



LORAIN CITY COUNCIL

Regular Meeting Agenda

Monday, June 1, 2026 @ 6:00 p.m.

1. **OPENING OF COUNCIL:** Prayer and the Pledge of Allegiance.
2. **ROLL CALL:**
3. **INTRODUCTION OF 2026 LORAIN INTERNATIONAL PRINCESSES**
3. **DISPOSITION OF MINUTES:**
 - a. May 18, 2026, Regular Meeting Minutes
4. **CORRESPONDENCE FROM THE MAYOR:**
 - a. Mayor Bradley's correspondence to Lorain City Council regarding the kiosk area on the first floor of city hall.
5. **CORRESPONDENCE/REPORTS FROM DIRECTORS, BOARDS AND COMMISSIONS & OTHER GOVERNMENTAL AGENCIES**
 - a. Correspondence received from the Ohio Division of Liquor Control advising of a New D5 Permit Application received for Driftwood Wine Co LLC., d/b/a Driftwood Wine Co. located at 209 West 5th Street, 44052 (2nd Ward).
6. **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.*
7. **COMMITTEE REPORTS: None.**
8. **LEGISLATION - FIRST READING:**
 - a. ___ Reso. recognizing & commending the 2026 Lorain International Princesses and the Lorain International Association.
 - b. ___ Reso. celebrating the 75th Anniversary of Zelek Flower Shop.
 - c. ___ Ord. auth the Police Chief to accept the award of the 2024 Project Safe Neighborhood Grant.
 - d. ___ Ord. repealing Ord. 257-23 & Chapter 1537 of the Codified's "Rental Dwelling Housing License Code" and establishing a new Chapter 1537.
 - e. ___ Ord. auth the Treasurer to enter into an agreement with Keith D. Weiner & Associates Co., LPA for the collection of delinquent income tax balances.
 - f. ___ Ord. ratifying the acceptance of grant funding from the US Department of Housing and Urban Development for a community funding project awarded through a Congressional spending earmark.
 - g. ___ Ord. auth S/S Director to enter into a contract for the Longfellow Skatepark Project in the City of Lorain.
 - h. ___ Appropriation.
9. **LEGISLATION - SECOND READING: None.**
10. **LEGISLATION - THIRD READING: None.**

11.

COMMITTEE CALLS:

- June 8, 2026 @ 5:30pm- Building & Lands Committee, presentation regarding community rebranding.
- June 15, 2026 @ 5:30pm- Public Hearing to discuss ZCA 2-2026 & ZCA 3-2026.
- June 22, 2026 @ 5:30pm- Streets & Utilities Committee, discussion regarding several Codified Ordinance amendments.
- July 27, 2026 @ 5:30pm- Finance Committee - 2nd Quarter Budget Review.
- October 12, 2026 @ 5:30pm- Finance Committee - 3rd Quarter Budget Review.

12.

ADJOURNMENT.



Welcome Lorain International Princesses!

City Council Regular Meeting

3. a.

Meeting Date: 06/01/2026

Submitted by: Breanna Dull, Clerk of Council

PURPOSE AND BACKGROUND

May 18, 2026, Regular Meeting Minutes

Administration only

May 18, 2026, Regular Meeting Minutes

We recommend to council

Attachments

Minutes

Form Review

Form Started By: Breanna Dull
Final Approval Date: 05/27/2026

Started On: 05/27/2026 03:07 PM

Chaplain Angel Arroyo Jr. led council in the prayer and President Arredondo led the Pledge of Allegiance and then called the regular meeting to order at 6:02p.m.

ROLL CALL:

PRESENT- 9 Messrs. Springowski, Fallis, Drwal, Kempton, Torres, Gonzalez, Arroyo, Bearer, Thornsberry.

ABSENT - 2 Messrs. Dimacchia, Carter.

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

DISPOSITION OF MINUTES:

a.) May 4, 2026 Regular Meeting Minutes

Moved by Mrs. Springowski, supported by Mr. Fallis, to dispense with the reading of the minutes and accept them as written. The motion carried unanimously.

CORRESPONDENCE FROM THE MAYOR:

a.) Mayor Bradley's request for Council to approve the appointment of Kurt Hernon to the Design Review Board effective May 18, 2026, through May 17, 2028. Moved by Mrs. Springowski, supported by Ms. Kempton, to concur with the appointment.

REMARKS: COUNCILMEMBER BEARER: Believes Mr. Hernon will do a fine job, but requested that Council is provided more time to review appointments.

COUNCILMEMBER SPRINGOWSKI: Asked Mayor Bradley's Administrative Assistant for all board appointments, names and beginning and ending of terms, and has posted it on social media.

COUNCILMEMBER FALLIS: Interested in finding out when the board appointments end, and if that information can be provided.

CHIEF OF STAFF RICK SOTO: The terms are staggered, but will provide that information.

PRESIDENT ARREDONDO: Requested the information be sent to all of council.

MR. SOTO: Mrs. Springowski, did you receive that information?

COUNCILMEMBER SPRINGOWSKI: All information was forwarded. Commencement of the terms, when they end, names, all of the information is there. Motion carried unanimously.

b.) Correspondence from Mayor Bradley sharing a letter addressed to Chairman Cole, Ranking Member DeLauro, Chairman Womack, and Ranking Member Quigley urging their support of the Community Development Block Grant (CDBG) Program.

REMARKS: COUNCILMEMBER FALLIS: Feels it is good for the key politicians in the city to let the folks in Washington know what the local sentiments are regarding the funding.

COUNCILMEMBER TORRES: Inquired about a timeline when notification would be sent to city.

MR. SOTO: Will research and get that information to council.

DEPUTY SAFETY/SERVICE DIRECTOR WILLIAMS: The letter was not a request, it was an advocacy letter. CDBG is threatened with being cut from the Federal Government.

Moved by Mr. Fallis, supported by Mrs. Springowski, to receive and file. Motion carried unanimously.

CORRESPONDENCE/REPORTS FROM DIRECTORS, BOARDS AND COMMISSIONS & OTHER GOVERNMENTAL AGENCIES:

a.) Correspondence received from Donald J. Nemeth, President, NEM Recycling LLC, informing Council of their intent to submit a modified Registration to Install application to the Ohio EPA for approval to move a scrap tire recovery facility inside, located at 1817 Iowa Ave.

REMARKS: COUNCILMEMBER FALLIS: If they go to the Ohio EPA issue for to collect tires, will it meet our building code/zoning code?

EVELISSE ATKINSON, ZONING ADMINISTRATOR: The scrap tire center is a non-hazardous recycling location. They are required by the state to let us know they are applying; it is a permitted use in the industrial district. Without further comment, receive and file.

- b.) Lorain Planning Commission's recommendation for Council's approval for the Zoning Reclassification of multiple parcels that require updated classifications and corrections, City of Lorain, applicant. A Public Hearing will be held on Monday, June 15th at 5:30pm. Without comment, receive and file.
- c.) Lorain Planning Commission's recommendation for Council's approval for the Zoning Reclassification of 516 W. 15th Street, from an R-2 Transitional Residential District to a B-2 General Commercial District. 516 W 15 LLC, applicant. A Public Hearing will be held on Monday, June 15th at 5:30pm. Moved by Mr. Bearer, supported by Mr. Fallis, to receive and file. Motion carried unanimously.
- d.) Correspondence received from the Ohio Division of Liquor Control advising of a Transfer Application received from OHM SATYADEVAYA NAMAHA INC. d/b/a West Erie Food Mart, to Urmit2025, LLC d/b/a West Erie Food Mart, located at 5375 W. Erie Ave. (7th Ward). Moved by Mr. Bearer, supported by Mrs. Springowski, to authorize the Clerk to notify the Board that no complaints have been received. Motion carried unanimously.
- e.) Auditor Harper's budget update information ending April 30, 2026.

REMARKS: COUNCILMEMBER FALLIS: Inquired if the revenue is greater than budgeted through the first months, and if the expenses are greater or less than predicted. He was unable to understand.

AUDITOR HARPER: Revenue is above what was anticipated for this point in the year. Expenditures are below.

Moved by Mrs. Springowski, supported by Mr. Thornsberry, to receive and file. Motion carried unanimously.

- f.) Correspondence received from Veronica Newsome, Engineering Department, regarding their request for a branding presentation to refine the brand into something that reflects our city's identity and future vision. Moved by Mrs. Springowski, supported by Ms. Kempton, to refer the matter to committee. Motion carried unanimously.

PUBLIC COMMENTS: Clerk Dull announced that there are five members of the public signed up to speak this evening.

DYLAN JUSTICE, 1219 W. 33rd: Spoke regarding speeding, particularly in residential areas.

JEROME WHITFIELD, 1812 Randall St.: Spoke regarding dumping on the east side, particularly around Fillmore Avenue, between Colorado and Randall Street.

ARIEL SKLAREK, 1437 W. 33rd: Spoke regarding excessive noise/disruption from the house next door.

JAYNE MORALES, 1494 W. 33rd: Spoke regarding excessive noise on her street, also inquired about Tower Blvd. and the upcoming planned work.

MARC MANCA, 2715 East Erie: Spoke regarding vandalism of his vehicle at the Antler's Building and liability.

COMMITTEE REPORTS: None.

LEGISLATION – FIRST READING:

Ordinance 65-26

- a.) Introduced by Mr. Drwal, an ordinance approving the Chief of Police, through the Mayor of the City of Lorain, to accept the award of the 2026 Safety First Grant, from Norfolk Southern and declaring an emergency.

