Meeting Minutes of the <u>JOINT ~ CD and FINANCE Committee</u> held a meeting on <u>Monday, June 8th, 2026</u> at 7:30 p.m. *circulated 6/18/2026*

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

OTHERS PRESENT: Mayor Brubaker, Law Dir Deery, Safety Svc Dir Pyanowski, Finance Dir Pileski, Finance Dir Farrell, Asst Dir Calvert, Planning Dir Schoenig, Engineer Schneider, Public Works Supt Conner, CD Mgr. Almobayyed

1.The matter of approval of meeting minutes from the <u>JOINT Community Development & Finance Committee Meeting,</u> on <u>May 26th, 2026</u>, ***as circulated on 6/1/2026***

<u>CD</u> ~ Motion made by Mrs. Mitchell and seconded by Mr. Schneider to approve the said Joint Meeting Minutes.

<u>Finance</u> ~ Motion made by Mr. Van Wormer and seconded by Mrs. Davis to approve the said Joint Meeting Minutes.
MOTION CARRIES BY BOTH COMMITTEES

2. The matter of a Community Reinvestment Area Tax Abatement Agreement with McGregor Landing, L.P. located at 730 Midway Blvd.
Referred By: Community Development Manager Almobayyed

Dir Calvert is here to speak on this matter and this is for a CRA agreement requested by McGregor Landing L.P. for the construction of new affordable senior housing development at 730 Midway Blvd. The proposed development will consist of approximately 115 residential units for income qualified seniors and will represent 26 million dollars in private investment within Elyria. The project will be instructed on vacant land and is anticipated to create 176 temporary construction jobs and 4 permanent full-time positions. They are requesting a 75% CRA 15-year tax exemption. As required as ORC, notice was provided to Elyria City Schools and no comments were received and District approval is not required. Emergency legislation has been requested to maintain the project schedule and state funding timelines.
With Dir Calvert this evening is Kimberly Hurt of CHN Housing Partners and Ann Conn of McGregor Foundation.

Kimberly Hurt, CHN Housing Partners introduced herself and Ann Conn of McGregor Foundation introduced herself and said about 6 months ago they opened the McGregor Pace location which is in front of this proposed site. It provides affordable senior healthcare services to Lorain County and they are currently serving 60 participants.

This development will help provide options for older adults who want to remain in the community but do not have the financial ability to do that.   McGregor has been around about 150 years as a non-profit and have provided services and support to older adults in Cuyahoga, Lorain and Summit Counties.

Kimberly Hurt came back to the microphone, McGregor Landing will provide affordable housing.   The project was financed through low-income tax credits which will be at 60% AMI. AMI restricts 60% of amount of rents that are allowed to be charged at the building.   The Tax Abatement will help make the building affordable for the operating period of the building for the 15 years.   They will only be able to restrict the rents to what LITC allows.

That concluded the presentation and Chair Schneider opened the floor for discussion.

Mr. Tollett asked if all the other funding is in place?
Ms. Hunt said yes.

Mrs. Mitchell said the senior center is very impressive.

Mrs. Davis said she has a concern of the costs.   She asked how applicants are rated?   She said in Ohio, there is a ratio, say if her income is $500 a month and she will need to come up with another $500 to obtain one of these apartments.   Mrs. Davis thought these apartments would be more affordable to low-income seniors.   Then all of a sudden there is a cap taking the seniors over the top and they cannot afford the rent at these apartments.

Ms. Conn said she is correct, there is a significant challenge and affordable options for older adults.   Unfortunately, this project does not have a HUD 202 grant allocation where the rent is allocated based on income.   Due to federal changes they have not been able to secure a HUD 202 grant.   She agrees that many counties have to deal with this.   This particular project provides individuals who are looking at a market rate apartment that is $1400 per month and if they have $2000 a month in income, they are trying to make that work and pay for that $1400 a month apartment.   These rents start at $1100 which is significantly lower than the market rate, though, it may not be affordable for someone earning $500 a month, but, it’s less expensive than the market.

Mrs. Davis asked if there will be vouchers for seniors who can’t totally afford this?

Ms. Conn said unfortunately project based vouchers are not available for this project, however if someone has a section 8 voucher, based on McGregor’s standards, they will be able to accept section 8 vouchers.

Mr. Lipian said in regards to their capital stack, are there other public funding and/or incentives in their capital stack?   If so, what percentage of the total stack does that include.

Ms. Hurt said this project is primarily the 4% local tax credit, which includes bonds, but there is a small amount of other federal dollars that are pending to McGregor, but are not required for the project to go forward.

There is other funding in place that will supplement the money that McGregor Foundation is putting into the project.   But, there are no other federal dollars involved, it’s all private funds.

Chair Schneider asked what is the projected opening date.

