

Minutes Approved

As circulated

March 2, 2026

April 20, 2026

Regular Council Meeting
Elyria City Council

1. CALL TO ORDER:

The regular meeting of Elyria City Council was called to order on Monday March 2, 2026 at 7:00 p.m. by President Mitchell. President Mitchell opened the meeting requesting observance of a moment of silence. The Pledge of Allegiance was led by council member VanWormer. President Mitchell requested all cell phones please be turned off or placed on silent position out of respect for the council.

2. ROLL CALL: COUNCIL MEMBERS

PRESENT: Cerra, VanWormer, Armstrong, Rothgery, Davis, Oswald, Tollett, Lipian, Doehne, Mitchell

ABSENT: Schneider

Cerra moved Lipian seconded to excuse Schneider's absence.

OTHERS PRESENT: Mayor Brubaker, SSD Pyanowski, Fin. Dir. Pileski, Law Director Deery, Police Chief Welsh, Engineer Schneider, Fire Chief Vargo

3. PUBLIC HEARINGS: None

4. APPROVAL OF MINUTES:

Davis moved, Cerra seconded to approve the meeting minutes of December 15, 2025 council meeting and December 15, 2025 Strategic Planning meeting.

MOTION CARRIED

5. REMARKS AND REPORTS OF CITY OFFICIALS:

Mayor:

Mayor Brubaker provided council members with two reminders, one the State of the City is scheduled for Tuesday March 17th at Lorain County Community College. He asked council members to please rsvp with Annie Carstarphen in the Mayor's office so lunch numbers could be finalized. The groundbreaking ceremony for the Public Works Complex will be held Thursday March 19th at 1:00 p.m. Mayor Brubaker shared that Assistant Safety Service Director Strohsack has purchased eleven hard hats and shovels for each council member, Law Director Deery, Finance Director Pileski and himself and Mayor Brubaker and is looking forward to everyone joining the ceremony.

Council member Lipian asked Mayor Brubaker if he could confirm if the Amtrak Station is still on schedule to move into ward -1. He also inquired if there are any plans of what will replace the Amtrak Station. Mayor Brubaker confirmed discussions have been held and are still planned to relocate the station.

SSD:

Safety Service Director Pyanowski shared that new Fire Chief Vargo was sworn in earlier in the day. He thanked many of the council members that attended the swearing in ceremony. He shared that former Fire Chief Joe Pronesti retired after thirty-seven years of service effective Friday February 27th. SSD Pyanowski expressed the city is excited for the leadership, initiatives and enthusiasm of Chief Vargo. Monday March 9th another ceremony is scheduled at 3:00 p.m. for the promotion of a fire captain and four lieutenants.

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5. REMARKS AND REPORTS OF CITY OFFICIALS: Continued

Law Director Deery:

Law Director Deery shared the hearing for the Bistro on Taylor Street concluded earlier in the afternoon. According to the hearing officer, a response from the liquor commission should be submitted in approximately forty-five days.

Finance Director: No Report

EPD: No Report

EFD:

Fire Chief Vargo expressed his appreciation to everyone who came out for the swearing -in ceremony. He shared information regarding a collaboration with EFD and All Call Charities.

Engineer Schneider:

Engineer Schneider provided an update on the completion of the Lowell Street Sanitary sewer. The roadway restoration is being completed and some clean up. He shared he had received street lists from two of the seven wards. He shared the sooner list are received, provides him the opportunity to expedite prices. Engineer Schneider requested a referral be made from the floor regarding additional legislation for the State Route 57 and 301 project. The referral is needed to process through committee in an effort to meet ODOT legislation deadlines. President Mitchell confirmed submitting the referral to finance committee for March 9th.

6. PRESIDENT'S REFERRAL'S:

** Matter is completed or partially completed*

1. The matter of a resolution commemorating the 250th Anniversary of the founding of the United States.

REFERRED BY: COUNCIL MEMBER LIPIAN - WARD 1

REFERRED TO: COMMUNITY DEVELOPMENT

2. The matter of a request for rezoning at 38550 & 38530 Chestnut Ridge Rd.

REFERRED BY: LUV RETAIL DEVELOPMENT, INC.

