

**The Community Development Committee** held a meeting on **Monday, May 8<sup>th</sup>, 2023** beginning at 6:00 P.M.

**CD MEMBERS PRESENT:** Committee Chair Callahan, Mitchell, Oswald, Schneider, Lipian  
**FINANCE MEMBERS PRESENT:** Committee Chair Stewart, Tollett, Cerra, Davis, Schneider  
**OTHER COUNCIL MEMBERS PRESENT:** Simmons

**OTHERS PRESENT:** Law Director Deery, Mayor Whitfield, Safety Service Dir Lundy, Asst. Dir Williams, Finance Dir Pileski and Farrell, Engineer Schneider, Building Official Farkas, Asst Dir Calvert, Police Chief Pelko, Police Capt. Frank, Asst Law Dir Breunig, IT Dir Rothgery, Public Works Supt Conner

Chair Callahan welcomed everyone to this evening's meetings and before calling the meeting to order, Mr. Tollett asked if he can speak.

Mr. Tollett said he owes a public apology to Mr. Cerra. Mr. Tollett said that he wrote something and he excluded Mr. Cerra who worked diligently in getting one million dollars for street resurfacing and he had not included Mr. Cerra's name.

**1. Approval of the Community Development Meeting Minutes ~ April 10<sup>th</sup>, 2023.**  
**Mr. Schneider moved and Mrs. Mitchell second to approve the said minutes.**

**2. A presentation by Lorain County Public Health Commissioner, Mark Adams, on the matter of Housing Nuisances within the City.**  
Referred By: Safety Service Dir Lundy

Dir Lundy said that since Mr. Adams has come to Lorain County, replacing Dave Koval. The Health Dept is always looking for innovative ways of doing things. Elyria had its own Health Dept. before it merged with the County Dept. The housing nuisance issue is one that is now getting addressed under the leadership of Mark Adams. There have been discussions with Mr. Adams along with the Law Dept., and the Judges. The Judges will partner on this initiative to provide community service workers. Mr. Adams was successful in Start with this initiative and he will provide a presentation this evening.

Mr. Mark Adams, Lorain County Health Commissioner, Lorain County Public Health, 8557 Murray Ridge Road, Elyria. Mr. Adams said it's his pleasure to be here this evening. This all started when they did their community health assessment, which is the feedback they got back from the community. One of the things from the survey was housing. Two objectives are achieving the most from the public health laws that exist and have existed for 103 years. Programs in health initiative were brought about because of sanitation and disease. They will look at some of the current programs they have in Environment Health. The programs they have are from the CDC. They have six divisions within the Department. Programs have to do something with the CHIP which is the Community Health Improvement Program. The assessment says what's wrong and then we put that information together for the CHIP. Decisions have to be data driven so that they can be fixed.

When it comes to dilapidated housing or neighborhoods that are falling apart, how do we fix that? Not just to tell someone to something, but how do you fix it internally and bring back

pride. He's been training staff members on this. The housing program is complaint driven. Most of the time it was being handed over to the city's building departments. The department was short staffed and there is some back log. He goes out on inspections with them and help them catch. Cities and townships sometimes lack that legal authority to address public health issues. But they are specifically for the public health departments to enforce and have belonged to public health departments for over 500 years. it talks about who legally can go out and do an inspection and that would be a sanitarian who would do that.

The house we live in and the house that's next door is 100% tied to chronic health, maternal and child health outcomes and mental health. What's tied to these is the social determinants of health, which are conditions in the environment where people are born, live, work, learn, play, worship and age that affects a wide range of health, functioning and quality-of-life outcomes and risks.

There are 5 domains to those social determinants of health;  
Economic stability, education access and quality, health care access and quality, social and community context, neighborhood and build environment.

Local health departments at the city and county level are on the front lines of ensuring the health of the public. They are to strive to improve the health of the community. Protect against environmental hazards, preventing and controlling disease and injury. Also preparing for and responding to emergencies.

Health Department Roles are listed and described in the attached PowerPoint Presentation.

They currently don't have a vaccination program for dogs, cats and ferrets and that's one of the things they will put together is a low-cost vaccine program for those. They had a program like that in Stark County where they only charged \$5.

A dog can be put on perpetual quarantine if they bite someone and there are about 450 bites a year in the county. They want to reduce the transmission of disease and rabies.

They started doing inspections of complaints as of April 1<sup>st</sup> and taking the lead in lead, hoarding, garbage, trash, rubbish, debris, animal bites and insect infestations. These are in the entire county. The staff have been trained and is now the division is doing; Investigation, Notification, Communication, Coordination and Remediation. They have to remedy the mental health issue. Before they clean up and then clean up thru mediation. Instead of filing criminal charges right away and now they have found ways to talk with residents and get onto the property and discuss the clean-up. They do have the power to abate that nuisance and they have the script that says they should do it. Anything with dog waste, garbage, mold, water and other issues, they would write and order; be there within 48 hours, send a letter and/or hand deliver and then re-inspect a couple days later. That's the normal process. If they don't comply, they send a second order which describes what could happen; potential penalties. Normally there could be 100 complaints and they would possibly send out about 35 second orders. Most do clean up. By not cleaning up, they could be issued a board citation which they would be ordered to appear the board for a hearing and they would explain why they haven't done what they were ordered to. They haven't had one of these in a long time.