- Moved by Mr. Drwal, supported by Mrs. Springowski, to suspend the statutory three reading rule.
- AYES- 9 Messrs. Springowski, Fallis, Drwal, Kempton, Torres, Gonzalez, Arroyo, Bearer, Thornsberry.
- NAYS- 0 None. The rule was suspended.
- REMARKS: COUNCILMEMBER TORRES:
Moved by Mr. Drwal, supported by Mrs. Springowski, to pass the ordinance.
- AYES- 9 Messrs. Springowski, Fallis, Drwal, Kempton, Torres, Gonzalez, Arroyo, Bearer, Thornsberry.
- NAYS- 0 None. The ordinance passed unanimously.
- Ordinance 66-26 b.) Introduced by Mrs. Springowski, an ordinance authorizing the Safety/Service Director of the City of Lorain to grant an easement to Columbia Gas of Ohio, Inc. over, under, and across two parcels of real property identified as Permanent Parcel Nos.; 02-02-021-115-007 and 02-02-021-115-008 and declaring an emergency.
Moved by Mrs. Springowski, supported by Mr. Arroyo, to suspend the statutory three reading rule.
- AYES- 9 Messrs. Springowski, Fallis, Drwal, Kempton, Torres, Gonzalez, Arroyo, Bearer, Thornsberry.
- NAYS- 0 None. The rule was suspended.
- REMARKS: COUNCILMEMBER BEARER: What is the easement for? Is something being built, or is it being dug up for sewer lines?
CHIEF OF STAFF RICK SOTO: The area is near Sherwood Drive and Windsor Court bridge. The reason for the easement is that Columbia Gas has a leaking gas main currently associated with the bridge. They will relocate the gas main away from the bridge and install the replacement line. Repair work will occur within one month of approval. The final language preserves the city's ability to perform emergency and non-emergency bridge work, requires Columbia Gas to coordinate with the City Engineer, and establishes that utility relocation work associated with this anticipated bridge replacement project, will be Columbia Gas' responsibility.
Moved by Mrs. Springowski, supported by Mr. Arroyo, to pass the ordinance.
- AYES- 9 Messrs. Springowski, Fallis, Drwal, Kempton, Torres, Gonzalez, Arroyo, Bearer, Thornsberry.
- NAYS- 0 None. The ordinance passed unanimously.
- Ordinance 67-26 c.) Introduced by Mrs. Springowski, an ordinance assessing the cost of abating nuisance by removing litter and deposit of garbage, rubbish, junk, etc., during the current calendar year and declaring an emergency.
Moved by Mrs. Springowski, supported by Mr. Fallis, to suspend the statutory three reading rule.
- AYES- 9 Messrs. Springowski, Fallis, Drwal, Kempton, Torres, Gonzalez, Arroyo, Bearer, Thornsberry.
- NAYS- 0 None. The rule was suspended.
- Moved by Mrs. Springowski, supported by Mr. Fallis, to pass the ordinance.
- AYES- 9 Messrs. Springowski, Fallis, Drwal, Kempton, Torres, Gonzalez, Arroyo, Bearer, Thornsberry.
- NAYS- 0 None. The ordinance passed unanimously.
- Ordinance 68-26 d.) Introduced by Mr. Fallis, an ordinance approving the City of Lorain's Program Year 2026 CDBG and HOME One-Year Action Plan and authorizing the Mayor to submit for financial assistance under the Housing and Community Development Act of 1974, as amended, and the Cranston Gonzalez National Affordable Housing Act of 1990, as amended, authorizing the Safety/Service Director to enter into all contracts and agreements to accept financial assistance, appropriating the funds, and establishing the individual accounts consistent with all attached budgets; and declaring an emergency.

- Moved by Mr. Fallis, supported by Ms. Kempton, to suspend the statutory three reading rule.
- AYES- 9 Messrs. Springowski, Fallis, Drwal, Kempton, Torres, Gonzalez, Arroyo, Bearer, Thornsberry.
- NAYS- 0 None. The rule was suspended.
- Moved by Mr. Fallis, supported by Ms. Kempton, to pass the ordinance.
- AYES- 9 Messrs. Springowski, Fallis, Drwal, Kempton, Torres, Gonzalez, Arroyo, Bearer, Thornsberry.
- NAYS- 0 None. The ordinance passed unanimously.
- Proposed Ordinance e.) Introduced by Mr. Drwal, an ordinance adopting cyber security incident response plan as mandated by Ohio Revised Code 9.64 and declaring an emergency. Moved by Mr. Drwal, supported by Mr. Thornsberry, to consider the item after the executive session.
- AYES- 9 Messrs. Springowski, Fallis, Drwal, Kempton, Torres, Gonzalez, Arroyo, Bearer, Thornsberry.
- NAYS- 0 None. The motion carried unanimously.
- Moved by Mr. Thornsberry, supported by Mrs. Springowski, to refer items F, G, H, I, J, K and L to the Streets and Utilities Committee.
- AYES- 9 Messrs. Springowski, Fallis, Drwal, Kempton, Torres, Gonzalez, Arroyo, Bearer, Thornsberry.
- NAYS- 0 None. The items are referred to committee.
- Proposed Ordinance f.) An ordinance amending Section 911.207 – Time Limit on Payments. This item was referred to committee.
- Proposed Ordinance g.) An ordinance amending Section 911.212 – Service Charge for Bad Checks. This item was referred to committee.
- Proposed Ordinance h.) An ordinance amending Section 911.214 – Final Bills. This item was referred to committee.
- Proposed Ordinance i.) An ordinance amending Section 911.222 – Water/Sewer May Be Refused Delinquent Persons. This item was referred to committee.
- Proposed Ordinance j.) An ordinance amending Section 911.290 – Addendum: Listing of Charges. This item was referred to committee.
- Proposed Ordinance k.) An ordinance amending Section 911.700 – Application for Fire Protection System Service, Section 911.701 – Changes in Fire Protection Service, Section 911.722 – Fire Line Service, Section 911.726 – Detector Meter, Section 911.727 – Detector Meterflow. This item was referred to committee.
- Proposed Ordinance l.) An ordinance amending Section 911.670 – Disconnecting Services and Repairing Breaks, Section 911.671 – Procedure for Disconnecting Services and Repairing Breaks, Section 911.672 – Discontinuance of Service. This item was referred to committee.
- Ordinance 69-26 m.) Introduced by Mrs. Springowski, an ordinance appropriating funds for current expenses and other expenditures of the City of Lorain, State of Ohio as passed by permanent budget ordinance #43-26 beginning January 1, 2026 and ending December 31, 2026, and declaring an emergency.

- Moved by Mrs. Springowski, supported by Mr. Drwal, to suspend the statutory three reading rule.
- AYES- 9 Messrs. Springowski, Fallis, Drwal, Kempton, Torres, Gonzalez, Arroyo, Bearer, Thornsberry.
- NAYS- 0 None. The rule was suspended.
- Moved by Mrs. Springowski, supported by Mr. Drwal, to pass the ordinance.
- AYES- 9 Messrs. Springowski, Fallis, Drwal, Kempton, Torres, Gonzalez, Arroyo, Bearer, Thornsberry.
- NAYS- 0 None. The ordinance passed unanimously.

LEGISLATION – SECOND READING: None.

LEGISLATION – THIRD READING: None.

COMMITTEE CALLS:

- June 15, 2026 @ 5:30pm- Public Hearing to discuss ZCA 2-2026 & ZCA 3-2026.
- June 22, 2026 @ 5:30pm- Streets & Utilities Committee, discussion regarding several Codified Ordinance amendments.
- July 27, 2026 @ 5:30pm- Finance Committee - 2nd Quarter Budget Review.
- October 12, 2026 @ 5:30pm- Finance Committee - 3rd Quarter Budget Review.

COUNCILMEMBER SPRINGOWSKI: Called a Building and Lands Committee meeting for June 8th for the rebranding presentation and would like to receive the presentation ahead of time to look it over.

EXECUTIVE SESSION:

- Moved by Mr. Thornsberry, supported by Mr. Fallis, in accordance with ORC Section 121.22: G (5) to discuss matters that Federal Law or Regulations or State Statutes Require the Public Body to keep confidential.
- AYES- 9 Messrs. Springowski, Fallis, Drwal, Kempton, Torres, Gonzalez, Arroyo, Bearer, Thornsberry.
- NAYS- 0 None. The motion carried unanimously and the body recessed into Executive Session at 6:38pm.

President Arredondo reconvened the regular meeting at 6:55pm, all nine members are present.

LEGISLATION – FIRST READING:

- Ordinance 70-26 e.) Introduced by Mr. Drwal, an ordinance adopting cyber security incident response plan as mandated by Ohio Revised Code 9.64 and declaring an emergency. Moved by Mr. Drwal, supported by Mr. Fallis, to suspend the statutory three reading rule.
- AYES- 9 Messrs. Springowski, Fallis, Drwal, Kempton, Torres, Gonzalez, Arroyo, Bearer, Thornsberry.
- NAYS- 0 None. The rule was suspended.
- Moved by Mr. Drwal, supported by Mr. Fallis, to pass the ordinance.
- AYES- 9 Messrs. Springowski, Fallis, Drwal, Kempton, Torres, Gonzalez, Arroyo, Bearer, Thornsberry.
- NAYS- 0 None. The ordinance passed unanimously.

ADJOURNMENT

Moved by Mr. Thornsberry, supported by Mr. Drwal, to adjourn the meeting. The motion carried unanimously, the meeting adjourned at 6:57pm.

Breanna Dull

Clerk of Council

Accepted:

DRAFT



CITY OF LORAIN

City Council Regular Meeting

4. a.

Meeting Date: 06/01/2026

Submitted by: Alonna Lopez, Executive Assistant

PURPOSE AND BACKGROUND

Mayor Bradley's correspondence to Lorain City Council regarding the kiosk area on the first floor of city hall.

RECOMMENDATION TO COUNCIL:

Receive and file.

We recommend to council

Attachments

Letter to Council

Form Review

Inbox

Mayor Bradley

Breanna Dull

Form Started By: Alonna Lopez

Final Approval Date: 05/28/2026

Reviewed By

Jack Bradley

Breanna Dull

Date

05/28/2026 11:40 AM

05/28/2026 03:37 PM

Started On: 05/28/2026 11:23 AM



The City of Lorain, Ohio

Jack W. Bradley

Mayor

May 28, 2026

Honorable City Council Members,

I'm writing to you regarding the kiosk area on the first floor of city hall. Progressive Insurance has approached us regarding the use of the first-floor kiosk area so that they can provide insurance services to the public and those coming from the courts.

In research and meetings with the Law Department, it was found that several steps will have to take place prior to any for-profit company occupying space with city hall.

Some of these items are listed below:

1. Approval from city council to declare any space in city hall as non-useable space.
2. Applying for non-exempt status from the Treasurer of the State of Ohio.
3. A survey of the property to include the space in square feet to be occupied by the private for-profit business, and complete square footage of city hall.

Part of the research led us to the Lorain County Auditor's office regarding property tax and the City of Lorain's tax-exempt status for the building.

One of the questions for the County Auditor was about our tax-exempt status and would we (city) lose that status if we were to invite a for-profit business to operate inside of city hall.

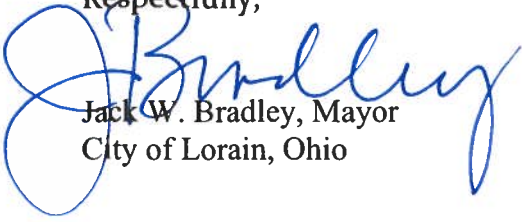
We learned that the city would lose partial exemption and will need to apply for a new exemption through the Treasurer of the State of Ohio. This would be based on the square footage of the space being considered, the number of improvements, to include any permits that would be needed for the improvements (to accommodate the new business coming in).

A lease agreement between the city and the prospective business will need to include items such as leasing fees (per square foot or total area to be leased), maintenance responsibilities, to include improvements to the area being considered for leasing, hours of operation, insurance responsibilities, employee responsibilities and protections such as workman's compensation in order to protect/indemnify the city of any loss.

One of the final questions to be answered is the question of a conflict of interest for any private business that would apply for the use of this area?

I look forward to your response on this matter.

Respectfully,

A handwritten signature in blue ink, appearing to read "Bradley". The signature is stylized with large loops and a long tail that extends downwards and to the right.

Jack W. Bradley, Mayor
City of Lorain, Ohio



CITY OF LORAIN

City Council Regular Meeting

5. a.

Meeting Date: 06/01/2026

Submitted by: Maggie Partin, Deputy Clerk

PURPOSE AND BACKGROUND

Correspondence received from the Ohio Division of Liquor Control advising of a New D5 Permit Application received for Driftwood Wine Co LLC., d/b/a Driftwood Wine Co. located at 209 West 5th Street, 44052 (2nd Ward).

