



LORAIN CITY COUNCIL

Regular Meeting Agenda

Tuesday, January 20, 2026 @ 6:00 p.m.

1. **OPENING OF COUNCIL:** Prayer and the Pledge of Allegiance.
2. **ROLL CALL:**
3. **DISPOSITION OF MINUTES:**
 - a. January 5, 2026 Regular Meeting Minutes
4. **CORRESPONDENCE/REPORTS FROM DIRECTORS, BOARDS AND COMMISSIONS & OTHER GOVERNMENTAL AGENCIES**
 - a. President Arredondo's appointment of a member of Council to serve as the Chaplain.
 - b. President Arredondo's appointment of the Finance Chair to serve on the Tax Incentive Review Committee.
 - c. Correspondence received from the Ohio Division of Liquor Control advising of a D1 D3 Permit Transfer Application received for Crystal Rock Inn located at 2215 E. 28th St., Lorain, from Tammy & Michael Losiewicz located at 2215 E. 28th St., (6th Ward).
 - d. Mayor Bradley's proclamation recognizing and declaring January 27th as International Holocaust Remembrance Day in the City of Lorain, Ohio.
 - e. Lorain Planning Commissions recommendation to Council regarding 2973 G Street (ZCA 3-2025).
5. **PUBLIC COMMENTS:** (The sign-in sheet will be collected prior to commencement of the meeting) The two (2) minute per person limit and twenty (20) minute max will be observed.
6. **COMMITTEE REPORTS:**
 - a. Police, Fire and Legislative, and All of Council.
7. **LEGISLATION - FIRST READING:**
 - a. ____ Reso. appointing members to the local Board of Tax Review pursuant to Lorain Codified Ordinance Section 192.18
 - b. ____ Reso. appointing a member to the Local Board of Tax Review pursuant to Lorain Codified Ordinance Section 192.18.
 - c. ____ Reso. to receive cannabis revenue from the Dept. of Taxation and allocate funds to Lorain's General Fund.
 - d. ____ Reso. auth the S/S Director to sell municipally owned personal property that is not needed, by internet auction.
 - e. ____ Ord. auth the Treasurer to enter into all necessary agreements with ISSI for the provision of software that allows Tax Returns to be filed electronically.
 - f. ____ Ord. auth the S/S Director to apply for grant funding on behalf of the City of Lorain for the construction of the 2028 SRTS Program.
 - g. ____ Ord. auth the S/S Director to enter into a contract with RMH Concrete & Foundations, Inc. for the partial removal & replacement of sidewalks around Helen Steiner Rice & Southview Schools.
8. **LEGISLATION - SECOND READING: None.**

9. **LEGISLATION - THIRD READING: None.**

10. **COMMITTEE CALLS:**

11. **EXECUTIVE SESSION**

12. **ADJOURNMENT.**

AN EXECUTIVE SESSION, BY PROPER MOTION, WILL BE HELD IN ACCORDANCE WITH ORC SECTION 121.22: G (3) TO CONFERENCE WITH THE PUBLIC BODY'S ATTORNEY REGARDING DISPUTES THAT ARE THE SUBJECT OF PENDING AND/OR IMMEDIATE COURT ACTION

City Council Regular Meeting

3. a.

Meeting Date: 01/20/2026

Submitted by: Breanna Dull, Clerk of Council

PURPOSE AND BACKGROUND

January 5, 2026 Regular Meeting Minutes

Administration only

January 5, 2026 Regular Meeting Minutes

Attachments

Minutes

Form Review

Form Started By: Breanna Dull
Final Approval Date: 01/16/2026

Started On: 01/16/2026 08:39 AM

CLERK DULL: In the absence of President Arredondo, at 6:09pm the meeting was called to order, and Council entertained nominations for a temporary Chairperson for this evening’s meeting.

Moved by Mr. Arroyo to nominate Mr. Dimacchia.

Moved by Mr. Drwal to nominate Mrs. Springowski.

Moved by Mr. Thornsberry, supported by Mrs. Springowski, to close the nominations. The motion carried unanimously.

At this time Clerk Dull passed out and then collected paper ballots.

After reviewing the ballots, it was announced by Law Director Riley that Mr. Dimacchia would be the Chair of this evening’s meeting.

ROLL CALL:

PRESENT- 11 Messrs. Dimacchia, Springowski, Fallis, Drwal, Kempton, Carter, Torres, Gonzalez, Arroyo, Bearer, Thornsberry.

ABSENT - 0 President Arredondo.

Moved by Mr. Thornsberry, supported by Mrs. Springowski, to excuse the absent member. Motion carried unanimously.

Chairperson Dimacchia led the Pledge of Allegiance.

ORGANIZATION OF THE 2024-2025 TERM OF COUNCIL:

Chairperson Dimacchia requested a motion to suspend the regular order of business and consider item 3c, President Pro-Tempore.

Moved by Mr. Thornsberry, supported by Mr. Arroyo to suspend the regular order of business and consider item 3c. The motion carried unanimously.

c.) Nominations/election for the position of President Pro Tempore.

Moved by Mr. Thornsberry, supported by Mr. Arroyo, to nominate Councilmember Dimacchia.

Moved by Mr. Thornsberry, supported by Mr. Arroyo, to close nominations of President Pro-Tempore. Motion carried unanimously.

At this time Clerk Dull passed out and then collected paper ballots.

After reviewing the ballots, it was announced by Law Director Riley that Mr. Dimacchia was nominated President Pro-Tempore.

a.) Discussion establishing the Council Rules.

Councilmember Torres spoke regarding this matter.

b.) President of Council’s Standing Committee recommendations and appointment to the Tax Incentive Review Board, in his absence the Tax Incentive Review Board appointment will occur during the next Regular Council Meeting.

<p><i>Building & Lands Committee</i> Mary Springowski- Chairperson Victoria Kempton- Vice-Chairperson Tony Dimacchia Jeff Bearer Sabrina Gonzalez</p>	<p><i>Federal Programs Committee</i> Mitchell Fallis- Chairperson Angel Arroyo- Vice-Chairperson Pam Carter Victoria Kempton Sabrina Gonzalez</p>
<p><i>Finance & Claims Committee</i> Pam Carter- Chairperson Mary Springowski- Vice-Chairperson Jeff Bearer Mitchell Fallis Sabrina Gonzalez</p>	<p><i>Parks & Recreation Committee</i> Victoria Kempton- Chairperson Pam Carter- Vice-Chairperson Angel Arroyo Andy Drwal Eileen Torres</p>

<i>Police/ Fire & Legislative Committee</i> Tony Dimacchia- Chairperson Andy Drwal- Vice-Chairperson Mary Springowski Angel Arroyo Eileen Torres	<i>Streets & Utilities Committee</i> Josh Thornsberry- Chairperson Tony Dimacchia- Vice-Chairperson Mitchell Fallis Andy Drwal Eileen Torres
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Moved by Mr. Thornsberry, supported by Mrs. Carter, to concur with the Council President’s recommendations for standing committees.
 AYES - 11 Messrs. Dimacchia, Springowski, Fallis, Drwal, Kempton, Carter, Torres, Gonzalez, Arroyo, Bearer, Thornsberry.
 NAYS - 0 None. The motion carried.

c.) Nominations/election of the Clerk of Council & Deputy Clerk of Council for the 2024/2025 term.

Moved by Mrs. Springowski, supported by Mr. Thornsberry, to nominate Breanna Dull as Clerk of Council and Maggie Partin as Deputy Clerk of Council. Motion carried unanimously.

Moved by Mrs. Springowski, supported by Mr. Thornsberry, to appoint Breanna Dull as Clerk of Council and Maggie Partin as Deputy Clerk of Council. Motion carried unanimously.

DISPOSITION OF MINUTES:

a.) December 15, 2025 Regular Meeting Minutes
 Moved by Mrs. Springowski, supported by Mr. Drwal, to dispense with the reading of the minutes and accept them as written. The motion carried unanimously.

CORRESPONDENCE AND/OR COMMUNICATIONS FROM THE MAYOR:

a.) Correspondence from Mayor Bradley to members of Council sharing the 2025 accomplishments and the 2026 goals of each department in the City of Lorain. Moved by Mrs. Springowski, supported by Mr. Fallis, to receive and file. Motion carried unanimously.
 Mayor Bradley and Councilmember Fallis spoke regarding this correspondence.

CORRESPONDENCE FROM DIRECTORS, BOARDS AND COMMISSIONS, ETC.:

a.) Correspondence from Treasurer Soto recommending the appointment of Julia Ecker and Dana Olszowy to serve as members of the Board of Review and the Mayor to consider appointing Michele Pullin as his appointment per Ohio Revised Code Chapter 718 and Lorain Codified Ordinance 192.18. Moved by Mrs. Springowski, supported by Mr. Fallis, to receive and file.
 Moved by Mrs. Springowski, supported by Mr. Fallis, to withdraw the previous motion and concur with those appointments. The motion carries unanimously.
 b.) Correspondence from the Supreme Court of Ohio relative to the Court of Appeals Case #s 24CA012095 & 24CA012142 – “Tia Hilton, et al, V. City of Lorain, et al.” Moved by Ms. Kempton, supported by Mr. Fallis, to receive and file. Motion carried unanimously.

CORRESPONDENCE FROM OTHER GOVERNMENTAL AGENCIES:

a.) Correspondence received from the Ohio Division of Liquor Control advising of a new C1 permit application received for Nothing But Growth LLC, Green Store, located at 912 West 9th St., 44052 (2nd Ward). Moved by Ms. Kempton, supported by Mrs. Springowski, to authorize the Clerk to notify the board that no complaints have been received. Motion carried unanimously.

CORRESPONDENCE FROM THE GENERAL PUBLIC: None.

PUBLIC COMMENTS: Clerk Dull announced that there is one member of the public signed up to speak this evening.

COMMITTEE REPORTS: None.

LEGISLATION – FIRST READING:

- Resolution 1-26 a.) Introduced by Mr. Dimacchia, a resolution enacting the Rules of Council from January 1, 2026 through December 31, 2027, repealing Resolution number 1-24 and declaring an emergency.
Moved by Mr. Dimacchia, supported by Mrs. Springowski, to suspend the statutory three reading rule.
- AYES- 11 Messrs. Dimacchia, Springowski, Fallis, Drwal, Kempton, Carter, Torres, Gonzalez, Arroyo, Bearer, Thornsberry.
- NAYS- 0 None. The rule was suspended.
Councilmember Fallis spoke regarding this matter.
Moved by Mr. Fallis, supported by Mr. Drwal, to amend the rules to add prayer to Rule 16, number one.
- AYES- 8 Messrs. Springowski, Fallis, Drwal, Kempton, Carter, Arroyo, Bearer, Thornsberry.
- NAYS- 3 Messrs. Dimacchia, Torres, Gonzalez. The resolution is amended.
Ms. Torres spoke regarding this matter.
Moved by Mr. Dimacchia, supported by Mrs. Springowski, to pass the resolution, as amended.
- AYES- 10 Messrs. Dimacchia, Springowski, Fallis, Drwal, Kempton, Carter, Gonzalez, Arroyo, Bearer, Thornsberry.
- NAYS- 1 Ms. Torres. The resolution passed, as amended.
- Resolution 2-26 b.) Introduced by Mr. Dimacchia, a resolution declaring it necessary to levy a renewal of the 1.7 mill property tax to supplement the General Fund for the purpose of providing and maintaining adequate and consistent fire service apparatus, building or sites therefore of the City of Lorain and declaring an emergency.
Moved by Mr. Dimacchia, supported by Mr. Drwal, to suspend the statutory three reading rule.
- AYES- 11 Messrs. Dimacchia, Springowski, Fallis, Drwal, Kempton, Carter, Torres, Gonzalez, Arroyo, Bearer, Thornsberry.
- NAYS- 0 None. The rule was suspended.
Councilmembers Fallis, Drwal, Bradley, Dimacchia, Arroyo, Springowski spoke in support of this matter.
Moved by Mr. Dimacchia, supported by Mr. Drwal, to pass the resolution.
- AYES- 11 Messrs. Dimacchia, Springowski, Fallis, Drwal, Kempton, Carter, Torres, Gonzalez, Arroyo, Bearer, Thornsberry.
- NAYS- 0 None. The resolution passed unanimously.
- Ordinance 1-26 c.) Introduced by Mr. Thornsberry, an ordinance authorizing the Director of Public Safety/Service to make application to the Ohio Department of Transportation (ODOT) on behalf of the City of Lorain for 90/10 funding for planned safety improvements on Broadway in the City of Lorain.
Moved by Mr. Thornsberry, supported by Mr. Fallis, to suspend the statutory three reading rule.
- AYES- 11 Messrs. Dimacchia, Springowski, Fallis, Drwal, Kempton, Carter, Torres, Gonzalez, Arroyo, Bearer, Thornsberry.
- NAYS- 0 None. The rule was suspended.
Moved by Mr. Thornsberry, supported by Mr. Fallis, to pass the ordinance.
- AYES- 11 Messrs. Dimacchia, Springowski, Fallis, Drwal, Kempton, Carter, Torres, Gonzalez, Arroyo, Bearer, Thornsberry.
- NAYS- 0 None. The ordinance passed unanimously.

- Ordinance 2-26 d.) Introduced by Mr. Thornsberry, an ordinance authorizing the Safety/Service Director to enter into a contract for the purchase of materials and supplies; concrete for the City of Lorain from Terminal Ready Mix.
Moved by Mr. Thornsberry, supported by Mr. Fallis, to suspend the statutory three reading rule.
- AYES- 11 Messrs. Dimacchia, Springowski, Fallis, Drwal, Kempton, Carter, Torres, Gonzalez, Arroyo, Bearer, Thornsberry.
- NAYS- 0 None. The rule was suspended.
Moved by Mr. Thornsberry, supported by Mr. Fallis, to pass the ordinance.
- AYES- 11 Messrs. Dimacchia, Springowski, Fallis, Drwal, Kempton, Carter, Torres, Gonzalez, Arroyo, Bearer, Thornsberry.
- NAYS- 0 None. The ordinance passed unanimously.
- Ordinance 3-26 e.) Introduced by Mr. Thornsberry, an ordinance authorizing the Safety/Service Director to enter into a contract for the purchase of materials and supplies; asphalt concrete for the City of Lorain from Kokosing, Inc.
Moved by Mr. Thornsberry, supported by Mr. Fallis, to suspend the statutory three reading rule.
- AYES- 11 Messrs. Dimacchia, Springowski, Fallis, Drwal, Kempton, Carter, Torres, Gonzalez, Arroyo, Bearer, Thornsberry.
- NAYS- 0 None. The rule was suspended.
Moved by Mr. Thornsberry, supported by Mr. Fallis, to pass the ordinance.
- AYES- 11 Messrs. Dimacchia, Springowski, Fallis, Drwal, Kempton, Carter, Torres, Gonzalez, Arroyo, Bearer, Thornsberry.
- NAYS- 0 None. The ordinance passed unanimously.
- Ordinance 4-26 f.) Introduced by Mrs. Carter, an ordinance authorizing the Auditor of the City of Lorain, Ohio to pay invoice submitted by the Utilities Department that invoke the Then and Now Certification Exception Process as per Ohio Revised Code Section 5705.41 and to pay for said invoices and declaring an emergency.
Moved by Mrs. Carter, supported by Mrs. Springowski, to suspend the statutory three reading rule.
- AYES- 11 Messrs. Dimacchia, Springowski, Fallis, Drwal, Kempton, Carter, Torres, Gonzalez, Arroyo, Bearer, Thornsberry.
- NAYS- 0 None. The rule was suspended.
Councilmembers Dimacchia and Springowski spoke regarding this matter.
Moved by Mrs. Carter, supported by Mrs. Springowski, to pass the ordinance.
- AYES- 11 Messrs. Dimacchia, Springowski, Fallis, Drwal, Kempton, Carter, Torres, Gonzalez, Arroyo, Bearer, Thornsberry.
- NAYS- 0 None. The ordinance passed unanimously.