There are two clean-up options; they put together a program using community service workers, they call them road crew and they shuttle them out to the properties. It would normally cost from \$35 to \$135 to do this clean-up. Actually, doing the clean-up is a lot faster than doing paperwork. They will talk with the judges to start getting community service workers assigned. They wrote a grant for a van and now they need to find a van for those workers and hire

someone to take the crews out. They did that for 16 years in Canton. The cost for this work will be assessed to the property taxes and those charges would be turned in about once per quarter.

Chair Callahan thanked Commissioner Adams for that presentation and asked for questions.

Mr. Oswald said this was enlightening and educational. He said there were issues of homeless people living around the train tracks and were leaving debris, which is an exterior issue and he went to the Health Department and he didn't get anywhere. Then there are issues with houses where you can see the windows broken and animals and vagrants can get into the house. They can guess there are issues in the house, but they don't know until they get into the house. How do they get a search warrant for that?

Commissioner Adams said there are three rules that have to apply to what it is so they can get probable cause to get a warrant; 1.) is the issue itself subjected upon a child and the living conditions. If the house is occupied and if there is garbage all around and the child has no choice but to live in those conditions. If it's a house without water, that is probable cause to get a warrant to get inside the house. If staff goes to a property and they become inundated with fleas, that is probable cause. If they can show evidence that something is happening inside the house and is contributing to something next door, such as a path of an animal, a path of cockroaches going from one house to another. If these are vacant houses and nothing outwardly is there, but they can still work on how they can fix those, possibly by boarding them. If they go to a house and can smell something from the house, it's become a health issue. Some vacant houses are just vacant and not a health concern.

Mr. Oswald asked if they call the Health Dept or the Building Dept?

Mr. Adams said if the Health Dept is notified they will go out and look at it to determine the plan of action.

Mr. Lipian thanked Mr. Adams. He asked if a dog is involved in a bite, and it would be in perpetual quarantine, is that for bites against non-humans or humans as well, how would that be classified?

Mr. Adams said it would be classified as an exposure and can only be an exposure if it's an animal biting a human. There's part A and part B. Part A is the bite took place and then there's the quarantine. What's not been happening is part B, the enforcement of the rabies vaccine. They don't have cats and ferrets listed in the administrative code, they need to get those added. Now, how do you enforce the rabies vaccine part? But they don't want to do it with the criminal piece, but with providing low-cost vaccine Clinics. Perpetual quarantine was only because there was no verification of a rabies vaccine. The health department doesn't have the jurisdiction on whether an animal can be declared a vicious animal or not.

Chair Callahan asked what the number of dog bites are reported per year?

Mr. Adams said it's around 450 and most bites are owner occupied where they've bit a family member or someone in the home.

Mrs. Davis said she's been dealing with a problem with a house for several years, and the house is in poor condition. There is garbage and an animal tied up and residents and kids near this house, what is the next step.

Mr. Adams said something like this needs to be brought up before the board. They will be setting up a program where they will have to have a hearing. The board would declare this property a nuisance and to order an abatement and cleanup will start.

Mayor Whitfield thanked commissioner Adams. He said this is exactly why we wanted to have this presentation, because of these problem properties that something has to happen to fix it. This was part of the feedback from the residents, that they want to see a cleaner city.

Building official Farkas said from a building department perspective, this is very exciting. This is resurrecting a past relationship that has gone south a long time ago. The building department has done it's best in the past, but now in conjunction with Commissioner Adams, they can work side-by-side and clean up. The health department can tackle the things that City weren't legally able to do. This will lighten the load on the courts and they may look at the cases differently and it will be positive for the City.

Chair Callahan thanked Commissioner Adams for being here this evening and for sharing thoughts and ideas.

### **3. The matter of a request for a Conditional Use Permit for a 'Type A' Child Care at 431 Longfellow St.**

Referred By: Jeniese Dean

*This Matter was Denied by Planning Commission on April 4<sup>th</sup>, 2023 and Tabled on April 10<sup>th</sup>, 2023*

Jeniese Dean and Mandel Dean of 431 Longfellow St. introduced themselves. Mrs. Dean said that they run a Type B childcare from their home. They are requesting a Conditional Use Permit to run a Type A childcare so they can serve more families. They've been doing this for 8 years and have not had any complaints and no out of compliances. She works with families who have siblings that have to go to different day care centers because she doesn't have the space to accommodate all of them.

Mr. Dean said they are not trying to go commercial, they are just looking to add to the availability of more kids to accommodate families that use their services. Many families are looking for quality home-based child care. They have a state worker who comes to their home periodically to check on the business. And she told them about this route. They have the space and they have a yard for these kids. They had the basement converted into a child care space with egress windows. They are 2 star rated in terms of teaching kids and family engagement.

