

Minutes of the JOINT ~ CD and FINANCE Committee which held a meeting on Monday, September 28th, 2026 at 6:20 p.m. *circulated 10/1/2026*

FINANCE PRESENT: Chair Tollett, Cerra, Schneider, Van Wormer, Davis

COM DEV PRESENT: Chair Schneider, Mitchell, Doehne, Rothgery, Lipian

UTILITIES PRESENT: Chair Mitchell, Davis, Armstrong, Oswald, Rothgery

ABSENT: None

OTHERS PRESENT: Mayor Brubaker, Dir Loesch, Law Dir Deery, Finance Dir Pileski, CD Dir. Scott, Planning Dir Schoenig, Police Capt. Palmer

1. The matter of approval of meeting minutes from the JOINT Community Development & Finance Committee Meeting, on August 10th, 2026, as circulated on 8/31/2026

CD ~ Motion made by Mrs. Mitchell and seconded by Mr. Lipian to approve the said Joint Meeting Minutes.

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

MOTION CARRIES BY BOTH COMMITTEES

2. The matter of a transfer of a City-owned vacant urban renewal parcel located on Wayne St., to the Lorain County Land Reutilization Corp. for redevelopment through the Welcome Home Ohio Program.

Referred By: Community Development Director Scott

Dir Scott said the Lorain County Land Bank received funding from the State of Ohio for the Welcome Home Ohio program which is intended to increase affordable owner-occupied housing. The program provides funding for the construction and rehab for qualifying residential properties for households at or below 120 percent of the median income. If authorized by council, the Wayne Street parcel would be donated to the LC Land Bank for construction of a new single-family home. When completed, it would be sold to an income eligible owner occupant in accordance with the Welcome Home program guidelines. There is another property located on Louisiana will also be donated for the same purpose, that property was acquired through the NSP program and the disposition was previously authorized by council when the program was created.

Mr. Oswald asked if Dir Scott knew who will be building the houses or doing the rehab or does that go out for bid?

Dir Scott said the funding is through the Lorain County Land Bank. They receive the funding and once we donate the property, they have a developer that they are working with and will move forward with the construction and then the county will sell the home to an eligible applicant. The city is not overseeing the construction.

Mr. Armstrong said he wanted to thank Dir Scott and Christian Hickman and Mr. Joe (he couldn't remember his last name). Mr. Armstrong is happy that this parcel that is being donated to this program, because he always had heard that parcel was unbuildable and now someone will have a brand-new home on this property. By us donating the property, it does reduce the cost to the homeowner. This is a win-win for all involved. The house will be beautiful, he's seen renderings and the new homeowners will be very happy. The market value for the neighborhood goes up and everyone benefits.

Mrs. Mitchell asked about the property on Louisiana?

Dir Scott said yes, it's the property where the old community garden used to be.

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 an ordinance authorizing the transfer of the 'said' parcel. 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 an ordinance authorizing the transfer of the 'said' parcel. Emergency Clause requested.

MOTION CARRIES

COMMITTEE REPORT WRITTEN

3. The matter of authorizing a reduction in applicable Building Permit Fees and water/sewer Tap-in Fees for two homes being constructed through the Welcome Home Ohio Program.

Referred By: Community Development Director Scott

Dir Scott said in order to support these redevelopment efforts, it is being requested to reduce the building dept permit fees and water & sewer tap-in fees for up to 50% for each property and an amount not to exceed \$3,666.00 for the Wayne Street property and \$3,166.00 for the Louisiana Ave. property.

Chair Tollett said they have waived municipal fees for other organizations in the past and this is a great cause, so he is in support of this.

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

COMMUNITY DEVELOPMENT:

Motion made by Mrs. Mitchell and second by Mr. Lipian to authorize the reduction of building permit and other fees related to the construction of the said properties.

Emergency Clause is 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 reduction of building permit and other fees related to the construction of the said properties.

Emergency Clause is 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 6:30 P.M.

MOTION CARRIES

***The evening's meetings continued with
The Finance Committee which began at 6:30 P.M.***

***The Next Joint CD ~ Finance Committee Meeting is scheduled for Tuesday,
October 13th, 2026,***

**Monday, October 12th is the Columbus Day Holiday and City Hall will be closed.*

Respectfully Submitted by,
Colleen Rosado, Secretary/Administrative Assistant