

## **The JOINT CD and FINANCE Committee held a meeting on Monday, November 10<sup>th</sup>, 2025 beginning at 6:10 P.M.**

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

**OTHERS PRESENT:** Law Dir Deery, Safety Svc Dir Pyanowski, Mayor Brubaker, Finance Directors Pileski and Farrell, Public Works Supt Conner, Parks Dir Reardon, Building Official Farkas, CD Dir Scott, CD Mgr. Almobayyed, Muni Court Clerk Rothgery

### **1. The matter of approval of meeting minutes from the Joint Community Development & Finance Committee Meetings, from October 27<sup>th</sup>, 2025 as circulated on 11/3/2025.**

Community Development ~ Motion made by Mr. Callahan and seconded by Mr. Oswald to approve the said Joint Meeting Minutes.

Finance ~ Motion made by Mr. Cerra and seconded by Mr. Schneider to approve the said Joint Meeting Minutes.

### **MOTION CARRIES BY BOTH COMMITTEES**

### **2. The matter of a Downtown Historic Redevelopment Grant Program Application for Roof replacement at 353 – 361 Broad St.**

Referred By: Community Development Manager Almobayyed

*(This matter was approved by the EEDC on November 3<sup>rd</sup>, 2025).*

CD Mgr. Almobayyed said this is requested by Mr. Jamil Elder. It's a roof replacement at 353 to 361 Broad St. The cost will be \$84,000 with a 50% reimbursement of \$42,000.

Landmarks reviewed this project and they are in support of it, and EEDC approved it as well. This applicant has been a consistent investor in the downtown and has completed multiple improvement projects, with a total private investment of over \$400,000. And about \$106,000 with the City assistance.

Law Dir Deery asked if these funds for this project will come out of 2025 or 2026 budget?

Mgr. Almobayyed said the funds should come out of the 2026 budget.

Jamil Elder, 346 Broad St. said like the roof projects at 340 and 346 Broad St. were done properly and he was satisfied with the work done by West Roofing Co., which included a 20-year warranty. He is looking for the same results with this new job at 353 to 361 Broad.

Chair Tollett and Mr. Oswald both thanked Mr. Elder for his investment in our community.

*There were no further questions and 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 authorizing the 'said' program application for 353 to 361 Broad St.**

**MOTION CARRIES**

**COMMITTEE REPORT WRITTEN**

*Chair Tollett asked for a motion:*

**FINANCE:**

**Motion made by Mr. Cerra and second by Mr. Schneider to authorize an ordinance authorizing the 'said' program application for 353 to 361 Broad St.**

**MOTION CARRIES**

**COMMITTEE REPORT WRITTEN**

**3. The matter of an amendment to Community Reinvestment Area, No. 1, (CRA 1).**

Referred By: Community Development Dir Scott

Dir Scott said Senate Bill 33 updated the Community Reinvestment Area program and removed State pre-approval requirements, eliminates the need for formal housing surveys to be filed and it also increases the local flexibility regarding the abatement levels and terms. The City of Elyria currently has six CRA areas. The CD Department began looking at these and this is the first that will be coming through for committee approval and council approval. The intent is to amend the current legislation to reflect the new Senate Bill 33 requirements. And with this first CRA we are looking to amend the boundaries. This would extend the existing boundary at Midway Blvd. and West River Rd., N, closer to I90 and Ford Rd. That area was never included, so they are looking to clean that up. This proposed change does comply with current and proposed zoning which is a State requirement. This is the first of six amendments that will be coming through over the next few months.

*There were no questions and 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 authorizing the 'said' amendment.**

**MOTION CARRIES**

**COMMITTEE REPORT WRITTEN**

*Chair Tollett asked for a motion:*

**FINANCE:**

**Motion made by Mr. Cerra and second by Mr. Schneider to authorize an ordinance authorizing the 'said' amendment.**

**MOTION CARRIES**

**COMMITTEE REPORT WRITTEN**

Mrs. Siwierka asked if this will affect the proposed housing development on West River? Mayor Brubaker said this actually will benefit it for the application to the State.

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

**Motion made by Mr. Oswald and second by Mr. Callahan to adjourn the Community Development Committee portion of this evening's meetings at 6:12 P.M.**

**MOTION CARRIES**

***The evening's meetings continued with Finance Committee which began at 6:15 P.M.***

***The Next Joint Meeting is scheduled for Monday, November 24<sup>th</sup>, 2025.***

Respectfully Submitted by, Colleen Rosado, Secretary/Administrative Assistant