval for payment to the contractor. Issues have been resolved and the electrical did inspection with the building dept and with the residential rehab specialists.

Mrs. Mitchell asked why the contractor was allowed to continue the job, since it was known that they were taking shortcuts?

Ms. Scott said after the inspector went to the site they all met at the house when the adjudication order was issued. The contractor spoke with the homeowner and with the department and that said they pulled the previous crew off of the job and brought in a whole new crew. The rehab specialist was at the job checking on it regularly. She said they knew the severity of the situation and the timing and they chose to keep a close eye on the situation instead of having to rebid and start the process over from scratch.

Mrs. Mitchell asked when the new crew started?

Ms. Scott said the new crew started that next day after they all met.

Mr. Tollett asked, if the worked was completed and approved, but the City is being asked to forgive the lien?

Law Dir Deery said that there is a lien for the cost of the work that is placed on the homeowner's property. The homeowner's have requested that the lien be forgiven and removed due to the unfortunate experience of the job.

Ms. Scott said the lien is forgiven after 5 years as long as the homeowners remain living in the house. And it is a zero percent interest loan and the payback is reduced by a certain percentage every year and at the end of 5 years it will be completely forgiven.

Mr. Baird said this was a terrible experience for the homeowner's and it's the same family that had the issue with the sewer back up, and he feels bad for them.

He would like to apologize to them on behalf of the City of Elyria. He feels this is a one time case and it's not ongoing. CD Dir Scott and her crew took care of it. He feels that it shouldn't be forgiven because it was completed and we apologize for the inconvenience. He feels the City should not honor the homeowner's request at this time.

Mr. Cerra agrees with Mr. Baird. He asked if there was any restitution for the cost of the hotel room? Ms. Scott said the hotel was paid for by the contractor and meal reimbursement was provided by the CDBG Program.

Chair Callahan said that was the good part of the story that the contractor paid for the hotel and the meals provided by CDBG for the inconvenience this family endured.

COMMUNITY DEVELOPMENT:

Mrs. Mitchell moved, second by Mr. Cerra to authorize an ordinance to remove the CD Lien for electrical repairs at the address of 614 Garford Ave.

EACH CD COMMITTEE MEMBER VOTED NAY - Callahan, Cerra, Mitchell, Jessie, Oswald

FINANCE:

Mr. Baird moved, second by Mr. Tollett to authorize an ordinance to remove the CD Lien for electrical repairs at the address of 614 Garford Ave.

**EACH FINANCE COMMITTEE MEMBER VOTED NAY - Stewart, Tollett, Baird, Jessie
1 Absent - Davis**

4. The matter of a Community Repair and Beautification Program.

REFERRED BY: 4th Ward Council Member Kenny Oswald

(This will be discussion only ~ no vote will be taken).

Mr. Oswald said that has a relative in Sandusky to give him a hand with some jobs that he had been working on. The City of Sandusky had a program where the residents could apply 50% reimbursement for work and repairs on their homes for up to \$6,000.

Mr. Oswald said Elyria has the Downtown Facade Program and the Demolition Program but we don't have anything for the residents where they can do repairs on there homes and the City can reimburse the homeowner for a portion of their costs.

Mr. Oswald got together with the Mayor, Dir Calvert and CD Dir Scott. Ms. Calvert did some research on the program that Sandusky was offering.

They discussed that a resident would have to apply for the program. It would be an application process similar to our other programs. During the meetings there were suggestions that CDBG money could be used, possibly CIC Monies or Grant Monies.

Mr. Oswald feel if residents begin fixing up their homes and other neighbors will follow and fix there's up as well and it benefits everyone and people feel good about home ownership.

Maybe this can be offered to the whole City and not just the targeted neighborhoods. These are discussions that we can have.

Dir Calvert said that Sandusky uses a 'pot of funding' that is similar to Issue 6 to provide grants for homeowners, up to \$3,000 and they have a separate program that offers rehab for commercial owners. With using CDBG Funds comes the limitations of target areas. Issue 6 Funding would be more flexible if that is an eligible use under the requirements of Issue 6. There is also the creation of the Community Development Corporation and housing has been a target of that emerging organization. Many communities that have a CDC Organization do administer these kinds of programs. There can be a combination of city used funds for those matching funds and also as a non-profit, the CDC would be eligible for different funding and grants.

Mr. Jessie asked what the amount Sandusky has in their pot?

Ms. Calvert did not that amount available.

Mr. Oswald said people in the target area and have to have the matching fund may have a hard time getting those funds which could be a stumbling block. But hopefully would could find the right grant programs that could help different home owners throughout the City.

Mr. Mitchell asked if Issue 6 Funds can be used for this?

Mr. Pileski said that the Economic Development portion of Issue 6 could be used for that.

Dir Deery said that she would have her office look into that to make sure.

Mr. Oswald was hoping if we could give a direction that 'yes' this is a good idea then we could have teams work on it and meet to start implementing the program.

Chair Callahan said this is a good opportunity for the City and for it to be explored and go from there.

Mr. Stewart said it is worth exploring but that we put this matter in 'Pending Items' at this time.

**Mr. Cerra moved and second by Mrs. Mitchell to adjourn this evening's Community Development portion of the Meeting at 6:50 P.M.
MOTION CARRIED**

Respectfully submitted by,

Colleen Rosado, Council Clerk Secretary

(Committee Meeting was attended by Secretary Rosado ~ Meeting Minutes were transcribed by Secretary Rosado).