

The JOINT CD and FINANCE Committee held a meeting on Monday, April 28th, 2025 beginning at 6:05 P.M.

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

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

OTHERS: Stewart, Armstrong

EXCUSED ABSENCE: Lipian

OTHERS PRESENT: Law Dir Deery, Safety Svc Dir Pyanowski,
Finance Dir Pileski, Fin Dir Farrell, City Planner Schoenig, CD Manager Almobayyed

1. The matter of approval of meeting minutes from the Joint Community Development & Finance Committee Meetings, from March 31st, 2025 as circulated.

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

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

MOTION CARRIES BY BOTH COMMITTEES

2. The matter of a Downtown Façade Improvement program application for 140 to 148 Middle Ave.

Referred By: Community Development Manager Almobayyed

Manager Almobayyed said this is located at 140 to 148 Middle Ave and includes 2 buildings. Erie Island Coffee Shop is on the first floor of 148 Middle and the one next to it houses Mystical Moon and an empty space. The proposed work includes painting, repairing areas of concrete, some fascia and some windows. The EEDC met on this application and they approved it on April 7th. The total project cost is \$18,000 with an eligible reimbursement of \$9,000. The applicant is here to speak on this.

Eric Scalese, address is 6378 Pebblecreek Dr., Independence, Ohio 44131, said he is the managing partner of 140 Middle Ave, LLC. They are looking to leverage the grant program to repaint the buildings, color will stay the same. This will help to beautify this area of downtown. They anticipate the project will take 5 to 7 days. The only disruption he foresees will be when they are painting the upper areas of the building, using lift equipment.

Chair Schneider thanked Mr. Scalese for his investment in our downtown.

Law Dir Deery asked for clarification of the addresses for these buildings; 140, 142, 146 and 148 Middle Ave., is that correct?

Mr. Scalese said, yes, that is correct.

Mr. Oswald asked about the timing and if they have their contractors lined up?

Mr. Scalese said they will make sure this doesn't interfere with any downtown events.

Chair Tollett said on behalf of the EEDC and Council he wants say thank you for his investment in our community.

Mr. Scalese said he and his partner own properties in 6 cities and working with Elyria has been the easiest and most collaborative team and everyone he has worked with has been responsive and it re-emphasizes their belief to continue to work with the city.

Mrs. Davis asked if they will be cleaning up the back of the building, she's noticed electrical wires hanging behind the building.

Mr. Scalese said they will clamp some of those wires to the building. They will scrape the loose paint that is on the stone. There is some deterioration of the masonry so those areas will be tuck pointing.

Mrs. Siwierka thanked for his investment. She mentioned about the sidewalks in that area and to be aware of them.

Mr. Callahan also said thank you for investing in our community and the pride that he is showing in the downtown.

Dir Pyanowski said that the City will help them out during this time any way they can.

Mr. Stewart also thanked Mr. Scalese for investing in Elyria and he asked if this is a special paint they will use on the brick?

Mr. Scalese said they will plan on scraping the loose paint off and they will use a paint that will adhere to the brick and made to withstand the fluctuations in temperatures.

Mrs. Siwierka said there is a special ingredient that can go into Sherwin Williams paint that makes it less susceptible to graffiti.

Chair Schneider asked for a motion.

COMMUNITY DEVELOPMENT:

Motion made by Mr. Oswald, second by Mrs. Mitchell to authorize an ordinance for the 'said' program application for the property at 140, 142, 146 & 148 Middle Ave., which was approved by the EEDC on April 7th, 2025.

MOTION CARRIED

Chair Tollett asked for a motion.

FINANCE:

Motion made by Mr. Cerra, second by Mrs. Davis to authorize an ordinance for the 'said' program application for the property at 140, 142, 146 & 148 Middle Ave., which was approved by the EEDC on April 7th, 2025.

MOTION CARRIED

Chair Schneider asked for a motion to adjourn Community Development.

Motion made by Mr. Oswald and second by Mrs. Mitchell to adjourn the Community Development Committee Meeting at 6:15 P.M.

MOTION CARRIES

The evening's Committee Development Committee has adjourned.

The evening's meetings continued with Finance Committee.

Next Meeting is scheduled for Tuesday, May 27th, 2025 at 6:00 P.M.

Respectfully Submitted by,

Colleen Rosado, Secretary/Administrative Assistant