



The City of Lorain, Ohio

Jack W. Bradley

Mayor

December 29, 2025

2025 Accomplishments and 2026 Goals

President of Council and Members of Lorain City Council:

Thank you for the opportunity to report on the City's accomplishments in 2025 and to outline our goals for 2026. It is my honor to serve as the mayor of my hometown and to work alongside all of you and with our dedicated workers on behalf of the people of Lorain.

2025: A Year of Progress and Resilience

1. Building Department

Chief Building Official Dave Faciana prioritized organization of the department to make it more efficient, and this is ongoing. Building plans are being scanned and are submitted either by PDF or zip drive. The overall team in Building has been improved, and they are working together to accomplish the department's goals. Policies and procedures continued to be addressed including the demo board, rental registration, and high grass.

2. Police Department

2025 will be remembered for the tragedy that struck our community on July 24. Officers Peter Gale, Brent Payne, and Phillip P. Wagner were attacked in an ambush. Officer Wagner succumbed to his injuries in the line of duty. We honored his heroism citywide and proclaimed July 24 as Officer Phillip Wagner Day, and supported the memorial ceremony attended by thousands.

Our new Police Chief, Mike Failing, helped to complete the new dispatch center, and the dispatch staff was expanded to the highest level in 15 years.

Several employee wellness initiatives were launched reflecting an overall commitment to long-term health and resilience. Over 15 supervisors attended advanced training in professionalism and leadership. The patrol division implemented a new patrol guide to assist incoming employees in strengthening consistency and expectations.

Community engagement saw remarkable growth. The Community Unit doubled in size and tripled the number of community engagements.

3. Engineering

Our City Engineer Dale Vandersommen and his staff continued road work projects maximizing the use of available funding. The Longbrook/Yorktown project was completed; Edgewood is underway, and Tower Blvd. design work was completed.

The department worked with the Utilities Department on the construction process for the Sandy Springs Easement Interconnection project. Drafts were completed for utilities review regarding updates and revisions of ordinances on backflow prevention and cross-connection control. Lead service lines were monitored using the GSI system. Handheld GPS receivers were used for collection of field data and dashboards were developed for a quick view of informative data.

4. Department of Human Resources

H.R. Director Lori Kokoski worked with Assured Partners and Medical Mutual to increase prescription drug rebates. Rebates in 2022 were \$271,232 and have increased every year with 2025 hitting over \$550,000 in rebates.

Unemployment claims continued to be challenged to avoid the city paying claims for ineligible claimants. The city paid less than \$300 in unemployment claims in 2025. The Smart Shopper program was implemented, and employees are being rewarded for choosing less expensive procedures that resulted in savings to the city.

Exit interviews were also conducted with 83% of employees leaving the city indicating they liked the type of work they did. 75% thought they were paid fairly and 67% felt they had an opportunity for promotion and received adequate training to be successful. The interviews also indicated the city needed to improve communication within departments, and that ideas and suggestions from employees were not given adequate consideration.

5. Utilities Department

Utilities Director Joe Carbonaro's department issued construction notices on 3 wastewater pumping stations at Jaeger, Tacoma, and the Pearl Pump Station Projects. The department continued to monitor Water Works and Water Pollution Control Funds in 2025. The Water Works fund expenditure was below projections and revenue remained flat. Water Pollution Control Funds are seeing a deficit and will continue without an increase in revenue generation capabilities. Rates have remained at 2017-2018 levels despite inflation averaging 3.8% per year since 2020. This was a concern in 2025.

6. Housing and Planning

In 2025 Director Matt Kusznir and his department made significant progress in strengthening Lorain's zoning framework, delivered impactful housing and community development programs, modernized internal operations, and strengthened partnerships that support the city's long-term revitalization.

Policy, code, and regulatory improvements included major legislative and regulatory initiatives. Included were the rezoning reclassification for the Choice Neighborhood grant area, revision to the Short-Term Rental process, updating the zoning code to allow permanently sited manufactured homes, and expanded opportunities for infill housing. Internal policies and procedures were improved, the BHP webpage was updated, and Fair Housing training was completed.