REFERRED TO: PLANNING COMMISSION/COMMUNITY DEVELOPMENT

3. The matter of a request for a new subdivision.

REFERRED BY: LUV RETAIL DEVELOPMENT, INC.

REFERRED TO: PLANNING COMMISSION/COMMUNITY DEVELOPMENT

4. The matter of the PY 2026 Community Development Block Grant Action Plan.

REFERRED BY: CDD SCOTT

REFERRED TO: COMMUNITY DEVELOPMENT/ FINANCE

5. The matter of disposal of city property unfit for municipal use: IBM #2049.

REFERRED BY: PWS SUPERVISOR EYE

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6. PRESIDENT'S REFERRAL'S:

REFERRED TO: FINANCE

6. The matter of transfer of real property to the CIC for subsequent sale and development: PPN 06-24-036-112-018 V/L Warden Ave.

REFERRED BY: ALC M. CRAIG

REFERRED TO: FINANCE

7. The matter of transfer of real property to the CIC for subsequent sale and development: PPN 06-26-089-000-013 V/L W. Bridge St.

REFERRED BY: ALC M. CRAIG

REFERRED TO: FINANCE

8. The matter of a purchase of (2) Woodford Ave. Vacant lots for CMG Buffer.

REFERRED BY: ALC M. CRAIG

REFERRED TO: FINANCE

9. The matter of discussion of the 2026 Street list.

REFERRED BY: PRESIDENT MITCHELL- WARD 6

REFERRED TO: UTILITIES

Items 10 -11 received and placed on file in the clerk's office:

10. January 2026 General Fund Cash Balance Report

11. Income Tax Collections Received in January 2026

12. The matter of authorizing the Mayor to enter into a contract with ODOT for resurfacing improvements to NB SR- 57 and Abbe Rd. North.

REFERRED BY: ENGINEER SCHNEIDER

REFERRED TO: FINANCE

7. PETITIONS- LOBBY:

Theresa Shea- 519 East Ave., Elyria- NOPEC grant

Leon P. Robinson III-404 Furnace Street, Elyria- The Lorain Nexus HUB

8. PETITIONS-COUNCIL MEMBERS:

Ward -1 Council member Lipian- 2026 Street resurfacing- Fixing the worst streets first

Council-At-Large Council member Van Wormer- Recognition to the South Park recreation

Center and Elyria Parks & Recreation, Sybil Roseboro for a successful Youth Basketball Season

9. REPORTS OF STANDING AND SPECIAL COMMITTEES: None

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10. RESOLUTIONS FIRST READING:

Sponsored by
Community
Development

C. Schneider
E. Doehne
D. Mitchell
G. Rothgery

Finance

C. Schneider
P. Tollett
B. Davis
M. VanWormer
J. Cerra

RESOLUTION NO. 2026-7

A RESOLUTION ADOPTING THE 2025 REPORT OF THE
ELYRIA TAX INCENTIVE REVIEW COUNCIL, AND
DECLARING AN EMERGENCY.

Rothgery moved, Tollett seconded to pass this resolution on its first reading under suspension of rules and declaring an emergency.

SUSPENSION	PASSAGE	EMERGENCY
AYE: 10	AYE: 10	AYE: 10
NAY: 0	NAY: 0	NAY: 0
ABSENT: 1	ABSENT: 1	ABSENT: 1
MOTION CARRIED	MOTION CARRIED	MOTION CARRIED

11. RESOLUTIONS--SECOND READING: None

12. RESOLUTIONS--THIRD READING: None

13. ORDINANCES--FIRST READINGS:

Sponsored by
Finance

P. Tollett
C. Schneider
B. Davis
M. Van Wormer
J. Cerra

ORDINANCE NO. 2026-27

AN ORDINANCE AUTHORIZING THE MAYOR TO
ADVERTISE FOR BIDS AND ENTER INTO A CONTRACT FOR
THE MIDDLE AVENUE SIDEWALK REPLACEMENT PROJECT.