***Upon request, the response date was extended to 6/15/2026**

RECOMMENDATION TO COUNCIL:

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

Attachments

Liq Control

Form Review

Form Started By: Maggie Partin
Final Approval Date: 05/27/2026

Started On: 04/28/2026 09:49 AM



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

NOTICE TO LEGISLATIVE AUTHORITY

TO

Table with permit details: 10015283-1 PERMIT NUMBER, NEW TYPE, DRIFTWOOD WINE CO LLC, 209 West 5th Street, Lorain OH 44052, FILING DATE: 4/8/2026, PERMIT CLASSES: D-5, Muni/Village/Twp: Lorain, 47088 TAX DISTRICT, OCT RECEIPT NO.

FROM 4/14/2026

Table with permit details: PERMIT NUMBER, TYPE, ISSUE DATE, FILING DATE, PERMIT CLASSES, TAX DISTRICT, RECEIPT NO.

MAILED 4/14/2026

RESPONSES MUST BE POSTMARKED NO LATER THAN 05/15/2026

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 NEW 10015283-1 (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) (Title) - [] Clerk of City Council (Date) [] Township Fiscal Officer

(Printed Name) (Email Address) (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

8. a.

Meeting Date: 06/01/2026

Submitted by: Breanna Dull, Clerk of Council

AGENDA ITEM DESCRIPTION OR LEGISLATION TITLE

A RESOLUTION RECOGNIZING AND COMMENDING THE 2026 LORAIN INTERNATIONAL PRINCESSES AND THE LORAIN INTERNATIONAL ASSOCIATION

PURPOSE AND BACKGROUND:

Lorain, Ohio is home to over 75 nationalities and is proudly known as the "International City". June 23 through June 28, 2026 will be the 58th annual Lorain International Festival at the Black River Landing Festival Site. This year the **Slovak Community** is the spotlight nationality and the **Lorain Community Music Theater** is the spotlight organization. The annual Celebration of the Heritage of Sacred Music will take place on Tuesday, June 23. The Lorain International Breakfast will be held on Wednesday, June 24, 2026, at German's Villa. The Lorain International Princess Pageant will be held on Thursday, June 26, 2026, at Lorain High School where the 2026 Lorain International Queen and Court will be crowned. The celebration winds down with the festival, which will be held at the Black River Landing from June 26th through June 28th; concluding with the historical Lorain International Parade on Sunday, June 28th. This year 29 princesses will vie for the prestigious title of "**Lorain International Queen**" whereby each princess will proudly represent her nationality in costume and be judged on poise, personality, costume authenticity and knowledge of ethnic customs during the Princess Pageant at the Lorain High School Performing Arts Center. The International Queen, First, Second and Third runners-up are awarded scholarships to assist in furthering their educational goals and will travel throughout the State of Ohio representing the International Festival and the City of Lorain, Ohio.

RECOMMENDATION TO COUNCIL:

Lorain City Council consider for passage.

Admin Only (descrip. for agenda)

____ Reso. recognizing & commending the 2026 Lorain International Princesses and the Lorain International Association.

Attachments

Reso

Form Review

Form Started By: Breanna Dull
Final Approval Date: 05/27/2026

Started On: 05/27/2026 03:45 PM

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

Resolution No. _____

**A RESOLUTION RECOGNIZING AND COMMENDING THE
2026 LORAIN INTERNATIONAL PRINCESSES
AND THE LORAIN INTERNATIONAL ASSOCIATION**

WHEREAS, Lorain, Ohio is home to over 75 nationalities and is proudly known as the “International City;” and;

WHEREAS, June 23 through June 28, 2026, will be the 58th annual Lorain International Festival at the Black River Landing Festival Site; and

WHEREAS, this year the ***Slovak Community*** is the spotlight nationality, and the ***Lorain Community Music Theater*** is the spotlight organization; and

WHEREAS, the annual Celebration of the Heritage of Sacred Music will take place on Tuesday, June 23. The Lorain International Breakfast will be held on Wednesday, June 24, 2026, at German’s Villa. The Lorain International Princess Pageant will be held on Thursday, June 25, 2026, at Lorain High School where the 2026 Lorain International Queen and Court will be crowned. The celebration winds down with the festival, which will be held at the Black River Landing from June 26th through June 28th; concluding with the historical Lorain International Parade on Sunday, June 28th; and

WHEREAS, this year 29 princesses will vie for the prestigious title of “**Lorain International Queen**” whereby each princess will proudly represent her nationality in costume and be judged on poise, personality, costume authenticity and knowledge of ethnic customs during the Princess Pageant at the Lorain High School Performing Arts Center; and

WHEREAS, the International Queen, First, Second and Third runners-up are awarded scholarships to assist in furthering their educational goals and will travel throughout the State of Ohio representing the International Festival and the City of Lorain, Ohio.

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

SECTION I. That this Council, on behalf of all the citizens of Lorain, wishes to recognize and commend the 2025 Lorain International Queen and her Court, the 2026 Lorain International Princesses, the Lorain International Association and its committee members along with all of the volunteers whose efforts are necessary to make this event a success each and every year.

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 ORC Section 121.22.

SECTION III. This Resolution shall take effect at the earliest period allowed by law.

Approved: _____, 2026 _____
President of Council

Clerk of Council

Mayor



CITY OF LORAIN

City Council Regular Meeting

8. b.

Meeting Date: 06/01/2026

Submitted by: Maggie Partin, Deputy Clerk

AGENDA ITEM DESCRIPTION OR LEGISLATION TITLE

A RESOLUTION CELEBRATING THE 75TH ANNIVERSARY OF ZELEK FLOWER SHOP IN THE CITY OF LORAIN.

PURPOSE AND BACKGROUND:

Zelek Flower Shop has proudly served the City of Lorain for 75 years, representing an extraordinary legacy of dedication, perseverance, and small-business success; and founded and sustained as a family-owned business, **Zelek Flower Shop** reflects the values of hard work, personal service, and pride in craftsmanship that have been passed down through generations within the City of Lorain; and for three-quarters of a century, **Zelek Flower Shop** has been a trusted part of daily life in the Lorain, providing floral arrangements that have helped residents celebrate joyful occasions, honor loved ones, and mark life's most meaningful moments; and the lasting success of **Zelek Flower Shop** is a testament not only to quality and professionalism, but also to the care, relationships, and personal attention shown to customers throughout the City of Lorain; and long-standing family businesses such as **Zelek Flower Shop** strengthen the economic foundation and enrich the character and identity of Lorain.

RECOMMENDATION TO COUNCIL:

Lorain City Council consider for passage.

Admin Only (descrip. for agenda)

____ Reso. celebrating the 75th Anniversary of Zelek Flower Shop.

Attachments

Resolution

Form Review

Form Started By: Maggie Partin
Final Approval Date: 05/27/2026

Started On: 05/27/2026 01:48 PM

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

Resolution No. _____

**A RESOLUTION CELEBRATING THE 75TH
ANNIVERSARY OF ZELEK FLOWER
SHOP IN THE CITY OF LORAIN.**

- WHEREAS,** **Zelek Flower Shop** has proudly served the City of Lorain for 75 years, representing an extraordinary legacy of dedication, perseverance, and small-business success; and
- WHEREAS,** founded and sustained as a family-owned business, **Zelek Flower Shop** reflects the values of hard work, personal service, and pride in craftsmanship that have been passed down through generations within the City of Lorain; and
- WHEREAS,** for three-quarters of a century, **Zelek Flower Shop** has been a trusted part of daily life in the Lorain, providing floral arrangements that have helped residents celebrate joyful occasions, honor loved ones, and mark life’s most meaningful moments; and
- WHEREAS,** the lasting success of **Zelek Flower Shop** is a testament not only to quality and professionalism, but also to the care, relationships, and personal attention shown to customers throughout the City of Lorain; and
- WHEREAS,** long-standing family businesses such as **Zelek Flower Shop** strengthen the economic foundation and enrich the character and identity of Lorain.

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

Section I. That Lorain City Council, on behalf of all residents in the City of Lorain, proudly expresses its sincere appreciation to the Zelek family, along with the employees past and present, whose dedication and commitment have allowed this business to flourish for 75 years.

Section II. Councilwoman Victoria Kempton, along with all of Lorain City Council, directs a certified copy of this Resolution be presented to **Zelek Flower Shop**, to serve as a memento of our appreciation.

Section III. 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 IV. 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 OF COUNCIL

MAYOR



CITY OF LORAIN

City Council Regular Meeting

8. c.

Meeting Date: 06/01/2026

Submitted by: Jack Fleming

AGENDA ITEM DESCRIPTION OR LEGISLATION TITLE:

Ordinance request to accept the 2024 Project Safe Neighborhood (PSN) grant.

PURPOSE AND BACKGROUND:

City of Lorain Police Department has been awarded a 2024 Project Safe Neighborhood (North) Grant, Safe Lorain Initiative, in the amount of \$20,376.99 from the Ohio Department of Public Safety, Office of Criminal Justice Services.

RECOMMENDATION TO COUNCIL:

Consider for passage.

Admin Only

___ Ord. auth the Police Chief to accept the award of the 2024 Project Safe Neighborhood Grant.

Fiscal Impact

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

Estimated Total Expenditure: 20,376.99

List of Funding Source and/or Account Number: Grant Funding

Estimate of Incoming Revenue (fees, grants, etc.): 20376.99

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

This is a reimbursement grant, funding is to support overtime Intervention-Engagement patrols, and Crime Analysis.

Attachments

Ordinance

Form Review

Inbox	Reviewed By	Date
Carrion	Rey Carrion	05/29/2026 08:42 AM
Mayor Bradley	Jack Bradley	05/29/2026 09:39 AM
Harper	Anita Harper	05/29/2026 10:28 AM
P. Riley	Michele Beko	05/29/2026 10:42 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 CHIEF OF POLICE, THROUGH THE MAYOR OF THE CITY OF LORAIN, TO ACCEPT THE AWARD OF THE 2024 PROJECT SAFE NEIGHBORHOOD (NORTH) GRANT, FROM THE OHIO DEPARTMENT OF PUBLIC SAFETY, OFFICE OF CRIMINAL JUSTICE SERVICES AND DECLARING AN EMERGENCY.

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

WHEREAS, the City of Lorain Police Department has been awarded a 2024 Project Safe Neighborhood (North) Grant in the amount of \$20,376.99 from the Ohio Department of Public Safety, Office of Criminal Justice Services; and

WHEREAS, this Grant is funded in accordance with the Federal Guidelines, Standard Federal Grant conditions and Program Directives, the Grantee hereby agrees to be bound by and adhere to all assurances, certifications, special conditions and limitations as are set forth within the Lorain 2024-PS-PSN-86662 grant.

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

SECTION I. That the Chief of Police, through the Mayor, is authorized to accept the award of, Grant Number: 2024-PS-PSN-86662, Project Title: Safe Lorain Initiative, Award Period: 01/01/2026 to 12/31/2026 in compliance with the requirements as set forth by the Office of Justice Programs Policies and Procedures.

