

**The JOINT CD and FINANCE Committee held a meeting on Monday, August 11<sup>th</sup>, 2025 beginning at 6:00 P.M.**

**COM DEV PRESENT:** Chair Schneider, Mitchell, Oswald  
**FINANCE PRESENT:** Chair Tollett, Cerra, Schneider, Siwierka, Davis  
**OTHERS:** Stewart, Armstrong  
**EXCUSED ABSENCE:** Callahan, Lipian

**OTHERS PRESENT:** Law Dir Deery, Safety Svc Dir Pyanowski, Mayor Brubaker, Finance Dir Pileski, Public Works Sup Conner, Asst Dir Calvert, Engineer Schneider  
Community Dev Mgr. Almobayyed

**1.The matter of approval of meeting minutes from the Joint Community Development & Finance Committee Meetings, from July 14<sup>th</sup>, 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 review and approval for a Community Reinvestment Area (CRA) Tax Abatement Agreement as requested by TWG Development, for a multi-family development located 441 Griswold Rd.**

Referred By: CD Manager Almobayyed

Mayor Brubaker began by saying that the City has an opportunity here as a part of growing the city's affordable housing. He has invited the representatives from TWG Development out of Indianapolis, Indiana, Jackson Taylor and Alex Frazier and they will discuss their plans for this new development. This proposed project will be one of the first projects for affordable housing for our city. We're missing the mark all across Ohio when it comes to affordable housing. This will give us the opportunity to get ahead of it. He will be speaking at the Ohio Mayor's Alliance this week on our approach to affordable housing and how we're trying to market our city.

CD Manager Almobayyed said they are here to present for review and consideration, a Community Reinvestment Area Tax Abatement application submitted by TWG Development for their proposed affordable housing project at 441 Griswold. This will be a 15-year 75% tax abatement for the development of 120 units, multifamily housing complex. The project investment is estimated at approximately 29.3 million. It will consist of sixty 1-bedroom units, thirty 2-bedroom units and thirty 3-bedroom units. There will also be amenities such as playgrounds, benches, grills and community friendly features. Construction will begin in September 2026 and completed by March 2028, contingent upon the tax credit award this fall.

In accordance with Ohio Revised Code, there was a 14-day notice that was sent out to the schools; JVS and Elyria School District. The abatement is below 75% and does not require approval.

They have not received objections from the schools and the notification period has expired. They are requesting that the CRA application be considered and passed as an emergency to meet the state requirements for getting the signed contract in time.

TWG is a Development Firm specializing in multi-family affordable housing. They are proposing to purchase and redevelop 10.1 acres of land on Griswold Road and West River. It's expected to bring 200 temporary construction jobs and two permanent full-time positions which would add \$172,000 of new annual payroll to the city.

*The Chair opened the floor to questions.*

Mr. Oswald asked a question to Dir Calvert. He referred to a stack of papers of projects that are being sent out and that the biggest thing is shovel ready. He asked if this project shovel ready and he asked how they found this development?

Dir Calvert said this site is that has the needed infrastructure, great infrastructure access, positive attributes for this type of development. It also has been remediated. The site originally had a school on it and it is shovel ready and could be a more attractive for this development. There is a need for housing and we see flexibility in what those requirements are to get things for these developments' ready verses commercial or industrial where they really need to have everything prepared to be competitive in the market.

Alex Frazier, Ohio Development Director of TWG Development, 1301 East Washington St., Suite 100, Indianapolis, Indiana 46202. They do affordable and market rate housing. They are currently in 22 states. They currently have 7 projects in Ohio and the nearest to Elyria is a project called Nobility Court in Cleveland Heights. He's anxious to work in a partnership with Elyria. They have a good reputation. Company was built on affordable housing, started in late 2000.

Mr. Oswald asked if they are members of the National Association of Homebuilders? He's glad to see that push for affordable homes.

Mr. Frazier didn't know if TWG was a member of NAHB. There is a need for affordable housing, he's been working in the field for 7 years.

Mrs. Mitchell asked what the rent for affordable housing is?