LEGISLATION – SECOND READING: None.

LEGISLATION – THIRD READING: None.

COMMITTEE CALLS: President Pro-Tem Dimacchia called a Police, Fire and Legislation, and all of Council, for Department Updates for Monday, January 12th at 5:30pm.
Safety/Service Director Carrion spoke regarding this.

MISCELLANEOUS CONCERNS FROM COUNCIL:

Councilmember Torres spoke regarding sponge cities.
Councilmember Arroyo spoke regarding First Energy and streetlights.
Councilmember Fallis spoke regarding First Energy. Also asked about a manhole cover near intersection of Park Ave., and W. 30th St.
Treasurer Soto invited all of Council to come to the Tax Dept. and also regarding e-filing software.

Law Director Riley welcomed new council and introduced the Law Dept. and invited anyone that would like to stop by, to do so.

Auditor Harper welcomed new council members and invited anyone that would like to visit the Auditors Office.

ADJOURNMENT

Moved by Mr. Thornsberry, supported by Mr. Fallis, to adjourn the meeting. The motion carried with two dissenting votes from Mr. Dimacchia and Mr. Arroyo. The meeting adjourned at 7:02pm.

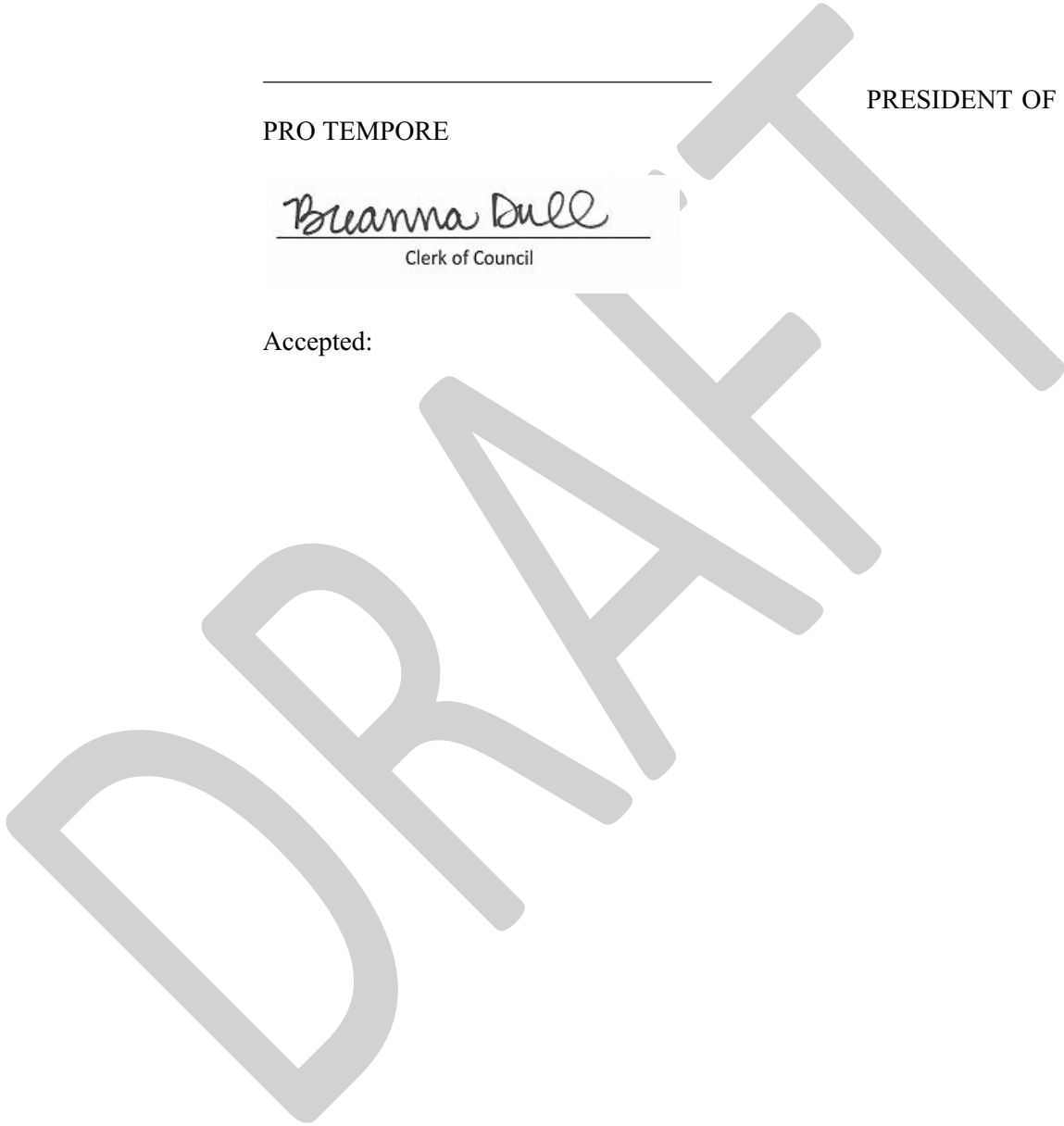
PRO TEMPORE

PRESIDENT OF COUNCIL-

Breanna Dull

Clerk of Council

Accepted:





CITY OF LORAIN

City Council Regular Meeting

4. a.

Meeting Date: 01/20/2026

Submitted by: Breanna Dull, Clerk of Council

PURPOSE AND BACKGROUND

President Arredondo's appointment of a member of Council to serve as the Chaplain.

RECOMMENDATION TO COUNCIL:

Concur with the appointment.

Form Review

Form Started By: Breanna Dull
Final Approval Date: 01/14/2026

Started On: 01/14/2026 10:55 AM



CITY OF LORAIN

City Council Regular Meeting

4. b.

Meeting Date: 01/20/2026

Submitted by: Breanna Dull, Clerk of Council

PURPOSE AND BACKGROUND

President Arredondo's appointment of the Finance Chair to serve on the Tax Incentive Review Committee.

RECOMMENDATION TO COUNCIL:

Concur with the appointment.

Form Review

Form Started By: Breanna Dull
Final Approval Date: 01/14/2026

Started On: 01/14/2026 10:54 AM



CITY OF LORAIN

City Council Regular Meeting

4. c.

Meeting Date: 01/20/2026

Submitted by: Maggie Partin, Deputy Clerk

PURPOSE AND BACKGROUND

Correspondence received from the Ohio Division of Liquor Control advising of a D1 D3 Permit Transfer Application received for Crystal Rock Inn located at 2215 E. 28th St., Lorain, from Tammy & Michael Losiewicz located at 2215 E. 28th St., (6th Ward).

RECOMMENDATION TO COUNCIL:

Authorize the Clerk to notify the Board that no complaints have been received.

30 Day extension granted, new date- February 2, 2026

Attachments

Liq Control

Form Review

Form Started By: Maggie Partin
Final Approval Date: 01/14/2026

Started On: 12/09/2025 01:30 PM



LORAIN CITY COUNCIL
ATTN CLERK
200 W ERIE AVE
LORAIN OH 44052



NOTICE TO LEGISLATIVE AUTHORITY

Form with two permit entries. Entry 1: 10008303-1 TRFO TYPE, Crystal Rock Inn, 2215 E 28th St, Lorain OH 44055. Entry 2: 05302751-1 TYPE, TAMMY & MICHAEL LOSIEWICZ, 2215 E 28TH ST, LORAIN OH 44055. Both include filing dates, permit classes, and tax district information.

MAILED 12/2/2025 RESPONSES MUST BE POSTMARKED NO LATER THAN 1/2/2026

IMPORTANT NOTICE

PLEASE COMPLETE AND RETURN THIS FORM TO THE DIVISION OF LIQUOR CONTROL WHETHER OR NOT THERE IS A REQUEST FOR A HEARING.

REFER TO THIS NUMBER IN ALL INQUIRIES: OCT TRFO 10008303-1 (TRANSACTION & NUMBER)

(MUST MARK ONE OF THE FOLLOWING)

WE REQUEST A HEARING ON THE ADVISABILITY OF ISSUING THE PERMIT AND REQUEST THAT THE HEARING BE HELD [] IN OUR COUNTY SEAT [] IN COLUMBUS

WE DO NOT REQUEST A HEARING []

DID YOU MARK A BOX? IF NOT, THIS WILL BE CONSIDERED A LATE RESPONSE.

PLEASE SIGN BELOW AND MARK THE APPROPRIATE BOX INDICATING YOUR TITLE:

Signature and Title section with checkboxes for Clerk of County Commissioner, Clerk of City Council, and Township Fiscal Officer. Includes fields for (Signature), (Title), (Date), (Printed Name), (Email Address), and (Telephone No.).



Dear Local Legislative Authority Official:

Please find enclosed the legislative notice that is being sent to you regarding the applied for liquor permit as captioned on the notice. You **must**, within 30 days from the “mailed” date listed on the notice under the bar code:

- Notify the Division whether you object and want a hearing; or
- Ask for your one-time only, 30-day extension. o Any requests for a one-time, 30-day extension will be reviewed by the Division upon timely receipt. If granted, your additional 30-days runs from the expiration of the original 30-day period.

To be considered **timely**, your above response **MUST** be faxed, emailed, or mailed to the Division no later than the postmark deadline date stated on the form. To speed up processing times and reduce paper, the Division respectfully asks that you either fax or email your response. Please send your response to:

FAX: (614) 644 – 3166
EMAIL: Liquordocs@com.ohio.gov
MAIL: Ohio Division of Liquor Control
Attn: Licensing Unit
6606 Tussing Road
PO Box 4005
Reynoldsburg, Ohio 43068-9005

To find out who has disclosed an ownership interest in the permit application to us you can:

- Visit com.ohio.gov/liquorinfo. Select the “Search who has disclosed an ownership interest” tab. Where asked, enter the permit number listed on the legislative notice; or
- Contact your police department or county sheriff (if you are a township fiscal officer or county clerk). We also sent them detailed ownership information to review for any criminal background issues involving the disclosed persons.

We have resources for you at com.ohio.gov/govhelp. Never miss out on when renewal objections are due! Sign-up for our emails at com.ohio.gov/stayinformed.

Thank you in advance for your cooperation,

Division Licensing Section

(rev. 2.12.25)



CITY OF LORAIN

City Council Regular Meeting

4. d.

Meeting Date: 01/20/2026

Submitted by: Alonna Lopez, Executive Assistant

PURPOSE AND BACKGROUND

Mayor Bradley presents a proclamation recognizing and declaring January 27th as International Holocaust Remembrance Day in the City of Lorain, Ohio.

RECOMMENDATION TO COUNCIL:

Allow for presentation.

Attachments

Proclamation

Form Review

Inbox	Reviewed By	Date
Mayor Bradley	Jack Bradley	01/15/2026 03:11 PM
Breanna Dull	Breanna Dull	01/16/2026 08:59 AM
Form Started By: Alonna Lopez		Started On: 01/15/2026 02:25 PM
Final Approval Date: 01/16/2026		



PROCLAMATION OFFICE OF THE MAYOR

WHEREAS, January 27 is recognized as International Holocaust Remembrance Day, as designated by the United Nations General Assembly, commemorating the anniversary of the liberation of Auschwitz-Birkenau, the largest Nazi concentration and extermination camp; and

WHEREAS, January 27, 2026, marks the 81st anniversary of the liberation of Auschwitz-Birkenau and serves as a moment of solemn reflection on one of the darkest chapters in human history; and

WHEREAS, we remember and honor the six million Jews systematically murdered by Adolf Hitler and the Nazi regime, as well as millions of other innocent victims, including people with disabilities, political dissidents, LGBTQ individuals, and others targeted for persecution and extermination; and

WHEREAS, The International Holocaust Remembrance Alliance (IHRA) Definition of Antisemitism recognizes antisemitism as “a certain perceptions of Jews, which may be expressed as hatred toward Jews,” including rhetorical and physical manifestations directed toward individuals, communities, institutions and religious facilities; and

WHEREAS, International Holocaust Remembrance Day stands as a solemn reminder of the dangers of hatred, bigotry, and antisemitism, and underscores the vital importance of education, vigilance, and action to ensure such atrocities are never repeated; and

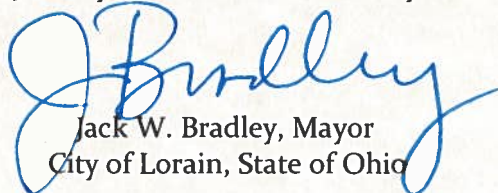
WHEREAS, the City of Lorain reaffirms its commitment to human dignity, tolerance, and mutual respect, while standing firmly against antisemitism and all forms of hatred and discrimination; and

WHEREAS, it is our shared responsibility to preserve the lessons of the Holocaust as a cornerstone of our collective memory and to honor the resilience and courage of survivors who rebuilt their lives and communities.

NOW, THEREFORE, I, Jack W. Bradley, Mayor of the City of Lorain, do hereby proclaim January 27, 2026, as International Holocaust Remembrance Day in the City of Lorain. I call upon all residents to join in solemn remembrance of the victims of the Holocaust, to educate themselves about its history and lessons, and to recommit to building a more just, tolerant, and compassionate society free from antisemitism and hatred of any kind.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and caused the great seal of the City of Lorain to be affixed this 27th day of January, Two Thousand Twenty-six.




Jack W. Bradley, Mayor
City of Lorain, State of Ohio



CITY OF LORAIN

City Council Regular Meeting

4. e.

Meeting Date: 01/20/2026

Submitted by: Maggie Partin, Deputy Clerk

PURPOSE AND BACKGROUND

Correspondence received from Lorain Planning Commission recommending Lorain City Council approve the rezoning of PPN 03-00-047-113-009, located at 2973 G Street, from a B-2 General Commercial District to an R-2 Transitional Residential District. Iraida Robles is the applicant. This is ZCA 3-2025. A Public Hearing will be held on Monday, February 23, 2026 at 5:30pm to discuss the item.

RECOMMENDATION TO COUNCIL:

Attachments

ZCA 3-2025

Staff report ZCA 3-2025

Form Review

Form Started By: Maggie Partin
Final Approval Date: 01/16/2026

Started On: 01/16/2026 10:32 AM



The City of Lorain, Ohio
Division of Building, Housing, and Planning
Rey Carrion, Safety Service Director

Jack W. Bradley, Mayor

January 14, 2026

Honorable Members of Council
City Hall- First Floor
200 West Erie Avenue
Lorain, OH 44052

RE: Z.C.A. 03-2025 (Previously held in abeyance) Submission for Planning Commission's review and recommendation to Lorain City Council, the Zoning Reclassification of, 2973 G St., from a B-2 General Commercial District to an R2-Transitional Residential district. Iraida Robles, applicant.

Honorable Members of Council:

The Lorain Planning Commission met in regular session on January 7, 2026, and considered the above referred to item.