Ms. Hurt said the project is set to close on August 1st. They have a 16-month time-line and as long as all goes on schedule, the projected opening would be February 2028.

Chair Schneider asked if there is anything that has to be done with the road for the extension?

Engineer Schneider said at one time Pikewood Manor was supposed to do another phase and the plan was, since there was only one way in and one way out, they were going to improve the road. When McGregor built the senior center, they paved the road up to that driveway. They should now do the same for this phase of their project, since the current road is mainly a stone road.

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 Mr. Doehne 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 Mrs. Davis and second by Mr. Van Wormer to authorize the 'said' Community Reinvestment Area Tax Abatement Agreement. Emergency Clause.

MOTION CARRIES COMMITTEE REPORT WRITTEN

3. The matter of a request to increase the funding amount for the Residential HVAC Energy Efficiency Grant Program.

Referred By: Community Development Dir Scott

CD Mgr. Almobayyed said they are requesting consideration for an increase in funding for the residential HVAC Grant Program which is funded through NOPEC funds as well as these additional funds. The additional amount requested is $26,474, the original funding was $100,000. This additional funding will provide assistance to the three remaining qualified applicants. There have been 11 households that were assisted with the installation of 10 furnaces, 11 AC units and 3 hot water tanks. This program operated on first come first service and applications were accepted until all available funding was under contract. The three remaining households completed eligibility requirements prior to the $100,000 officially committed. And they are requesting emergency passage so these projects can move forward following full council consideration. These three households need AC replacement. This additional funding will continue to be provided thru NOPEC funds

Law Dir Deery said the committee report will be to amend the original ordinance, 2026-29, to increase the original 'not to exceed amount' and to amend it to 'not to exceed $130,000'.

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

COMMUNITY DEVELOPMENT:

Motion made by Mr. Lipian, second by Mrs. Mitchell to amend Ord. 2026-29 to increase funding for the HVAC grant program and not to exceed $130,000. Emergency clause.

MOTION CARRIES COMMITTEE REPORT WRITTEN

Chair Tollett asked for a motion:
FINANCE:
Motion made by Mr. Cerra and second by Mrs. Davis to amend Ord. 2026-29 to increase funding for the HVAC grant program and not to exceed $130,000. Emergency clause.
MOTION CARRIES COMMITTEE REPORT WRITTEN

4. The matter of a Downtown Historic Redevelopment Program application for improvements at 523 Broad St. and 525 Broad St.
Referred By: Asst Safety Svc Dir Calvert

Dir Calvert said they received these grant applications The Foundry Event Center at 523 Broad St and The Foundry Restaurant at 525 Broad St. They are requesting consideration of a Downtown Historic Grant for these properties, which are owned by Triad Investment Companies. The Foundry and Event Center's roof is experiencing leaks and deterioration and needs a replacement and that cost is $63,560, with an eligible reimbursement of $31,780. The project has received DR approval and Landmarks comments have been received and the EEDC has recommended approval. They are requesting emergency passage.

There was no discussion and Chair Schneider read the committee report and asked for a motion:
COMMUNITY DEVELOPMENT:
Motion made by Mrs. Mitchell and second by Mr. Doehne to authorize the 'said' program application for <u>523 Broad St</u>. Emergency Clause requested.
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' program application for <u>523 Broad St.</u> Emergency clause requested.
MOTION CARRIES COMMITTEE REPORT WRITTEN

Mr. Lipian asked for a rundown of where the money comes from for these projects and how it's facilitated.

Dir Calvert said the Downtown Historic Redevelopment Grant Program is a reimbursable matching grant of up to $50,000 for buildings in the downtown area that are listed on the Historic Registry or are considered as contributing to the Historic nature of the downtown district. The historic designation of qualified buildings is already pre-formalized.
In an effort to restore as many of those buildings as possible and to get them back into use, this historic redevelopment grant was created. The grant puts buildings that are past their useful life back into useful life; whether into a new use or to improve safety conditions or mechanical systems or whatever is needed to get them into good use and by matching with a maximum $50,000 and 50% of the project is eligible for that grant reimbursement, which would be a $100,000 eligible project. The grant funds come from Elyria taxpayers; the 2016 ½% income tax, Economic Development Fund Department.

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

COMMUNITY DEVELOPMENT:
Motion made by Mr. Lipian and second by Mr. Doehne to authorize the 'said' program application for 525 Broad St. Emergency Clause requested.
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 for 525 Broad St. Emergency clause requested.
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. Mitchell to adjourn the Community Development portion of this evening's meetings at 7:50 P.M.
MOTION CARRIES

The evening's meetings continued with The ~ Joint Utilities and Finance Committee which began at 7:52 P.M.

The Next Joint CD ~ Finance Committee Meeting is scheduled for Monday, July 13th, 2026,

Respectfully Submitted by,
Colleen Rosado, Secretary/Administrative Assistant