SECTION II. That it is found and determined that all formal actions of this Council concerning and relating to the passage of this ordinance were adopted in an open meeting of the Council and that all deliberations of this Council and any of its committees that resulted in such formal action 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 ordinance is hereby declared to be an emergency, the nature of the emergency being the health, safety, and welfare of the citizens of Lorain, Ohio, as the immediate need to accept the award is due to the violence that is plaguing the City of Lorain and the required deadline for acceptance and return of award condition documents. Therefore, this ordinance shall take effect immediately upon its passage and approval by the Mayor, providing it receives 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

APPROVED: _____, 2026

MAYOR



CITY OF LORAIN

City Council Regular Meeting

8. d.

Meeting Date: 06/01/2026

Submitted by: Matt Kuszniir, Director

AGENDA ITEM DESCRIPTION OR LEGISLATION TITLE

AN ORDINANCE REPEALING ORDINANCE 257-23 AND CHAPTER 1537 OF THE CODIFIED ORDINANCES OF THE CITY OF LORAIN "RENTAL DWELLING HOUSING LICENSE CODE" AND ESTABLISHING A NEW CHAPTER 1537 OF THE CODIFIED ORDINANCES OF THE CITY OF LORAIN "RENTAL DWELLING HOUSING LICENSE CODE"

PURPOSE AND BACKGROUND

WHEREAS, the City of Lorain desires to amend the Rental Registration Code based on feedback received from Building, Housing & Planning Department staff and landlords who own rental properties within the City; and

WHEREAS, a new section has been added to provide exceptions to the Rental Dwelling Housing License Code for properties subject to a duly recorded life estate filed with the Lorain County Recorder, thereby providing flexibility for life-estate situations that may not otherwise align with standard registration requirements; and

WHEREAS, additional enforcement provisions have been added to permit the denial, suspension, or revocation of a rental license for reasons including criminal activity, excessive police or service calls, and neighborhood nuisance activity; and

WHEREAS, the amendments broaden the geographic area in which a designated local agent may reside by expanding the local agent requirement to include residents of Cuyahoga, Medina, Ashland, Huron, and Erie Counties; and

WHEREAS, the amendments will require all registrants to provide proof of property insurance; and

WHEREAS, the amendments are intended to provide additional clarity to residents and property owners, strengthen enforcement mechanisms, and introduce greater flexibility that will promote improved compliance with the City's Rental Registration Code.

RECOMMENDATION TO COUNCIL:

Consideration and passage.

Admin Only

___ Ord. repealing Ord. 257-23 & Chapter 1537 of the Codified's "Rental Dwelling Housing License Code" and establishing a new Chapter 1537.

Attachments

Ordinance
Exhibit A
Exhibit B
Track Changes

Form Review

Inbox

Carrion
Mayor Bradley
P. Riley
Form Started By: Matt Kuszniir
Final Approval Date: 05/29/2026

Reviewed By

Rey Carrion
Jack Bradley
Michele Beko

Date

05/29/2026 08:42 AM
05/29/2026 09:38 AM
05/29/2026 10:42 AM
Started On: 05/27/2026 01:10 PM

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

ORDINANCE NO. _____

AN ORDINANCE REPEALING ORDINANCE 257-23 AND CHAPTER 1537 OF THE CODIFIED ORDINANCES OF THE CITY OF LORAIN "RENTAL DWELLING HOUSING LICENSE CODE" AND ESTABLISHING A NEW CHAPTER 1537 OF THE CODIFIED ORDINANCES OF THE CITY OF LORAIN "RENTAL DWELLING HOUSING LICENSE CODE"

WHEREAS, the City of Lorain desires to amend the Rental Registration Code based on feedback received from Building, Housing & Planning Department staff and landlords who own rental properties within the City; and

WHEREAS, a new section has been added to provide exceptions to the Rental Dwelling Housing License Code for properties subject to a duly recorded life estate filed with the Lorain County Recorder, thereby providing flexibility for life-estate situations that may not otherwise align with standard registration requirements; and

WHEREAS, additional enforcement provisions have been added to permit the denial, suspension, or revocation of a rental license for reasons including criminal activity, excessive police or service calls, and neighborhood nuisance activity; and

WHEREAS, the amendments broaden the geographic area in which a designated local agent may reside by expanding the local agent requirement to include residents of Cuyahoga, Medina, Ashland, Huron, and Erie Counties; and

WHEREAS, the amendments will require all registrants to provide proof of property insurance; and

WHEREAS, the amendments are intended to provide additional clarity to residents and property owners, strengthen enforcement mechanisms, and introduce greater flexibility that will promote improved compliance with the City's Rental Registration Code.

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

SECTION I: That Ordinance 257-23, and Chapter 1537 of the Codified Ordinances of the City of Lorain, "Rental Dwelling Housing License Code," a copy of which is attached hereto and incorporated herein by reference as Exhibit A, are hereby repealed.

SECTION II: That there is hereby established a new Chapter 1537 of the Codified Ordinances of the City of Lorain, "Rental Dwelling Housing License Code," a copy of which is attached hereto and incorporated herein by reference as Exhibit B.

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 adopted in an open meeting of this Council, and that all deliberations of this Council and any of its committees that results in such formal actions

were conducted in meeting open to the public in compliance with all legal requirements, including Section 121.22 of Ohio Revised Code.

PASSED: _____, 2026 _____
PRESIDENT OF COUNCIL

ATTEST: _____, CLERK

APPROVED: _____, 2026 _____
MAYOR

ORDINANCE NO. 257.23

AN ORDINANCE REPEALING ORDINANCES 92-21 AND 208-21 AND CHAPTER 1537 OF THE CODIFIED ORDINANCES OF THE CITY OF LORAIN "RENTAL DWELLING HOUSING LICENSE CODE" AND ESTABLISHING A NEW CHAPTER 1537 OF THE CODIFIED ORDINANCES OF THE CITY OF LORAIN "RENTAL DWELLING HOUSING LICENSE CODE"

WHEREAS, due to the increased use of Short-Term Rentals in the City of Lorain, the City of Lorain desires to establish rules and regulations governing the operation of Short-Term Rental properties; and

WHEREAS, the City of Lorain wishes to regulate the use of Short Term-Rentals to protect the health, safety, and welfare of the citizens of the City of Lorain in a manner that protects the quality of life and character of the community; and

WHEREAS, to establish minimum standards governing Short-Term Rentals that are equitable to current prevailing standards of neighboring cities and townships; and

WHEREAS, to establish minimum standards governing Short-Term Rentals, changes are needed to tax code, rental registration code, and zoning code; and

WHEREAS, the City of Lorain has determined that expanding the Rental Dwelling Housing License Code, to include all Short-Term Rental dwellings, promotes the health, safety and welfare of the Citizens of the City of Lorain.

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

SECTION I: That Ordinances 92-21, 208-21, and Chapter 1537 of the Codified Ordinances of the City of Lorain, "Rental Dwelling Housing License Code," a copy of which is attached hereto and incorporated herein by reference as Exhibit A, are hereby repealed.

SECTION II: That there is hereby established a new Chapter 1537 of the Codified Ordinances of the City of Lorain, "Rental Dwelling Housing License Code," a copy of which is attached hereto and incorporated herein by reference as Exhibit B.

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 adopted in an open meeting of this Council, and that all deliberations of this Council and any of its committees that results in such formal actions were conducted in meeting open to the public in compliance with all legal requirements, including Section 121.22 of Ohio Revised Code.

PASSED: December 18, 2023



PRESIDENT OF COUNCIL

ATTEST: Breanna Dull, CLERK

APPROVED: December 26, 2023



MAYOR

Rental Dwelling Housing License Code

- 1537.01** Title.
- 1537.02** Purpose.
- 1537.03** Rental dwelling unit standards.
- 1537.04** Application.
- 1537.05** Definitions.
- 1537.06** Registration of rental dwelling unit.
- 1537.07** Housing license fee.
- 1537.08** Housing license issuance procedure.
- 1537.09** Housing license non-resident applicant.
- 1537.10** License expiration.
- 1537.11** Severability.
- 1537.12** Conflict with other ordinances.
- 1537.13** Revocation/suspension.
- 1537.99** Penalty.

1537.01 TITLE.

The provisions of this Chapter hereinafter referred to as "Code" shall be known as "The Lorain Rental Dwelling Unit Code". The word "City" in this chapter shall mean the City of Lorain, Ohio. (Ord. 92-21. Passed 6-7-21.)

1537.02 PURPOSE.

The purpose of this Code is to establish a process for the inspection and licensure of rental dwelling units that exist in the City of Lorain. All rental dwelling units shall be sanitary, free from fire and health hazards and fit for human habitation and beneficial to the public welfare; that a blighting or deteriorating influence on the neighborhood and the community shall be minimized; that property values and the character and appearance of neighborhoods and the community are protected and it is further the purpose of this Code that by the processes of inspection and licensure, the City of Lorain can provide the public with the assurance that by placing responsibilities upon owners and occupants with respect to sanitation, repair, maintenance and licensure the health, safety and welfare of the Citizens of the City of Lorain will be protected. (Ord. 92-21. Passed 6-7-21.)

1537.03 RENTAL DWELLING UNIT STANDARDS.

All rental dwelling units shall be in compliance with the City of Lorain Property Maintenance Code as set forth in Chapter 1509 of the City of Lorain Codified Ordinances upon issuance of license as provided herein. (Ord. 92-21. Passed 6-7-21.)

1537.04 APPLICATION.

- (a) This Code shall apply to all rental dwelling units.
- (b) Rental Dwelling Units which are occupied as of the date of the adoption of this Code may continue to be occupied as rental dwelling units if:
 - (1) The rental dwelling unit complies with the provisions of the Codified Ordinances of the City except as to any variance heretofore granted by the Board of Zoning Appeals, and
 - (2) The use and occupancy of the rental dwelling unit is not in violation of any provision of City Ordinances and/or applicable statutes of the State of Ohio, including any rules or regulations adopted pursuant to such ordinance or statutes.
- (c) The Chief Building Official or his/he designee is designated to enforce this Code. (Ord. 92-21. Passed 6-7-21.)