After due consideration, it was regularly moved and supported to recommend to Lorain City Council, approval with the condition that the applicant adhere to the building plans submitted and significantly reduce the amount of blacktop that exists in the front of the property listed.

Motion Carried: 4 Ayes 0 Nays

Very truly yours,

Jack W. Bradley, Mayor
City of Lorain


cc: Safety/Service Director
Law Department
Engineering Department
Clerk of Council
File



Jack Bradley
Mayor

CITY OF LORAIN

PLANNING COMMISSION

RECEIVED
SEP 10 2025
BY: _____

Z.C.A. 03-2025

ZONING RECLASSIFICATION OF PROPERTY APPLICATION

Application is hereby made to the Lorain City Council, to reclassify the below described property now in a B2 district to a R2 district.

Owner of property Iraida Robles

Address of owner 2973 G. St.

City: Lorain State OH Zip 44052

Phone (business) 440-320-5471 (residential) _____

Address of property to be rezoned 2973 G. St.

Permanent Parcel Number 03-00-047-113-009

The reason(s) for requesting the zoning reclassification is as follows:

We like to use it as a residence

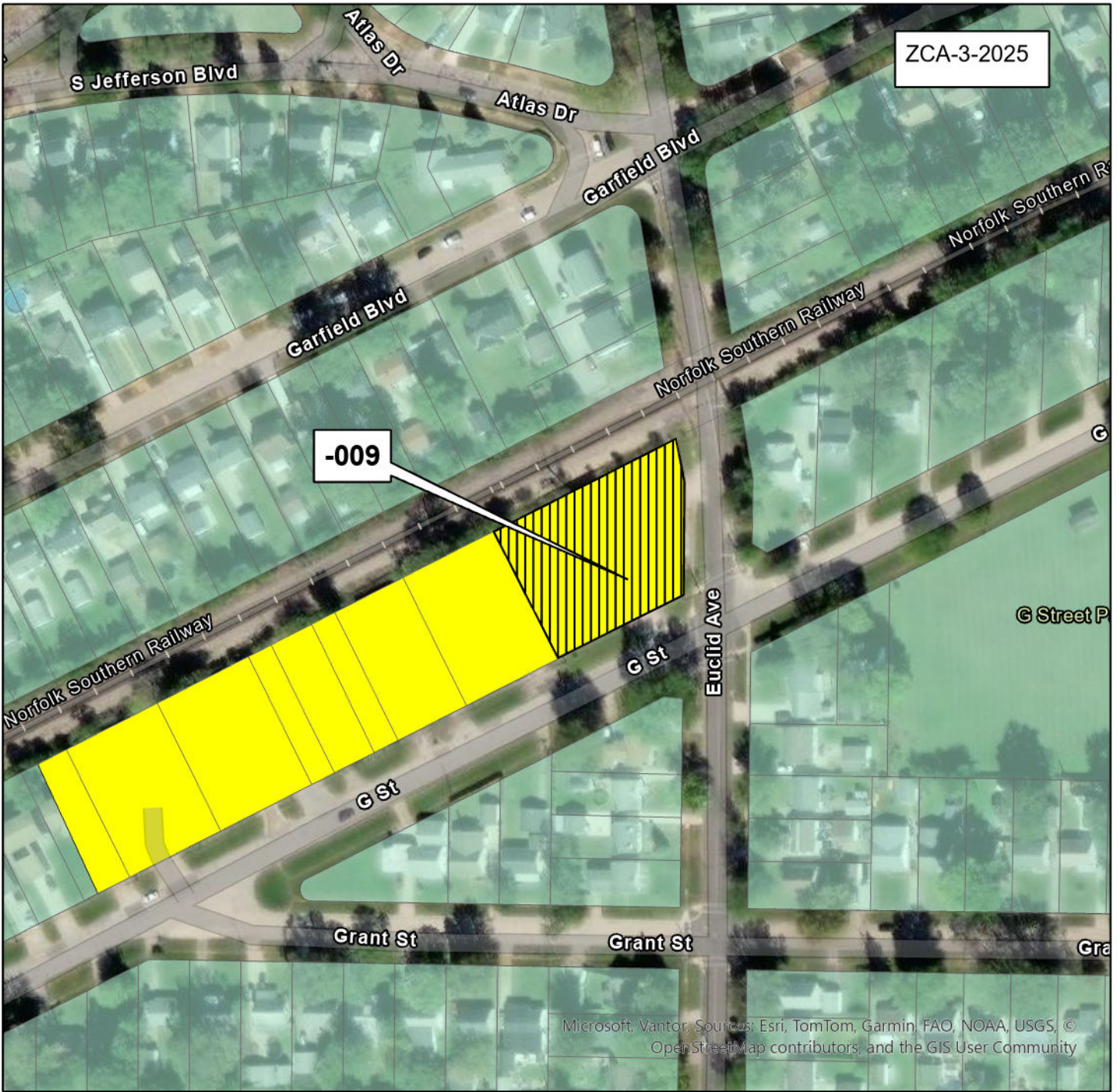
Two separate non-refundable payments made payable to the City of Lorain:

- Five hundred (\$500.00) Building department fee
- Thirty dollar (30.00) Engineering department fee

Irida Robles 9-2-25

Signature of Applicant

Date



PROPOSED ZONE CHANGE TO OUTLINED AREA: B-2 TO R-2



APPROVED
 PUBLIC HEARING
 APPROVED BY COUNCIL
 ORDINANCE NO. _____

DATE _____
 DATE _____
 DATE _____

AMENDING AND ESTABLISHING ZONE CLASSIFICATION UNDER ZONING CODE ORDINANCE 04-21

August 29, 2025

TO : CITY OF LORAIN
ZONING BOARD OF APPEALS



Dear Sirs and Mesdames :

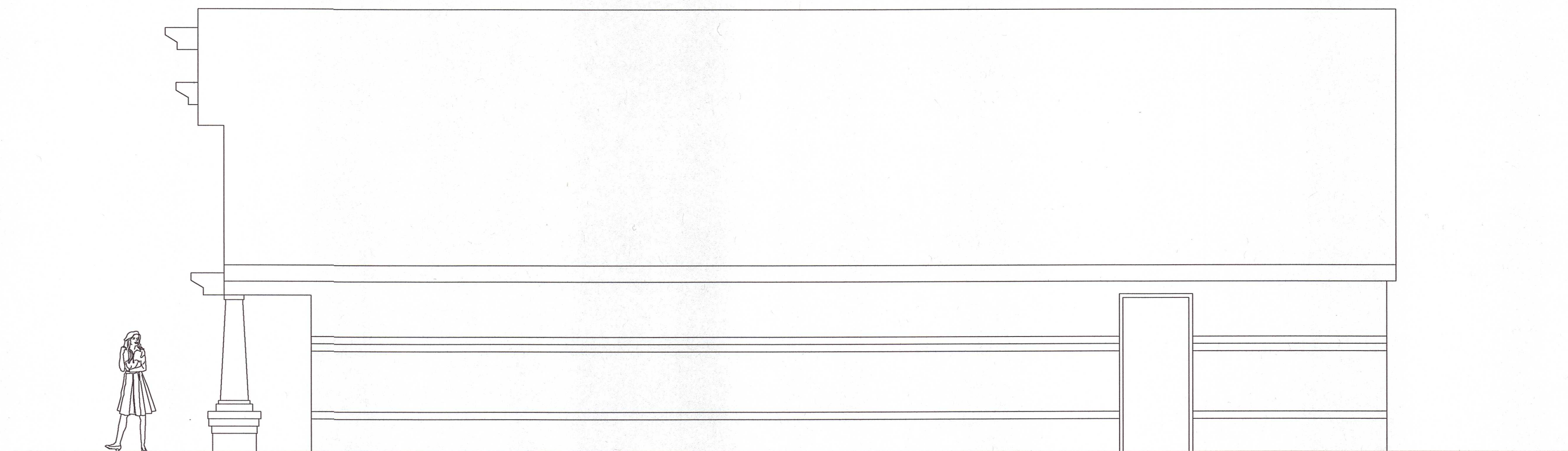
I wish to change the zoning for my property at 2973 G Street from B-2 to R-2.

The property was at one time, some years ago, used as a convenience store. Since acquiring it, my husband has completely remodeled the property for use as a residence, where we want to reside. Accordingly, we would like the zoning designation changed from "business," as it is not so utilized anymore.

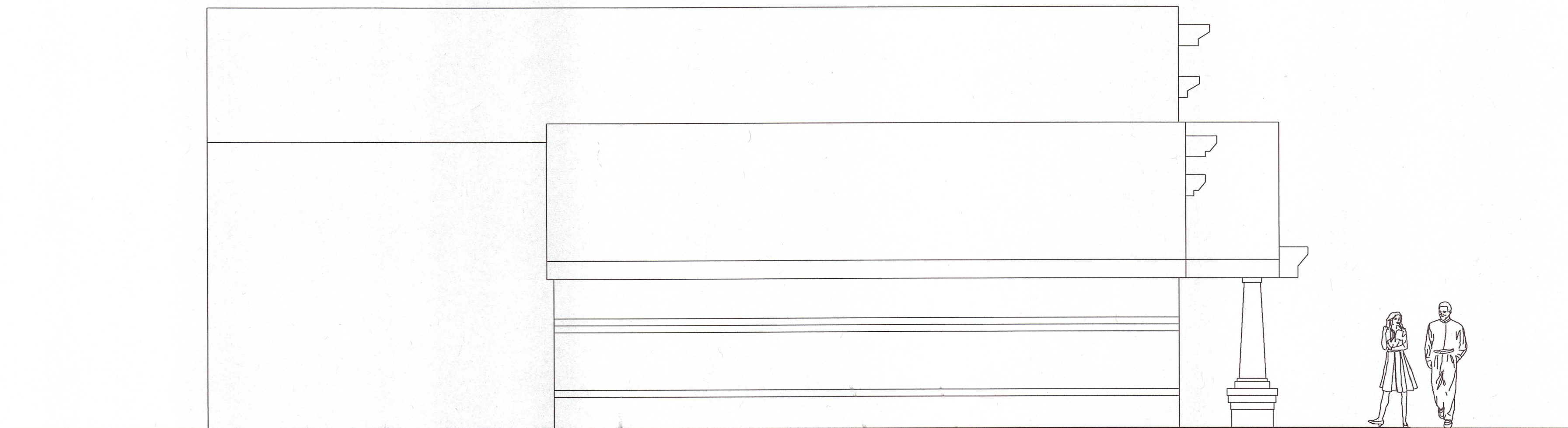
Thank you.

A handwritten signature in black ink, which appears to read "Irida Robles". The signature is written in a cursive style and is positioned above a horizontal line.

Irida Robles
2973 G Street
Lorain, OH 44052
440-864-8410



EAST ELEVATION
SCALE 1/4" = 1'-0"



WEST ELEVATION
SCALE 1/4" = 1'-0"

THIS DRAWING OR ANY PART THEREOF SHALL NOT BE REPRODUCED WITHOUT THE CONSENT OF MARK LESNER ARCHITECT, INC.

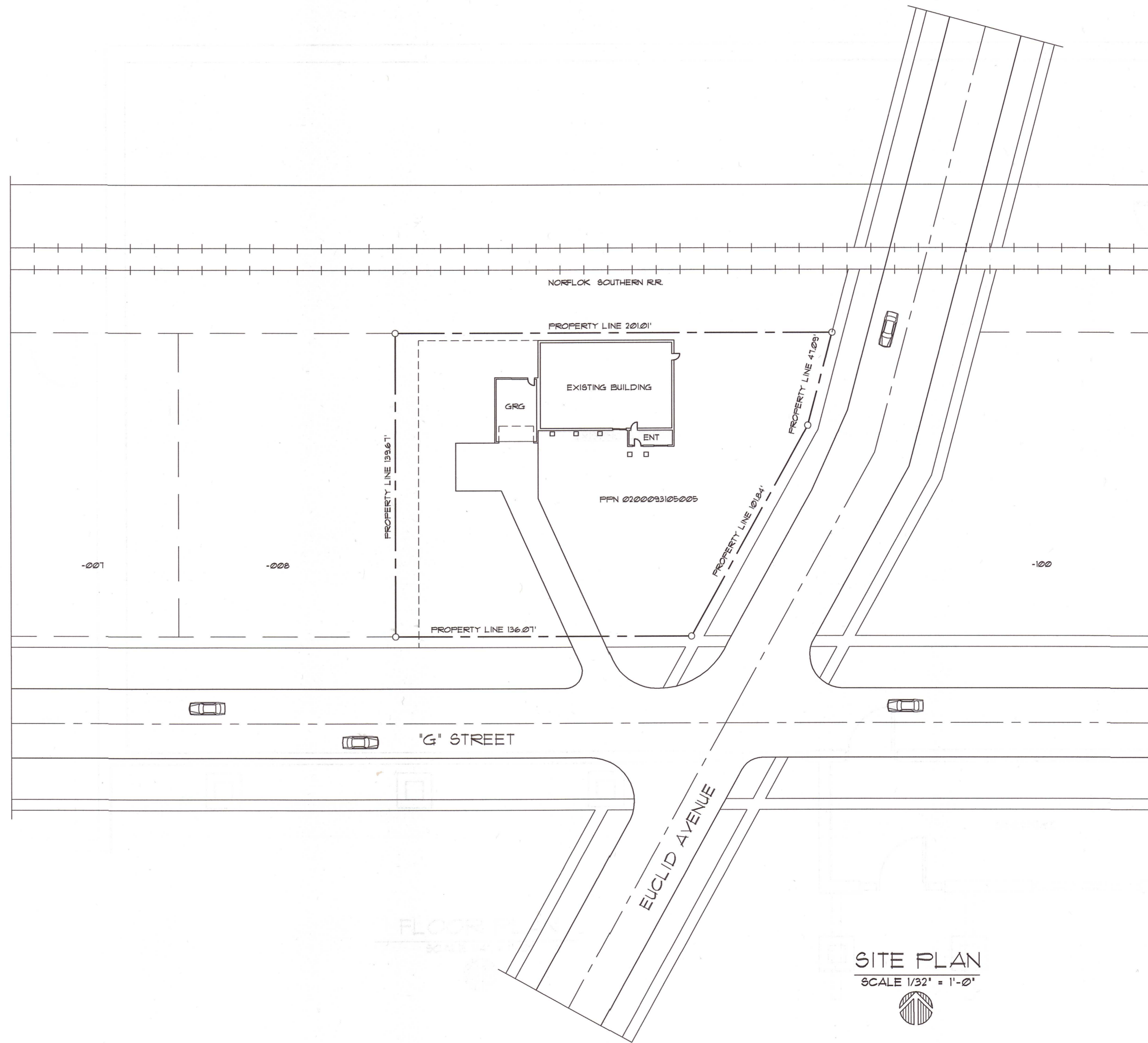


45180 Middle Ridge Road
Amherst, Ohio 44001
Phone: 440.988.8122
Fax: 440.988.8100
MARK.LESNER@CENTURYLINK.NET

ROBLES RESIDENCE
2913 'G' STREET
LORAIN, OH. 44252

Scale: Date:
Revisions: 12.29.25

Job Number: 2101
Sheet: A3 of 3



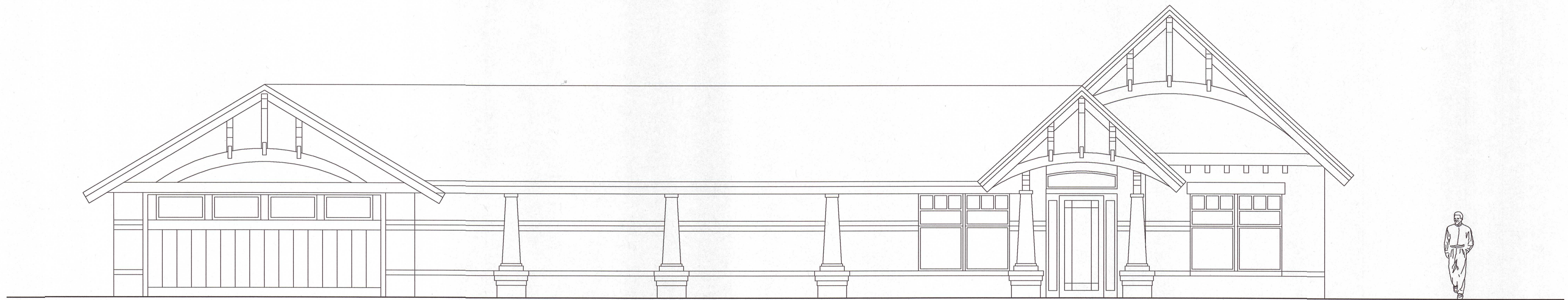
SITE PLAN
SCALE 1/32" = 1'-0"

THIS DRAWING OR ANY PART THEREOF SHALL NOT BE REPRODUCED WITHOUT THE CONSENT OF MARK LESNER ARCHITECT, INC.