Tollett moved, Davis seconded to pass this ordinance on its first reading under suspension of rules.

SUSPENSION	PASSAGE
AYE: 10	AYE: 10
NAY: 0	NAY: 0
ABSENT: 1	ABSENT: 1
MOTION CARRIED	MOTION CARRIED

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13. ORDINANCES--FIRST READINGS:

Sponsored by
Community
Development

C. Schneider
E. Doehne
D. Mitchell
G. Rothgery

Finance

C. Schneider
P. Tollett
B. Davis
M. VanWormer
J. Cerra

ORDINANCE NO. 2026-28

AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A COMMUNITY REINVESTMENT AREA TAX INCENTIVE AGREEMENT WITH BUCKEYE STATE WELDING & FABRICATING, INC., AND DECLARING AN EMERGENCY.

Rothgery moved, Tollett seconded to pass this ordinance on its first reading under suspension of rules and declaring an emergency.

SUSPENSION	PASSAGE	EMERGENCY
AYE: 10	AYE: 10	AYE: 10
NAY: 0	NAY: 0	NAY: 0
ABSENT: 1	ABSENT: 1	ABSENT: 1
MOTION CARRIED	MOTION CARRIED	MOTION CARRIED

Sponsored by
Community
Development

C. Schneider
E. Doehne
D. Mitchell
G. Rothgery

Finance

C. Schneider
P. Tollett
B. Davis
M. VanWormer
J. Cerra

ORDINANCE NO. 2026-29

AN ORDINANCE ESTABLISHING THE RESIDENTIAL HVAC ENERGY EFFICIENCY GRANT PROGRAM.

Rothgery moved, Tollett seconded to pass this ordinance on its first reading under suspension of rules.

SUSPENSION	PASSAGE
AYE: 10	AYE: 10
NAY: 0	NAY: 0
ABSENT: 1	ABSENT: 1
MOTION CARRIED	MOTION CARRIED

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13. ORDINANCES--FIRST READINGS:

Sponsored by
Community
Development

C. Schneider
E. Doehne
D. Mitchell
G. Rothgery

Finance

C. Schneider
P. Tollett
B. Davis
M. VanWormer
J. Cerra

ORDINANCE NO. 2026-30

AN ORDINANCE AUTHORIZING THE ELYRIA SKILL CITY PROMISE PROGRAM AGREEMENT WITH LORAIN COUNTY COMMUNITY COLLEGE, FOR CALENDAR YEAR 2026.

Rothgery moved, Tollett seconded to pass this ordinance on its first reading under suspension of rules.

SUSPENSION

AYE: 10

NAY: 0

ABSENT: 1

MOTION CARRIED

PASSAGE

AYE: 10

NAY: 0

ABSENT: 1

MOTION CARRIED

Sponsored by
Community
Development

C. Schneider
E. Doehne
D. Mitchell
G. Rothgery

Finance

C. Schneider
P. Tollett
B. Davis
M. VanWormer
J. Cerra

ORDINANCE NO. 2026-31

AN ORDINANCE AMENDING SECTION 1305.01, 2024 EDITION ADOPTED, CODIFIED ORDINANCES OF THE CITY OF ELYRIA.

Rothgery moved, Tollett seconded to pass this ordinance on its first reading under suspension of rules.

SUSPENSION

AYE: 10

NAY: 0

ABSENT: 1

MOTION CARRIED

PASSAGE

AYE: 10

NAY: 0

ABSENT: 1

MOTION CARRIED

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14. ORDINANCES--SECOND READING

**Sponsored by
Strategic Planning**

D. Mitchell
B. Davis
G. Rothgery
B. Armstrong
M. VanWormer
J. Cerra
C. Schneider
E. Doehne
K. Oswald
A. Lipian
P. Tollett

ORDINANCE NO. 2026-

AN ORDINANCE AMENDING CERTAIN PROVISIONS OF
ELYRIA CODIFIED ORDINANCE, PART ELEVEN, PLANNING
AND ZONING CODE, TO BE EFFECTIVE MAY 1, 2026.

