

# **The JOINT CD and FINANCE Committee held a meeting on Monday, January 26<sup>th</sup>, 2026 beginning at 6:00 P.M.**

**FINANCE PRESENT:** Chair Tollett, Cerra, Schneider, Davis, Van Wormer  
**COM DEV PRESENT:** Chair Schneider, Mitchell, Rothgery, Doehne  
**OTHERS PRESENT:** Armstrong  
**EXCUSED ABSENCE:** Lipian, Oswald

**OTHERS PRESENT:** Law Dir Deery, Safety Svc Dir Pyanowski, Mayor Brubaker, Finance Dir Pileski, Fin Dir Farrell, Engineer Schneider, Building Official Farkas, CD Manager Almobayyed

## **1. The matter of approval of meeting minutes from the Joint Community Development & Finance Committee Meetings, from November 10<sup>th</sup>, 2025 as circulated on Nov. 14<sup>th</sup>, 2025.**

Community Development ~ Motion made by Mrs. Mitchell and seconded by Mrs. Rothgery to approve the said Joint Meeting Minutes.

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

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

## **2. The matter of Amendments to Community Reinvestment Area, No. 2, (CRA 1), No. 3 (CRA 3), No. 4 (CRA 4), No. 5 (CRA 5), and No. 6 (CRA 6), in accordance with provisions of Ohio Revised Code, as amended by Senate Bill 33.**

Referred By: Community Development Manager Almobayyed

CD Manager Almobayyed said this is a housekeeping measure to make sure Elyria's CRA Program is current and compliant and ready when future funding projects need to be considered by council. The CRA were created many years ago and Senate Bill was rolled out in 2023 and it changed the framework and how CRA's operate statewide. This amendment is simply to bring all of Elyria's CRS's into compliance with the updated framework. This process has already been done for CRA No. 1. And now they want to make it more cohesive with the rest of the CRA agreements. Senate Bill 33 removed State pre-approval of CRA creations and amendments. When they wanted to make a change with CRA's in the past, they started with the local process and then had to send it to the state for their preapproval and then back and complete another process and then back to the state. There were a lot of steps involved. Now they will be able to complete the local process and then send the final to the state, this will speed up the process and make it less complicated.

Under Senate Bill 33, school districts are still protected under the state law and those approvals or notifications will still be needed, depending on the threshold and the percentage year that will be evaded.

Without this amendment we would be operating under outdated rules. They are asking for emergency passage which will allow the updated CR framework to be available immediately.

This will not bypass council review of agreements, it will allow to offer the updated threshold to companies when they come to apply.

Law Dir Deery said council amended the boundaries with CRA No 1 and she asked if this is not the case with these?

CD Manager Almobayyed said no, this is not a boundary amendment.

*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 Mrs. Rothgery to authorize an ordinance authorizing amendments to the 'said' CRA's as amended by Senate Bill 33 and requesting an emergency passage.**

**MOTION CARRIES**

**COMMITTEE REPORT WRITTEN**

*Chair Tollett asked for a motion:*

**FINANCE:**

**Motion made by Mr. Cerra and second by Mrs. Davis to authorize an ordinance authorizing amendments to the 'said' CRA's as amended by Senate Bill 33 and requesting an emergency passage.**

**MOTION CARRIES**

**COMMITTEE REPORT WRITTEN**

**3. The matter of the transfer of Real Property located on Midway Mall Blvd., from the City of Elyria to the Elyria Community Improvement Corporation for subsequent sale and development.**

Referred By: Administrative Legal Counsel Craig

Mayor Brubaker said this is the fourth parcel, it's the old Mountain Jack's property. Three of the parcels are already in the hands of the CIC and asking this fourth one to be transferred over for any development at the mall or potential separate potential business development that we may or may not be working on.

*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 Mrs. Rothgery to authorize an ordinance authorizing the transfer of the said parcel located in the vicinity of Midway Mall and Lorain Blvd. to the Elyria CIC.**

**MOTION CARRIES**

**COMMITTEE REPORT WRITTEN**

*Chair Tollett asked for a motion:*

**FINANCE:**

**Motion made by Mrs. Davis and second by Mr. Cerra to authorize an ordinance authorizing the transfer of the said parcel located in the vicinity of Midway Mall and Lorain Blvd. to the Elyria CIC.**

**MOTION CARRIES**

**COMMITTEE REPORT WRITTEN**

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

**Motion made by Mrs. Mitchell and second by Mrs. Rothgery to adjourn the Community Development Committee portion of this evening's meetings at 6:15 P.M.  
MOTION CARRIES**

*The evening's meetings continued with Finance Committee which began at 6:17 P.M.*

**The Next Joint Meeting is scheduled for Monday, February 9<sup>th</sup>, 2026.**

Respectfully Submitted by,  
Colleen Rosado, Secretary/Administrative Assistant