1537.05 DEFINITIONS.

For the purposes of this Code, the following words and phrases shall have the meaning set forth as follows:

- (a) **DESIGNATED AGENT:** An individual person who shall be authorized by the owner of a Rental Dwelling Unit to accept service of process and notices issued pursuant to this Code on behalf of the Owner.
- (b) **DWELLING:** Any building or portion thereof designed for or used for residential purposes, but not including hotels/motels, recreational vehicles, tents or portable buildings.
- (c) **DWELLING, MULTI-FAMILY:** A building, or portion thereof, designed, constructed, altered or used for occupancy by three (3) or more families, living independently of each other and each doing their own cooking within their dwelling unit; with the number of families in residence not exceeding the number of dwelling units provided.
- (d) **DWELLING, SINGLE-FAMILY DETACHED:** A detached building designed for the complete living accommodations of one (1) family and containing only one (1) dwelling unit.
- (e) **DWELLING, SINGLE-FAMILY ATTACHED:** A dwelling designed for occupancy by one (1) family in a row of at least three (3) dwelling units in which each unit has its own front and rear access to the outside, no unit is located over another and each unit is separated from any other unit by one (1) or more vertical common fire-resistant walls.
- (f) **DWELLING, TWO-FAMILY:** A detached building designed for and occupied exclusively by two (2) families living independently of one another, also referred to as a duplex.
- (g) **DWELLING UNIT:** A permanent building, or any part of a permanent building, having cooking and sanitary facilities, designed or used exclusively for residential occupancy by one (1) family as a single housekeeping unit.
- (h) **FAMILY:** One (1) or more persons occupying a dwelling unit, living as a single, nonprofit housekeeping unit; provided, a group of four (4) or more persons who are not within the second degree of kinship shall not constitute a family.
- (i) **HOUSING LICENSE:** Permission grant by the City for the right to occupy a Rental Dwelling Unit
- (j) **NON -RESIDENT OWNER:** The owner of a rental dwelling unit, who at the time of application for a housing license does not reside within the City or relocates outside the City of Lorain after they have been issued a housing license for a rental dwelling unit.
- (k) **RENTAL DWELLING UNIT:** A dwelling occupied by a family where the right to occupy is granted in consideration of the payment of money or other valuable consideration.
- (l) **OCCUPANT:** A family or family member living in a rental dwelling unit.
- (m) **HOUSING LICENSE APPLICATION:** A form provided by the Building Department that is completed by the owner of a Rental

this Code, an owner shall include the following persons: (1) President, Secretary and treasurer of a corporation; (2) Partner of a general partnership; (3) Managing partner of a limited partnership (4) Managing member of a limited liability company; (5) Statutory Agent pursuant to ORC ___ of a business organization. An officer of a corporation and/or company can and shall be the owner of record. The person, corporation and/or the deed holder of homes rented as a rent-to-own agreement shall remain as owner of record until such time that the transfer of title is filed with the Lorain County Auditor. The owner or owners of the premises, including the holder of title thereto subject to contract of purchase, a vendee in possession, a mortgagee or receiver in possession, a lessee or joint lessees of the whole thereof or an agent or any other person, firm or corporation directly in control of the premises.

- (o) LANDLORD: The "term" Landlord shall have the same meaning as set forth in Ohio R.C. 5321.01(B). (Ord. 92-21. Passed 6-7-21.)

1537.06 REGISTRATION OF RENTAL DWELLING UNIT.

(a) No person shall use or cause a rental dwelling unit to be occupied without obtaining a license pursuant to the provisions of this Code. A license issued pursuant to this Code shall be obtained through the following process

- (1) A Housing License application shall be filed with the Building Housing and Planning Department and accompanied by an application fee listed below. Each Housing License application shall be signed by the owner of the property being registered or said owner's authorized agent, and shall include the following information:

A. Name, address and contact information of owner;

B. Legal address of the property;

C. Brief description of type and number of rental unit(s); and,

D. Name, address and contact information of a designated agent who shall be an individual person, residing in the County of Lorain, who in addition to the owner may accept service of process and official notices issued by the City to the owner. An official notice or service of process issued to a designated agent shall be deemed as served or delivered upon the owner of record.

(b) Upon transfer of ownership of a Rental Dwelling Unit, the new owner shall notify the City of the transfer within thirty (30) days of the completed transfer and the identity of the designated agent.

(c) Notification of the owner or his designated agent at the address shown on the application form shall constitute notice pursuant to any provision of this Code.

(d) Registration completed pursuant to the provisions of this Code shall be for a period of one year and shall expire upon the first annual anniversary date after issuance of the Housing License. (Ord. 208-21. Passed 12-6-21.)

1537.07 HOUSING LICENSE FEE.

(a) A nonrefundable non-prorated Housing License fee shall be paid to the City of Lorain in the amount of one hundred dollars (\$100.00) with the Housing License applicant and twenty five dollars (\$25.00) for each rental dwelling unit which is the subject of the Housing License applicant. The fee shall be due in full at the time of application for the housing license.

(b) An owner shall be entitled to a fee reduction of ten percent (10%) for each Housing License if during the immediately preceding Housing License period the subject residential dwelling unit(s) was not found in violation of the City of Lorain Property Maintenance Code or The City of Lorain Fair Housing Code.

(c) Housing License is non-transferable.

(Ord. 92-21. Passed 6-7-21.)

1537.08 HOUSING LICENSE ISSUANCE PROCEDURE.

(a) The Chief Building Official (CBO) shall issue a Housing License upon his/her determination that the Housing License application is complete, the requisite application fee has been paid and conditions of the Rental Dwelling Unit(s) complies with this Code and all other ordinances of the City of Lorain. A copy of the Housing License shall be provided to tenants of a rental dwelling unit.

(b) The CBO may request inspection of the Rental Dwelling Unit(s) prior to issuance of a Housing License. An inspection shall be conducted upon the consent of the owner or his/her designated agent.

(c) When an inspection of a Rental Dwelling Unit(s) is requested and the owner or his/her designated agent does not consent to an inspection of the rental dwelling unit(s) which is the subject of the Housing License application, the CBO may seek the issuance of a search warrant in order to inspect the residential dwelling unit when the CBO has reasonable cause to believe that the condition of the rental dwelling unit does not comply with applicable, building, sanitation, health and property maintenance laws of the City of Lorain.

(d) Refusal of an owner or his/her designated agent to permit an inspection of the rental dwelling unit(s) which is the subject of a Housing License application shall not be cause for the CBO to deny issuance of a Housing License.

(e) When the CBO determines that the condition of a rental dwelling unit(s) which is the subject of a Housing License application is in violation of the applicable City property maintenance code provisions, the CBO shall issue written notice of the property maintenance code violation(s) to the owner. If the owner corrects the violations so determined, within thirty (30) days of the issuance of notice of the violations by the City to the owner, the CBO shall issue the Housing License to the owner.

(Ord. 92-21. Passed 6-7-21.)

1537.09 HOUSING LICENSE NON-RESIDENT APPLICANT.

The owner of a rental dwelling unit who does not reside in the City of Lorain shall designate an agent who in addition to the owner shall be responsible for operation of the Rental Dwelling Unit and who may accept service of process and official notices issued by the City of Lorain on behalf of the owner. An official notice or service of process issued to a designated agent shall be deemed as served or delivered upon the owner of record of the rental dwelling unit. Failure to maintain a rental dwelling unit or to maintain any requirements regarding licensure shall be grounds for revocation of an existing Housing License or denial of issuance of a Housing License. A designated agent shall be an individual person who resides in the City of Lorain, shall provide a valid address within the City and promptly notify the Chief Building Official of any change in address or other change in status.

(Ord. 92-21. Passed 6-7-21.)

1537.10 LICENSE EXPIRATION.

(a) Every Housing License shall expire upon the occurrence of:

(1) The anniversary date one year after issuance, or

(2) Whenever the ownership of a rental dwelling unit changes. Housing Licenses are not transferable. The new owner shall, within fifteen (15) days of title transfer, secure a housing license as required by this Code.

(b) For purposes of this Section 1537.10, a transfer of ownership of a rental dwelling unit shall include but not be limited to any transaction when legal or beneficial ownership is transferred. (Ord. 92-21. Passed 6-7-21.)

1537.11 SEVERABILITY.

Sections and subsections of this Code and provisions thereof are hereby declared to be independent sections, subsections and provisions, and the holding of any such section, subsection and provision thereof to be unconstitutional, void or ineffective for any cause

1537.12 CONFLICT WITH OTHER ORDINANCES.

In the event of conflict between any provisions of this Code, including any rules and regulations adopted pursuant to this Code and any provisions of the Codified Ordinances of the City of Lorain, that provision or ordinance which establishes the higher standard for the promotion or protection of the health or safety of the occupants shall govern.
(Ord. 92-21. Passed 6-7-21.)

1537.13 REVOCATION/ SUSPENSION.

The Chief Building Official shall revoke or suspend a Housing License pursuant to this Code if:

- (a) The building for which the Housing License was issued or the use to which it is put are in violation of this Code, and/or any other applicable laws or ordinances of the City of Lorain.
- (b) A false statement or representation was made by the owner in connection with the application and issuance of the Housing License.
- (c) The building for which the Housing License was issued has additional rental dwelling unit that were not stated on the application and identified on the Housing License.
- (d) The owner of a rental dwelling unit fails to notify the Building Department if a change in ownership or contact information of the owner, or designated agent or other responsible party as required in Section 1537.11.

(Ord. 92-21. Passed 6-7-21.)

1537.99 PENALTY.

Whoever fails to comply with any of the provisions of this Code, shall be guilty of a misdemeanor in the first degree and upon conviction thereof shall be fined not more than one thousand dollars (\$1,000.00) or imprisonment for a term not more than six (6) months for a first offense; and any subsequent offense. Each day on which a violation of the provisions of this Code has occurred shall constitute a separate offense.

(Ord. 92-21. Passed 6-7-21.)

Rental Dwelling Housing License Code

1537.01 TITLE.

The provisions of this Chapter hereinafter referred to as "Code" shall be known as "The Lorain Rental Dwelling Unit Code". The word "City" in this chapter shall mean the City of Lorain, Ohio.

1537.02 PURPOSE.

The purpose of this Code is to establish a process for the inspection and licensure of rental dwelling units that exist in the City of Lorain. All rental dwelling units shall be sanitary, free from fire and health hazards and fit for human habitation and beneficial to the public welfare; that a blighting or deteriorating influence on the neighborhood and the community shall be minimized; that property values and the character and appearance of neighborhoods and the community are protected and it is further the purpose of this Code that by the processes of inspection and licensure, the City of Lorain can provide the public with the assurance that by placing responsibilities upon owners and occupants with respect to sanitation, repair, maintenance and licensure the health, safety and welfare of the Citizens of the City of Lorain will be protected.

1537.03 RENTAL DWELLING UNIT STANDARDS.

All rental dwelling units shall be in compliance with the City of Lorain Property Maintenance Code as set forth in Chapter 1509 of the City of Lorain Codified Ordinances upon issuance of license as provided herein.

1537.04 APPLICATION.

- (a) This Code shall apply to all rental dwelling units, including but not limited to, short-term rental(s), commonly referred to as, "transient rental(s)".
- (b) Rental Dwelling Units which are occupied as of the date of the adoption of this Code may continue to be occupied as rental dwelling units if:
 - (1) The rental dwelling unit complies with the provisions of the Codified Ordinances of the City except as to any variance heretofore granted by the Board of Zoning Appeals, and
 - (2) The use and occupancy of the rental dwelling unit is not in violation of any provision of City Ordinances and/or applicable statutes of the State of Ohio, including any rules or regulations adopted pursuant to such ordinance or statutes.
- (c) The Chief Building Official or his/he designee is designated to enforce this Code.