Public Hearing Scheduled 3/16/2026

15. ORDINANCES--THIRD READING: None

16. COMMITTEE CALLS:

UTILITIES

Wed. 3/4/2026 Beginning at 6:00 P.M. All Referred Items Council Chambers w/ D. Mitchell, Chr., w/Mayor, Finance Director, Law Director, SSD, Engineer

COMMUNITY DEVELOPMENT

Mon. 3/9/2026 Beginning at 6:00 P.M. All Referred Items Council Chambers w/ C. Schneider, Chr., w/Mayor, Finance Director, Law Director, SSD, Engineer

FINANCE

Mon. 3/9/2026 Immediately following CD. All Referred Items Council Chambers w/ P. Tollett, Chr., w/Mayor, Finance Director, Law Director, SSD, Engineer

JOINT CD/FINANCE

Mon. 3/9/2026 Beginning at 6:00 P.M. All Referred Items Council Chambers w/ C. Schneider, Chr., w/ P. Tollett, Chr., w/Mayor, Finance Director, Law Director, SSD, Engineer

STRATEGIC PLANNING

Mon. 3/16/2026 Immediately following Council Meeting All Referred Items Council Chambers W/ Mayor, Safety Service Director, Finance Director, Law Director, Engineer

17. MISCELLANEOUS AND UNFINISHED BUSINESS:

President Mitchell shared that Council member Armstrong asked that council create an EMS ambulance review committee. The members will consist of members from the administration SSD Pyanowski, Law Director Deery, Finance Director Pileski, members from council, Council member Armstrong, Council member Jack Cerra, community members, Mr. Larry Klipstein and Mrs. Sharon Furcron. The meeting dates will be announced and forthcoming.

President Mitchell asked all council members to please provide their street list to Engineer Schneider prior to Wednesday March 4th. SSD Pyanowski confirmed the EMS committee will hold it's first meeting on March 12th at 6:00 p.m.

Minutes Approved

JS
CS

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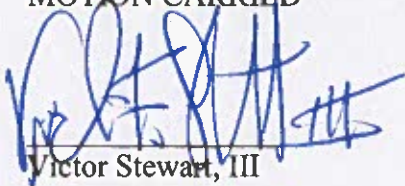
17. MISCELLANEOUS AND UNFINISHED BUSINESS: Continued

Council Member Tollett encouraged all council members to please review the budget and reach out to Finance Director Pileski or Assistant Finance Director Farrell with any questions.

18. ADJOURNMENT:

Davis moved, Cerra seconded to adjourn the Regular Council Meeting at 7:28 p.m.

MOTION CARRIED



Victor Stewart, III
Clerk of Council



Donna Mitchell
President of Council

YouTube Link: https://www.youtube.com/watch?v=HzpQLVW_S1M

Rlp/

Residential HVAC Energy Efficiency Grant Program

A Collaboration Between the City of Elyria and NOPEC

FEB 29 2025

ELYRIA, OHIO

Program Purpose

The City of Elyria Residential HVAC and Water Heating Energy Efficiency Grant Program is designed to assist homeowners with the replacement of outdated or inefficient heating, cooling, and water heating systems with modern, reliable equipment. Heating, Ventilation, and Air Conditioning (HVAC) systems, along with residential water heaters, are among the largest energy-consuming components of a home, together accounting for a significant portion of total household energy use.

Upgrading to newer, energy-efficient equipment can reduce monthly utility costs, improve indoor comfort and air quality, enhance system reliability, and prevent unexpected system failures. By supporting these essential home improvements, the City aims to promote long-term housing stability, reduce overall energy demand in the community, and encourage responsible energy use.