Grant Awards from the Lorain County Land Bank helped to demolish several commercial structures. 13 essential home repairs, 3 HOME rehabilitations, 1 basement project, and 3 lead remediations were completed.

Partnerships were strengthened with the Choice Neighborhood Initiative, Food Forward Lorain, Habitat for Humanity, and other community organizations.

Significant strides were made in internal efficiency, digital transformation, and team cohesion. The department workspace was reorganized for improved functionality, and the 360 Business Loan Program has been transitioned to a digital format.

7. Fire Department

Under Chief Chris Radman, the fire department in 2025 saw overtime down even though 2 firefighters were off duty for a substantial amount of time putting a strain on the overtime budget. Bringing dispatch as well as EMS in house were studied for future implementation. A new Administrative Assistant was hired and a new record keeping platform has been added to bring the department into the digital age and improve record keeping. The department worked with the Administration and Auditor to make sure compliance with record keeping is attained based upon recommendations from the State Auditor's office.

Staff and firefighting equipment have continued to be maintained. The department has worked with outside legal counsel to address PFAS concerns including gear, equipment, and fire department properties.

8. Information Technology Department

I.T, Director Dave Comer, and his staff in 2025 saw the department install new hosts to stabilize the virtual environment. I.T. implemented new hardware in the new police dispatch center to ensure the center was fully functional. Based upon legislation passed by the Ohio Legislature, cyber security is currently being addressed and a fully implemented comprehensive security platform will be in place soon to ensure the City of Lorain is in compliance with House Bill 96 requirements.

9. Parks and Recreation

Under Park Superintendent Mindy Stoyka, the department planted 100 trees in Oakwood Park and kicked off the Living Legacy tree planting campaign. In addition, the roads at Oakwood Park were repaved in conjunction with the Hispanic Veterans Memorial. Over half of the games for the Lorain County Hot Stove Softball Tournament were hosted in Lorain. Campana Park and the Pipeyard continued to provide a premier location for baseball and softball in N.E. Ohio.

Other accomplishments included the successful summer camp program with a 100% increase in attendance. Oakwood Pool continued to be a success and included the opening of the concession stand. Recreational programming continued to grow and the Move With the Mayor national program provided numerous opportunities for healthy lifestyle changes.

New dugouts were placed at Oakwood Park field number 4 and fences around the ballfields at Oakwood Park were repaired.

10. Street Department

For 2025, Public Properties Manager Lori Garcia and her crew paved approximately 5.2 lane miles of city streets. 23 city blocks were milled and paved, and approximately 1500 linear feet of curbing were replaced. In total, 4400 tons of new asphalt was used to pave the 5.2 lane miles which includes the interior roads at Oakwood Park, in conjunction with the Ohio Hispanic Veteran's Memorial, and some of the interior roads at Elmwood Cemetery.

The new brine tank inserts and 8 trucks with brine systems were used to pretreat roads before snow and freezing events. This resulted in the use of less salt doing winter weather.

Training was an important goal in 2025. Training has enabled the department to have more well-rounded employees and an easier transition for employees who receive promotions.

72 trees were removed from Oakwood Park due to storm damage. Trees were also removed from Fire Station No. 3, and Water Distribution.

The department assisted other departments with temporary patches after repairs, helped with demolitions, did concrete work, and helped with the Hispanic Veterans Memorial. Work was done for the Lorain City Schools for 2 parking lot replacements. Paving was also done at Elmwood Cemetery, and signage was provided to Engineering for roadway projects.

11. Chief of Staff

Rick Soto in 2025 completed the Food Truck Ordinance working with LFD, BHP, the Clerk of Council and Law. He continued to work on new Lexipol policies and completed the City Hall security system. As in prior years, the Chief of Staff coordinated the "Keep Lorain County Beautiful Day" event in our city. In addition, all employees were given the opportunity to complete ethics training as required. Finally, Rick assisted Lori Garcia and Mike Leopold with the city hall first floor south door replacement project.