Mayor Whitfield said they had this conversation last week and it was requested to have PC review these facilities. They had good discussions with consultants that are helping with rezoning. They talked about adjusting requirements for these Type A child cares. The way the code is written, there is a high probability that none of the child care facilities would be able to meet the requirements as they are at this time. Assistance Law Dir Mr. Breunig had a recommendation that we didn't try to amend our ordinance right now because we're in the midst of this comprehensive land use plan and he asked if Mr. Breunig wanted to speak on this. The recommendation was to look at these on a case-by-case basis.

They will review these again in June and look at the parameters that were brought to the forefront of other cities comparisons, but the recommendation was wait until they finish the full comprehensive zoning code review and not to amend just this one part of the ordinance.

Law Dir Deery said this piece is being attempted to being amended mid-stream would essentially be doing a band-aid job and ultimately when the comprehensive plan takes place they would be undoing all of it anyway. And when it finished there may not even be the same types of zoning. Unfortunately, this is not ideal, we need to stick with the status quo and that's the recommendation from the law office. And with what they have on the books, until this comprehensive plan is finished, because otherwise we would be adjusting rules without having all of the information in front of you. This is an important issue for child care centers and facilities in residential areas and looking at a case by case basis. Planning Commission is an administrative body and, in some ways, they are restricted to go by the criteria and guidelines. And Council looks at it in case by case basis and takes a look at PC's recommendation and to do with it as they see best for the City.

Mr. Lipian said the status quo is not going to enable families to get the child care they need for them to go to work because we're not getting our job done as a city council to amend what needs to be amended in our antiquated charters fast enough. Mr. Lipian's opinion is that the Law Dept disagrees, it sounds like one expert would be favor of an exception in a case-by-case basis and one would be against it.

Law Dir Deery said that her office is on the same page, her department is not divided. It would be legal to amend the ordinance, it is not the charter. It is ill-advisable because it would be a band-aid, a temporary fix which could cause issues to the zoning code. It is important for child care to be addressed in the community. Her department is equally attentive to the neighboring residents and business that the zoning code is designed to protect. That is the tension that the zoning code is designed to address.

Mr. Lipian had asked a resident from the audience to speak.

Carol Hobart of 440 Olivet Dr., Elyria said she was asked to speak at the previous meeting on Wednesday. She spoke to the committee. She was a Type B Child Care facility for more than 25 years. Most home child care providers will be available to provide care on weekends and evenings. Day Care Centers do not do that. Human Services helps pay for day care for parents that have low paying jobs. Ms. Hobart said she never had any complaints from her neighbors. But, neighbors could send in letters of recommendation or letters to say that they don't want this.

The Dean's want to be able to have 12 children and many of them will be siblings, so there won't be 12 cars dropping off and picking up. Parents work different shifts and drop off and pick up at different times.

Mr. Oswald believes we need to get this taken care of with the land use plan so we don't keep just putting a band-aid on it. Square footage of the lot, size of the house and the set back could all be changed to accommodate more applicants.

Law Dir Breunig said we're talking about two different things; 1.) what PC has discussed about revamping the zoning code and maybe easing the requirements for Conditional Use Permits for these, 2.) what is being discussed here tonight on this agenda item, which is this application for a Type A facility to be located at 431 Longfellow. With regard to existing applications that may be made under the existing code. There are parameters that PC and Council has to determine

in order to grant these under the laws that exist. There are a number of factors that have to be determined that substantially exist; thirty thousand square feet, a frontage requirement, set-back requirement. Council has discretion on certain of these items. The Conditional Use Permit can be granted under the existing code, but there has to be a rational relationship between the decision and the outcome of what the code requires. You have to take those factors and look at them as a whole and make a rational determination. Building Official Farkas's research resulted in a lack of information; we don't know why the code was done this way. The guess is that in most residential neighborhoods, this was not something they wanted in their neighborhoods. There are vested property rights, not just for the applicants, but for the surrounding property owners. There's an expectation when you buy a property in residential neighborhoods that certain things can and can't be done. If the Conditional Use Permit is granted, the factors need to be considered and a determination that they exist before a determination is made.

Mr. Dean said that they spoke with all of their neighbors and had gotten signatures and no one has had a problem with it, in fact most of the neighbors are all for it and appreciate what they do. They have a State employee who oversees the child care business and does periodic inspections of the property and they have not had any out of compliance issues with eight years of doing this. As far as the pool, it is gated and locked and there is no access to it. They have a large play area in their back yard which is 22 feet by 18 feet and there is a play area and they have a 22 X 12 patio where the kids can sit and have their lunch.

Mrs. Mitchell reminded the committee that they have always gone by the recommendation of the Planning Commission. She thinks child care is a necessary thing and it's an admirable business.

Mr. Lipian feels the committee doesn't just have to rely on what the PC (experts) say, they have to also use their own reasoned judgement and critical thought. He asked if there were ever granted exceptions to this because. The spirit of the law is just as important as the letter of the law. It would be a tremendously high threshold for any residential property to be able to meet the current guidelines for a Type A child care center and that in itself probably was intentional. Do we want to maintain that status quo?

