

THE FINANCE Committee held a meeting on Monday, January 29th, 2024 beginning at 7:05 P.M

Committee Members Present: Chair Mitchell, Stewart, Oswald, Armstrong Davis, Callahan, Schneider, Tollett, Siwierka, Cerra, Lipian

Administration and Department Heads Present: Mayor Brubaker, Safety Service Dir Pyanowski, Finance Dir Pileski, Asst Finance Dir Farrell, Law Dir Deery, Water Team Leader Jacob, Engineer Schneider, Asst Dir Calvert, Building Official Farkas, Community Development Dir Scott

1. Approval of Finance Meeting Minutes from January 8th, 2024.

Mr. Cerra moved and Mr. Schneider second to approve the said meeting minutes.

MOTION CARRIES

2. The matter of Demolition Charges to be certified to The Lorain County Auditor's Office. [Standing Referral]

Referred By: Building Official Farkas

Building Official Farkas said this was a demolition at 235 Bath Street. It was an emergency demolition which took place in November 2023 and the cost was over \$18,000. It was a two-story structure of a severe hoarding situation, floor to ceiling. The complaint was received by the Fire Dept. with someone living there without any heat and water. The Building Dept investigated and found it was actually much worse.

Motion made by Mr. Cerra, second by Mr. Schneider authorizing a resolution for 'said' list of accounts be certified as liens to the Lorain County Auditor's Office.

MOTION CARRIES COMMITTEE REPORT WRITTEN

3. The matter of a Resolution for the Lorain County Auditor regarding the receipt of funds. Referred By: Finance Dir Pileski

Finance Dir Pileski said up until now, all the subdivisions in Lorain County have rec'd their property tax distributions twice a year via a paper check. Now the County Auditor will provide the distributions via direct deposit/ACH Transactions so this will give them the authority to do that. Dir Pileski provided a sample resolution for this. We've always rec'd a check in the mail and now they will make the deposit a direct deposit. They will provide the County with the City's routing number and bank account number and it will go directly into the City's Operating Checking Account.

Motion made by Mr. Cerra, second by Mrs. Siwierka authorizing a resolution for the receipt of funds by electronic transfer from Lorain County Auditor's Office.
MOTION CARRIES COMMITTEE REPORT WRITTEN

4. The matter of authorizing the City of Elyria to apply for and accept up to \$15,000 for asset management program development.

(This matter was also heard by the Utilities Committee)

Referred By: Water Team Leader Jacob

Water Team Leader Jacob explained this earlier and said it's a grant from the Ohio EPA for \$15,000 to update the City's asset management plan for Water Pumping and Water Distribution.

Mr. Cerra asked what happens if this goes over \$15,000?

Mr. Jacob said they've had some quotes for around \$20,000 to \$25,000 and there's already money in Water Pumping budget to do it without the grant.

Motion made by Mr. Cerra and second by Mr. Schneider to authorize an ordinance to apply for and if offered, to accept the 'said' grant, emergency clause.
MOTION CARRIES COMMITTEE REPORT WRITTEN

5. The matter of authorizing the Mayor to enter into a professional services agreement with Rafter A, Ltd.

Referred By: Assistant Law Dir. Breunig

Law Dir Deery said this is an agreement for services for design and engineering and is a required step under out settlement agreement for the Connector Road. The issue of funding will be addressed in appropriations which is the next matter on the agenda. There are monies in the Chestnut Commons TIF, the estimated amount is \$85,000. The City will be reimbursed on this through the TIF payments.

Dir Pileski clarified that the City will be paying for this out of the note proceeds from the project itself. The TIFs have not started coming in because there is no development yet. Once the TIFs come in they will repay the note that was issued. And by then, we will probably retire the note and issue long-term bonds and the TIFs will pay off the bonds, but this will come out of the note proceeds which will eventually be the bonds. So, the TIFs will cover it, but not directly.

Mr. Oswald asked if the properties were subdivided first and that's the process? What are we actually paying in the engineering end of this?

Engineer Schneider said the properties have not been subdivided yet. The work will include surveying the entire property and adjusting grades on the parcels.

It also includes adding any additional swells or drainage pipes that may be needed to accommodate the overall development.

Engineer Schneider has seen preliminary drawings that show the land being divided up but that's not final and still could change.

They also have to install grading for storm water purposes to allow for the development.

Law Dir Deery said as part of the settlement, the City is in the process of contracting with design engineer, which is Rafter A Ltd. The developer has selected their own Engineering and are working together and there is a third engineer, if needed and would serve as an arbiter jury should each side does not agree. They are all working out a solution and that is why we are here today so there can be an agreement to pay the Engineers to get this thing rolling.

Mrs. Siwierka asked if the initial estimated amount is \$85,000, or is that a ballpark? Mrs. Siwierka also asked when will this get started and is there a time frame for start and finish?

Dir Deery said the not to exceed amount will be \$85,000. The work is already underway.

Mr. Oswald asked if this will close the deal on the lawsuit?

Dir Deery said at this point the lawsuit has been dismissed when we did the settlement several months ago and this is part of that agreement. It's a process and we are moving toward making something there.

Mr. Stewart asked what the timeline of when this will be completed or resolve the issue?

Dir Deery said she doesn't have exact specifications, but the engineering teams have already met and have been in discussions and some preliminary plans have been discussed.

Engineer Schneider said there was a general timeline in the agreement which was 4 to 6 months to complete the work.

Motion made by Mr. Cerra and second by Mrs. Siwierka to authorize an ordinance for the Mayor to enter into 'said' agreement and not to exceed \$85,000.
MOTION CARRIES COMMITTEE REPORT WRITTEN

6. The matter of Amendments to the 2024 Temporary Appropriations.
[Standing Referral] Referred By: Finance Directors Pileski and Farrell

Finance Dir Pileski said the only appropriation change for this evening is the one that was just discussed, for professional services for Rafter A.

There was \$68,903 already appropriated in the Temporary Budget. Mr. Pileski asked to appropriate an additional \$50,109 which is all of the remaining monies in the Chestnut Commons Connector Road Fund. So, the 5.2 million that was borrowed in notes was used to pay for the construction of the road and legal fees associated with the lawsuit. This is the remaining monies and hopefully the \$85,000 and whatever legal bills are left will fit inside this amount left to appropriate and if not, we may have to revisit the notes when they mature which will be June of this year.

**Motion made by Mrs. Davis and second by Mr. Schneider to authorize the approval of the 'said' amendment to the 2024 temporary appropriations.
MOTION CARRIES COMMITTEE REPORT WRITTEN**

**Mr. Schneider moved and second by Mrs. Davis to adjourn this evening's Finance Meeting at 7:30 P.M.
MOTION CARRIES**

Respectfully Submitted by,

Colleen Rosado, Secretary/Administrative Assistant