

June 6, 2023

The Board of Commissioners of Lorain County, Ohio met this day in a regular meeting on Tuesday, in the J. Grant Keys Administration Building, 226 Middle Avenue, Elyria, Ohio, at 4:30 p.m. with the following members present: Commissioner David J. Moore, President, Commissioner Jeff Riddell, Vice-President, Commissioner Michelle Hung, Member and Theresa L. Upton, Clerk.

JOURNAL ENTRY

Commissioners said the Pledge of Allegiance.

Clerk called roll; Commissioner Moore, Commissioner Riddell & Commissioner Hung

The following business was transacted

COMMISSIONERS

PUBLIC HEARING:

A.

4:30 p.m. - 2nd Public Hearing on CDBG/CHIP PY23 - Drake Hopewell, Ian Berry, LCCDD and Lauren Falcone

Drake Hopewell said good afternoon Commissioners and thank you for holding this important meeting for the block grant program and also for the CHIP program that you guys are so kind to operate for the citizens of Lorain County. The program that we are doing today is a combined public hearing for both the CHIP – Community Housing Impact Program that deals with the housing repairs and renovations that they have operated and CDBG – Community Development Block Grant program. He said Lauren Falcone, one of the principals from Kleinfelder is here and will go over the CHIP program and secondly they will go over the CDBG program and then entertain any questions that may come from either you or the public.

Lauren Falcone thanked the Commissioners for having them and will go over the activities that will be part of the block grant applications.

1. Private Owner Rehabilitation \$928,000 will assist (13) owner occupied houses at an average of \$71,385 per unit (includes allowable project soft costs). Lorain County and the City of North Ridgeville providing \$91,004 HOME Housing Program Income (PI) for this activity for a total of \$1,019,004 and may result in one (1) additional unit. Program income funds to be used within the respective service areas. Funds to provide full rehabilitation services to bring the houses up to current state Residential Rehabilitation Standards (RRS). This will include appropriate lead-based paint assessment/controls/abatement as needed. If necessary, recipients of Private Owner Rehabilitation funds may be assisted with optional relocation due to lead-based paint work. Relocation funds may be used for nominal lodging, meals, and transportation costs. Assistance will be in the form of Five (5) Year 100% Forgivable Loan.

The County and its partnering cities, which will be Amherst, North Ridgeville, Oberlin and Sheffield Lake are combining available HOME Housing Program Income (PI) as required by State and to ensure sufficient funds for rehabilitation projects to meet current State RRS. State requires use of Housing PI before drawing CHIP HOME Funds (however, ODOT permits \$1,000 CHIP HOME funds/per unit to be drawn and combined with housing program income until all PI is expended).

2. Home Repair \$480,000 will assist (22) owner occupied houses at an average of \$21,818 per unit (includes allowable project soft costs). To address health or safety concerns in the house (e.g. plumbing, electrical, heating, roofing, accessibility, etc.). Assistance will be in the form of grants. No repayment required.

The PY2023 proposed CHIP summary is

Private Owner Rehabilitation \$928,000 with 13 units at \$71,385 each

County & City Program Income: (includes PI) for Lorain County HOME PI is \$75,014.27

City of North Ridgeville HOME PI will be \$15,990.40

Home Repair budget is \$480,000 and 22 units at a cost of \$21,818 each

Administration and Fair Housing as part of this grant application will be \$192,000 and that is 12% of \$1,600,000 ask

TOTAL PROPOSED GRANT is \$1,600,000 with the \$91,004 for a total of \$1,691,004

The Lorain County Board of Commissioners are expected to pass the Resolution for Submission of the CHIP Application on or shortly after Tuesday, June 13, 2023. The CHIP Application is due to the Office of Community Development (OCD) by Wednesday, June 21, 2023.

She asked if they had any questions on that? She has some more information about the income limits and time frames.

Commissioner Riddell said just to be clear for those that may want to tune in. Could you explain the difference between private owner rehabilitation and home repair? Why are these two separate line items? Falcone said that is a good question and will pass that one to Drake or Ian. She knows they are separate line items and knows that home repair does include health and safety concerns, where private rehab is more lead-based. Hopewell said very good question, Commissioner. Specifically the private owner rehab is going to be a project where there are multiple items done at that particular address, so it might very well be a roof, electrical and plumbing being done there. By comparison those projects are typically much larger in both dollars and scope for those projects to be completed. By comparison, a home repair project is one item and the inspector would go and look and if they said roof needs to be replaced he would write up the specifications for the roof to be replaced and that is what would get bid out. Then they bring it to the Board it's a much smaller project and it is just addressing that one item. Sometimes they just don't have the dollars in the budget or the need at certain houses to do as much. So, were they do just the singular repair projects they are smaller and also do not set those up as repayment those are actually treated as a grant from the start and they are able to get that many more of the smaller projects done.