Mayor Whitfield said he appreciates everyone's comments on this. It's been a good discussion. There are two things at play; the ordinance that's on the books that need to be addressed, but the thought is to wait to do it as a comprehensive land use. There will be recommendations for that when they get to that part. The other piece is what we're dealing with what is before us this evening. It's important to note that the PC recommendation was two-fold and we should look at these on a case-by-case basis. Mayor Whitfield asked if this can be sent back to PC? It was decided that PC would start to look at criteria that matters; is it fenced in, how do the neighbors feel about it, what's the parking and drop-off location like, etc. That happened after the Deans were denied.

Law Dir Deery said, yes, the CD Committee can send this back to PC. Her office doesn't work with the PC Committee and to contact Attorney Taylor for any legal advice on PC matters.

Mrs. Mitchell suggested if they send this matter back to PC, they should also send Mrs. Steven's matter back to PC.

Law Dir Deery said that unfortunately Council has already made a legislative decision on that matter. That doesn't stop Ms. Stevens or anyone else from applying once again, because action was taken by the full body, it's been completed.

Mr. Oswald is not for sending it back to PC.

Mayor Whitfield said their consultant recognized that the code was outdated and he agrees to not send it back to PC, because it's a waste of their time. Those codes aren't reasonable for everyone now. We're being asked to use discretion until the code is revised. PC can use their common-sense objective and if the neighbors don't have a problem with it, why not pass it.

Mr. Cerra asked what the applicants have to go thru with the State recommendations?

Mrs. Dean said her licenser does a safety and fire inspection. The local fire department doesn't have to do inspections unless the day care already has a conditional use permit.

Mayor Whitfield said the June PC Meeting will be looking at what the State requires for these day care facilities. Are we doing work that is already being done by the State?

Mrs. Mitchell said if these matters go back to PC, the fees should be waived. And if Ms. Stevens reapplies, her fee should also be waived.

Law Dir Deery said Ms. Stevens could reapply and could make a request of council to waive the fee.

Building Official Farkas said, as mentioned, the first line of defense for the City is the zoning code. He is the zoning administration and he is to filter these materials and present to PC as to what he finds versus what our law says, he gives that information in his PC report. He gives what our law states and what he finds what is discovered per the submittal of the application. The board weighs; does this substantially exist; does it substantially meet our current law. Our laws are antiquated and we have many band-aids in our zoning code. The retooling which is taking place is far overdue. We do have an ordinance that specifically states these guidelines.

Mr. Lipian said that the City owes it to the people asking about these type A child care facilities to legislate something. If it's going to go back to PC, he urges Council to act with expedience to resolve this antiquated law that is designed to preclude residential Type A child care.

Mr. Dean said he had his driveway and the apron fixed so that there will be no danger for the children and parents. And their house is on a cul-de-sac, so there is no traffic and no cars going both ways and it's a quiet neighborhood.

**Mr. Lipian made a motion to send this back to PC.  
There was no second to this motion. The motion is not carried.**

Chair Callahan read the committee report.

**Mrs. Mitchell made a motion to deny this Conditional Use request and it was seconded by Mr. Oswald.**

**4 – Ayes**

**1 – Nay**

**Motion Carried**

**4. The matter of a request to Rezone real property owned by the City of Elyria, located on Murray Ridge Road, for a training facility to be used by the EPD.**

Referred By: Police Chief Pelko

*This Matter was passed by Planning Commission on May 2<sup>nd</sup>, 2023.*

Chief Pelko said they've been in collaboration with the FBI for the past 3 or 4 years and to implement and develop a joint training facility. He turned over to Lt. Frank who will give details in a PowerPoint presentation. And that presentation is attached to these meeting minutes as Exhibit 'A'.

Lt Frank said this is a joint training project with the Cleveland FBI. Lt. Frank went thru each slide on the Power Point Presentation which is attached to these meeting minutes.

The property that is being considered for this facility is on an old landfill and located behind the Central Maintenance Garage. The discussions for a joint first responder training facility started about 3 years ago.

This will be a multiple phase project which would be about 10 years total.

Lt. Frank finished the presentation and there were questions and discussions.

Mr. Tollett said this is a multi-million-dollar investment and could be used as a recruiting tool and it will be a safe facility.

Lt. Frank said out of all those facilities, this will have the highest berm, short of being inside. This will be a controlled environment for law enforcement training. Will be supervised by officers who are trained to operate ranges.

Mayor Whitfield gave kudos to Lt. Frank and Chief Pelko it's a very comprehensive presentation. He's had the opportunity to go on training with some officers and they take their training very seriously and there's nothing like being in a simulated environment. This will build on the idea of Elyria being a place of training and development. Officers will travel from all over to Elyria to use this facility.

Lt. Frank said as the project grows there will be a 100-seat amphitheater style classroom with technology. With the City's proximity to the airport and turnpike, it will put us in the center to be able to host larger type training conferences. They would also share the training facility and make it available to partners in the community to be able to use.

Mrs. Davis asked if the area will be sound proof? Her concern is the Murray Ridge Center where the workshop and school are not too far from this location. The sounds of guns could upset the children that attend that school.