12. Safety Service

Safety Service Director Rey Carrion has been very mindful of the budget in 2025, and he saw a 5% reduction in expenses being reached for 2025. The Vacant Property Registry has been revamped, and enforcement has been a major goal. A new portal has been approved for the Fire Department, and a feasibility study has been started in the department with Kramer and Associates. To focus on economic development, McIntyre, and Associates, and The Montrose Group have been retained to address State and Federal Grant Opportunities. The Safety Service Director continued in 2025 to make Lorain one of the most customer-friendly cities in Ohio.

13. Mayor

Discussions with steel industry partners continued in 2025 reflecting strong confidence in Lorain's workforce, port access, and utilities. While no final agreements have yet been reached, the renewed interest in steelmaking is itself a major positive signal for Lorain's long-term economic revival.

Our Black River Dredge Material Reuse Facility-- a first of its kind nationally—has completed its first cycle and positions Lorain at the forefront of Great Lakes innovation. The Broadway Commons project moved into advanced pre-development stages in 2025. The project—a \$20,000,000 investment in Lorain—is poised to become Lorain's most significant supportive housing project in decades.

2025 will be remembered for the tragedy that struck our community on July 24th. We have expanded our officer wellness initiatives, reviewed departmental safety protocols, and sought state resources to support police safety.

The city took a multi-faceted approach to youth crime and violence with implementation of neighborhood stabilization efforts and tougher ordinances passed to address crime in our community. Demolitions, code enforcement, and brownfield assessment and remediation have helped to improve properties and reinvestment areas.

The city continued to invest in our roads, water and sewer upgrades and improved public rights-of-way. Work with NOACA and ODOT advanced future corridor improvements and safety on our streets for traffic, pedestrians, and bikers.

Our youth, parks and quality of life were an important consideration in 2025. We were mindful that programming for our young people will strengthen our identity as a diverse and welcoming community.

In 2025, we saw both progress and heartbreak. We honored the sacrifice of Officer Phillip Wagner, continued transformational economic and environmental projects, and strengthened neighborhoods and public safety.

Strategic Priorities for 2026.

1. Building Department

The Building Department intends to upgrade software for permit review and provide for permit payment online. The use of tablets will make field inspections more efficient. Processes and procedures within the department will continue to be improved. The department will continue to work with our residents and use a common-sense approach in addressing code enforcement issues. Inspectors will apply for and receive certification in residential and commercial inspections, international zoning requirements, plumbing certificates, and OSHA training. The goal is to grow the department and increase efficiency.

2. Police Department

The department will have a renewed emphasis on community engagement and transparency. A full-time Police Support Specialist will be hired to revitalize the social media presence and improve communication with the public.

The department will work with the community to reestablish and expand the Block Watch Program. The department will strive to return neighborhoods to the residents who live there and reinforce shared responsibility of maintaining a safe and vibrant Lorain. Staff must be maintained at an average of 100 sworn officers. Adequate staff will allow the reinstatement of the Patrol Impact Team. The team will focus on identifying and disrupting violent and drug-related crime. The unit will work with landlords and property owners to remove drug dealers and criminal activity from rental properties. The overall goal for 2026 is to promote safer and more stable neighborhoods throughout our community.

3. Engineering Department

For 2026, the department will continue to maximize road work based upon available funding. Our engineers will continue to assist other departments with infrastructure improvements and capital projects. This will include updating the overall water work project priority list, the design of the water interconnection project, and the third year of the lead service line project. The GIS system will continue to be improved to assist with water service valve location enhancement, the development of offline map books for utilities, and tracking of lead line services. The engineering department has secured over \$60,000,000 of grant funding since 2000 and the staff will continue to pursue grant funding aggressively in 2026.

4. Department of Human Resources

Lori Kokoski will continue to manage our health care program working with Assured Partners and Medical Mutual to ensure our employees receive quality health care. The Smart Shopper program will assist with lowering the cost of claims and reward our employees for making smart choices regarding their health care.

