

Meeting Minutes of the JOINT ~ CD and FINANCE Committee held a meeting on Tuesday, May 26th, 2026 at 6:00 p.m. *circulated 6/1/26*

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

OTHERS PRESENT: Law Dir Deery, Safety Svc Dir Pyanowski, Finance Dir Farrell, CD Dir Scott, CD Manager Almabayyed, Parks Dir Reardon, Legal Counsel Craig, Engineer Schneider

1. The matter of approval of meeting minutes from the JOINT Community Dev & Finance Committee Meeting, held on May 11th, 2026, as *circulated on May 15, 2026*

CD ~ Motion made by Mrs. Mitchell and seconded by Mrs. Rothgery 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 the Final PUBLIC HEARING for the PY 2026 Community Development Block Grant Action Plan and Analysis of Impediments to Fair Housing Choice Update.
Referred By: Community Development Director Scott

Chair Schneider stated that this is the final public hearing and he read the call for public hearing notice. And he asked for proponents.

The first proponent was Community Director Scott.

Dir Scott said this is the third of the three public hearings for this matter. She gave a brief recap on this matter. All the funding requests were reviewed at the May 11th Meeting along with a draft budget. She is asking for the committee to review the draft budget once again and make sure it is good and will be available for public comment, June 1st thru July 6th. The matter will come back to committee on July 13th and at that time they will ask for a vote on the budget and approve the action plan. The action plan is due to HUD August 16th, 2026. Dir Scott needed to point out one change that was made to one of the funding requests. In lieu of the West Park Skate Park, it is being proposed to do park improvements in Ely Square. None of the dollar amounts have changed for any of the activities that were recommended for funding and the Ely Square Park Improvements are proposed at \$170,000, which is the same amount as the prior request.

***Chair Schneider called for any proponents two more times, and there were none.
Chair Schneider called for opponents, three times and there were none.
This was the Final Public Hearing for this matter.***

Chair Schneider opened up for discussion.

Chair Tollett made a comment to thank the department for all they do for this budget.

There was no further discussion.

Chair Schneider declared this Public Hearing has been held.

3. The matter of a Community Reinvestment Area Tax Abatement Agreement with Elyria Freight House, LLC and Icon Construction.

Referred By: Community Development Manager Almobayyed

Mgr. Almobayyed said they have a CRA application from Glenn Pickens with Icon Constructions for improvements to the former Freight House property at 412 East River St. This is a community reinvestment area within district #2. The project involves renovation of an existing building and relocation of Icon Construction Operations to the City of Elyria with 7- fulltime positions associated with the project. School district notifications have been completed, per requirement guidelines and they have not received anything back from the schools. They are requesting emergency passage so they can meet state requirements with the CRA agreement and related contract documents.

Mr. Glenn Pickens introduced himself, he is here on behalf of Elyria Freight House and Icon Construction, 412 East River St. The intention is to take the old Mediclinic Building and convert it into a subdivided small bay warehouse type space with white box space up in the front of the two-story section which would house his office. The intent is to create five different warehouse bays for local small businesses, to give them a place to operate out of.

Chair Tollett asked what type of construction company is Icon Construction?

Mr. Pickens said they are primarily a commercial general contractor.

Mr. Lipian asked if they do commercial real estate? Mr. Pickens said yes. Mr. Lipian said this is exciting, especially as the Amtrak Station will be moved to the other train station. And now there will be a tenant in this building, which has been vacant for a long time. This is great to have Icon here and they've taken an interest in this property. Mr. Lipian asked what the plans for the business are for the next 10 years.

Mr. Pickens said he wants to expand the construction business and the real estate business as well. And this facility is located in the middle of the majority of his business, it's a great location.

Mr. Oswald said the building was owned by Dr. Dela Pena for many years and he kept the integrity of the historic building. Mr. Oswald feels the building has much potential.

Mr. Oswald wishes Mr. Pickens all the best on this venture and the City is here to assist him in any way and he thanked him for investing in Elyria.

Mrs. Davis asked if he will be hiring more employees and if he will hire them local?

Mr. Pickens said he currently has 7 full-time employees and he intends to hire more and they will be local.

Mr. Lipian spoke about the revolving loan fund that is a program through the county where the business owner can receive low interest loans if they hire LMI (low to moderate income employees). That program is through the Lorain County Community Development Dept.