Lt. Frank said as he told PC, they want to be good neighbors. They can mitigate sound by the height of the berms. Earthen environment absorbs sound, the higher the berms, the better. They would work with Engineering and the Building Dept as the project progresses. The Engineering Dept can get the dirt from other projects that can be used to make the mounds. Other options are sound damping walls on top of berms. They will do the best they can do to mitigate the sound. They would stay within the City's ordinance for sound, 8AM to 8PM.



Chair Callahan read the committee report and asked for a motion.

**Motion was made by Mr. Lipian and second by Mr. Oswald to authorize an ordinance for the 'said' Rezoning request.**

**MOTION CARRIED                      COMMITTEE REPORT WRITTEN**

**5. The matter of a request for a Conditional Use Permit for real property owned by the City of Elyria, located on Murray Ridge Rd, for a training facility for the EPD.**

Referred By: Police Chief Pelko

*This matter was passed by Planning Commission on May 2<sup>nd</sup>, 2023.*

Lt. Frank said this is the same facility. After working with Building Official Farkas, he thought this would be the best use of the way to have it zoned which would permit it for law enforcement first responder training and would set up for the future site so everything was zoned properly moving forward.

Chair Callahan ready the committee report and asked for a motion.

**Motion was made by Mr. Lipian and second by Mr. Oswald to authorize an ordinance for the 'said' Conditional Use request.**

**MOTION CARRIED                      COMMITTEE REPORT WRITTEN**

**6. The matter of a Liquor License Transfer as requested by 628 Midville, LLC, DBA: La Cocina, located at 629 Chestnut Commons Dr., Elyria. (Permit Class D5 and D6).**

*(No Issues from EPD)* Referred By: Ohio Division of Liquor Control

There were no questions or issues with this liquor license permit request.

**Mrs. Mitchell made a motion that the City does not request a hearing and that motion was seconded by Mr. Lipian.**


**MOTION CARRIED                      COMMITTEE REPORT WRITTEN**

*The evening's meetings continued with The JOINT Meeting [Community Development and Finance] which began at 8:00 P.M.*

**Motion moved by Mrs. Mitchell and seconded by Mr. Lipian to adjourn the Community Development portion of this evening's meeting at 8:01 P.M.**

**MOTION CARRIED**

*Meeting continued with the Finance portion of the meeting which began at 8:05 P.M.*

Respectfully Submitted by,   
Colleen Rosado, Secretary/Administrative Assistant

# 'EXHIBIT A' (14 pages)

## ELYRIA POLICE DEPARTMENT / FBI CLEVELAND JOINT RANGE PROJECT



### AGENDA

- Base project design:
  - Entry road (south entrance)
  - Geo survey
  - Flat range (100 yards/30 point)(discuss turning targets?)
  - Range support building (2 story or stand alone)
  - Tactical training building (simmunitions)(2 story or stand alone)
  - Future Expansion (SWAT/EOD/ERT)
- Proposed building phases:
  - Phase I: Entry road/parking lot (ongoing)
  - Phase II: Flat range/support building/training building (anticipated start summer 2023)
  - Phase III: Other improvements (fencing/lights/shades/etc)
- Financial protocols
- Validation protocols



## HISTORY



- Through the history of the Elyria Police Department, tactical training, firearms and patrol tactics have been out sourced or officers have to travel to training sites outside the city.
- All of the police departments firearms training is conducted outside the city.
- It causes logistics problems for the department:
  - Takes time to travel to training locations.
  - Training is limited to what is at the location or what can be transported there.
  - We are always just guests.

## HISTORY CONTINUED

- Discussions started at the police department about the development of our own training facility over 6 years ago.
- The old landfill area behind CMC was identified as a location that could be used for the site.
- Lt. Frank worked with the City Engineering Department who made contact with the EPD to get approval for development and work on the landfill.



## HISTORY CONTINUED

- F.B.I. Cleveland Field Office has a resident agent that works out of the police department.
- The FBI also has to travel for training and does not currently have a permit training facility.
  - FBI Agents have to travel to Camp Perry in Port Clinton, Ohio.
  - Cleveland FBI Office covers approximately north of Mansfield, Oh, Youngstown to Toledo.
  - Agents have to travel sometimes 1 to 2 hours to get to training.



## HISTORY CONTINUED

- 3 Years ago discussions began with F.B.I. Cleveland Office about the development of a joint first responder training facility.
- City of Elyria is the center of travel for Cleveland FBI field agents to travel to.
- Cleveland FBI Office submitted to FBI Head Quarters and Facilities for money to build and develop a joint first responder training facility.
- In 2020 FBI Cleveland and City of Elyria entered into a 30 year MOU to build a joint first responder training facility.
- In 2022 Cleveland FBI was awarded \$2,637,600.00 to build the training facility.