By attending monthly safety meetings, the city will receive discounts on Workers Compensation premiums. Working with Minute Men, employees injured on the job will be encouraged to seek quality health care focusing on early and safe return to work.

Assistance to our employees will be emphasized again in 2026. The city has a robust Employee Assistance Program to assist employees and their families every day of the year. The program is paid for through the wellness funds provided by Medical Mutual. The flu shot program will continue and employees receiving an inoculation will receive a health gift from the city (paid for with wellness funds).

H.R. will continue to monitor inmate fees paid by the city and work with the Courts, Law, Clerk of Courts, and Prosecutors to ensure that incarcerated individuals are charged under State Statutes and not local ordinances to avoid the payment of large incarceration fees to the County Jail.

5. Housing and Planning Department

Under the direction of Matt Kuszniir, BHP hopes in 2026 to modernize operations, strengthen housing and community development outcomes, enhance customer service, and advance economic growth throughout the city. The goal for 2026 is to complete at

least 24 homes through the Essential Home Repair Program, 4 homes through the HOME Rehab Program, complete 11 basement foundation repairs through the Basement Foundation Program in conjunction with Habitat for Humanity, construct two new owner-occupied infill homes with Habitat for Humanity, and remediate 5 homes with lead hazards.

The department will also launch the Down Payment Assistance Program and commence construction of a Non-Congregate Shelter in partnership with Neighborhood Alliance. The department is working with the county to submit the Welcome Home Ohio grant application to support housing in areas of need throughout the community.

For economic development efforts, the department intends to reestablish a dedicated Economic Development Fund, establish new Tax Increment Financing (TIF) districts, secure HUD Section 108 loan approval, advance the 360 Business Loan Program and support the submission of the Choice Neighborhood Implementation Grant. The Urban Agriculture Plan and Playbook will be published, and citywide branding will be implemented.

Phase 1 of the Longfellow Skatepark will be executed with implementation of a fundraising plan for Phase 2. In addition, Phase 2 of the Pawlak Park improvements project will be completed.

The goals are both ambitious and comprehensive and aligned with the Administration's priorities.

6. Utilities Department

Director of Utilities Joe Carbonaro is hoping to increase reliability and operations capabilities in 2026. This will be accomplished through upgrades and improvements at the Water Purification Plant and associated water towers and pumping stations. To address uncollected revenues (arrear and delinquencies), Utilities will use collection referrals, expand affordability programs, explore creative water and sewer rate creation, condense the delinquency schedule for shut offs, and enhance activities to target customers who are habitually delinquent in paying their bill. Finally, the SWAB Board and Council will be presented with a new schedule to increase revenues in the Water Pollution Control (sewer) fund.

7. Fire Department

Chief Radman is planning on the transition of the department to a new reporting/scheduling software program to increase efficiency. He continues to work on improving radio communication with the county dispatch center and intends to explore bringing dispatch in house. Using the fire department boat, fire fighters will continue to train on water rescues and improve their ability to handle water emergencies.

8. Information Technology Department

Dave Comer was given a big task in complying with the House Bill Cyber Security mandates. He will get a plan in place and continue to work on compliance with House mandates. To improve security, he plans on the implementation of a redundant internet

circuit along with a new web security system. 2026 will also see cooperation with the City Treasurer to implement an online tax return filing system.

9. Parks and Recreation Department

Parks and Recreation Superintendent Mindy Stoyka will continue to improve equipment, daily operations, and maintenance of the city's numerous parks in 2026. Specific goals are to secure naming rights for Campana Park and the Pipe Yard; hosting the entire Lorain County Hot Stove Softball Tournament; swimming lessons at the summer camp program; renovation of the basketball court at Lakeview Park; murals at Sam Felton Central Park, Lakeview South, and Oakwood Park; and continue promoting and growing the Living Legacy Tree Campaign.