Mr. Van Wormer asked if something happens to the business during the 15-year tax abatement time, what is the result of the CRA agreement?

Mgr. Almobayyed said if the business is no longer in operation, the agreement would be terminated.

Mr. Van Wormer asked if the abatement stays with the building, if the current business sells the business to a new owner?

Mgr. Almobayyed said then they would have to come back before council to amend the agreement because it would be a different property owner.

There was no further discussion and Chair Schneider read the committee report and asked for a motion:

COMMUNITY DEVELOPMENT:

Motion made by Mr. Lipian and second by Mrs. Rothgery to authorize the 'said' Community Reinvestment Area Tax Abatement Agreement. Emergency Clause.

MOTION CARRIES

COMMITTEE REPORT WRITTEN

Chair Tollett asked for a motion:

FINANCE:

Motion made by Mr. Van Wormer and second by Mr. Cerra to authorize the 'said' Community Reinvestment Area Tax Abatement Agreement. Emergency Clause.

MOTION CARRIES

COMMITTEE REPORT WRITTEN

4. The matter of a Downtown Façade Improvement Grant Application for The Elyria Freight House, LLC located at 412 East River St.

Referred By: Asst Dir Calvert

Mgr. Almobayyed said this application is related to the same redevelopment project at the location of 412 East River St., with the applicant Glenn Pickens and Icon Construction. This project is for the exterior improvements such as the replacement of the windows and overhead doors, as part of the downtown façade improvement program.

Because the property is located just outside of the downtown common's boundary area, the application required a waiver by the Elyria Economic Development Committee and they voted to support, both the waiver and the application for this project.

Mr. Oswald said since this is a historical building, he asked if they have to fall under the historical guidelines for the work they do?

Mgr. Almobayyed said this is outside of the downtown area, so, it would not fall under the design review guidelines for the downtown area and it's not in the Landmarks Historic District.

There was no further discussion and Chair Schneider read the committee report and asked for a motion:

COMMUNITY DEVELOPMENT:

Motion made by Mr. Lipian and second by Mrs. Mitchell to authorize the 'said' program application.

MOTION CARRIES

COMMITTEE REPORT WRITTEN

Chair Tollett asked for a motion:

FINANCE:

Motion made by Mr. Van Wormer and second by Mr. Schneider to authorize the 'said' program application.

MOTION CARRIES

COMMITTEE REPORT WRITTEN

5. The matter of a Historic Rehabilitation Grant Application for The Elyria Freight House, LLC located at 412 East River St.

Referred By: Asst Dir Calvert

Mgr. Almobayyed said this is thru the downtown historic redevelopment program which involves rehabilitation and adaptive reuse of a property listed on the National register of Historic places. This program includes both interior and exterior improvements to support the relocation of the business. The application was approved by the EEDC on May 18th and they support the request. Because it's outside of the downtown boundary area it required a waiver from EEDC, which was granted. The application was also reviewed by the Landmarks Commission and they provided feedback and the Commission was supportive and expressed an appreciation for seeing the historic property being reinvested in back to active use.

There was no further discussion and Chair Schneider read the committee report and asked for a motion:

COMMUNITY DEVELOPMENT:

Motion made by Mr. Lipian and second by Mrs. Rothgery to authorize the 'said' program application.

MOTION CARRIES

COMMITTEE REPORT WRITTEN

Chair Tollett asked for a motion:

FINANCE:

Motion made by Mr. Van Wormer and second by Mrs. Davis to authorize the 'said' program application.

MOTION CARRIES

COMMITTEE REPORT WRITTEN

There was no further business to come before the Community Development Committee and Chair Schneider asked for a motion to adjourn The Community Development portion of this evening's meetings.

**Motion made by Mr. Lipian and second by Mrs. Rothgery to adjourn the Community Development Committee portion of this evening's meetings at 6:25 P.M.
MOTION CARRIES**

The evening's meetings continued with The ~ Joint Utilities and Finance Committee which began at 6:27 P.M.

The Next Joint CD ~ Finance Committee Meeting is scheduled for Monday, June 8th, 2026,

Respectfully Submitted by,

Colleen Rosado, Secretary/Administrative Assistant