MARK LESNER ARCHITECT, INC.
ARCHITECTS

45180 Middle Ridge Road
Amherst, Ohio 44001
Phone: 440.988.8122
Fax: 440.988.8100
MARKLESNER@CENTURYLINK.NET

ROBLES RESIDENCE 2913 'G' STREET LORAIN, OH. 44052		
Scale:	Date: 12.29.25	Job Number: 2501
Revisions:	Sheet 51 of 1	



SOUTH ELEVATION
SCALE 1/4" = 1'-0"

THIS DRAWING OR ANY PART THEREOF SHALL NOT BE REPRODUCED WITHOUT THE CONSENT OF MARK LESNER ARCHITECT, INC.



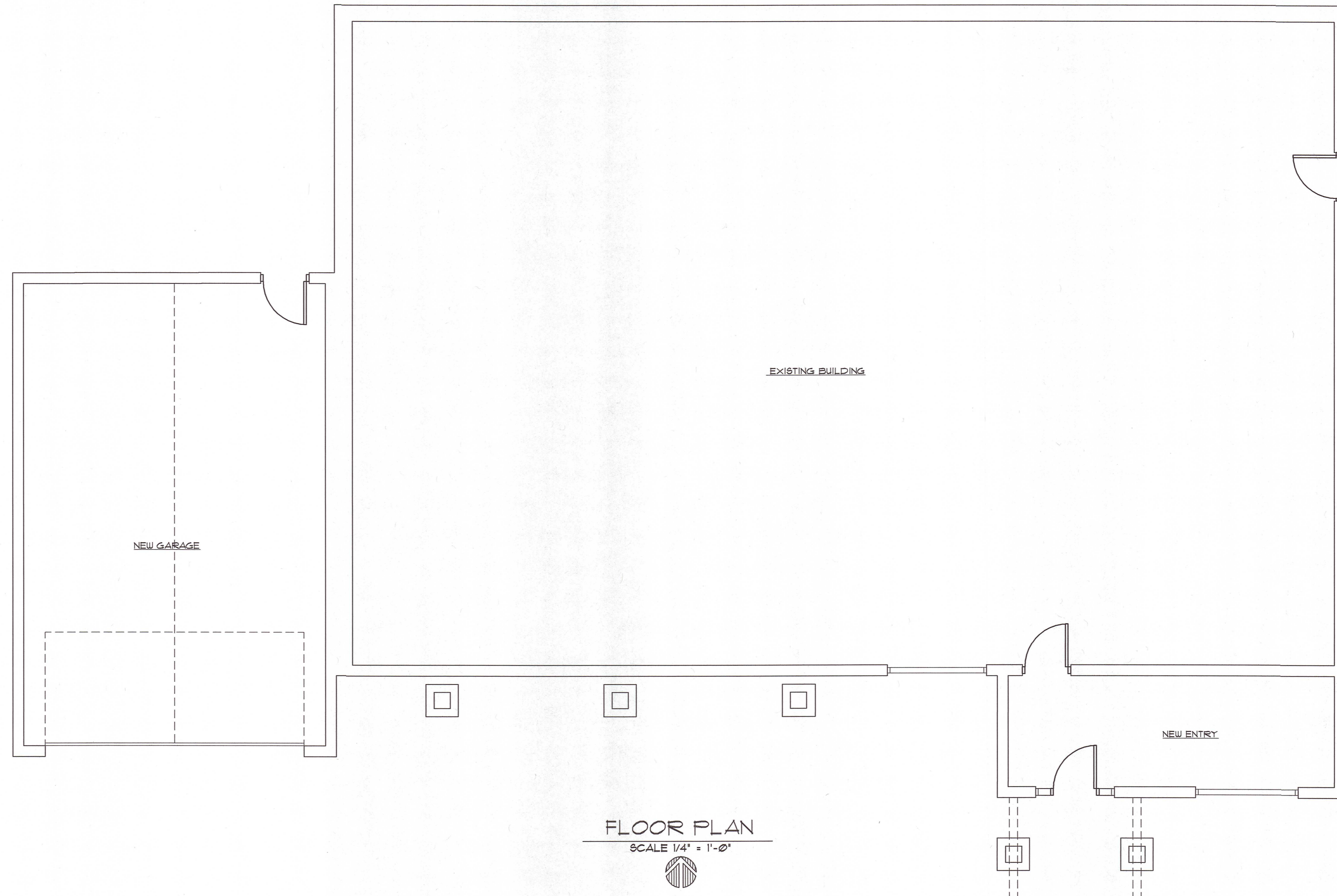
MARK LESNER
ARCHITECT, INC.
ARCHITECTS

45100 Middle Ridge Road
Amherst, Ohio 44001
Phone: 440.888.8122
Fax: 440.888.8100
WWW.LESNERARCHITECTS.COM

ROBLE'S RESIDENCE
2913 'G' STREET
LORAIN, OH. 44052

Scale:	Date:
	12.29.25
Revisions:	

Job Number:
2507
Sheet
A2 of 3



FLOOR PLAN
SCALE 1/4" = 1'-0"

THIS DRAWING OR ANY PART THEREOF SHALL NOT BE REPRODUCED WITHOUT THE CONSENT OF MARK LESNER ARCHITECT, INC.



MARK LESNER
ARCHITECT, INC.
ARCHITECTS

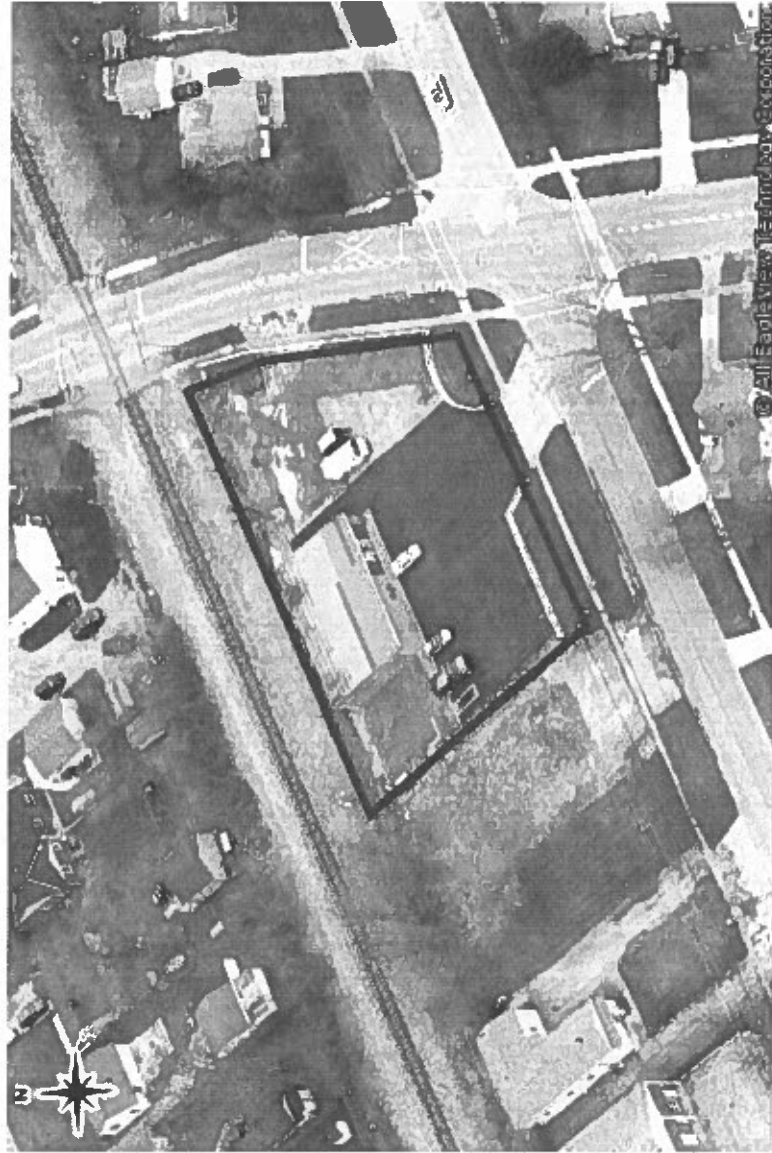
45190 Middle Ridge Road
Amherst, Ohio 44001
Phone: 440.988.8122
Fax: 440.988.8100
WWW.LESNERARCHITECTS.COM

ROBLES RESIDENCE
2913 'G' STREET
LORAIN, OH 44052

Scale: Date:
1/2" = 1'-0" 12.29.25
Revisions:

Job Number:
2507
Sheet
A1 of 3

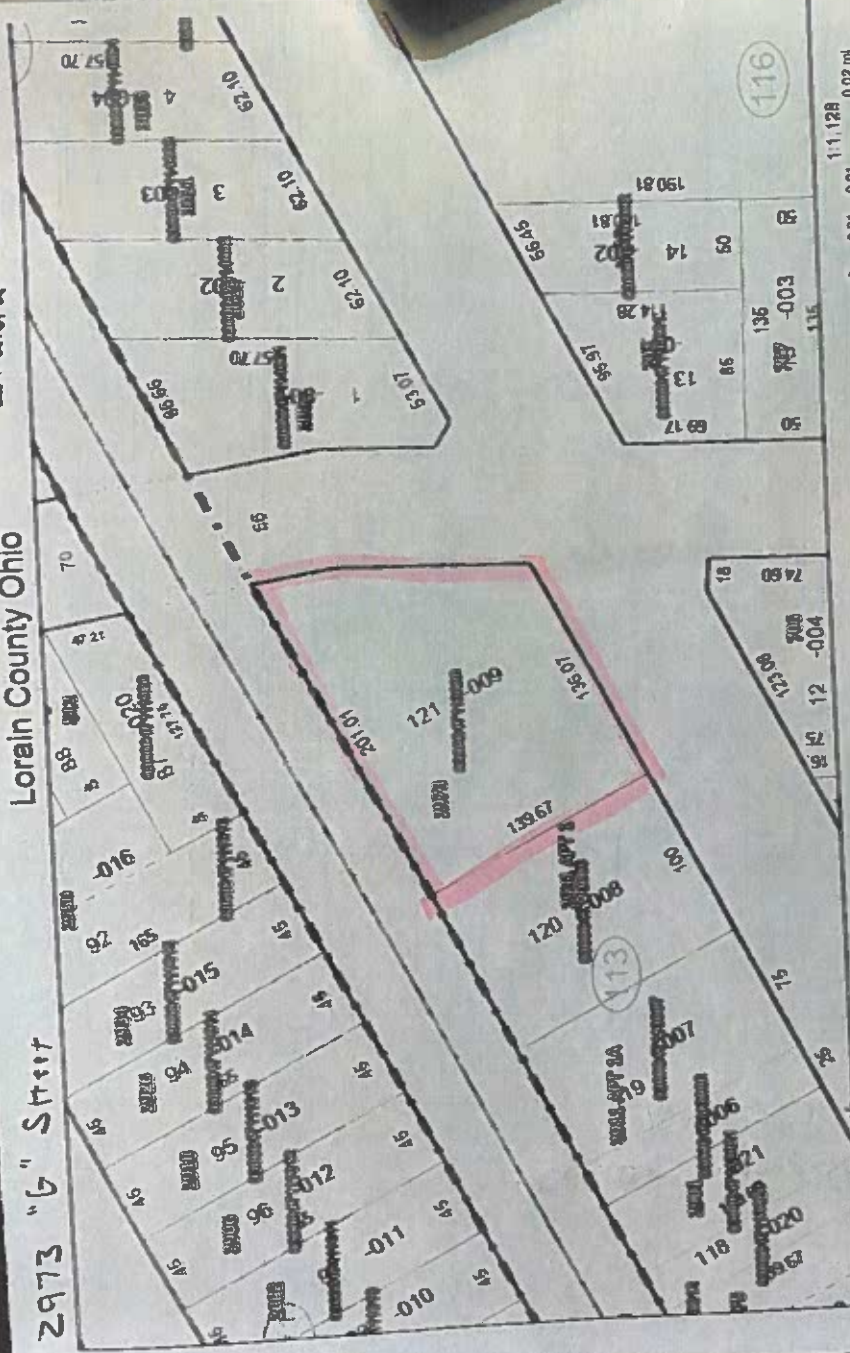
2973 G



Iraida Kobler

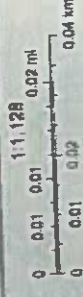
Lorain County Ohio

2973 "G" Street



04/2026, 1 52:44 PM

- Parcels
- Subdivisions & Condominiums
- Address Points
- Railroads
- Rail Right-of-Way
- Dashed Lot Line
- Sublot Line
- Parcel Line
- Right-of-way Dashed Line
- Right-of-way Line
- Right-of-way Parcel Line



EA-CC

TRANSFERRED
IN COMPLIANCE WITH SEC. 319-292
OHIO REV. CODE

SEP 24 2024

J. CRAIG SNODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR

2024-0027430

DEEDS Fee: \$34.00 Page 1 of 2
Recorded: 9/24/2024 at 11:27 AM
Receipt: T20240019739
Lorain County Recorder Mike Doran



RECEIVED
OCT 21 2025
BY: _____

QUIT-CLAIM DEED. Statutory Form (5302.11)

QUIT-CLAIM DEED

I, Abel Robles, married, the Grantor, for valuable consideration paid, grant to my wife, Iraida Robles, the Grantee, whose tax mailing address will be 2973 G Street, Lorain, OH 44052, the following described real property:

Situated in the city of Lorain, county of Lorain and state of Ohio : And known as being Sublot No. 121 in Shaw Allotment of part of Original Sheffield Lots Nos. 47 and 48, as shown by the recorded plat in Volume 15, Page 24 of Lorain County Records, as appears by said plat,, be the same, more or less, but subject to all legal highways

PPN : 03-00-047-113-009

Post Office Address : 2973 G Street, Lorain, OH 44052

Prior Instrument : 2020-0751714, recorded 3/04/2020.