This program supports Elyria homeowners who qualify under traditional income-based housing assistance guidelines, as well as those whose household income exceeds those limits but who still face financial barriers to replacing essential HVAC systems and water heaters. By investing in energy-efficient upgrades, the City promotes long-term housing stability, energy conservation, and neighborhood sustainability.

Why the City Is Doing This

- Improve housing quality and long-term affordability.
 - Reduce energy consumption community-wide.
 - Lower utility burdens for homeowners.
 - Support environmental sustainability.
 - Prevent deferred maintenance that could result in emergency housing instability.
-

Eligible Activities

Primary Eligible Activity

Replacement of existing HVAC systems with high-efficiency equipment, including:

- Furnace replacement
- Central air conditioning replacement
- Heat pump systems

- Combination furnace/AC systems
- Boiler replacement (if primary heating source)
- Hot water tank (water heater) replacement
- Necessary electrical or ventilation upgrades directly related to HVAC replacement

Energy Efficiency Requirement

The City encourages, but does not require, the installation of energy-efficient HVAC and water heating equipment that meets or exceeds current ENERGY STAR® standards, where applicable. Equipment selection should balance energy savings, system performance, reliability, and overall affordability.

The City of Elyria, Office of Community Development shall administer the program and establish administrative procedures consistent with this policy.

Replacement Eligibility Criteria

Grant funds are intended to address necessary HVAC and water heating system replacements and are not available for elective upgrades or aesthetic improvements.

Replacement of existing equipment will only be considered when one or more of the following conditions are verified by a licensed HVAC contractor:

1. System Failure / Inoperability

The existing furnace, air conditioning unit, boiler, or water heater is nonfunctional and cannot be restored to safe operating condition.

2. Unsafe Operating Condition

The system poses a health or safety risk, including but not limited to:

- Cracked heat exchanger
- Carbon monoxide risk
- Fuel or refrigerant leaks
- Electrical hazards
- Venting or combustion issues that cannot be corrected without full replacement

3. Excessive Repair Cost

The cost to repair the system exceeds 50% of the cost of replacement, making replacement the more practical long-term solution.

4. Obsolete or Unavailable Parts

Necessary replacement parts are no longer manufactured or reasonably available.

5. Irreparable Component Incompatibility

A major component failure (e.g., condenser, evaporator coil, blower motor, heat exchanger) where replacement parts are incompatible with existing equipment, making full system replacement necessary.

6. System Age and Efficiency Concerns

The system has reached or exceeded its typical useful life (generally 15–20 years for furnaces/AC and 10–15 years for water heaters) and is experiencing significant operational failure or inefficiency.

7. Code Compliance Issues

The system cannot be brought into compliance with current building or mechanical codes without replacement.

8. Documented Repeated Repairs

The system has required multiple major repairs within a short timeframe, indicating end-of-life failure.

9. Energy Inefficiency Resulting in Hardship

The equipment operates at extremely low efficiency (e.g., significantly below current minimum standards) and contributes to documented excessive utility costs, where replacement would materially improve affordability.

Applicant Eligibility

1. Property must be:

- Owner-occupied
- Residential in nature
- Located within Elyria city limits
- Compliant with zoning regulations
- Mobile homes are ineligible

2. One grant per person/property.

3. Property taxes must be current.

4. No utility delinquencies (water/sewer).

5. Projects with code enforcement violations are eligible provided all violations are corrected prior to grant disbursement (or corrected within the scope of work).

6. Applicant must disclose all funding sources to avoid duplication of benefits.

7. Properties under land contract, rent-to-own agreements, lease-purchase agreements, or any arrangement where the applicant is not the recorded owner of the property are not eligible.

Household Income Limitation

Total gross household income may not exceed 150% of the U.S. Department of Housing and Urban Development (HUD) Area Median Income (AMI) for Cleveland, OH HUD METRO FMR Area, adjusted for household size. Income limits shall be based on the most recent HUD Income Limits Summary published annually for the area. If HUD updates income limits during the program year, the City reserves the right to apply the most current limits at the time of application review.