Moore asked you is responsible for getting this on the agenda for the 13th? Hopewell said yes, he actually already prepared that.

Falcone said smaller would be home repair, larger would be private owner. \$21,818 for home repair and \$71,385 for private owner these are the average. Is there any questions?

Falcone went over the income limits;

LORAIN COUNTY INCOME LIMITS 04-1-22 effective date								
Median Family Income: \$85,400	1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person
Very Low Income (50%)	29,900	34,200	38,450	42,700	46,150	49,550	52,950	56,400
Low Income (80%)	47,850	54,650	61,500	68,300	73,800	79,250	84,700	90,200

Falcone said as far as time frames. Obviously she mentioned the application is due June 21st and the state ODOD, Office of Community Development will review the applications between June and November of 2023 and award by December 1. January – March 2024 they would complete the environmental review record which is required for all federal funded projects. No portion of the project can go forward until after that environmental review is released. The expected release would be between March-April 2024. January – December 2024 would be advertising for the CHIP process applications and projects. Then January – December 1, 2025 they keep processing the projects until the funds run out. She can tell you with some of the surrounding communities they have had really great luck in doing the projects in one year, so getting enough applicants in to actually spend the money in a year and she is assuming that is what is going to happen her too because it is very well sought out program. February 28, 2026 will construction must be completed, so they have until February 28, 2026 to complete it. They have until March 31, 2026 to draw down the funds then by April 30, 2026 they would have to do a final reporting to the state of Ohio and the grant would have to be completed.

Falcone said all grantees must complete their program according to the following deadlines. All activities must be completed by the end of the 26th month file in the grant agreement date, which would be that April date and then all drawn down requests must be submitted by the end of the 27th month and all funds must be completed and expended in accordance with this timeline established by program milestones. Again, the State will tell them when they have to hit these milestones and of course they will help the county hit those and don't anticipate any issues. This is a pretty great program to run and to utilize.

Riddell asked if Victor could put that up on the screen. Clerk asked if it was what she just went over? Riddell said yes. Victor displayed what Falcone just talked about. Riddell said for those that want to take a look at what the qualifications are, reading is usually better than hearing. Falcone said that is a good idea and they can always call the office, Kleinfelder or Community Development.

Moore said they have no homes qualified yet? This is just the beginning process. Falcone said yes, making the application, correct.

Moore said because when you say an average of \$21,000 for 22 homes, it could be like 30 homes. Hopewell said if the dollar amounts per project end up being less then they could see an additional project or two. Moore said your team is the one that scores these projects, so they qualify? Is this how you do it, or first come, first serve? Hopewell said it is first come, first serve on the repair projects and then besides the application intake process for the larger rehabilitation they also go through a scoring. Falcone said her office will process the applications.

Riddell said it is also important to note at this point when talking to staff this afternoon that these projects once approved, still have to go through bidding process and so the taxpayer dollars are spent responsibility and efficiently. Falcone said correct. Riddell said that is the reason now that they are applying for this grant, but this money won't be spent for 2 years because there is a process that they have to go through and hopefully somebody has a leaky roof it won't get too bad in 2 years. Falcone said correct. Moore thanked them. Falcone thanked them very much.

Hopewell and Berry will go over the Community Development Block Grant Program and Ian is going to go over the basic background and he will go over the specific projects that they are proposing for this next 2 year cycle.

Berry said good afternoon Commissioners. CDBG or Community Development Block Grant. Riddell asked if we could put that one up? Clerk said she is not sure Victor has this one, these documents were just handed to her. Clerk said she has a spreadsheet, is this what you would like displayed? Riddell said yes. Moore said this is what you are talking about? Berry said yes.