IN WITNESS WHEREOF, I have hereunto set my hand, this 21st day of September, 2024.

COPY

Abel Robles, Grantor

State of Ohio, County of Lorain, SS.

Be it remembered, that on the 21st day of September, 2024 before me, a Notary Public in and for said state and county, personally came the aforementioned Abel Robles and acknowledged he did sign the foregoing instrument as his free and voluntary act and deed.

Legal description reviewed by SB
on 09/23/2024 per ORC Sec. 5713.09

In Testimony Whereof, I have hereunto subscribed my name and affixed my Notary Seal, on the day and year last aforesaid.

SEAL



Michael M. Barkus
NOTARY PUBLIC

Michael M. Barkus
Attorney at Law/Notary Public
My Commission Has No Expiration Date

This instrument prepared by:

Michael M. Barkus, Attorney at Law, Sup. Ct. No. 37436, P.O. Box 1236,
Lorain, Ohio 44055

THE HENRY G. REITZ ENGINEERING COMPANY

Civil Engineers & Surveyors

James T. Saylor, *P.E., P.S., Pres.*
Linda S. Rerko, *Sec. & Treas*

4214 Rocky River Drive
Cleveland, Ohio 44135

TELEPHONE: 216-251-3033
EMAIL: reitz@reitzeng.com

October 7th, 2025

Description of Sublot No. 121 in the Shaw Allotment

Situated in the City of Lorain, County of Lorain and State of Ohio, and known as being all of Sublot No. 121 in the Shaw Allotment, of part of Original Sheffield Township Lots Nos. 47 and 48, as shown by the recorded plat in Volume 15 of Plats, Page 24 of Lorain County Records and bounded and described as follows:

Beginning at a 5/8" capped (Reitz Eng) iron pin set on the Westerly line of Euclid Avenue, 66 feet wide, at its intersection with the Northwesterly line of "G" Street, 80 feet wide;

Thence S. 62d 20' 00" W., along the Northwesterly line of "G" Street, a distance of 136.07 feet to a 5/8" capped (Reitz Eng) iron pin set at the most Easterly corner of Sublot No. 120 in said Shaw Allotment;

Thence N. 27d 40' 00" W., along the Northeasterly line of said Sublot No. 120, a distance of 139.67 feet to a 5/8" capped (Reitz Eng) iron pin set on the Southeasterly line of the Norfolk Southern Combined Railroad Subsidiaries right-of-way;

Thence N. 62d 20' 00" E., along the Southeasterly line of the Norfolk Southern Railroad Subsidiaries right-of-way, a distance of 201.28 feet to a 5/8" capped (Reitz Eng) iron pin set on the Westerly line of Euclid Avenue;

Thence S. 10d 06' 00" E., along the Westerly line of Euclid Avenue, a distance of 16.86 feet to a 5/8" capped (Reitz Eng) iron pin set at a point of curvature;

Thence Southerly, along the Westerly curved line of Euclid Avenue, a distance of 47.07 feet on the arc of a circle deflecting to the right, whose central angle is 10d 09' 00", whose radius is 267.00 feet and whose chord bears S. 05d 03' 00" E., a distance of 47.01 feet to a 5/8" capped (Reitz Eng) iron pin set at a point of tangency;

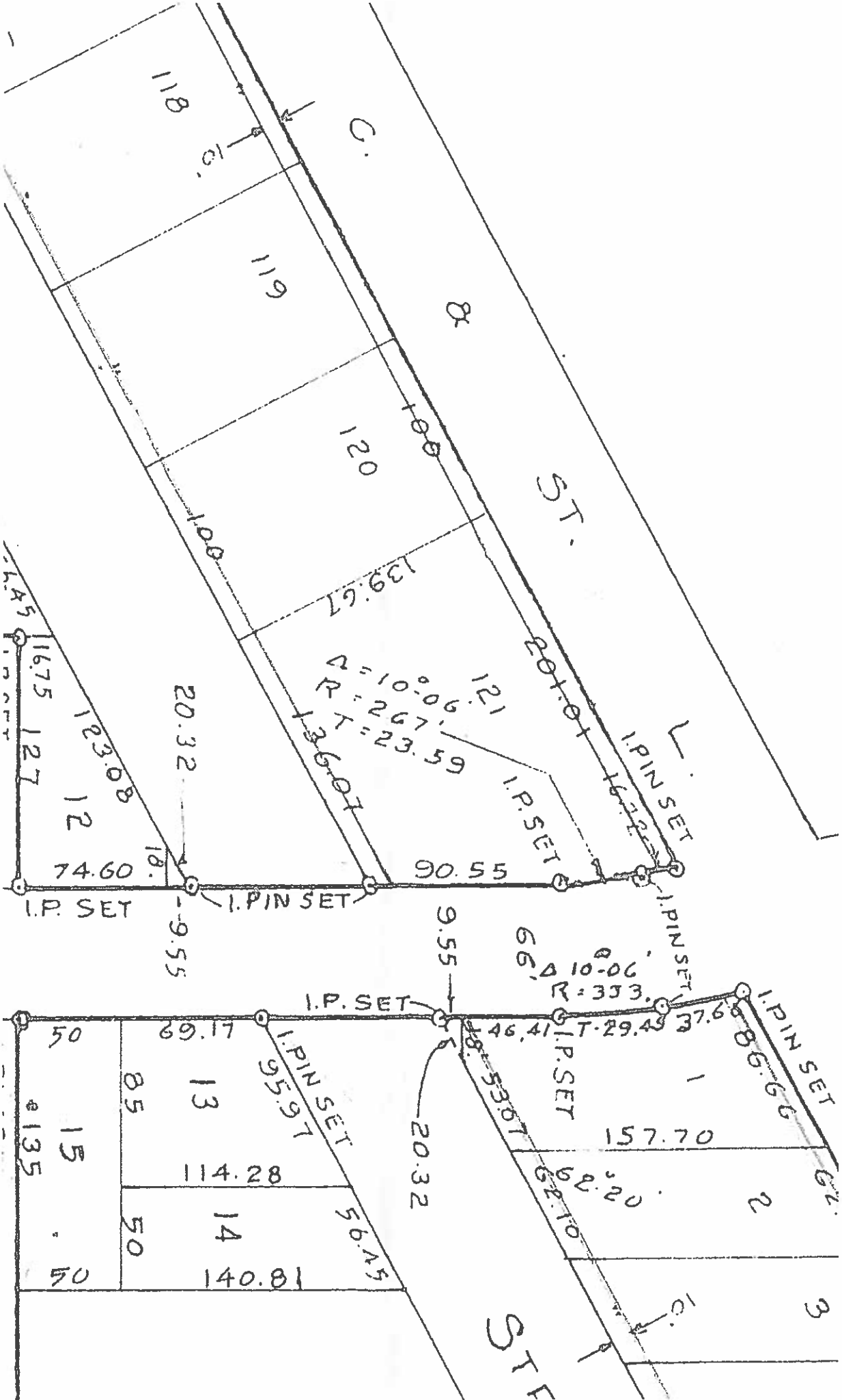
Thence S. 00d 00' 00" W., along the Westerly line of Euclid Avenue, a distance of 90.55 feet to the principal place of beginning, and containing 0.5498 acres (23,948 square feet) of land, according to a survey by The Henry G. Reitz Engineering Company, James T. Sayler Registered Surveyor No. S-7425, dated October, 2025, be the same more or less, but subject to all legal highways and easements of record.

All bearings are based on "G" Street having a bearing of N. 62d 20' 00" E., and are used to denote angles only.

Description Prepared On 10/7/25
The Henry G. Reitz Engineering Company

By: 
James T. Sayler, Registered Surveyor #S-7425





ABUTTING PROPERTY OWNERS
2973 "G" STREET, LORAIN

Family & Community Services Inc.
2931 G St., Apt. 2

Mid-City Residential Investors LLC
3001 G St

Leonhard Loria
706 Euclid Avenue

Robert E. & Richard A. Love
703 Euclid Avenue

Euclid Erie Park Subdivision
(No address)

Nous Rentals LLC
2950 Garfield Blvd.

Shawn & Susanne Britvec
2934 Garfield Blvd



Jack Bradley
Mayor

CITY OF LORAIN

Department of Building, Housing & Planning

Matthew Kuszmir
Director

David Faciana
Chief Building Official

December 31, 2025

To: Planning Commission

From: Evelisse Atkinson, Planning and Zoning Administrator

Re: Z.C.A. 03-2025 (Previously held in abeyance) Submission for Planning Commission's review and recommendation to Lorain City Council, the Zoning Reclassification of, 2973 G St., from a B-2 General Commercial District to an R2-Transitional Residential district. Iraida Robles, applicant.

My responses regarding compliance are below:

Standards for a Zoning Map Amendment:

Section 1177.04 In order to promote the public health, safety, and general welfare of the city against the unrestricted use of property, the Council and Planning Commission may consider the following standards and any other factors relevant to balancing the public interest in making any rezoning decision:

- (a) Is the request in conformance with the City's comprehensive long-range plan?
- (b) Is this request a logical extension of a zoning boundary which would improve the pattern of uses in the general area?
- (c) Does the current zoning classification unreasonably restrict the use and enjoyment of the subject property?
- (d) Has a change of conditions occurred in the surrounding area which makes the current zoning of the property unreasonable?
- (e) Is this spot zoning and generally unrelated to either existing zoning or the pattern of development of the area?
- (f) Could traffic created by the proposed use or other uses permissible under the proposed zoning district travel through established residential neighborhoods on minor streets, leading to congestion, noise and traffic hazards?
- (g) Will the proposed use substantially conflict with existing density patterns in the zone or neighborhood?
- (h) Would the proposed use precipitate similar requests which would generate or accelerate adverse land use changes in the zone or neighborhood?
- (i) Will the request have any impact on any present or planned historic site or development in the City?
- (j) Will the action adversely impact adjacent or nearby properties in terms of:
 - (1) Environmental quality or livability, resulting from the introduction of uses or activities which would create traffic, noise, odor or visual hazards or the reduction of light and air that is incompatible with the established development pattern.

(2) Property values, by rendering such properties less suitable and therefore less marketable for the type of development to which they are committed or restricted.

(k) Will the action create development potential of such increased intensity that storm water runoff from the site cannot be controlled within previous limits, resulting in adverse impacts upon existing down-stream drainage problems or potential problems?

(l) Will the action create development opportunities that could create traffic flow beyond the carrying capacity of the current street system?

(m) Will the action result in public service requirements such as provision of utilities or safety services which, because of the location or scale of the development, cannot be provided economically and therefore would create an actual burden to the public?

Requirements for Single- Family Dwellings

Section 1141.32 - All dwelling units located outside of manufactured home communities shall comply with the following requirements:

(a) All dwelling units shall provide a minimum height between the interior floor and ceiling of seven and one-half (7½) feet or if a permanently sited manufactured home, it shall meet the requirements of the United States Department of Housing and Urban Development Regulations, entitled Mobile Home Construction and Safety Standards, effective June 15, 1976, as amended.

(b) The minimum width of any single-family dwelling unit or permanently sited manufactured home shall have a width of at least twenty-two (22) feet at one point, a length of at least twenty-two (22) feet at one point, and a total living area, excluding garages, porches, or attachments, of at least nine hundred (900) square feet.

(c) All dwellings shall be firmly attached to the permanent foundation so as to be watertight as required by the Ohio Building construction code adopted by the City or, if a permanently sited manufactured home, shall be anchored to the permanent foundation by an anchor system designed and constructed in compliance with the United States Department of Housing and Urban Development Regulations entitled "Mobile Home Construction & Safety Standards."

(d) The wheels, pulling mechanism, and tongue of any permanently sited manufactured home shall be removed prior to placement on a foundation.

(e) All dwellings shall be connected to a sanitary sewer system and water supply system approved by the city and/or County Health Department.

(f) All dwellings shall provide steps or porch areas, permanently attached to the foundation where there exists an elevation differential of more than one (1) foot between any door and the surrounding grade. All dwellings shall provide a minimum of two (2) points of ingress and egress and meet all Ohio Building codes.

(g) All additions to dwellings shall meet all the requirements of this Ordinance.

(h) All dwellings shall be aesthetically compatible in design and appearance with other residences in the vicinity, with either a roof overhang of not less than six (6) inches on all sides or alternatively with windowsills or roof drainage systems, concentrating roof drainage at collection points along sides of the dwellings. The compatibility of design and appearance shall

be determined in the first instance by the building official upon review of the plans submitted for a particular dwelling. An appeal by an aggrieved party may be taken to the Zoning Board of Appeals. Any determination of compatibility shall be based upon the standards set forth in this section as well as the character, design and appearance of residential dwellings located within 500 feet of the subject dwelling. The foregoing shall not be construed to prohibit innovative design concepts involving such matters as solar energy, view, unique land contour, or relief from the common or standard designed home.

(i) Prior to issuance of a building permit for any dwelling unit, construction plans, including a plot plan adequate to illustrate compliance with the requirements of this ordinance, shall be submitted to the building official. If the dwelling unit is a permanently sited manufactured home, there shall also be submitted adequate evidence to assure that the dwelling complies with the standards applicable to permanently sited manufactured homes set forth in this section.

(j) All manufactured homes shall meet the standards for manufactured home construction contained in the United States Department of Housing and Urban Development Regulations entitled "Mobile Home Construction & Safety Standards" effective June 15, 1976, as amended. Permanently sited manufactured homes shall meet all requirements of Section 3781.06(C)(6) of the Ohio Revised Code. All other dwellings shall meet the requirements of the Ohio Building construction code adopted by the City.

(k) A minimum of 100 square feet of enclosed storage space, excluding closets, shall be provided for each dwelling. Said enclosed storage space may consist of a basement, garage, shed or other structure approved by the Zoning Administrator.

Section 1123.03 Dimensional Requirements for a single-family dwelling in an R-2 Transitional Residential District:

Lot area – 6000 sf

Lot width -50 feet

Front yard setback – 25 feet

Rear yard setback – 25 feet

Side yard setback (interior) – 5 feet

Side yard setback (street) – 20 feet

Building coverage – 45%

Height – 35 feet

Respectfully,



Evelisse Atkinson

Planning & Zoning Administrator



CITY OF LORAIN

City Council Regular Meeting

6. a.

Meeting Date: 01/20/2026

Submitted by: Maggie Partin, Deputy Clerk

PURPOSE AND BACKGROUND

The Police, Fire and Legislative, and All of Council Committee met on Monday, January 12th to hear a departmental overview/update from the IT Dept., Human Resources, Engineering, BHP, Public Properties, Utilities, Fire and Police. No action was taken as this was for informational purposes only.

RECOMMENDATION TO COUNCIL:

Concur with the Committee Report

Form Review

Form Started By: Maggie Partin
Final Approval Date: 01/14/2026

Started On: 01/14/2026 01:16 PM



CITY OF LORAIN

City Council Regular Meeting

7. a.