## PROJECT DETAILS

- Development of a joint first responder training facility.
- Project has 3 phases of development over 10 years

### • Phase 1

- 4 firearms ranges
- 2 100 yard flat ranges with 15 firing points each
- 180 degree combat range
- Precision Rifle Range
- Range support building and class room
- Two story 5000 square foot ammunition training building
- Parking lots and utilities



## PROJECT DETAILS

### • Phase 2

- 100 Seat Amphitheater Class Room & parking lot
- Skid Pad for drivers training
- Development of roads to accommodate a training village

### • Phase 3

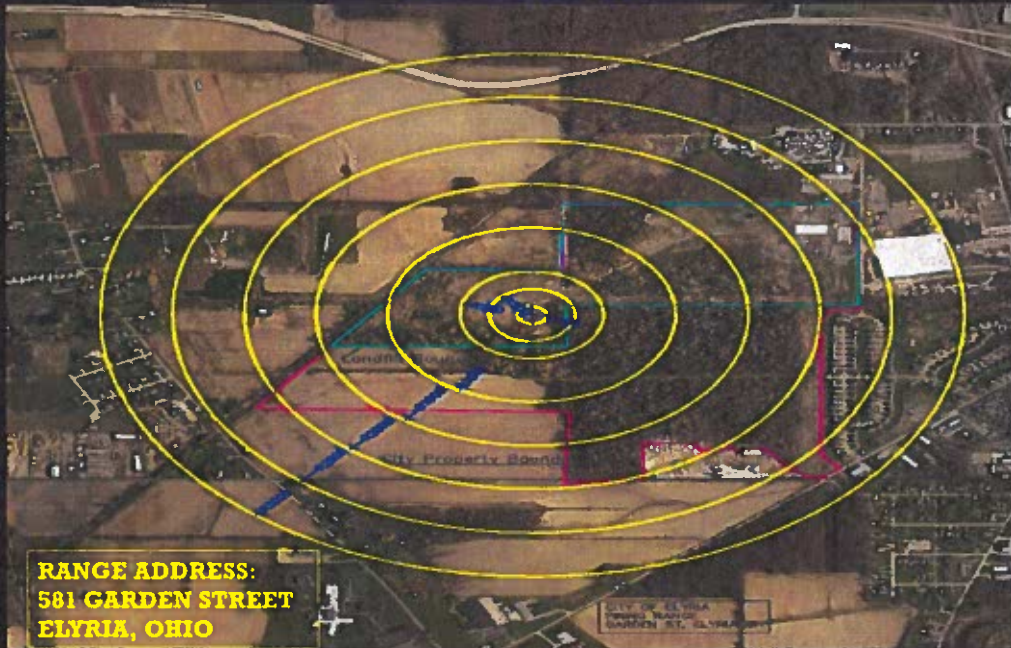
- Live Fire Burn House
- Rappelling Tower
- 1800 to 2000 square foot two story home w/ basement
- 1600 to 1800 square foot ranch style home w/ basement