Entity	Project	Project Total	CDBG	Local Match	Eligibility	Notes
Huntington Township	Safety Service Building	\$ 472,551.25	\$ 330,467.59	\$ 142,083.66	Ineligible	Block Group 2, Census Tract 971; 30.74% LMI; New Construction
Neighborhood Alliance	Meals-on-Wheels	\$ 85,500.00	\$ 85,500.00	-	Eligible	Limited Clientele
North Ridgeville	Street Improvements	\$ 193,996.00	\$ 100,000.00	\$ 93,996.00	Eligible	Block Group 1, Census Tract 801.04
Oberlin Underground Railroad Society	ADA Community Center				?	No cost estimate
Sheffield Lake 1	Senior Center Roof	\$ 322,337.00	\$ 222,337.00	\$ 100,000.00	Eligible	Limited Clientele
Sheffield Lake 2	Watermain Replacement	\$ 618,198.00	\$ 250,000.00	\$ 368,198.00	Eligible	Block Group 1, Census Tract 212; 63.22% LMI
Sheffield Township	Street Improvements	\$ 55,850.00	\$ 50,000.00	\$ 5,850.00	Eligible	Block Group 1, Census Tract 238; 64.55% LMI
Village of Grafton	Parking Lot	\$ 242,356.00	\$ 150,000.00	\$ 92,356.00	Ineligible	Block Group 2, Census Tract 951; New Construction
Village of Wellington	Community Park	\$ 400,000.00	\$ 75,000.00	\$ 350,000.00	Ineligible	Block Group 4, Census Tract 961; 50.30% LMI; New Construction

Hopewell said they thought that you would like some of the background on the block grant program and how they arrived and what the parameters are. Moore asked Victor to screen split this. Clerk said she can remove until they are done speaking and then put back up. Moore said yes take down for now.

Berry said CDBG, Community Development Block Grant or Community Development Program works on a 2 year cycle similar to CHIP, but the grant specifically is working with municipalities, non-profits to either provide public services or complete construction projects and you are looking at things that benefit low and moderate income individuals and addressing slum and blighted areas or a limited clientele. These are the 3 criteria that must be met by any of the projects. Each submission that they received from the last cycle had to meet at least one of those criteria, so some of them were ruled out based on that, others they looked more closely at depending on how they met those criteria and what the benefit would be plus the dollar amounts that they received. So, Lorain County is eligible for \$570,000 in total for Community Development Block Grant and each community or each applicant sent in a local match they could use as well, so they were able to push the \$570,000 a little further. Each of the national objectives they were looking to do and 9 of the projects they received showed them hey, they sent out a funding application and these are the things that they needed to hit and that is what the sheet you saw was before showed each of the submission and based it on how they would determine eligibility and were they were eligible and what projects they were looking for.

Hopewell said of the 9 projects that were submitted, they are asking for the Commissioners consideration of the following programs.

The Senior Center improvement project, Sheffield Lake at Joyce Hanks Community Center is a roof replacement. The national objective that they are meeting is limited clientele and they are requesting \$222,337 for that project.

Public hearing CHIP/CDBG cont.

Second category is low and moderate income area street improvements. They had 2 communities; Sheffield Township is looking to replace McKinley Avenue a partial street replacement there. North Ridgeville is looking to replace Luanne Drive, Carolyn Drive and Monica Drive and these are all low and moderate income area benefit streets in low and moderate income areas. Total amount request is \$157,000 of the \$570,000

Third area is public service. Neighborhood Alliance conducts the meals on wheels program and this would be for \$85,500 and that would be again limited clientele and Meals on Wheels serves the entire county but specifically the Meals on Wheels program is limited to areas outside of the City of Lorain and Elyria with the funds they would commit to the program for Lorain County through the county block grant program.

Last, but not least Fair Housing, \$18,000 to implement the County's Fair Housing Program. This is a requirement, if they receive the funds, the State requires they do a Fair Housing program.

Also, the Administration cost of \$96,000 that administers this program and also helps with the administration and oversight of the CHIP program as well. These are the projects that they will be offering up and asking the Commissioners to consider and hopefully pass as part of a resolution, which is due he thinks the 13th is when the resolution would come before the Commissioners based on your schedule and hopefully it passes and then they have to get it submitted the very next day on the 14th. He asked if there were any questions?

Riddell said there is \$96,000 set aside for administration through your department for salaries and staff and so forth. Can you explain the difference the other \$85,500 that is for public service? Berry said the public service the \$85,500 is for the Meals on Wheels program that is 15% of the total allocation that they would receive and maximum amount that they can give to Neighborhood Alliance to implement the Meals on Wheels program. Currently, they are one of two entities which are Neighborhood Alliance and Office on Aging to this program and they were able to leverage more funds to implement, which is a much larger amount than that \$85,500, but that allows both of those entities to perform that service within their service area, which is Lorain County outside of Elyria and Lorain.