Meeting Date: 01/20/2026

Submitted by: Breanna Dull, Clerk of Council

AGENDA ITEM DESCRIPTION OR LEGISLATION TITLE

A resolution appointing members to the local Board of Tax Review pursuant to Lorain Codified Ordinance Section 192.18

PURPOSE AND BACKGROUND:

Lorain Codified Ordinance (LCO) 192.18(A) established a Local Board of Tax Review to hear appeals as required by Ohio Revised Code Chapter 718. LCO 192.18(A) established a three-member Local Board of Tax Review, and that two members of the Board are to be appointed by Lorain City Council. The term of appointment of two current members of the Board will expire on or about January 17, 2026. The Lorain City Treasurer has determined that the appointment of the below mentioned individuals by Lorain City Council is in the best interests of the City.

That Lorain City Council hereby appoints Julia Ecker and Dana Olszowy to the Lorain Board of Tax Review each for a term of two years commencing January 18, 2026 and ending January 17, 2028.

RECOMMENDATION TO COUNCIL:

Lorain City Council consider for passage.

Attachments

Resolution

Form Review

Inbox

P. Riley

Form Started By: Breanna Dull

Final Approval Date: 01/13/2026

Reviewed By

Michele Beko

Date

01/13/2026 02:04 PM

Started On: 01/08/2026 03:15 PM

VOTE ON PASSAGE					
	AYE	NAY		AYE	NAY
Springowski			Torres		
Dimacchia			Gonzalez		
Fallis			Arroyo		
Drwal			Bearer		
Kempton			Thornsberry		
Carter			Arredondo		

RESOLUTION NO. _____

A RESOLUTION APPOINTING MEMBERS TO THE LOCAL BOARD OF TAX
REVIEW PURSUANT TO LORAIN CODIFIED ORDINANCE SECTION 192.18
AND DECLARING AN EMERGENCY

WHEREAS, Lorain Codified Ordinance (LCO) 192.18(A) established a Local Board of Tax Review to hear appeals as required by Ohio Revised Code Chapter 718; and,

WHEREAS, LCO 192.18(A) established a three-member Local Board of Tax Review, and that two members of the Board are to be appointed by Lorain City Council; and,

WHEREAS, the term of appointment of two current members of the Board will expire on or about January 17, 2026; and,

WHEREAS, the Lorain City Treasurer has determined that the appointment of the below mentioned individuals by Lorain City Council is in the best interests of the City.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF LORAIN, STATE OF OHIO:

SECTION I. That Lorain City Council hereby appoints Julia Ecker and Dana Olszowy to the Lorain Board of Tax Review each for a term of two years commencing January 18, 2026 and ending January 17, 2028.

SECTION II. That it is found and determined that all formal actions of this Council concerning and resulting to the passage of this resolution were adopted in an open meeting and that all deliberations of this Council and any of its committees that resulted in such formal actions were in meetings open to the public and in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code.

SECTION III. That this resolution is hereby declared to be an emergency, the nature of which is the immediate need to appoint the Board Members prior to the expiration of the current members' terms which end on January 17, 2026, as per LCO 192.18(A) in order to continue to provide the necessary services to residents of the City of Lorain. Therefore, this resolution shall take effect immediately upon its passage and approval by the Mayor provided that it meets the statutory requirements for passage, otherwise, it shall take effect and be in force from and after the earliest period allowed by law.

PASSED: _____, 2026

PRESIDENT OF COUNCIL

ATTEST: _____, 2026

CLERK OF COUNCIL

APPROVED: _____, 2026

MAYOR



The City of Lorain, Ohio
Treasurer's Office & Income Tax
Terri M. Soto, Treasurer

605 West 4th Street
Lorain, Ohio 44052

Phone: 440-204-1002
Fax: 440-204-1006

December 19, 2025

Distinguished Members of Council,

Pursuant to the passage of H.B. 5 requiring amending Chapter 718 of the Ohio Revised Code, we as a municipality are required to set up a Board of Review that will consist of a 3-member team, as outlined in section 192.18 of the Codified Ordinance. Two of these members are to be appointed by Council and shall serve a term of two years. No limit will be placed on the number of terms.

I have identified two candidates that I would like to recommend for appointment by council. I have reached out to both individuals, and both are excited at the opportunity to serve on board.

These members are:

Julia Ecker
Dana P. Olszowy

Both candidates are highly qualified and would be an asset to this board.

Thank You,

A handwritten signature in blue ink that reads "Terri Soto". The signature is written in a cursive, flowing style.

Terri Soto
Lorain City Treasurer



CITY OF LORAIN

City Council Regular Meeting

7. b.

Meeting Date: 01/20/2026

Submitted by: Alonna Lopez, Executive Assistant

AGENDA ITEM DESCRIPTION OR LEGISLATION TITLE

A Resolution appointing a member to the Local Board of Tax Review pursuant to Lorain Codified Ordinance Section 192.18.

PURPOSE AND BACKGROUND:

Pursuant to Lorain Codified Ordinance 192.18(A) one member of the three total members of the Local Board of Tax Review is to be appointed by the top administrative official of the Municipality. The Mayor of the City of Lorain has determined that appointing Michelle Pullin to the Local Board of Tax Review for a two-year term is in the best interest of the City. Her term will run from January 18, 2026, to January 17, 2028.

RECOMMENDATION TO COUNCIL:

Lorain City Council consider for appointment

Attachments

Resolution
Letter

Form Review

Inbox

Mayor Bradley

P. Riley

Form Started By: Alonna Lopez

Final Approval Date: 01/13/2026

Reviewed By

Jack Bradley

Michele Beko

Date

01/08/2026 04:32 PM

01/13/2026 02:04 PM

Started On: 01/08/2026 03:07 PM

VOTE ON PASSAGE					
	AYE	NAY		AYE	NAY
Springowski			Torres		
Dimacchia			Gonzalez		
Fallis			Arroyo		
Drwal			Bearer		
Kempton			Thornsberry		
Carter			Arredondo		

RESOLUTION NO. _____

A RESOLUTION APPOINTING A MEMBER TO THE LOCAL BOARD OF TAX REVIEW
PURSUANT TO LORAIN CODIFIED ORDINANCE SECTION 192.18 AND DECLARING
AN EMERGENCY

WHEREAS, Lorain Codified Ordinance (LCO) 192.18(A) established a Local Board of Tax Review to hear appeals as required by Ohio Revised Code Chapter 718; and,

WHEREAS, LCO 192.18(A) established a three-member Local Board of Tax Review, and that one member of the Board is to be appointed by the top administrative official of the Municipality; and,

WHEREAS, the term of appointment of the current member of the Board will expire on or about January 17, 2026; and,

WHEREAS, the Mayor of the City of Lorain has determined that appointment of the below mentioned individual is in the best interest of the City.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF LORAIN, STATE OF OHIO:

SECTION I. That Mayor Bradley hereby appoints Michelle Pullin to the Lorain Board of Tax Review for a term of two years commencing January 18, 2026 and ending January 17, 2028.

SECTION II That it is found and determined that all formal actions of this Council concerning and resulting to the passage of this resolution were adopted in an open meeting and that all deliberations of this Council and any of its committees that resulted in such formal actions were in meetings open to the public and in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code.

SECTION III. That this resolution is hereby declared to be an emergency, the nature of which is the immediate need to appoint the Board Member prior to the expiration of their current term which ends on January 17, 2026, as per LCO 192.18(A) in order to continue to provide the necessary services to residents of the City of Lorain. Therefore, this resolution shall take effect immediately upon its passage and approval by the Mayor provided that it meets the statutory requirements for passage, otherwise, it shall take effect and be in force from and after the earliest period allowed by law.

PASSED: _____, 2026

PRESIDENT OF COUNCIL

ATTEST: _____, 2026

CLERK OF COUNCIL

APPROVED: _____, 2026

MAYOR



The City of Lorain, Ohio
Treasurer's Office & Income Tax
Terri M. Soto, Treasurer

605 West 4th Street
Lorain, Ohio 44052

Phone: 440-204-1002
Fax: 440-204-1006

December 19, 2025

Honorable Mayor Bradley,

Pursuant to the passage of H.B. 5 requiring amending Chapter 718 of the Ohio Revised Code, we as a municipality are required to set up a Board of Review that will consist of a 3-member team, as outlined in section 192.18 of the Codified Ordinance.

One of these members is to be appointed by the top administrative official and shall serve a term consisting of two years. No limit will be placed on the number of terms.

I have reached out to this individual and she would like to continue to serve on the board.

I recommend:

Michelle Pullin

She is extremely qualified and would continue to be an asset to this board.

Thank You,

A handwritten signature in cursive script that reads "Terri Soto".

Terri Soto
Lorain City Treasurer

Email: Terri_Soto@cityoflorain.org

Website: incometax@cityoflorain.org



CITY OF LORAIN

City Council Regular Meeting

7. c.

Meeting Date: 01/20/2026

Submitted by: Dawn Walther

AGENDA ITEM DESCRIPTION OR LEGISLATION TITLE

A RESOLUTION TO RECEIVE CANNABIS REVENUE FROM THE DEPARTMENT OF TAXATION AND ALLOCATE FUNDS TO THE CITY OF LORAIN'S GENERAL FUND

PURPOSE AND BACKGROUND:

To approve the deposit of monies collected from the adult use cannabis tax as prescribed in section 3708.23 of the Ohio Revised Code and the Auditor of State (AOS), Bulletin 2025-003, recommending the revenue be receipted into the general fund with an ordinance or resolution passed documenting the decision.

RECOMMENDATION TO COUNCIL:

Lorain City Council to consider for passage.

Fiscal Impact

<u>Funds Available In Current Year Budget (Y/N):</u>	Y
<u>Estimate of Total Expenditure:</u>	Various
<u>List of Funding Source and/or Account Number:</u>	1010
<u>Estimate of Incoming Revenue (fees, grants, etc.):</u>	
<u>Financing Requirements (Bonds, Loans, Lease, etc.):</u>	

Attachments

Resolution
Resolution Attachment

Form Review

Inbox	Reviewed By	Date
Harper	Anita Harper	01/15/2026 10:30 AM
P. Riley	Michele Beko	01/15/2026 01:13 PM
Form Started By: Dawn Walther		Started On: 01/08/2026 02:12 PM
Final Approval Date: 01/15/2026		

Resolution No. ____

A RESOLUTION TO RECEIVE CANNABIS REVENUE
FROM THE DEPARTMENT OF TAXATION AND
ALLOCATE FUNDS TO THE CITY OF LORAIN'S
GENERAL FUND

WHEREAS, Monies collected from the adult use cannabis tax as prescribed in section 3708.23 of the Ohio Revised Code will be deposited into the State's adult use tax fund and will be distributed to the municipal corporations or townships as follows; and

WHEREAS, Thirty-six per cent of the tax collected is to be distributed to the host community cannabis fund for the benefit of municipal corporations or townships that have adult use dispensaries; and

WHEREAS, the municipal corporations or townships may use such funds for any approved purpose; and

WHEREAS, The Auditor of State (AOS), per Bulletin 2025-003, recommends the revenue be receipted into the general fund with an ordinance or resolution passed documenting the decision; and

WHEREAS, The City of Lorain has received the first payment from the adult use cannabis tax fund;

***NOW THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE
CITY OF LORAIN, STATE OF OHIO:***

SECTION I. Monies received from the Ohio Department of Taxation from Adult Use Cannabis Tax Revenue is to be deposited into the General Fund and recorded in the general ledger in 1010.G100.4100.1070 Cannabis Distribution revenue account.

SECTION II. That it is found and determined that all formal actions of this Council concerning and relating to the passage of this resolution were adopted in an open meeting of this Council and that all deliberations of this Council and of any of its committees that resulted in such formal actions were in meetings open to the public, in compliance with all legal requirements including Section 121.22 ORC.

SECTION III. That this resolution shall take effect at the earliest date provided by law.

PASSED: _____, 2026

President of Council

ATTEST: _____, 2026
Clerk of Council

Mayor

APPROVED: _____, 2026

OHIO AUDITOR OF STATE KEITH FABER



**Auditor of State
Bulletin 2025-003**

DATE ISSUED: February 25, 2025

TO: City Auditors and Finance Directors
Villages
Townships
Independent Public Accountants

FROM: Keith Faber
Ohio Auditor of State

SUBJECT: Cannabis Revenue

Background

In 2023, the voters approved adult-use cannabis. Ohio Revised Code Chapter 3780 addresses Adult Use Cannabis Control, specifically section 3780.23 addresses the funds created. A ten percent adult use tax will be levied and collected by the State of Ohio on all adult use consumers dispensaries. The adult use tax is collectable when the sale is made. All monies collected from the adult use tax will be deposited into the State's adult use tax fund and will be distributed as follows:

1. Thirty-six per cent to the cannabis social equity and jobs fund to be used to implement the requirements of 3780.19 of the Revised Code;
2. Thirty-six per cent to the host community cannabis fund for the benefit of municipal corporations or townships that have adult use dispensaries, and the municipal corporations or townships may use such funds for any approved purpose. Distributions to municipal corporations or townships shall be based on the percentage of adult use tax attributable to each municipal corporation or township;
3. Twenty-five per cent to the substance abuse and addiction fund to support the efforts of the department of mental health and addiction services to alleviate substance and opiate abuse and related research in the state under section 3780.30 of the Revised Code; and
4. Three per cent to the division of cannabis control and tax commissioner fund to support the operations of the division of cannabis control and to defray the cost of the department of taxation for administering the tax levied under section 3780.22 of the Revised Code.

Payments to municipal corporations and townships will be made by the end of the month following the end of each calendar quarter.

These payments will be made to townships and municipal corporations by the Department of Taxation.

Accounting Guidance

The cannabis money received by townships and municipal corporations is an allocation of the adult use tax levied by the State of Ohio and will be classified as intergovernmental revenue. There are no restrictions on the use of cannabis money; therefore, the Auditor of State (AOS) recommends the revenue be receipted into the general fund with an ordinance or resolution passed documenting as such. Township trustees or municipal corporation council may choose to commit the adult use cannabis tax dollars to a specific purpose with the adoption of a resolution to use the dollars for a restricted purpose. The township or municipal corporation resolution could commit the adult use cannabis tax dollars to a specific purpose and report those amounts in a separate special revenue fund, commit or assign cannabis dollars for capital purposes and report in a capital projects fund, or earmark for use in a specific enterprise fund. These separate funds should also be established by resolution. If the township or municipal corporation changes the constraints placed on the cannabis dollars, a mechanism should be in place to track expenditures of the accumulated balance at the time of the change according to the old constraints, separate from expenditures of resources received after the change is effective which would be tracked according to the new constraints. Municipal corporations and townships should set up a separate revenue line item within the intergovernmental category. Townships using UAN should use receipt code 599, "Other—Other Intergovernmental," and Villages using UAN should use receipt code 290, "Other—State Shared Taxes and Permits." The use of a separate fund would be subject to Auditor of State fund approval.

Cannabis money is a state-levied shared tax for Generally Accepted Accounting Principles (GAAP) reporting purposes and will be accounted for like voluntary or government-mandated nonexchange transactions. Since no time requirements are specified, the applicable period is therefore the State of Ohio's fiscal year (July through June). At December 31, a township or municipal corporation preparing GAAP financial statements would record a receivable for the following January through June distributions. The entire amount will be recorded as revenue on the accrual basis; however, some or all of this amount may be recorded as a deferred inflow of resources – unavailable revenue under the modified accrual basis, depending on when the resources are received.

Questions

If you have any questions regarding the information in this Bulletin, please contact the Local Government Services staff of the State Auditor's Office at (800) 345-2519.



Keith Faber
Ohio Auditor of State



CITY OF LORAIN

City Council Regular Meeting

7. d.