2025 Income Limits – 150% of HUD Area Median Income

Household Size 150% AMI Maximum Household Income

1 Person	\$104,400
2 Persons	\$119,300
3 Persons	\$134,200
4 Persons	\$149,100
5 Persons	\$161,050
6 Persons	\$173,000
7 Persons	\$184,900
8 Persons	\$196,850

Households exceeding the above income thresholds are not eligible for assistance under this program.

Income Verification Requirements

To determine eligibility, applicants must submit complete and legible copies of the following required documentation for all adult household members (age 18 and older):

1 Proof of Identity and Residency (Required)

- Government-issued photo ID (driver's license or state ID)
 - Most recent utility bill showing applicant name and service address
-

2 Proof of Property Ownership (Required)

- Most recent property tax statement or
- Recorded deed showing applicant as owner of record

(Ownership will also be verified through County Auditor records.)

3 Income Documentation (Required for All Adult Household Members)

Applicants must provide documentation reflecting current household income. The following documents are required based on income type:

If Employed (W-2 Employee):

- Two (2) most recent consecutive pay stubs
AND
- Most recent Federal Tax Return (Form 1040, first two pages only)

If Self-Employed:

- Most recent Federal Tax Return (Form 1040)
- Schedule C (Profit & Loss)
- Year-to-date profit and loss statement (signed)

If Receiving Social Security:

- Current year Social Security Award Letter
OR
- Most recent SSA-1099 form

If Receiving Pension or Retirement Income:

- Most recent pension statement
OR
- 1099-R form

If Receiving Disability Income:

- Current award letter or benefits statement

If Receiving Unemployment:

- Most recent unemployment benefits statement showing weekly benefit amount

If Receiving Child Support or Alimony:

- Court order showing amount
AND
- Documentation of most recent payment received

If No Income:

- Signed and notarized Zero Income Affidavit (form to be provided by the City)

4 Additional Income Documentation

If applicable, applicants must also provide documentation of:

- Rental income
 - Investment income
 - Public assistance (SNAP, TANF, etc.)
 - Any other regular source of income
-

5 Complete Household Disclosure Requirement

All income from all household members aged 18 and older must be disclosed. Failure to disclose income may result in:

- Application denial
 - Repayment of grant funds
 - Disqualification from future City programs
-

Program Discretion

The City of Elyria reserves the right to deny assistance if documentation indicates that the applicant possesses sufficient financial capacity to complete the project without public assistance, even if technically within income limits.

Funding Structure

The City of Elyria Residential HVAC and Water Heating Energy Efficiency Grant Program will provide financial assistance of up to \$10,000 per household for eligible HVAC and hot water heater replacement projects.

Grant funds may be used toward the replacement of existing heating, cooling, and/or hot water heating systems, including associated components necessary for proper installation and proper system operation. The maximum award shall not exceed \$10,000 per property during the life of the program.

The \$10,000 cap is intended to provide meaningful assistance toward the cost of HVAC and water heating system replacement while ensuring responsible stewardship of public funds and allowing the program to serve as many eligible households as possible.

All awards are subject to funding availability and final approval of grant funds. The City reserves the right to modify, suspend, or terminate the program at any time.

Application Process

1. Applications accepted on a rolling basis until funds are exhausted for the calendar year.
2. First come, first served.
3. Community Development reviews application for completeness and eligibility.
4. Housing Rehab Specialist conducts site visit.
5. Scope of work and cost estimate reviewed for reasonableness.
6. Contactor signs Agreement acknowledging City is not responsible for unpaid balances beyond grant amount.
7. Homeowner signs Authorization for direct payment to contractor.
8. Conditional Award Letter/Notice to Commence issued.
9. Work cannot begin prior to issuance of Notice to Commence.
10. All required permits must be secured before work begins.
11. Applicant responsible for approvals from other administrative bodies (if required).
12. Project must be completed within six (6) months.
13. Extensions must be approved in writing.