Hopewell said that is public service the \$85,500 and the admin is a separate category. Riddell said other words to support other public projects? Hopewell said right. Riddell said this is what public service is. He said in reviewing this, he thinks that the general public looks at the block grant program with more hard costs and infrastructure costs. While Neighborhood Alliance does a great job working on the Meals on Wheels, he thinks there is a sizable need for more infrastructure type projects than they could possible fund and think there are other resources. He would not change this application given the timeline they have, but going down the road they should have a conversation with Neighborhood Alliance and look at other more appropriate funding streams, so that they still have money for these gross projects. Hopewell said as indicated earlier when they talked is that the public service segment is definitely something that the state of Ohio looks at funding and does traditionally fund and it is not just always the infrastructure projects. But, largely like he said, the infrastructure projects are what you see a lot of community development block grant dollars used for but it is also used for parks and also used for subsurface improvement projects, so it is not just roads, it is not just water lines and also sewers, they just do a lot of different things. Riddell said it just needs to be a conversation because fixing a street and meals on wheels does not sound like two sides of a coin. So, he would think they need to take a more global look at that and see if there is not a better way to fund meals on wheels other than a grant because that goes on forever and ever. You fix a street once and the meals on wheels is everyday forever and thinks they need to find more consistent funding to the mission then turn around and use that \$85,500 to help improve infrastructure in another community. Hopewell said they can definitely talk about it and see if there are other areas they can find additional sources of funding. Riddell said for the public, he inquired these two folks to sit this afternoon and these two grants are available to everybody in Lorain County outside of Lorain and Elyria. They are not just available to the cities mentioned, but too the Villages and Townships as well. Hopewell said that is correct and Lorain and Elyria are known as entitlement communities and receive funding directly through Housing and Urban Development (HUD) and they do very similar program and projects as what they are doing with their funding, but they can't spend their money outside of the city limits outside of their respective cities. The county is duty bound to also spend their dollars serving the small cities and township and village in Lorain County that don't receive their money directly. The idea is they try to assist those small communities as best as they can and they have talked here sometimes some of the projects they proposed don't meet the eligibility guidelines and even though a project is submitted it does not qualify for the block grant program and unfortunately they have those situations arise. What they do is try to figure out if there is additional funding that they can maybe identify through the department, through discussions with the Commissioners to see if there is other funding that can be brought to the table; state, federal or local.

Riddell said for those listening in today, the invitation is that this is just the application for the grant process. There is time to get to your local elected officials and make them aware and to submit projects for consideration because you still have quite a bit of time.

Moore said these are for next year? Hopewell said this is a 2 year program and they will get notification of the application. First of all, the application gets submitted June 14, 2023 and they will review and give them a notice if they have been funded or not, hopefully funded. By the end of the 3rd quarter, beginning of the 4th quarter of 2023 the actual implementation of the program will occur through January 1, 2024-December 31, 2025 that is the 2 year cycle and actually complete the projects they have requested.

Riddell said he wants to clarify Mr. President, thank you. This is an ongoing project and while this round has been applied for that these kinds of projects and funding streams are available in the future to other communities to get their head in the game. Hopewell said in approximately 18 months, this whole process will start again.

Moore said in the application process, they say basically 15% is the maximum you can use for public service? Hopewell said yes. Moore asked if Neighborhood Alliance was the only one that applied? Hopewell said yes. They had reached out and talked to the Office on Aging again and they decided they were not going to apply this time.

Moore said Fair Housing is automatedly 3%? Hopewell said yes

Moore asked if they were at 17% for administrative costs? Hopewell said pretty much.

Moore asked if there were any other questions? As always a fantastic job from both of you. Hopewell said thank you and if there are any other questions that come up they are more than happy to answer. Moore said this will be on their agenda for June 13? Hopewell said yes.

Moore moved, seconded by Riddell to close the hearing. Upon roll call the vote taken thereon, resulted as; Ayes: All Moore, Riddell & Hung / Nays: None.

Motion carried.

_____ (discussion was held on the above)

B

OTHER BUSINESS:

There was no other business for this day.

C

CLERK'S REPORT


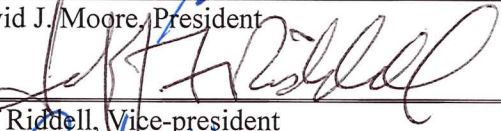
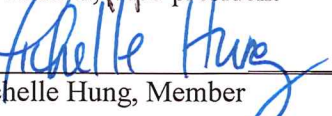
- #1. Monday, June 12 at 4:30 p.m., Kelner Ditch Viewing pre-recorded drone video
- #2. Tuesday, June 13 at 5 p.m., Commissioners meeting
- #3. Friday, June 16 at 9:30 a.m., Commissioners meeting

D.

ADJOURNMENT

June 6, 2023

Moore moved to adjourn, or just say adjourned, they are adjourned. Clerk said if there is nothing further, then you are adjourned at 4:56 p.m.

)Commissioners
David J. Moore, President)
)
Jeff Riddell, Vice-president)of
)
Michelle Hung, Member)Lorain County
)Ohio

Attest:  , Clerk
 Theresa L. Upton