Meeting Date: 01/20/2026

Submitted by: Linda OConnor

AGENDA ITEM DESCRIPTION OR LEGISLATION TITLE

A RESOLUTION AUTHORIZING THE DIRECTOR OF SAFETY/SERVICE TO SELL MUNICIPALLY OWNED PROPERTY THAT IS NOT NEEDED FOR PUBLIC USE OR IS OBSOLETE OR UNFIT FOR CITY USE BY INTERNET AUCTION.

PURPOSE AND BACKGROUND

Disposal of obsolete municipally owned property by internet auction. Council must pass this resolution annually.

RECOMMENDATION TO COUNCIL:

We recommend Council approve this resolution

Attachments

resolution

Form Review

Inbox	Reviewed By	Date
Garcia	Lori Garcia	01/15/2026 02:43 PM
Carrion	Rey Carrion	01/15/2026 05:08 PM
Mayor Bradley	Jack Bradley	01/15/2026 06:05 PM
P. Riley	Michele Beko	01/16/2026 10:44 AM
Form Started By: Linda OConnor		Started On: 01/09/2026 02:56 PM
Final Approval Date: 01/16/2026		

VOTE ON PASSAGE					
	AYE	NAY		AYE	NAY
Springowski			Torres		
Dimacchia			Gonzalez		
Fallis			Arroyo		
Drwal			Bearer		
Kempton			Thornsberry		
Carter			Arredondo		

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE SAFETY/SERVICE
DIRECTOR TO SELL MUNICIPALLY OWNED PERSONAL
PROPERTY THAT IS NOT NEEDED FOR PUBLIC
USE OR WHICH IS OBSOLETE OR UNFIT FOR CITY
USE BY INTERNET AUCTION

WHEREAS, pursuant to Ohio Revised Code Section 721.15(D), the City is required to adopt a Resolution during each calendar year, expressing its intent to sell personal property that has become unneeded, obsolete or unfit for municipal purposes by internet auction; and

WHEREAS, City Council desires to authorize the Safety/Service Director to sell at internet auction, municipally owned personal property from all City Departments that is not needed for public use, or that is obsolete or unfit for City use, regardless of its estimated value, without being required to seek additional authorization from City Council.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF LORAIN,
STATE OF OHIO:

SECTION I. The Safety/Service Director may sell at internet auction any municipally owned personal property from all City Departments that is not needed for public use or that is obsolete or unfit for City use, regardless of its estimated value, without being required to seek additional authorization from City Council.

SECTION II. That in connection with each such internet auction sale, bidding shall remain open for not less than ten (10) days, including Saturdays, Sundays and legal holidays.

SECTION III. That the City of Lorain shall conduct the internet auctions through the GovDeals website, <https://www.govdeals.com>, or through an authorized representative chosen by the administration, subject to the conditions of the internet auction process.

SECTION IV. That in connection with such contemplated internet auction, the Safety/Service Director may establish a minimum price that will be accepted for specific items and may establish any other terms and conditions for the particular sale including requirements for pick-up or delivery, method of payment and sales tax. Such information shall be provided on the internet at the time of the auction and may be provided before that time upon request after the terms and conditions have been determined by the Safety/Service Director.

SECTION V. That the Safety/Service Director shall cause to be published and posted, all notices required by ORC Section 721.15(D).

SECTION VI. That it is found and determined that all formal actions of this Council concerning and relating to the passage of this Resolution were adopted in an open meeting of this Council, and that all deliberations of this Council and of any of its committees that resulted in such formal actions were in meetings open to the

public and in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code.

SECTION VII. That this Resolution shall take effect and be in force from and after the earliest period allowed by law.

PASSED: _____, 2026

PRESIDENT OF COUNCIL

ATTEST: _____, CLERK

MAYOR

APPROVED: _____, 2026



CITY OF LORAIN

City Council Regular Meeting

7. e.

Meeting Date: 01/20/2026

Submitted by: Terri Soto, Treasurer

AGENDA ITEM DESCRIPTION OR LEGISLATION TITLE

An ordinance authorizing the City of Lorain Treasurer to enter into all necessary agreements with Innovative Software Services, Inc for the provision of software that allows City of Lorain Income Tax returns to be filed electronically, and declaring an emergency.

PURPOSE AND BACKGROUND:

An ordinance authorizing the City of Lorain Treasurer to enter into all necessary agreements with Innovative Software Services, Inc for the provision of software that allows City of Lorain Income Tax returns to be filed electronically, and declaring an emergency.

RECOMMENDATION TO COUNCIL:

Lorain City Council consider

Fiscal Impact

Funds Available In Current Year Budget (Y/N): Y

Estimate of Total Expenditure: 44125.00

List of Funding Source and/or Account Number: 1010.E350.6300.1500

Estimate of Incoming Revenue (fees, grants, etc.):

Financing Requirements (Bonds, Loans, Lease, etc.):

Attachments

Income Tax e-filing
Agreement

Form Review

Inbox	Reviewed By	Date
Harper	Maggie Partin	01/14/2026 11:49 AM
Beko	Michele Beko	01/14/2026 11:55 AM
Harper	Anita Harper	01/15/2026 10:27 AM
P. Riley	Michele Beko	01/15/2026 01:13 PM
Form Started By: Terri Soto		Started On: 01/06/2026 09:09 AM
Final Approval Date: 01/15/2026		

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING THE CITY OF LORAIN TREASURER TO ENTER INTO ALL NECESSARY AGREEMENTS WITH INNOVATIVE SOFTWARE SERVICES, INC. FOR THE PROVISION OF SOFTWARE THAT ALLOWS CITY OF LORAIN INCOME TAX RETURNS TO BE FILED ELECTRONICALLY, AND DECLARING AN EMERGENCY.

WHEREAS, the City of Lorain Treasurer currently receives City of Lorain income tax returns solely via paper copy; and,

WHEREAS, the City of Lorain Treasurer desires to offer filers the option to file their City of Lorain income tax returns electronically for convenience; and,

WHEREAS, Innovative Software Services, Inc. provides software for a municipality to accept income tax returns electronically; and,

WHEREAS, the City of Lorain Treasurer desires to enter into agreements with Innovative Software Services, Inc. for the provision of software to allow filers to electronically file their City of Lorain income tax return.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF LORAIN, OHIO:

SECTION I: That the City of Lorain Treasurer is hereby authorized to enter into the Citytax End User License Agreement and Citytax Efile Annual Maintenance Agreement with Innovative Software Services, Inc. for the provision of software that allows City of Lorain income tax returns to be filed electronically, copies of which are marked Exhibit A and B, respectively, attached hereto (the "Agreements"). The Agreements shall be in substantial form and essence subject to the approval by the Law Director.

SECTION II: That the Agreements shall not exceed \$44,125.00 and shall be paid from Information Technology Contractual Services account number 1010.E350.6300.1500.

SECTION III.: That it is found and determined that all formal actions of Council concerning and relating to the adoption of this ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council, and any of its committees that resulted in such formal actions, were in meetings open to the public, in compliance with all legal requirements, including § 121.22 of the Ohio Revised Code; and

SECTION IV: That this ordinance is hereby declared to be an emergency, the nature of the emergency being the immediate need to purchase and implement the software for the City of Lorain Treasurer to accept City of Lorain income tax returns electronically. Therefore, this ordinance shall take effect immediately upon passage and approval by the Mayor.

PASSED: _____, 2026

PRESIDENT OF COUNCIL

ATTEST: _____, 2026

CLERK OF COUNCIL

APPROVED: _____, 2026

MAYOR



Innovative Software Services, Inc.

P.O. Box 70 Eaton Rapids, MI 48827 Phone (517) 663-5710 Fax (517) 663-6141

December 18, 2025

Ms. Terri Soto
605 W 4th Street
Lorain, Ohio 44052

Dear Ms. Soto:

Thank you for allowing Innovative Software Services, Inc. the opportunity to quote CityTax EFile™ software to your city.

Innovative Software Services utilizes advanced Windows® technology in the development of software designed for state and local governments and private industry. Among our products is CityTax EFile™, the most flexible and modern income tax electronic filing software designed to integrate directly with Innovative Software Services' CityTax™ application.

Enclosed you will find several CityTax EFile™ documents for your review:

1. Quotation.
2. Service Agreement.

If you have questions or concerns, please contact me at 517-663-5710.

Sincerely,

Rick Carpenter, President



Innovative Software Services, Inc.

P.O. Box 70 Eaton Rapids, MI 48827 Phone (517) 663-5710 Fax (517) 663-6141

CityTax EFile Software City of Lorain, OH Quotation

• • • • •
“The Local Income Tax Solution”

Quotation
Service Agreement

December 18, 2025

CityTax EFile

**“The Local Income Tax EFile Solution”
City of Lorain, OH
Quotation**

SOFTWARE & COMPONENTS	Quantity	Price	Discount	Extended Price
CityTax EFile - Maintenance & Support	Annual	\$32,625	\$0	\$32,625
CityTax EFile -Hosting	Annual	\$4,000	\$0	\$4,000
CityTax EFile - Installation and Setup	1	\$7,500	\$0	\$7,500
TOTAL PRICE				\$44,125

****Quotation valid for 90 days****

CITYTAX EFILE QUOTATION

Seller:

Innovative Software Services, Inc.
157 South Main Street
Eaton Rapids, Michigan 48827 USA

By:  Date: December 18, 2025
Rick Carpenter, President

Buyers:

City of Lorain, OH
605 W 4th Street
Lorain, Ohio 44052 USA

Approved
By: _____ Date: _____
Terri Soto, Treasurer

Approved as to Form
By: _____ Date: _____

Certification of Funds
By: _____ Date: _____



Innovative Software Services, Inc.

P.O. Box 70 Eaton Rapids, MI 48827 Phone (517) 663-5710 Fax (517) 663-6141

CITYTAX EFILE END USER LICENSE AGREEMENT

This License Agreement (this "Agreement") is made effective as of December 18, 2025 between Innovative Software Services, Inc., of 157 South Main Street, Eaton Rapids, MI 48827, USA and City of Lorain, OH, of 605 W 4th Street, Lorain, Ohio 44052, USA.

In the Agreement, the party who is granting the right to use the licensed property will be referred to as "Innovative Software ", and the party who is receiving the right to use the licensed property will be referred to as "City of Lorain, OH ".

The parties agree as follows:

1. GRANT OF LICENSE. Innovative Software owns CityTax EFile software program, applications, and systems. ("SOFTWARE"). In accordance with this Agreement, Innovative Software grants City of Lorain, OH an exclusive license to use the SOFTWARE. Innovative Software retains title and ownership of the SOFTWARE.

2. MODIFICATIONS. Unless the prior written consent of Innovative Software is obtained, City of Lorain, OH may not modify or change the SOFTWARE in any manner except for configuration options. City of Lorain, OH may not reverse engineer, decompile, grant use of to a third party, or disassemble the SOFTWARE.

3. DEFAULTS. If City of Lorain, OH fails to abide by the obligations of this Agreement, Innovative Software shall have the option to cancel this Agreement by providing 30 day(s) written notice to City of Lorain, OH. City of Lorain, OH shall have the option of preventing the termination of this Agreement by taking corrective action that cures the default, if such corrective action is taken prior to the end of the time period stated in the previous sentence, and if there are no other defaults during such time period.

4. TERMINATION. This Agreement may be terminated by either party by providing 90 days written notice to the other party.

5. ENTIRE AGREEMENT. This Agreement contains the entire agreement of the parties and there are no other promises or conditions in any other agreement whether oral or written. This Agreement supersedes any prior written or oral agreements between the parties.

CITYTAX EFILE END USER LICENSE AGREEMENT

6. AMENDMENT. This Agreement may be modified or amended if the amendment is made in writing and is signed by both parties.

7. SEVERABILITY. If any provision of this Agreement shall be held to be invalid or unenforceable for any reason, the remaining provisions shall continue to be valid and enforceable. If a court finds that any provision of this Agreement is invalid or unenforceable, but that by limiting such provision it would become valid or enforceable, then such provision shall be deemed to be written, construed, and enforced as so limited.

8. WAIVER OF CONTRACTUAL RIGHT. The failure of either party to enforce any provision of this Agreement shall not be construed as a waiver or limitation of that party's right to subsequently enforce and compel strict compliance with every provision of this Agreement.

9. APPLICABLE LAW. This Agreement shall be governed by the laws of the State of Ohio. The parties consent to the exclusive jurisdiction of the Courts of Lorain County for any claims arising out of or relating to this Agreement.

10. COPYRIGHT. The SOFTWARE (including any images, "applets", photographs, animations, video, audio, music and text incorporated into the SOFTWARE) is owned by Innovative Software or its suppliers and is protected by United States copyright laws and international treaty provisions and all other applicable national laws. Therefore, you must treat the SOFTWARE like any other copyrighted material (e.g., a book or musical recording) except that you may make copies of the software for backup or archival purposes. You may copy the user documentation accompanying the SOFTWARE.

11. OTHER RESTRICTIONS. City of Lorain, OH may not rent, lease or resell the SOFTWARE.

12. NON-SOLICITATION COVENANT. For a period of 2 years after the termination date of this agreement, Innovative Software will not directly or indirectly solicit, induce or attempt to induce any employee of City of Lorain, OH to terminate his or her employment with the City of Lorain, OH.

CITYTAX EFILE END USER LICENSE AGREEMENT

Licensor:

Innovative Software Services, Inc.
157 South Main Street
Eaton Rapids, Michigan 48827 USA

By:  Date: December 18, 2025
Rick Carpenter, President

Agree To:

City of Lorain, OH
605 W 4th Street
Lorain, Ohio 44052 USA

Approved
By: _____ Date: _____
Terri Soto, Treasurer

Approved as to Form
By: _____ Date: _____

Certification of Funds
By: _____ Date: _____

CITYTAX EFILE END USER LICENSE AGREEMENT

EXHIBIT A Payment Provisions

City of Lorain, OH will pay Innovative Software the contracted fees at the following schedule:

Upon Installation and Acceptance of CityTax Software:

- CityTax EFile Software Setup – 100% (balance due)
- Annual Maintenance Agreement – 100% (see Section 2, CityTax EFile Maintenance Agreement)

Payment Terms

- Payment is due upon receipt of the invoice

Interest Penalty on Past Due Accounts

- An interest rate of 1.5% monthly (18% annually) will be added to an account not paid after 30 days from the invoice date.



Innovative Software Services, Inc.

P O. Box 70 Eaton Rapids, MI 48827 Phone (517) 663-5710 Fax (517) 663-6141

CITYTAX EFILE ANNUAL MAINTENANCE AGREEMENT

This Agreement is made effective as of December 18, 2025, by and between Innovative Software Services Inc., of 157 South Main Street, Eaton Rapids, Michigan 48827, USA and City of Lorain, OH, of 605 W 4th Street, Lorain, Ohio 44052, USA.

In this Agreement, the party who is contracting to receive services shall be referred to as "City of Lorain, OH", and the party who will be providing the services shall be referred to as "Innovative Software".

Innovative Software has a background in software development, consulting and support and is willing to provide services to City of Lorain, OH based on this background.

City of Lorain, OH desires to have services provided by Innovative Software.