### RANGE DISTANCE FROM POPULATED AREAS



### RANGE DISTANCE FROM POPULATED AREAS



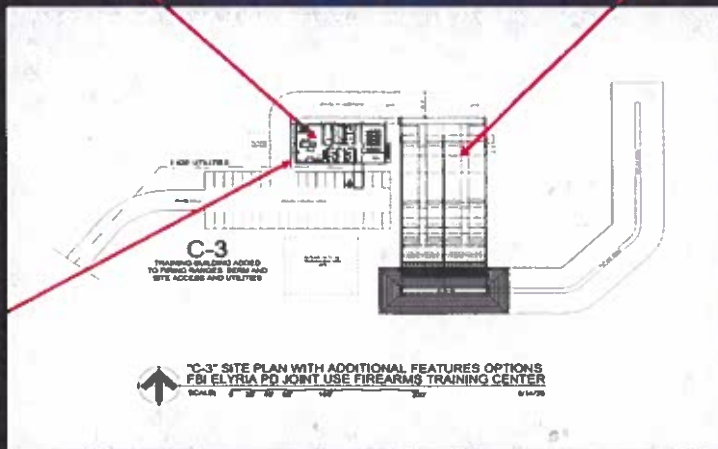
# PROJECTED TRAINING FACILITY LAY OUT AND LOCATION



## RANGE LAYOUT/DESIGN

CLASSROOM/RANGE ADMIN  
BUILDING  
2 STORY  
10,000 SQUARE FEET

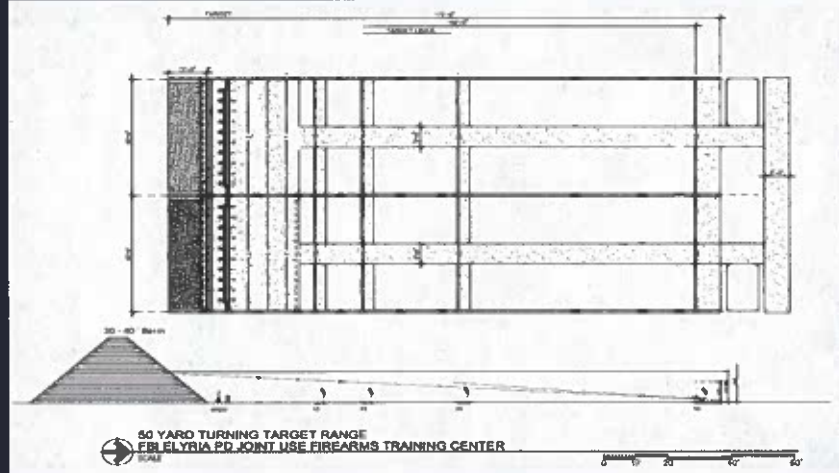
2,100 YARD / 20 POINT FIREARMS  
RANGE



TACTICAL TRAINING  
BUILDING (SIMS)  
1 STORY  
5,000 SQUARE FEET

"C-3" SITE PLAN WITH ADDITIONAL FEATURES OPTIONS  
FBI EL YVA PD JOINT USE FIREARMS TRAINING CENTER  
SCALE: 1" = 20'-0" 6/14/28

# 30 POINT/100 YARD RANGE

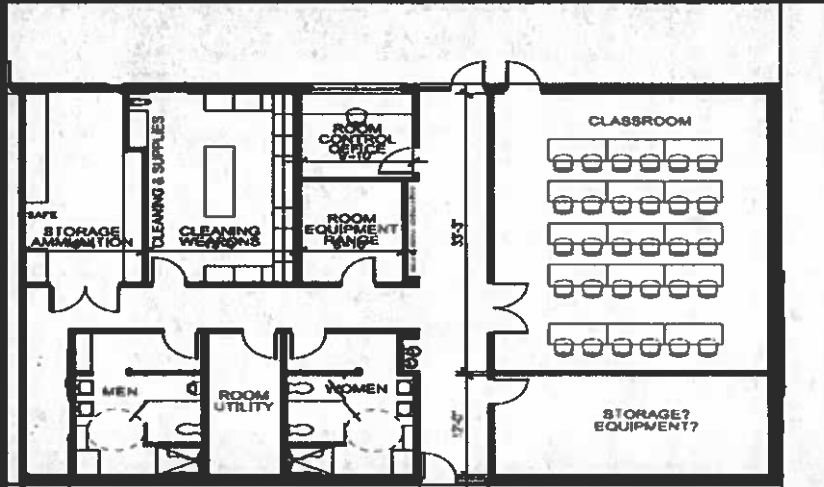


# FLAT RANGE





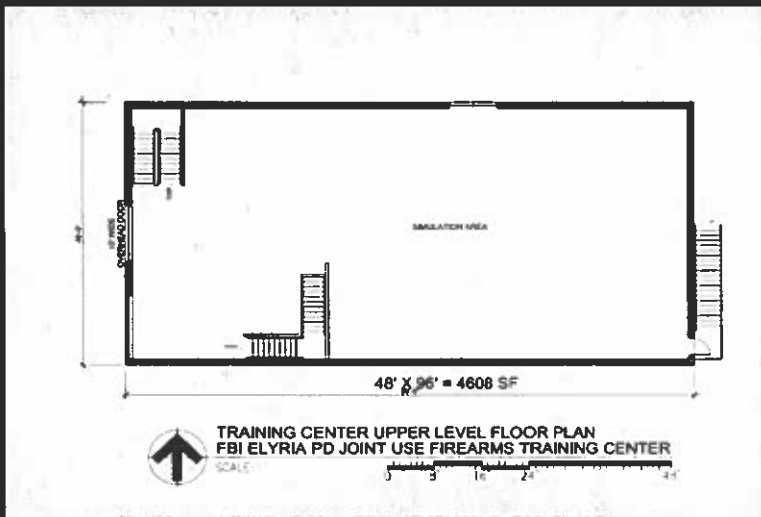
## RANGE SUPPORT BUILDING AND CLASS ROOM



## TACTICAL TRAINING BUILDING FLOOR PLAN

**NOTE:**

- 2023 PEMB price per square foot in Ohio is \$20-\$120.
- Includes internal buildout with HVAC
- High end estimate for 5000 square foot building is approximately \$600,000.00



## RAPPELING TOWER



11

## AMHERST GUN CLUB AND LORAIN PD TRAINING SITE



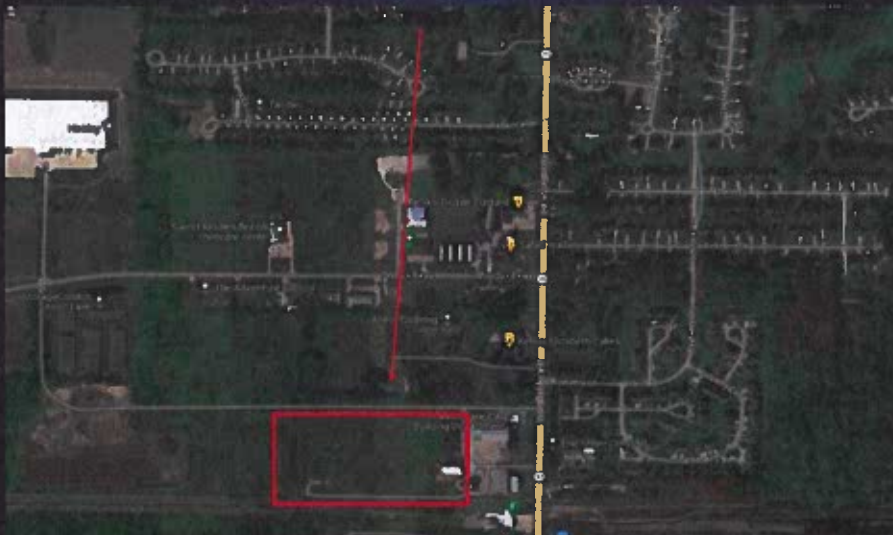
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## AMHERST SPORTSMEN CLUB