10. Street Department

Lori Garcia will continue with the city as Public Properties Manager for another year. 2026 goals include the paving of Root Road and addressing the older residential area adjacent to Orchard Hill. The spot concrete repair program will continue helping to extend the useful life and safety of our roads.

Roads will be pretreated prior to snow events to improve ice and snow control operations. The street department will continue to collaborate with other city departments to improve overall city operations. This collaboration will include clearing land near the Red Hill Water Tower to help facilitate the installation of a new perimeter fence.

The department will continue to remain fiscally responsible while delivering the highest level of service possible to our residents.

11. Chief of Staff

Rick Soto has served as Chief of Staff since January 1, 2020. For 2026 his goals are to work with Lori Garcia and Mike Leopold to replace the doors and windows on the south wall of the second floor to match the first-floor replacement done in 2025. He also wants to work with City Council to expand the DORA for the downtown business district to include some of the new establishments near the district. This will be the 25th year of the county cleanup day, and Rick wants to incorporate a "City of Lorain-Lorain Proud Clean-up Day" as part of "Keep Lorain County Beautiful Day". Finally, the kiosk area in City Hall needs to be addressed with City Council so the area can be utilized by private business.

12. Safety Service Director

Rey Carrion hopes to reduce overtime costs over all departments for 2026. He wants to improve operational efficiencies by monitoring sick-leave, establishing an employee hardship fund, and reviewing all city websites for accuracy and up to date information. He will continue to work with CSX Railroad to beautify overpasses, implement a "Litter League Program", monitor street lighting, monitor work orders monthly, work on a weather event strategy, continue neighborhood clean ups, and develop plans for Veterans Park among other things.

Of most importance is the continuing efforts to promote economic growth in Lorain. This will include a strategic plan, aggressive waterfront redevelopment, increasing TIF districts, continuing discussions with developments with Bartlett Maritime, Greystone Warner, Republic Steel, the Center for Food Innovation, Skylift, Fairless Plaza, P.C. Campana and other developers interested in Lorain. Housing projects on Meister Road, West Erie Avenue, the Jovic Property adjacent to Walmart, and Oak Point Road will be monitored. Working with partners, the Welcome Home Ohio grant, HUD Choice Neighborhood Implementation Grant, and the Officer Next Door Program will be advanced forward.

13. Mayor

For 2026, I will continue to focus on safe neighborhoods. Priority will be given to officer safety, equipment upgrades and recruitment. Community initiatives will emphasize youth engagement and violence prevention. Code enforcement of nuisance properties will be intensified.

We will strive to have strong families and healthy neighborhoods. Broadway Commons will move towards construction readiness with additional supportive and senior housing developments being pursued with state and county partners. We will focus neighborhood reinvestment on lighting, sidewalks, green space, and infill housing.

There will be a continued effort to pursue major steel and advanced manufacturing investments. The port, riverfront, and industrial corridors will be leveraged to attract manufacturing and economic development.

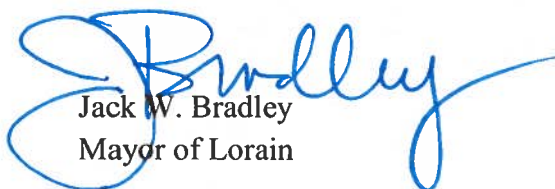
The dredge reuse facility will continue to repurpose dredge material. We will increase waterfront recreation, work on stabilization of our shoreline, and continue stormwater improvements. Tree planting and greenspace improvements will continue to strengthen our quality of life and improve our environment

In conclusion, in 2025 we saw both progress and heartbreak. We honored the sacrifice of Officer Phillip Wagner, continued transformational economic and environmental projects, and strengthened neighborhoods and public safety.

In 2026, we must work together and focus on safe neighborhoods, strong families, good jobs, and a great lakefront. We are the new "Fresh Coast" of America! With Council's partnership, we will continue to make Lorain stronger, safer, and more prosperous.

I look forward to working with all of you in the year ahead.

Sincerely,


Jack W. Bradley
Mayor of Lorain