1537.05 DEFINITIONS.

For the purposes of this Code, the following words and phrases shall have the meaning set forth as follows:

- (a) DESIGNATED AGENT: An individual person who shall be authorized by the owner of a Rental Dwelling Unit to accept service of process and notices issued pursuant to this Code on behalf of the Owner.
- (b) DWELLING: Any building or portion thereof designed for or used for residential purposes, but not including hotels/motels, recreational vehicles, tents or portable buildings.
- (c) DWELLING, MULTI-FAMILY: A building, or portion thereof, designed, constructed, altered or used for occupancy by three (3) or more families, living independently of each other and each doing their own cooking within their dwelling unit; with the number of families in residence not exceeding the number of dwelling units provided.
- (d) DWELLING, SINGLE-FAMILY DETACHED: A detached building designed for the complete living accommodations of one (1) family and containing only one (1) dwelling unit.
- (e) DWELLING, SINGLE-FAMILY ATTACHED: A dwelling designed for occupancy by one (1) family in a row of at least three (3) dwelling units in which each unit has its own front and rear access to the outside, no unit is located over another and each unit is separated from any other unit by one (1) or more vertical common fire-resistant walls.
- (f) DWELLING, TWO-FAMILY: A detached building designed for and occupied exclusively by two (2) families living independently of one another, also referred to as a duplex.
- (g) DWELLING UNIT: A permanent building, or any part of a permanent building, having cooking and sanitary facilities, designed or used exclusively for residential occupancy by one (1) family as a single housekeeping unit.
- (h) FAMILY: One (1) or more persons occupying a dwelling unit, living as a single, nonprofit housekeeping unit; provided, a group of four (4) or more persons who are not within the second degree of kinship shall not constitute a family.
- (i) HOUSING LICENSE: Permission grant by the City for the right to occupy a Rental Dwelling Unit
- (j) NON -RESIDENT OWNER: The owner of a rental dwelling unit, who at the time of application for a housing license does not reside within the City or relocates outside the City of Lorain after they have been issued a housing license for a rental dwelling unit.
- (k) RENTAL DWELLING UNIT: A dwelling occupied by a family where the right to occupy is granted in consideration of the payment of money or other valuable consideration.
- (l) OCCUPANT: A family or family member living in a rental dwelling unit.
- (m) HOUSING LICENSE APPLICATION: A form provided by the Building Department that is completed by the owner of a Rental Dwelling Unit.
- (n) OWNER: A legal person including but not limited to an individual, a partnership, a limited liability company and a corporation who or which has legal title or a beneficial ownership interest, solely or jointly, to a rental dwelling unit. For purposes of this Code, an owner shall include the following persons: (1) President, Secretary and treasurer of a corporation; (2) Partner of a general partnership; (3) Managing partner of a limited partnership (4) Managing member of a limited liability company; (5) Statutory Agent of a business organization. An officer of a corporation and/or company can and shall be the owner of record. The person, corporation and/or the deed holder of homes rented as a rent-to-own agreement shall remain as owner of record until such time that the transfer of title is filed with the Lorain County Auditor. The owner or owners of the premises, including the holder of title thereto subject to contract of purchase, a vendee in possession, a mortgagee or receiver in possession, a lessee or joint lessees of the whole thereof or an agent or any other person, firm or corporation directly in control of the premises.
- (o) LANDLORD: The "term" Landlord shall have the same meaning as set forth in Ohio R.C. 5321.01(B).
- (p) SHORT-TERM RENTAL, commonly referred to as "transient rental and/or lodging" is defined as; a business engaged in the rental of an entire dwelling unit or a portion of a dwelling unit to provide guest lodging for pay for periods not-to-exceed 29 days and which does not include serving food. Short-term rentals include, by way of example, Airbnb and Vacation Rentals By Owner (VRBO).
- (q) TRANSIENT GUEST: means person(s) occupying a rental dwelling for no more than twenty-nine (29) days.

1537.06 REGISTRATION OF RENTAL DWELLING UNIT.

(a) No person shall use or cause a rental dwelling unit to be occupied without obtaining a license pursuant to the provisions of this Code. A license issued pursuant to this Code shall be obtained through the following process:

(1) A Housing License application shall be filed with the Building Housing and Planning Department and accompanied by an application fee listed below. Each Housing License application shall be signed by the owner of the property being registered or said owner's authorized agent, and shall include the following information:

A. Name, address and contact information of owner;

B. Legal address of the property;

C. Brief description of type and number of rental unit(s); and,

D. Name, address and contact information of a designated agent who shall be an individual person, residing in the County of Lorain, who in addition to the owner may accept service of process and official notices issued by the City to the owner. An official notice or service of process issued to a designated agent shall be deemed as served or delivered upon the owner of record.

E. In addition to the aforementioned requirements, applicants obtaining a license for a short-term rental must also provide the following:

1. Proof of property insurance

(b) Upon transfer of ownership of a Rental Dwelling Unit, the new owner shall notify the City of the transfer within thirty (30) days of the completed transfer and the identity of the designated agent.

(c) Notification of the owner or his designated agent at the address shown on the application form shall constitute notice pursuant to any provision of this Code.

(d) Registration completed pursuant to the provisions of this Code shall be for a period of one year and shall expire upon the first annual anniversary date after issuance of the Housing License.

(e) Applicants obtaining a license for a short-term rental shall obtain a Conditional Use Permit as set forth in Part Eleven of the City of Lorain Codified Ordinances.

1537.07 HOUSING LICENSE FEE.

(a) A nonrefundable non-prorated fee shall be paid to the City of Lorain in the amount of one hundred dollars (\$100.00), and twenty five dollars (\$25.00) for each additional rental dwelling unit. The fee shall be due in full at the time of application for the housing license. By way of example: one hundred dollars (\$100.00) for single family rental dwellings, one hundred twenty-five dollars (\$125.00) for two-family rental dwellings, one hundred fifty dollars (\$150.00) for three-family rental dwellings, etc.

(b) Short-Term Rentals will be subject to a transient guest tax as set forth in Chapter 195, Transient Lodging Tax, of the City of Lorain Codified Ordinances.

(c) Housing License is non-transferable.

1537.08 HOUSING LICENSE ISSUANCE PROCEDURE.

(a) The Chief Building Official (CBO) shall issue a Housing License upon his/her determination that the Housing License application is complete, the requisite application fee has been paid and conditions of the Rental Dwelling Unit(s) complies with this Code and all other ordinances of the City of Lorain. A copy of the Housing License shall be provided to tenants of a rental dwelling unit.

(b) The CBO may request inspection of the Rental Dwelling Unit(s) prior to issuance of a Housing License. An inspection shall be conducted upon the consent of the owner or his/her designated agent.

(c) When an inspection of a Rental Dwelling Unit(s) is requested and the owner or his/her designated agent does not consent to an inspection of the rental dwelling unit(s) which is the subject of the Housing License application, the CBO may seek the issuance of a search warrant in order to inspect the residential dwelling unit when the CBO has reasonable cause to believe that the condition of the rental dwelling unit does not comply with applicable, building, sanitation, health and property maintenance laws of the City of Lorain.

(d) Refusal of an owner or his/her designated agent to permit an inspection of the rental dwelling unit(s) which is the subject of a Housing License application shall not be cause for the CBO to deny issuance of a Housing License.

(e) When the CBO determines that the condition of a rental dwelling unit(s) which is the subject of a Housing License application is in violation of the applicable City property maintenance code provisions, the CBO shall issue written notice of the property maintenance code violation(s) to the owner. If the owner corrects the violations so determined, within thirty (30) days of the issuance of notice of the violations by the City to the owner, the CBO shall issue the Housing License to the owner.

1537.09 HOUSING LICENSE NON-RESIDENT APPLICANT.

The owner of a rental dwelling unit who does not reside in the City of Lorain shall designate an agent who in addition to the owner shall be responsible for operation of the Rental Dwelling Unit and who may accept service of process and official notices issued by the City of Lorain on behalf of the owner. An official notice or service of process issued to a designated agent shall be deemed as served or delivered upon the owner of record of the rental dwelling unit. Failure to maintain a rental dwelling unit or to maintain any requirements regarding licensure shall be grounds for revocation of an existing Housing License or denial of issuance of a Housing License. A designated agent shall be an individual person who resides in the City of Lorain, shall provide a valid address within the City and promptly notify the Chief Building Official of any change in address or other change in status.

1537.10 LICENSE EXPIRATION.

(a) Every Housing License shall expire upon the occurrence of:

(1) The anniversary date one year after issuance, or

(2) Whenever the ownership of a rental dwelling unit changes. Housing Licenses are not transferable. The new owner shall, within fifteen (15) days of title transfer, secure a housing license as required by this Code.

(b) For purposes of this Section 1537.10, a transfer of ownership of a rental dwelling unit shall include but not be limited to any transaction when legal or beneficial ownership is transferred.

1537.11 SEVERABILITY.

Sections and subsections of this Code and provisions thereof are hereby declared to be independent sections, subsections and provisions, and the holding of any such section, subsection and provision thereof to be unconstitutional, void or ineffective for any cause shall not affect nor render invalid any other section.

1537.12 CONFLICT WITH OTHER ORDINANCES.

In the event of conflict between any provisions of this Code, including any rules and regulations adopted pursuant to this Code and any provisions of the Codified Ordinances of the City of Lorain, that provision or ordinance which establishes the higher standard for the promotion or protection of the health or safety of the occupants shall govern.

1537.13 REVOCATION/ SUSPENSION.

The Chief Building Official shall revoke or suspend a Housing License pursuant to this Code if:

- (a) The building for which the Housing License was issued or the use to which it is put are in violation of this Code, and/or any other applicable laws or ordinances of the City of Lorain.
- (b) A false statement or representation was made by the owner in connection with the application, issuance of the Housing License, compliance with Part Eleven, Planning and Zoning Code, or Chapter 195, Transient Lodging Tax of the City of Lorain Codified Ordinances.
- (c) The building for which the Housing License was issued has additional rental dwelling unit that were not stated on the application and identified on the Housing License.
- (d) The owner of a rental dwelling unit fails to notify the Building Department if a change in ownership or contact information of the owner, or designated agent or other responsible party as required in Section 1537.11.

1537.99 PENALTY.

Whoever fails to comply with any of the provisions of this Code, shall be guilty of a misdemeanor in the first degree and upon conviction thereof shall be fined not more than one thousand dollars (\$1,000.00) or imprisonment for a term not more than six (6) months for a first offense; and any subsequent offense. Each day on which a violation of the provisions of this Code has occurred shall constitute a separate offense.

CHAPTER 1537

Rental Dwelling Housing License Code

1537.01 TITLE.

The provisions of this Chapter hereinafter referred to as "Code" shall be known as "The Lorain Rental Dwelling Unit Code". The word "City" in this chapter shall mean the City of Lorain, Ohio.

1537.02 PURPOSE.

The purpose of this Code is to establish a process for the inspection and licensure of rental dwelling units that exist in the City of Lorain. All rental dwelling units shall be sanitary, free from fire and health hazards and fit for human habitation and beneficial to the public welfare; that a blighting or deteriorating influence on the neighborhood and the community shall be minimized; that property values and the character and appearance of neighborhoods and the community are protected and it is further the purpose of this Code that by the processes of inspection and licensure, the City of Lorain can provide the public with the assurance that by placing responsibilities upon owners and occupants with respect to sanitation, repair, maintenance and licensure the health, safety and welfare of the Citizens of the City of Lorain will be protected.

1537.03 RENTAL DWELLING UNIT STANDARDS.

All rental dwelling units shall be in compliance with the City of Lorain Property Maintenance Code as set forth in Chapter 1509 of the City of Lorain Codified Ordinances upon issuance of license as provided herein.