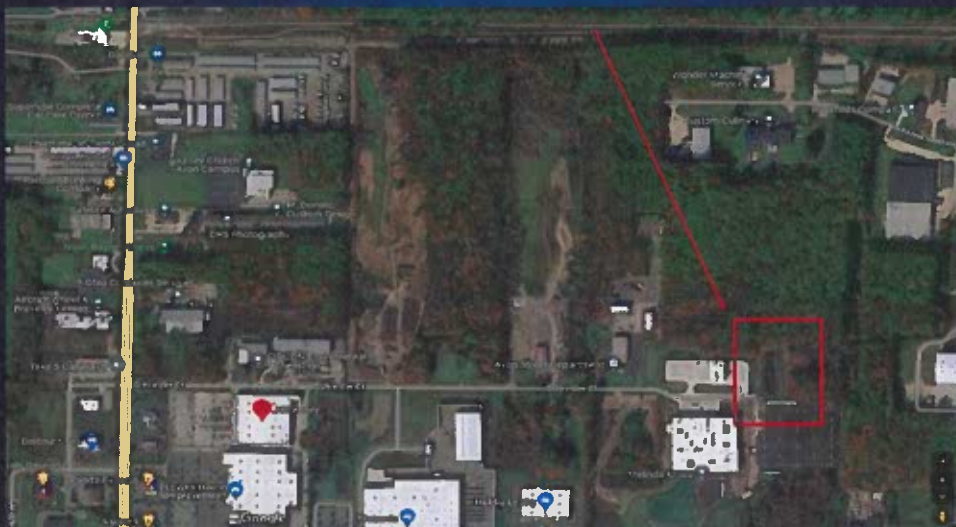
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## AVON LAKE POLICE DEPARTMENT RANGE



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## AVON POLICE DEPT. RANGE



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## NORTH OHIO TACTICAL TRAINING CENTER



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## FINANCIAL PROTOCOLS



- Reimbursable agreement: (driven by MOU)
- All buildings and facilities are owned by the City of Elyria.
- City will be responsible for maintenance of the facility.
- FBI Cleveland is committed to help with the facility repairs and improvements

### FBI CLEVELAND HISTORICAL RANGE INVESTMENTS (CAMP PERRY): 2004-2022

YEAR	PROJECT	COST
2004	Shoot House	\$ 300,000.00
2006	Modular Classroom	\$ 30,000.00
2008	Turning Target System	\$ 160,000.00
2010	Ammunition Bunker	\$ 25,000.00
2014	Storage Conexes	\$ 10,000.00
2018	Classroom Improvements	\$ 12,000.00
2004-2021	Annual Misc. Maintenance (3k/year)	\$ 63,000.00
<b>TOTAL (2004-2022):</b>		<b>\$ 600,000.00</b>

## FINANCIAL PROTOCOLS

- Reimbursable agreement (driven by MOU)
  - Needs identified
  - Competitive bid process (as required)
  - Vendor identified/hired
  - Project completed
  - Completed work to standard validated
  - City of Elyria reimbursed by FBI Cleveland via line item in established purchase order
- Competitive bidding process: Sole source is also an option

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## VALIDATION PROTOCOLS

- Verification of project completion (each phase)
- Associated documentation
  - Vendor contract/estimate (as required)
  - Verification work completed to standard (photos/Range Team)
  - Documentation of aforementioned
- FBI Facilities audits
  - Inspection of completed work
  - Audit of documentation (FBI Cleveland)

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## CITY & POLICE/FIRE DEPARTMENT BENEFITS

- Increased access to training for officers and Fire Fighters and provides opportunities for more advanced training
- More realistic training makes better decision making during critical incidents
- Time savings in travel time for officers/fire fighters = more training time spent on critical skills
- Gives the departments the ability to maintain training standards for years to come

## CITY & POLICE DEPARTMENT BENEFITS

- Makes Elyria the First Responder Training Center of North East Ohio, the entire State of Ohio and accessible from Pennsylvania, Michigan and Indiana.
- Provides the City the opportunity to host First Responder Conferences, Regional and National trainings.
- Hosting classes saves money and brings people to the City.
- Access to FBI training opportunities. (ICS, Leadership, Critical Incidents, Forensics)



## CITY & POLICE/FIRE DEPARTMENT BENEFITS

- Hosting Training and conferences brings commerce to the city. First responders visiting our restaurants, business and staying in hotels.
- 10 year project will produce income tax revenue.