Mr. Frazier said rents will be \$1,000 to \$1,400 for 1-bedroom to 3-bedroom units. That amount is about 60% of the median income, which is estimated to be at about \$60,000. Utilities would be separate from the rent.

Mrs. Siwierka said we should acknowledge Mr. Graham who has owned this property for a number of years and he never lost hope that one day something good would come to it. She asked if the units would be individually metered for water and sewer?

Mr. Frazier said no, they will not be individually metered, it will be on each building.

Mrs. Siwierka asked which direction the units will face; West River or Griswold, in terms of traffic. She mentioned that there is a hidden curve on West River when you make a left turn. Griswold would be a clear line of sight. That will go through when PC reviews it.

Mr. Frazier said the initial intent was to face West River but they're in the early stages, so that could change.

Chair Schneider asked how much of that property are they going to use for this development?

Mr. Frazier said it's a total of 20 acres and they are purchasing 10.1 acres for the development.

Mrs. Davis said this is in here ward and she welcomed this project. She asked if the units will be electric or gas?

Mr. Frazier said electric. The units will be 3-story walk-ups. For example, three-bedroom units will be in one building and will consist of those units on stacked each floor in that building.

That concluded the presentation.

*Chair Schneider read the committee report and asked for a motion:*

**COMMUNITY DEVELOPMENT:**

**Motion made by Mrs. Mitchell and second by Mr. Oswald to authorize an ordinance for the 'said' requested Community Reinvestment Area Tax Abatement Agreement with TWG Development, emergency clause requested.**

**MOTION CARRIES**

*Chair Tollett asked for a motion:*

**FINANCE:**

**Motion made by Mr. Cerra and second by Mrs. Davis to authorize an ordinance for the 'said' requested Community Reinvestment Area Tax Abatement Agreement with TWG Development, clause is requested.**

**MOTION CARRIES**

**3. The matter of a for a Downtown Façade Improvement Program Application for 301 East Ave.**

Referred By: CD Manager Almobayyed

CD Manager Almobayyed said the applicant is Kevin Hyatt with Elyria Dental Arts. This is for a sidewalk repair including removal and replacement of damaged sections of the sidewalk. The cost is \$4,820.00. The repairs will consist of 438 square feet of concrete. The eligible reimbursement would be \$2,410.00.

Documents have been submitted. EEDC reviewed and approved it on Aug. 4<sup>th</sup>, 2025. LD Deery asked if a waiver was needed as far as the location of this address? Ms. Almabayyed said no, because this is within the downtown boundaries.

Chris Hyatt, son of Kevin Hyatt is the only dentist in that building. The sidewalk repair is to replace 12 broken slabs of concrete.

Mr. Oswald thanked Mr. Hyatt for their investment in the city and for keeping up the sidewalks.

Mr. Armstrong thanked Mr. Hyatt for their beautification of this corner of the city.

Mrs. Siwierka also thanked Mr. Hyatt for their investment in our city. They have made improvements to the building and it really looks very nice.

*Chair Schneider read the committee report and asked for a motion:*

**COMMUNITY DEVELOPMENT:**

**Motion made by Mr. Oswald and second by Mrs. Mitchell to authorize an ordinance for the 'said' Program Application for 301 East Ave.**

**MOTION CARRIES**

*Chair Tollett asked for a motion:*

**FINANCE:**

**Motion made by Mrs. Siwierka and second by Mr. Cerra to authorize an ordinance for the 'said' Program Application for 301 East Ave.**

**MOTION CARRIES**

*Chair Schneider asked for a motion to adjourn Community Development.*

**Motion made by Mrs. Mitchell and second by Mr. Oswald to adjourn the Community Development Committee Meeting at 7:25 P.M.**

**MOTION CARRIES**

***The evening's meetings continued with Finance Committee after a short break and began at 7:30 P.M.***

**The Next Joint Meeting is scheduled for Monday, September 8<sup>th</sup>, 2025 at 6:00 P.M.**

Respectfully Submitted by,  
Colleen Rosado, Secretary/Administrative Assistant