1537.04 APPLICATION.

- (a) This Code shall apply to all rental dwelling units, including but not limited to, short-term rental(s), commonly referred to as, "transient rental(s)".
- (b) Rental Dwelling Units which are occupied as of the date of the adoption of this Code may continue to be occupied as rental dwelling units if:
 - (1) The rental dwelling unit complies with the provisions of the Codified Ordinances of the City except as to any variance heretofore granted by the Board of Zoning Appeals, and
 - (2) The use and occupancy of the rental dwelling unit is not in violation of any provision of City Ordinances and/or applicable statutes of the State of Ohio, including any rules or regulations adopted pursuant to such ordinance or statutes.
- (c) The Chief Building Official or his/he designee is designated to enforce this Code.

1537.05 DEFINITIONS.

For the purposes of this Code, the following words and phrases shall have the meaning set forth as follows:

- (a) DESIGNATED AGENT: An individual person who shall be authorized by the owner of a Rental Dwelling Unit to accept service of process and notices issued pursuant to this Code on behalf of the Owner.
- (b) DWELLING: Any building or portion thereof designed for or used for residential purposes, but not including hotels/motels, recreational vehicles, tents or portable buildings.
- (c) DWELLING, MULTI-FAMILY: A building, or portion thereof, designed, constructed, altered or used for occupancy by three (3) or more families, living independently of each other and each doing their own cooking within their dwelling unit; with the number of families in residence not exceeding the number of dwelling units provided.
- (d) DWELLING, SINGLE-FAMILY DETACHED: A detached building designed for the complete living accommodations of one (1) family and containing only one (1) dwelling unit.
- (e) DWELLING, SINGLE-FAMILY ATTACHED: A dwelling designed for occupancy by one (1) family in a row of at least three (3) dwelling units in which each unit has its own front and rear access to the outside, no unit is located over another and each unit is separated from any other unit by one (1) or more vertical common fire-resistant walls.
- (f) DWELLING, TWO-FAMILY: A detached building designed for and occupied exclusively by two (2) families living independently of one another, also referred to as a duplex.
- (g) DWELLING UNIT: A permanent building, or any part of a permanent building, having cooking and sanitary facilities, designed or used exclusively for residential occupancy by one (1) family as a single housekeeping unit.
- (h) FAMILY: One (1) or more persons occupying a dwelling unit, living as a single, nonprofit housekeeping unit; provided, a group of four (4) or more persons who are not within the second degree of kinship shall not constitute a family.
- (i) HOUSING LICENSE: Permission grant by the City for the right to occupy a Rental Dwelling Unit
- (j) NON-RESIDENT OWNER: The owner of a rental dwelling unit, who at the time of application for a housing license does not reside within the City or relocates outside the City of Lorain after they have been issued a housing license for a rental dwelling unit.
- (k) RENTAL DWELLING UNIT: A dwelling occupied by a family where the right to occupy is granted in consideration of the payment of money or other valuable consideration.
- (l) OCCUPANT: A family or family member living in a rental dwelling unit.
- (m) HOUSING LICENSE APPLICATION: A form provided by the Building Department that is completed by the owner of a Rental Dwelling Unit.
- (n) OWNER: A legal person including but not limited to an individual, a partnership, a limited liability company and a corporation who or which has legal title or a beneficial ownership interest, solely or jointly, to a rental dwelling unit. For purposes of this Code, an owner shall include the following persons: (1) President, Secretary and treasurer of a corporation; (2) Partner of a general partnership; (3) Managing partner of a limited partnership (4) Managing member of a limited liability company; (5) Statutory Agent ~~pursuant to ORC~~ of a business organization. An officer of a corporation and/or company can and shall be the owner of record. The person, corporation and/or the deed holder of homes rented as a rent-to-own agreement shall remain as owner of record until such time that the transfer of title is filed with the Lorain County Auditor. The owner or owners of the premises, including the holder of title thereto subject to contract of purchase, a vendee in possession, a mortgagee or receiver in possession, a lessee or joint lessees of the whole thereof or an agent or any other person, firm or corporation directly in control of the premises.
- (o) LANDLORD: The "term" Landlord shall have the same meaning as set forth in Ohio R.C. 5321.01(B).
- (p) SHORT-TERM RENTAL; commonly referred to as "transient rental and/or lodging" is defined as; a business engaged in the rental of an entire dwelling unit or a portion of a dwelling unit to provide guest lodging for pay for periods not-to-exceed 29 days and which does not include serving food. Short-term rentals include, by way of example, Airbnb and Vacation Rentals By Owner (VRBO).
- (q) TRANSIENT GUEST: means person(s) occupying a rental dwelling for no more than twenty-nine (29) days.

1537.06 REGISTRATION OF RENTAL DWELLING UNIT.

(a) No person shall use or cause a rental dwelling unit to be occupied without obtaining a license pursuant to the provisions of this Code. A license issued pursuant to this Code shall be obtained through the following process:

(1) A Housing License application shall be filed with the Building Housing and Planning Department and accompanied by an application fee listed below. Each Housing License application shall be signed by the owner of the property being registered or said owner's authorized agent, and shall include the following information:

- A. Name, address and contact information of owner;
- B. Legal address of the property;
- C. Brief description of type and number of rental unit(s); and,

D. Name, address and contact information of a designated agent who shall be an individual person, residing in the County of Lorain, who in addition to the owner may accept service of process and official notices issued by the City to the owner. An official notice or service of process issued to a designated agent shall be deemed as served or delivered upon the owner of record.

E. In addition to the aforementioned requirements, applicants obtaining a license for a short-term rental must also provide the following:

1. Proof of property insurance

(b) Upon transfer of ownership of a Rental Dwelling Unit, the new owner shall notify the City of the transfer within thirty (30) days of the completed transfer and the identity of the designated agent.

(c) Notification of the owner or his designated agent at the address shown on the application form shall constitute notice pursuant to any provision of this Code.

(d) Registration completed pursuant to the provisions of this Code shall be for a period of one year and shall expire upon the first annual anniversary date after issuance of the Housing License.

(d)(e) Applicants obtaining a license for a short-term rental shall obtain a Conditional Use Permit as set forth in Part Eleven of the City of Lorain Codified Ordinances.

1537.07 HOUSING LICENSE FEE.

(a) A nonrefundable non-prorated ~~Housing License~~ fee shall be paid to the City of Lorain in the amount of one hundred dollars (\$100.00), ~~with the Housing License applicant~~ and twenty five dollars (\$25.00) for each additional rental dwelling unit. ~~which is the subject of the Housing License applicant.~~ The fee shall be due in full at the time of application for the housing license. By way of example: one hundred dollars (\$100.00) for single family rental dwellings, one hundred twenty-five dollars (\$125.00) for two-family rental dwellings, one hundred fifty dollars (\$150.00) for three-family rental dwellings, etc.-

~~(b) An owner shall be entitled to a fee reduction of ten percent (10%) for each Housing License if during the immediately preceding Housing License period the subject residential dwelling unit(s) was not found in violation of the City of Lorain Property Maintenance Code or The City of Lorain Fair Housing Code.~~

(b) Short-Term Rentals will be subject to a transient guest tax as set forth in Chapter 195, Transient Lodging Tax, of the City of Lorain Codified Ordinances.

(c) Housing License is non-transferable.

1537.08 HOUSING LICENSE ISSUANCE PROCEDURE.

(a) The Chief Building Official (CBO) shall issue a Housing License upon his/her determination that the Housing License application is complete, the requisite application fee has been paid and conditions of the Rental Dwelling Unit(s) complies with this Code and all other ordinances of the City of Lorain. A copy of the Housing License shall be provided to tenants of a rental dwelling unit.

(b) The CBO may request inspection of the Rental Dwelling Unit(s) prior to issuance of a Housing License. An inspection shall be conducted upon the consent of the owner or his/her designated agent.

(c) When an inspection of a Rental Dwelling Unit(s) is requested and the owner or his/her designated agent does not consent to an inspection of the rental dwelling unit(s) which is the subject of the Housing License application, the CBO may seek the issuance of a search warrant in order to inspect the residential dwelling unit when the CBO has reasonable cause to believe that the condition of the rental dwelling unit does not comply with applicable, building, sanitation, health and property maintenance laws of the City of Lorain.

(d) Refusal of an owner or his/her designated agent to permit an inspection of the rental dwelling unit(s) which is the subject of a Housing License application shall not be cause for the CBO to deny issuance of a Housing License.

(e) When the CBO determines that the condition of a rental dwelling unit(s) which is the subject of a Housing License application is in violation of the applicable City property maintenance code provisions, the CBO shall issue written notice of the property maintenance code violation(s) to the owner. If the owner corrects the violations so determined, within thirty (30) days of the issuance of notice of the violations by the City to the owner, the CBO shall issue the Housing License to the owner.

1537.09 HOUSING LICENSE NON-RESIDENT APPLICANT.

The owner of a rental dwelling unit who does not reside in the City of Lorain shall designate an agent who in addition to the owner shall be responsible for operation of the Rental Dwelling Unit and who may accept service of process and official notices issued by the City of Lorain on behalf of the owner. An official notice or service of process issued to a designated agent shall be deemed as served or delivered upon the owner of record of the rental dwelling unit. Failure to maintain a rental dwelling unit or to maintain any requirements regarding licensure shall be grounds for revocation of an existing Housing License or denial of issuance of a Housing License. A designated agent shall be an individual person who resides in the City of Lorain, shall provide a valid address within the City and promptly notify the Chief Building Official of any change in address or other change in status.

1537.10 LICENSE EXPIRATION.

(a) Every Housing License shall expire upon the occurrence of:

(1) The anniversary date one year after issuance, or

(2) Whenever the ownership of a rental dwelling unit changes. Housing Licenses are not transferable. The new owner shall, within fifteen (15) days of title transfer, secure a housing license as required by this Code.

(b) For purposes of this Section 1537.10, a transfer of ownership of a rental dwelling unit shall include but not be limited to any transaction when legal or beneficial ownership is transferred.

1537.11 SEVERABILITY.

Sections and subsections of this Code and provisions thereof are hereby declared to be independent sections, subsections and provisions, and the holding of any such section, subsection and provision thereof to be unconstitutional, void or ineffective for any cause shall not affect nor render invalid any other section.

1537.12 CONFLICT WITH OTHER ORDINANCES.

In the event of conflict between any provisions of this Code, including any rules and regulations adopted pursuant to this Code and any provisions of the Codified Ordinances of the City of Lorain, that provision or ordinance which establishes the higher standard for the promotion or protection of the health or safety of the occupants shall govern.

1537.13 REVOCATION/ SUSPENSION.

The Chief Building Official shall revoke or suspend a Housing License pursuant to this Code if:

- (a) The building for which the Housing License was issued or the use to which it is put are in violation of this Code, and/or any other applicable laws or ordinances of the City of Lorain.
- (b) A false statement or representation was made by the owner in connection with the application, ~~and~~ issuance of the Housing License, compliance with Part Eleven, Planning and Zoning Code, or Chapter 195, Transient Lodging Tax of the City of Lorain Codified Ordinances.
- (c) The building for which the Housing License was issued has additional rental dwelling unit that were not stated on the application and identified on the Housing License.
- (d) The owner of a rental dwelling unit fails to notify the Building Department if a change in ownership or contact information of the owner, or designated agent or other responsible party as required in Section 1537.11.