Contractor Requirements

- Must be licensed to operate in the City of Elyria.
- Must hold appropriate HVAC and water heater certifications.
- Must obtain all required permits.
- Must provide a minimum one-year workmanship warranty.
- Must provide detailed written estimate.
- Must provide proof of insurance (general liability + workers comp).
- Contractors performing work in homes constructed prior to 1978 must comply with all EPA Lead Renovation, Repair and Painting (RRP) regulations where applicable and must provide proof of certification upon request.
- Compliance with all federal, state, and local laws

Disbursement Process

- Funds disbursed directly to contractor upon project completion.
 - Housing Rehab Specialist conducts final inspection.
 - Permit inspections must be finalized.
 - Homeowner must sign completion approval.
 - The City does not endorse or guarantee the work of any contractor. The City is not responsible for workmanship, warranties, or disputes between the homeowner and contractor.
 - The City is not responsible for any costs exceeding the approved grant amount and shall not be involved in payment disputes between homeowners and contractors. Homeowners are solely responsible for payment of any balance due.
 - The grant provides funding up to a maximum of \$10,000 per household. Any project costs exceeding the approved grant amount are the sole responsibility of the homeowner.
-

Competitive Quotes

For all projects, the homeowner must obtain a minimum of two (2) written estimates from contractors licensed to operate in the City of Elyria. Three (3) estimates are strongly encouraged when feasible.

The homeowner shall select the contractor; however, the City of Elyria reserves the right to review all submitted estimates for cost reasonableness and completeness prior to approval.

Cost Reasonableness

All project costs must be reasonable and consistent with prevailing market rates for similar work within the region. The City may reject proposals determined to be excessive, incomplete, or inconsistent with standard industry pricing. The City reserves the right to request additional estimates if necessary.

Documentation Requirements

Each contractor estimate must include:

- A detailed written scope of work
- Identification of equipment to be installed
- Manufacturer and model information (where applicable)
- Itemized cost breakdown for labor and materials

Incomplete estimates may delay or disqualify an application.

Conflict of Interest

To avoid conflicts of interest:

- Contractors may not have a familial or financial relationship with the applicant.

- City of Elyria employees, officials, or their immediate family members may not financially benefit from work performed under this program.

Contractor Eligibility

All contractors must:

- Be properly licensed to operate in the City of Elyria
- Maintain required insurance coverage
- Not be suspended, debarred, or otherwise prohibited from performing public contract work

The City reserves the right to verify contractor eligibility prior to issuing a Conditional Award Letter.

Proposal Package: The LEO Nexus Hub

Submitted to: Elyria City Council

Submitted by: Leon P. Robinson III, CEO/Founder, AmpereTwin

Date: 02-28-26

Part 1: Written Proposal (For Official Record)

Subject: Economic Development Partnership – The LEO Nexus Hub

Executive Summary:

AmpereTwin proposes the development of the **LEO Nexus Hub**, a high-tech facility spanning the regional partnership of Lorain, Elyria, and Oberlin. With AmpereTwin currently self-valued at **\$41.5 billion**, we possess the necessary capital to execute this project independently. We seek regional partnership regarding zoning, infrastructure support, and streamlined permitting.

Economic Impact:

This project will generate significant economic growth for the LEO region:

- **Job Creation:** Projection of over **10,000 jobs** (direct construction, direct operations, and indirect/induced community employment).
- **Tax Revenue:** Substantial increase in local tax base for municipalities and school districts without reliance on municipal bonds or loans.

Financial Capability:

As the founder of AmpereTwin, I confirm the company is backed by a valuation of **\$41.5 billion**, ensuring the project is fully funded and completed efficiently.

Requested Action:

1. Establish a regional enterprise zone covering the designated site.
2. Provide expedited review of building permits across the LEO municipalities.