

The JOINT CD and FINANCE Committee held a meeting on Monday, September 8th, 2025 beginning at 6:35 P.M.

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

OTHERS PRESENT: Law Dir Deery, Safety Svc Dir Pyanowski, Mayor Brubaker, Finance Dir Pileski, Public Works Sup Conner, Planner Schoenig, Engineer Schneider

1. The matter of approval of meeting minutes from the Joint Community Development & Finance Committee Meetings, from August 11th, 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 Mr. Cerra and seconded by Mrs. Siwierka to approve the said Joint Meeting Minutes.

MOTION CARRIES BY BOTH COMMITTEES

2. The matter of an application for a multi-family funding program of the Ohio Housing Finance Agency for the development of senior housing at Midway Blvd. & Leona Street.

Referred By: McGregor Landing/CHN Housing Partners

Law Dir Deery said the State requires that an applicant for this financing notify the local municipality and what the committee is being asked is to indicate whether they object to this financing request or not and the Committee Report would move onto full Council for a vote to either approve or reject.

Mark Ciepiel with CHN Housing Partners and speaking on behalf of the McGregor Landing Project. The mission of CHN is to leverage the power of affordable, stable housing to change lives and improve communities. They partner with nonprofits, government entities and financial institution to improve housing stability and homeownership. In the partnership with McGregor Landing they submitted a tax credit financing proposal application to the Ohio Housing Finance Agency. McGregor Landing is a proposed affordable senior independent living development designed for residents age 55 and over. This would be a 96,000 square foot apartment building comprising of 115 residential units located at Midway & Leona and adjacent to the McGregor Pace Clinic which just opened recently. Applying for these funds through Ohio Housing Finance Agency is a lengthy and competitive process. The announcements of those funds are expected in mid-October and they will keep the City updated and notified of their progress.

Mayor Brubaker said due to the Federal DOGE that took place earlier this year with the Government making cuts. This matter is now sitting on a desk and he has reached out to Senator Hustad's and Senator Marino's offices and Congressman Latta's offices.

He did receive privacy release forms from Ms. Conn at McGregor and they are waiting on a signature.

Mrs. Davis welcomed this project and thanked them for choosing Elyria.

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 that the Community Development committee does not object to the 'said' project.

MOTION CARRIES

Chair Davis asked for a motion:

FINANCE:

Motion made by Mrs. Siwierka and second by Mr. Schneider to authorize that the Finance Committee does not object to the 'said' project.

MOTION CARRIES

3. The matter of an application for a multi-family funding program of the Ohio Housing Finance Agency for the development of a 122-unit affordable housing community on West River Road, North, Parcel #06-23-021-000-027.

Referred By: Black River Landing/South Creek Development, LLC

Taylor Cook, Development Officer, Hillside Partners, 1037 Chuck Dolly Blvd., Suit F201, Mt. Pleasant, SC. They work with developers and provide support and finances to make affordable housing a reality in communities. They are committed to creating high quality affordable housing. Their proposed project is on West River Rd and to be called Black River Landing, a 122-unit new construction affordable housing community on the 6.8-acre vacant parcel on West River Rd. it will consist of 12 one-bedroom units, 74 two-bedroom units and 36 3-bedroom units. All 122 units will be for households earning at or below 60% of the median income. Projected rents will be \$968, \$1177 and \$1422. This will be a 40-million-dollar investment and will be a direct and tangible implementation of the City's own strategic vision. This will transform a vacant underutilized parcel into a vibrant community asset. This location is a strategic anchor for the Elyria Active Transit Plan. They applied to the Ohio Housing Finance Agency for tax credits. They expect to learn if their application has been successful in late October. If they don't receive funding from OHFA, it delays or could eliminate this plan. If they are awarded the funds, that is when they will work with their architect and will get architectural plans and design and looking at a third quarter start of construction. This public notification is required by OHFA which is part of the process and if there is objection, then the body would need to have a majority vote to oppose such a project.

Mrs. Davis asked if they have any plans and if there will be garages or parking on the street or a parking lot?

Mr. Cook said they could share a preliminary site plan, they don't have the final architectural plans.

The preliminary plans show that they will be able to fit the number of units on the site, the parking but, beyond that is all they have at this time. after they find out if they have the funding, they will be sprinting to get those architectural plans ready.

Mr. Oswald said that is a good piece of property and it backs up to the metro parks. He is getting comments from residents who are saying that they don't want more section 8 units in our town, but these are not section 8, but, they are affordable housing and for those at a certain income and we need this and it's kickstarting development in the area by the mall and those residents will spend money in our city.

Mrs. Siwierka said this is a great piece of property and depending on the orientation of the roadway coming onto West River, there'll be some traffic concerns. She thinks the city needs to look at the traffic pattern if there is going to be multiple developments in the area.

Chair Schneider asked Engineer Schneider if there is proper infrastructure in that area for both of these developments?

Engineer Schneider said yes, there is proper infrastructure in that area.

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 that the Community Development committee does not object to the 'said' project.

MOTION CARRIES

Chair Davis asked for a motion:

FINANCE:

Motion made by Mr. Cerra and second by Mrs. Siwierka to authorize that the Finance Committee does not object to the 'said' project.

MOTION CARRIES

4. The matter of an application for a multi-family funding program of the Ohio Housing Finance Agency for the development of a 120-unit multi-family development located at 441 Griswold Road

Referred By: Griswold Grove/TWG Development, LLC

Mayor Brubaker said this was discussed recently and the prices are different because this is ranked to be at 70% medium income. But, it's the same process as the previous one.

There were no questions.

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 that the Community Development committee does not object to the 'said' project.

MOTION CARRIES

Chair Davis asked for a motion:

FINANCE:

Motion made by Mr. Cerra and second by Mr. Schneider to authorize that the Finance Committee does not object to the 'said' project.

MOTION CARRIES

5. The matter of the transfer of property on the southeast corner of Lake Ave. and Dewey Ave., from the City of Elyria to the Elyria Community Improvement Corporation.

Referred By: Administrative Legal Counsel M. Craig

Mayor Brubaker said this property is at the corner of Dewey and Lake Ave. The homeowner next door is interested in the property, which was at one time part of the NSP program. They have offered \$1,500 for that lot. By transferring it to the ECIC, that will allow the city to make that transfer.

Dir Pyanowski said they are asking for approval for \$1,500 for ECIC to buy it from the City. What the ECIC does with it after that would be a separate transaction.

Dir Deery said that she doesn't believe that the CIC is purchasing this from the City, the referral states the matter of the transfer of the parcel from the City to the CIC.

Mayor Brubaker said it's the sale from the CIC to the property owner and the property owner will pay any closing costs above that.

Dir Deery said this is a vacant lot that the City has been sitting on and maintaining. The neighbor wants to purchase it and take responsibility for it.

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 transfer of the 'said' property to the ECIC.

MOTION CARRIES

Chair Davis asked for a motion:

FINANCE:

Motion made by Mr. Cerra and second by Mr. Schneider to authorize an ordinance for the transfer of the 'said' property to the ECIC.

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 7:00 P.M.
MOTION CARRIES

The evening's meetings continued with Finance Committee which began at 7:05 P.M.

The Next Joint Meeting is scheduled for Monday, September 29th, 2025 at 6:00 P.M.

Respectfully Submitted by,

Colleen Rosado, Secretary/Administrative Assistant