

The JOINT CD and FINANCE Committees held a meeting on Monday, March 27th, 2023 beginning at 6:50 P.M.

CD MEMBERS PRESENT: Committee Chair Callahan, Mitchell, Oswald, Schneider, Lipian

FINANCE MEMBERS PRESENT: Committee Chair Stewart, Tollett, Cerra, Davis and Schneider

OTHER COUNCIL MEMBERS PRESENT: Simmons

OTHERS PRESENT: Law Director Deery, Mayor Whitfield, Safety Service Dir Lundy, Asst. Dir Williams, Asst Dir Calvert, Finance Dirs. Pileski and Farrell, CD Manager Almobayyed, Engineer McKillips, Building Official Farkas, Fire Chief Pronesti, Police Chief Pelko, Public Works Sup. Conner, Water Team Leader Jacobs

1. The matter of Review and Approval of Recommendations of the Elyria Economic Development Committee.

Referred By: CD Manager Almobayyed

CD Mgr. Almobayyed said this is the time of year where her department reviews all the municipal income tax agreements. The process is they are in communication with the companies who send reports which include they're payroll information. She works with the Finance Dept to make sure all of the information is cohesive and they make a recommendation for the Elyria Economic Development Committee to review as far as the company's agreement and if they're meeting their agreement requirements and whether or not they're going to receive an income tax reimbursement based off of increased payroll and what was in their agreement. The Elyria Economic Development Committee put forth the report that everyone has received. The participating businesses are Duraline, Multi-link, Peri Fiberglass, Community Star Credit Union, Nelson Stud Welding and Hydro-air. Results of the committee's recommendations found no issues. Four businesses will receive an income tax reimbursement. Two won't receive the reimbursement because the payroll fell below their baseline.

Chair Callahan said he appreciates the work of the Economic Development Committee. These agreements will continue to bridge that partnership the City has with these outstanding businesses.

Mr. Tollett commented that the Ms. Almobayyed does a great job and they were prepared when they went into the meeting and it's very black and white, they either make their compliance or they don't. There are no exceptions.

COMMUNITY DEVELOPMENT:

Motion was made by Mrs. Mitchell and second by Mr. Schneider to authorize a Resolution adopting the recommendations of the Elyria Economic Development Committee which met on March 6th, 2023.

MOTION CARRIED COMMITTEE REPORT WRITTEN

FINANCE:

Motion was made by Mr. Cerra and second by Mr. Schneider to authorize a Resolution adopting the recommendations of the Elyria Economic Development Committee which met on March 6th, 2023.

MOTION CARRIED COMMITTEE REPORT WRITTEN

2. The matter of the FIRST PUBLIC HEARING for the 2023 Community Housing Impact & Preservation (CHIP) Fund.

Referred By: CD Manager Almobayyed

Chair Callahan read the Notice Of Public Hearing.
He asked for proponents three times.

Proponent: CD Mgr. Almobayyed said they apply for this program every other year. They can apply for up to \$250,000 for the Housing Rehabilitation Program. They do have a community Development Block Home Repair Program which they have available all year every year. That allows for them to address one issue; electrical, plumbing, HVAC, roofing, flooring which are things to keep houses safe and within code. All but not aesthetic things. The cap for those kinds of projects is at \$15,000. The CHIP Grant allows to go up to \$46,000 which will address the entire house as long as it falls within that budget. It is a complete grant, although the ranking is not based on performance, it's based on how bad the condition the house is in and if it's in the Target area. They usually are able to do about six homes with that budget. They will apply for that. The application is due in June and the repairs would start in 2024. They can do owner rehabilitation which provides financial assistance to income eligible homeowners to correct issues those issues. They can do rental rehabilitation, which is basically is the same as owner rehabilitation except this is for renter occupied homes. There is also ownership assistance which provides financial assistance to households to purchase homes through help with down payment and closing costs assistance. It also includes assistance with subsidy to lower the interest rate for the loan and also the tenant based rental assistance which they work with Lorain Metro Housing Authority. These provides assistance to property owners to subsidize their tenant's monthly rental amount so the tenant is not paying over 30% of their annual or monthly income. It makes up the difference of that. There are other activities in the CHIP Grant that they can apply for because the City of Elyria is an entitlement community which means we get CDBG Funds directly through HUD instead of through the State. So, there is a limited range of activities that they can apply for with the CHIP Grant.

Mr. Oswald asked for explanation on how we can give money to an owner of a house that's using it as a rental? Do those funds go to the owner so he can do the work?

Ms. Almobayyed said that is thru the Rental Rehab Program which is ineligible activity through this Grant. Elyria does not currently have that program, we haven't applied for that because thru public participation and other feedback, it was not prioritized.

Owner Rehab was prioritized. We don't currently have the Rental Rehab activity. The State requires them to provide the residents with the full range of activities that we can apply for. They do have a tenant-based rental assistance program which is ran thru Lorain Metro Housing Authority and this is the first year we are offering that program because it was prioritized in the last survey. Council only funded a small amount for that to see how it goes. They have an agreement, but haven't drawn any of those funds down and she doesn't have any feedback on that program right now.

Mrs. Davis said the Com Dev Office is doing a great job wanted to take the opportunity to thank them. She also said it good to know these programs are available for the residents.

Chair Callahan asked if there are any opponents three times, there were none.

Chair Callahan declared this Public Hearing has been held on March 27th, 2023.

Seeing there is no further business for Community Development he asked for a motion to adjourn the Community Development porting of this evening's meetings.

Motion was made by Mr. Oswald and seconded by Mrs. Lipian to adjourn The Community Development Committee.

The meeting adjourned at 7:05 P.M.

MOTION CARRIED

The evening's meetings continued with The Finance Committee Meeting which began at 7:10 P.M.

Respectfully Submitted by,

Colleen Rosado, Secretary/Administrative Assistant