Therefore, the parties agree as follows:

1. DESCRIPTION OF SERVICES. Beginning on December 18, 2025, Innovative Software will provide the following services, (collectively, the "Services"): Unlimited phone support for Innovative Software's CityTax EFile software program. Customer requested on-site support to be billed on a time and material basis at the current rate of one hundred fifty dollars (\$150.00) per hour. Services include updates of the CityTax EFile programs, applications, and systems without charge (except for shipping and handling charges). Updates are enhancements of specified software that are designed to improve or correct its performance. Changes in software configuration, vendor use patterns or an increase in vendor use are not included in updates which are available from Innovative Software at prevailing rates.

2. PAYMENT. City of Lorain, OH will pay a fee to Innovative Software for the Services in the amount of \$36,625 annually and may increase at a rate of not more than 3% per annum. The Maintenance Agreement shall be payable beginning on the date of installation. Upon termination of this Agreement, payments under this paragraph shall cease; provided, however, that Innovative Software shall be entitled to payments for periods or partial periods that occurred prior to the date of termination and for which Innovative Software has not yet been paid.

3. TERM/TERMINATION. This Agreement shall be effective for a period of one year and shall automatically renew for successive terms of the same duration, unless either party provides 90 days written notice to the other party prior to the termination of the applicable initial term or renewal term.

CITYTAX EFILE ANNUAL MAINTENANCE AGREEMENT

4. RELATIONSHIP OF PARTIES. It is understood by the parties that Innovative Software is an independent contractor with respect to City of Lorain, OH, and not an employee of City of Lorain, OH. City of Lorain, OH will not provide fringe benefits, including health insurance benefits, paid vacation, or any other employee benefit, for the benefit of Innovative Software.

5. EMPLOYEES. Innovative Software's employees, if any, who perform services for City of Lorain, OH under this Agreement shall also be bound by the provisions of this Agreement.

6. INTELLECTUAL PROPERTY. The following provisions shall apply with respect to copyrightable works, ideas, discoveries, inventions, applications for patents, and patents (collectively, "Intellectual Property"):

a. Consultant's Intellectual Property. Innovative Software personally holds an interest in the Intellectual Property that is described on the attached Exhibit A and which is not subject to this Agreement.

b. Development of Intellectual Property. Any improvements to Intellectual Property items listed on Exhibit A, further inventions or improvements, and any new items of Intellectual Property discovered or developed by Innovative Software (or Innovative Software's employees, if any) during the term of this Agreement shall be the property of Innovative Software, subject to City of Lorain, OH's right to acquire such Intellectual Property on terms agreeable to Innovative Software and City of Lorain, OH. City of Lorain, OH will not acquire shop rights or an interest in any way in such Intellectual Property by virtue of the development, experimentation, or adaptation for manufacture, sale, or use.

7. CONFIDENTIALITY. Innovative Software recognizes that City of Lorain, OH has and will have the following information:

- Business affairs
- Process information
- Customer lists

and other proprietary information (collectively, "Information") which are valuable, special, and unique assets of City of Lorain, OH. Innovative Software agrees that Innovative Software will not at any time or in any manner, either directly or indirectly, use any Information for Innovative Software's own benefit, or divulge, disclose, or communicate in any manner any Information to any third party without the prior written consent of City of Lorain, OH. Innovative Software will protect the Information and treat it as strictly confidential. A violation of this paragraph shall be a material violation of this Agreement.

CITYTAX EFILE ANNUAL MAINTENANCE AGREEMENT

8. UNAUTHORIZED DISCLOSURE OF INFORMATION. If it appears that Innovative Software has disclosed (or has threatened to disclose) Information in violation of this Agreement, City of Lorain, OH shall be entitled to an injunction to restrain Innovative Software from disclosing, in whole or in part, such Information, or from providing any services to any party to whom such Information has been disclosed or may be disclosed. City of Lorain, OH shall not be prohibited by this provision from pursuing other remedies, including a claim for losses and damages.

9. CONFIDENTIALITY AFTER TERMINATION. The confidentiality provisions of this Agreement shall remain in full force and effect after the termination of this Agreement.

10. NOTICES. All notices required or permitted under this Agreement shall be in writing and shall be deemed delivered when delivered in person or deposited in the United States mail, postage prepaid, addressed as follows:

IF for City of Lorain, OH:

Terri Soto, Treasurer
City of Lorain, OH
605 W 4th Street
Lorain, Ohio 44052

IF for Innovative Software:

Innovative Software Services, Inc.
Rick Carpenter, President
157 South Main Street
Eaton Rapids, Michigan 48827
USA

Such address may be changed from time to time by either party by providing written notice to the other in the manner set forth above.

CITYTAX EFILE ANNUAL MAINTENANCE AGREEMENT

11. ENTIRE AGREEMENT. This Agreement contains the entire agreement of the parties and there are no other promises or conditions in any other agreement whether oral or written. This Agreement supersedes any prior written or oral agreements between the parties.

12. AMENDMENT. This Agreement may be modified or amended if the amendment is made in writing and is signed by both parties.

13. SEVERABILITY. If any provision of this Agreement shall be held to be invalid or unenforceable for any reason, the remaining provisions shall continue to be valid and enforceable. If a court finds that any provision of this Agreement is invalid or unenforceable, but that by limiting such provision it would become valid and enforceable, then such provision shall be deemed to be written, construed, and enforced as so limited.

14. WAIVER OF CONTRACTUAL RIGHT. The failure of either party to enforce any provision of this Agreement shall not be construed as a waiver or limitation of that party's right to subsequently enforce and compel strict compliance with every provision of this Agreement.

15. APPLICABLE LAW. This Agreement shall be governed by the laws of the State of Ohio. The parties consent to the exclusive jurisdiction of the Courts of Lorain County for any claims arising out of or relating to this Agreement.

16. PUBLIC RECORDS. Notwithstanding any language contained herein, the Parties agree that the City of Lorain, OH's obligations under Ohio's public record law shall not be impeded. Further, Innovative Software shall retain records arising from or related to this Agreement for a period of six (6) years following the termination of this Agreement.

CITYTAX EFILE ANNUAL MAINTENANCE AGREEMENT

Agree To:

City of Lorain, OH
605 W 4th Street
Lorain, Ohio 44052

Approved

By: _____ Date: _____
Terri Soto, Treasurer

Approved as to Form

By: _____ Date: _____

Certification of Funds

By: _____ Date: _____

Party providing services:

Innovative Software Services Inc
157 South Main Street
Eaton Rapids, Michigan 48827

By:  Date: December 18, 2025
Rick Carpenter, President

CITYTAX EFILE ANNUAL MAINTENANCE AGREEMENT

EXHIBIT A Intellectual Property

Innovative Software Services CityTax EFile software program, applications, and systems, the City of Lorain, OH may not edit, modify or merge into other software materials, the computer software programs, applications and systems purchased from Innovative Software other than as intended. Such modifications by the City of Lorain, OH will immediately invalidate Innovative Software's obligation to support the City of Lorain, OH's affected programs, applications and systems, unless Innovative Software has been advised of the proposed modifications, in writing, prior to the modification of the system and has agreed, in writing, to support the modified programs, applications and systems.



CITY OF LORAIN

City Council Regular Meeting

7. f.

Meeting Date: 01/20/2026

Submitted by: Gwen Frey

AGENDA ITEM DESCRIPTION OR LEGISLATION TITLE:

AN ORDINANCE AUTHORIZING THE SAFETY/SERVICE DIRECTOR TO APPLY FOR GRANT FUNDING ON BEHALF OF THE CITY OF LORAIN FOR THE CONSTRUCTION OF THE 2028 SAFE ROUTES TO SCHOOL (SRTS) PROGRAM.

PURPOSE AND BACKGROUND:

In the State of Ohio, the United States Congress has set aside monies for Safe Routes to School Projects through the Ohio Department of Transportation (ODOT). ODOT has made this money available to local municipalities. The City of Lorain intends to make application to apply for these funds. The City of Lorain's 2028 Safe Routes to School Program will fund the installation of new pedestrian improvements and the repair and replacement of deficient sidewalk, curb ramps, and crosswalks near schools in Lorain. The project has an estimated cost not to exceed \$500,000.00. The 2028 Safe Routes to School Program requires no local match.

RECOMMENDATION TO COUNCIL:

Consideration and approval.

Fiscal Impact

Funds Available in Current Year Budget (Y/N): N

Estimated Total Expenditure: \$500,000

List of Funding Source and/or Account Number: ODOT

Estimate of Incoming Revenue (fees, grants, etc.): \$500,000 in grant funds

Financing Requirements (Bonds, Loans, Lease, etc.):

Attachments

Ordinance - ODOT Safe Routes to School

Form Review

<u>Inbox</u>	<u>Reviewed By</u>	<u>Date</u>
Carrion	Rey Carrion	12/10/2025 04:30 PM
Mayor Bradley	Jack Bradley	12/10/2025 08:44 PM
Harper	Michele Beko	12/11/2025 11:42 AM
G. Frey (Originator)	Gwen Frey	12/31/2025 04:26 PM
Carrion	Rey Carrion	12/31/2025 05:30 PM
G. Frey (Originator)	Gwen Frey	01/02/2026 09:41 AM

Carrion
Mayor Bradley
Harper
P. Riley
Form Started By: Gwen Frey
Final Approval Date: 01/16/2026

Rey Carrion
Jack Bradley
Anita Harper
Michele Beko

01/15/2026 05:08 PM
01/15/2026 06:06 PM
01/16/2026 09:10 AM
01/16/2026 10:44 AM
Started On: 12/10/2025 10:55 AM

VOTE ON PASSAGE					
	AYE	NAY		AYE	NAY
Springowski			Torres		
Dimacchia			Gonzalez		
Fallis			Arroyo		
Drwal			Bearer		
Kempton			Thornsberry		
Carter			Arredondo		

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING THE SAFETY/SERVICE DIRECTOR TO APPLY FOR GRANT FUNDING ON BEHALF OF THE CITY OF LORAIN FOR THE CONSTRUCTION OF THE 2028 SAFE ROUTES TO SCHOOL (SRTS) PROGRAM.

WHEREAS, in the State of Ohio, the United States Congress has set aside monies for Safe Routes to School Projects through the Ohio Department of Transportation (ODOT); and

WHEREAS, ODOT has made this money available to local municipalities; and

WHEREAS, the City of Lorain intends to make application to apply for these funds; and

WHEREAS, the City of Lorain's 2028 Safe Routes to School Program will fund the installation of new pedestrian improvements and the repair and replacement of deficient sidewalk, curb ramps, and crosswalks near schools in Lorain; and

WHEREAS, the project has an estimated cost not to exceed \$500,000.00; and

WHEREAS, the 2028 Safe Routes to School Program requires no local match.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF LORAIN, STATE OF OHIO:

SECTION I: That the Director of Public Safety/Service of the City of Lorain, State of Ohio, is hereby authorized to apply for grant funding for pedestrian improvements from the Ohio Department of Transportation, in an amount not to exceed \$500,000 for the "2028 Safe Routes to School Program".

SECTION II: The grant program requires no local match.

SECTION III: That it is found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were conducted in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in such formal action were conducted in meetings open to the public in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.



CITY OF LORAIN

City Council Regular Meeting

7. g.

Meeting Date: 01/20/2026

Submitted by: Gwen Frey

AGENDA ITEM DESCRIPTION OR LEGISLATION TITLE:

AN ORDINANCE AUTHORIZING THE SAFETY/SERVICE DIRECTOR TO ENTER INTO A CONTRACT WITH RMH CONCRETE & FOUNDATIONS, INC. FOR THE PARTIAL REMOVAL AND REPLACEMENT OF SIDEWALKS AROUND HELEN STEINER RICE AND SOUTHVIEW SCHOOLS IN THE CITY OF LORAIN.

PURPOSE AND BACKGROUND:

This Council passed and adopted Resolution No. 26-23 thereby authorizing the Lorain Safety/Service Director to apply for, accept and enter into an agreement with the Ohio Department of Transportation (ODOT) for grant funding under the Safe Routes to School (SRTS) program. The City of Lorain was granted SRTS funding for improved pedestrian accommodations around schools in South Lorain. The City of Lorain Department of Engineering has completed the necessary engineering and construction planning and specifications for the road, as set forth in Exhibit A hereto. The City of Lorain has received a low bid in the amount of \$390,366.90 from RMH Concrete & Foundations, Inc. The City of Lorain has secured Ohio Department of Transportation funding for one hundred percent (100%) of construction costs.

RECOMMENDATION TO COUNCIL:

Consideration and approval.

Fiscal Impact

Funds Available in Current Year Budget (Y/N): Y

Estimated Total Expenditure: \$429,403.59

List of Funding Source and/or Account Number: 4010.C401

Estimate of Incoming Revenue (fees, grants, etc.): \$429,403.59

Financing Requirements (Bonds, Loans, Lease, etc.):

Work performed under the Safe Routes to School program is paid directly by ODOT to the contractor and engineering firm. There is no expense to the city.

Attachments

Ordinance - SRTS 2026 Construction Agreement

Form Review

Inbox	Reviewed By	Date
Carrion	Gwen Frey	01/14/2026 03:04 PM
G. Frey (Originator)	Gwen Frey	01/14/2026 03:06 PM

Carrion
Mayor Bradley
Harper
P. Riley
Form Started By: Gwen Frey
Final Approval Date: 01/16/2026

Rey Carrion
Jack Bradley
Anita Harper
Michele Beko

01/15/2026 05:09 PM
01/15/2026 06:05 PM
01/16/2026 09:10 AM
01/16/2026 10:44 AM
Started On: 01/14/2026 10:30 AM

VOTE ON PASSAGE					
	AYE	NAY		AYE	NAY
Springowski			Torres		
Dimacchia			Gonzalez		
Fallis			Arroyo		
Drwal			Bearer		
Kempton			Thornsberry		
Carter			Arredondo		

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING THE SAFETY/SERVICE DIRECTOR TO ENTER INTO A CONTRACT WITH RMH CONCRETE & FOUNDATIONS, INC. FOR THE PARTIAL REMOVAL AND REPLACEMENT OF SIDEWALKS AROUND HELEN STEINER RICE AND SOUTHVIEW SCHOOLS IN THE CITY OF LORAIN.

WHEREAS, this Council passed and adopted Resolution No. 26-23 thereby authorizing the Lorain Safety/Service Director to apply for, accept and enter into an agreement with the Ohio Department of Transportation (ODOT) for grant funding under the Safe Routes to School (SRTS) program; and,

WHEREAS, the City of Lorain was granted SRTS funding for improved pedestrian accommodations around schools in South Lorain; and,

WHEREAS, the City of Lorain Department of Engineering has completed the necessary engineering and construction planning and specifications for the road, as set forth in Exhibit A hereto; and,

WHEREAS, the City of Lorain has received a low bid in the amount of \$390,366.90 from RMH Concrete & Foundations, Inc.; and,

WHEREAS, the City of Lorain has secured Ohio Department of Transportation funding for one hundred percent (100%) of construction costs.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF LORAIN, STATE OF OHIO:

SECTION I: That the Safety/Service Director, is hereby authorized to enter into a contract with RMH Concrete & Foundations, Inc. for the Partial Removal and Replacement of Sidewalks around Helen Steiner Rice and Southview schools in the City of Lorain for the bid amount. All work on the project shall be coordinated by the City of Lorain Department of Engineering in accordance with plans and specifications that will be on file in the office of the City of Lorain Engineer and subject to Board of Control approval, as required by law. This shall be awarded to the lowest and best bidder for the bid amount plus ten percent contingency.