1537.99 PENALTY.

Whoever fails to comply with any of the provisions of this Code, shall be guilty of a misdemeanor in the first degree and upon conviction thereof shall be fined not more than one thousand dollars (\$1,000.00) or imprisonment for a term not more than six (6) months for a first offense; and any subsequent offense. Each day on which a violation of the provisions of this Code has occurred shall constitute a separate offense.



CITY OF LORAIN

City Council Regular Meeting

10. h.

Meeting Date: 12/18/2023

Submitted by: Matt Kusznr, Director

AGENDA ITEM DESCRIPTION OR LEGISLATION TITLE

AN ORDINANCE REPEALING ORDINANCES 92-21 AND 208-21 AND CHAPTER 1537 OF THE CODIFIED ORDINANCES OF THE CITY OF LORAIN "RENTAL DWELLING HOUSING LICENSE CODE" AND ESTABLISHING A NEW CHAPTER 1537 OF THE CODIFIED ORDINANCES OF THE CITY OF LORAIN "RENTAL DWELLING HOUSING LICENSE CODE"

PURPOSE AND BACKGROUND

WHEREAS, due to the increased use of Short-Term Rentals in the City of Lorain, the City of Lorain desires to establish rules and regulations governing the operation of Short-Term Rental properties; and

WHEREAS, the City of Lorain wishes to regulate the use of Short Term-Rentals to protect the health, safety, and welfare of the citizens of the City of Lorain in a manner that protects the quality of life and character of the community; and

WHEREAS, to establish minimum standards governing Short-Term Rentals that are equitable to current prevailing standards of neighboring cities and townships; and

WHEREAS, to establish minimum standards governing Short-Term Rentals, changes are needed to tax code, rental registration code, and zoning code; and

WHEREAS, the City of Lorain has determined that expanding the Rental Dwelling Housing License Code, to include all Short-Term Rental dwellings, promotes the health, safety and welfare of the Citizens of the City of Lorain.

RECOMMENDATION TO COUNCIL:

Consideration and passage.

Attachments

Ordinance
Exhibit A
Exhibit B
Ordinance Track Changes

Form Review

Inbox	Reviewed By	Date
Washington	Sanford Washington	12/13/2023 06:39 PM
Mayor Bradley	Jack Bradley	12/14/2023 08:44 AM

P. Riley

Michele Beko

Form Started By: Matt Kusznr

Final Approval Date: 12/14/2023

12/14/2023 01:54 PM

Started On: 12/13/2023 03:44 PM

VOTE ON PASSAGE					
	AYE	NAY		AYE	NAY
Fallis	✓		Nutt	✓	
Dimacchia	✓		Moon	✓	
Springowski	✓		Carrion	✓	
Henley	✓		Shawver	✓	
Kempton	✓		Thornsberry	✓	
Carter	✓		Arredondo		

CHAPTER 1537 Rental Dwelling Housing License Code

- 1537.01 Title.
- 1537.02 Purpose.
- 1537.03 Rental dwelling unit standards.
- 1537.04 Application.
- 1537.05 Definitions.
- 1537.06 Registration of rental dwelling unit.
- 1537.07 Housing license fee.
- 1537.08 Housing license issuance procedure.
- 1537.09 Housing license non-resident applicant.
- 1537.10 License expiration.
- 1537.11 Severability.
- 1537.12 Conflict with other ordinances.
- 1537.13 Denial / Revocation / Suspension.
- 1537.14 Exceptions.
- 1537.99 Penalty.

1537.01 TITLE.

The provisions of this Chapter hereinafter referred to as "Code" shall be known as "The Lorain Rental Dwelling Unit Code". The word "City" in this chapter shall mean the City of Lorain, Ohio.

1537.02 PURPOSE.

The purpose of this Code is to establish a process for the inspection and licensure of rental dwelling units that exist in the City of Lorain. All rental dwelling units shall be sanitary, free from fire and health hazards and fit for human habitation and beneficial to the public welfare; that a blighting or deteriorating influence on the neighborhood and the community shall be minimized; that property values and the character and appearance of neighborhoods and the community are protected and it is further the purpose of this Code that by the processes of inspection and licensure, the City of Lorain can provide the public with the assurance that by placing responsibilities upon owners and occupants with respect to sanitation, repair, maintenance and licensure the health, safety and welfare of the Citizens of the City of Lorain will be protected.

1537.03 RENTAL DWELLING UNIT STANDARDS.

All rental dwelling units shall be in compliance with the City of Lorain Property Maintenance Code as set forth in Chapter 1509 of the City of Lorain Codified Ordinances upon issuance of license as provided herein.

1537.04 APPLICATION.

(a) This Code shall apply to all rental dwelling units, including but not limited to, short-term rental(s), commonly referred to as, "transient rental(s)".

(b) Rental Dwelling Units which are occupied as of the date of the adoption of this Code may continue to be occupied as rental dwelling units if:

(1) The rental dwelling unit complies with the provisions of the Codified Ordinances of the City except as to any variance heretofore granted by the Board of Zoning Appeals, and

(2) The use and occupancy of the rental dwelling unit is not in violation of any provision of City Ordinances and/or applicable statutes of the State of Ohio, including any rules or regulations adopted pursuant to such ordinance or statutes.

(c) The Chief Building Official or his/her designee is designated to enforce this Code.

1537.05 DEFINITIONS.

For the purposes of this Code, the following words and phrases shall have the meaning set forth as follows:

(a) DESIGNATED AGENT: An individual person who shall be authorized by the owner of a Rental Dwelling Unit to accept service of process and notices issued pursuant to this Code on behalf of the Owner.

(b) DWELLING: Any building or portion thereof designed for or used for residential purposes, but not including hotels/motels, recreational vehicles, tents or portable buildings.

(c) DWELLING, MULTI-FAMILY: A building, or portion thereof, designed, constructed, altered or used for occupancy by three (3) or more families, living independently of each other and each doing their own cooking within their dwelling unit; with the number of families in residence not exceeding the number of dwelling units provided.

(d) DWELLING, SINGLE-FAMILY DETACHED: A detached building designed for the complete living accommodations of one (1) family and containing only one (1) dwelling unit.

(e) DWELLING, SINGLE-FAMILY ATTACHED: A dwelling designed for occupancy by one (1) family in a row of at least three (3) dwelling units in which each unit has its own front and rear access to the outside, no unit is located over another and each unit is separated from any other unit by one (1) or more vertical common fire-resistant walls.

(f) DWELLING, TWO-FAMILY: A detached building designed for and occupied exclusively by two (2) families living independently of one another, also referred to as a duplex.

(g) DWELLING UNIT: A permanent building, or any part of a permanent building, having cooking and sanitary facilities, designed or used exclusively for residential occupancy by one (1) family as a single housekeeping unit.

(h) FAMILY: One (1) or more persons occupying a dwelling unit, living as a single, nonprofit housekeeping unit; provided, a group of four (4) or more persons who are not within the second degree of kinship shall not constitute a family.

(i) HOUSING LICENSE: Permission grant by the City for the right to occupy a Rental Dwelling Unit

(j) NON -RESIDENT OWNER: The owner of a rental dwelling unit, who at the time of application for a housing license does not reside within the City or relocates outside the City of Lorain after they have been issued a housing license for a rental dwelling unit.

(k) RENTAL DWELLING UNIT: A non-owner occupied dwelling where the right to occupy is granted in consideration of the payment of money or other valuable consideration.

(l) OCCUPANT: A family or family member living in a rental dwelling unit.

(m) HOUSING LICENSE APPLICATION: A form provided by the Building Department that is completed by the owner of a Rental Dwelling Unit.

(n) OWNER: A legal person including but not limited to an individual, a partnership, a limited liability company and a corporation who or which has legal title or a beneficial ownership interest, solely or jointly, to a rental dwelling unit. For purposes of this Code, an owner shall include the following persons:

- (1) President, Secretary and treasurer of a corporation;
- (2) Partner of a general partnership;
- (3) Managing partner of a limited partnership;
- (4) Managing member of a limited liability company;
- (5) Statutory Agent of a business organization.

An officer of a corporation and/or company can and shall be the owner of record. The person, corporation and/or the deed holder of homes rented as a rent-to-own agreement shall remain as owner of record until such time that the transfer of title is filed with the Lorain County Auditor. The owner or owners of the premises, including the holder of title thereto subject to contract of purchase, a vendee in possession, a mortgagee or receiver in possession, a lessee or joint lessees of the whole thereof or an agent or any other person, firm or corporation directly in control of the premises.

(o) LANDLORD: The "term" Landlord shall have the same meaning as set forth in Ohio R.C. 5321.01(B).

(p) SHORT-TERM RENTAL; commonly referred to as "transient rental and/or lodging" is defined as; a business engaged in the rental of an entire dwelling unit or a portion of a dwelling unit to provide guest lodging for pay for periods not-to-exceed twenty-nine (29) days and which does not include serving food. Short-term rentals include, by way of example, Airbnb and Vacation Rentals By Owner (VRBO).

(q) TRANSIENT GUEST: means person(s) occupying a rental dwelling for no more than twenty-nine (29) days.

1537.06 REGISTRATION OF RENTAL DWELLING UNIT.

(a) No person shall use or cause a rental dwelling unit to be occupied without obtaining a license pursuant to the provisions of this Code. A license issued pursuant to this Code shall be obtained through the following process:

(1) A Housing License application shall be filed with the Building Housing and Planning Department and accompanied by an application fee listed below. Each Housing License application shall be signed by the owner of the property being registered or said owner's authorized agent, and shall include the following information:

A. Name, address and contact information of owner;

B. Legal address of the property;

C. Brief description of type and number of rental unit(s); and,

D. Name, address and contact information of a designated agent who shall be an individual person, residing in the County of Lorain, Cuyahoga, Medina, Ashland, Huron, or Erie, who in addition to the owner may accept service of process and official notices issued by the City to the owner. An official notice or service of process issued to a designated agent shall be deemed as served or delivered upon the owner of record.

E. Proof of property insurance

(b) Upon transfer of ownership of a Rental Dwelling Unit, the new owner shall notify the City of the transfer within thirty (30) days of the completed transfer and the identity of the designated agent.

(c) Notification of the owner or his designated agent at the address shown on the application form shall constitute notice pursuant to any provision of this Code.

(d) Registration completed pursuant to the provisions of this Code shall be for a period of one year and shall expire upon the first annual anniversary date after issuance of the Housing License.

1537.07 HOUSING LICENSE FEE.

(a) A nonrefundable non-prorated fee shall be paid to the City of Lorain in the amount of one hundred dollars (\$100.00), and twenty five dollars (\$25.00) for each additional rental dwelling unit. The fee shall be due in full at the time of application for the housing license. By way of example: one hundred dollars (\$100.00) for single family rental dwellings, one hundred twenty-five dollars (\$125.00) for two-family rental dwellings, one hundred fifty dollars (\$150;00) for three-family rental dwellings, etc.

(b) Short-Term Rentals will be subject to a transient guest tax as set forth in Chapter 195, Transient Lodging Tax, of the City of Lorain Codified Ordinances.

(c) Housing License is non-transferable.

1537.08 HOUSING LICENSE ISSUANCE PROCEDURE.

(a) The Chief Building Official (CBO) shall issue a Housing License upon his/her determination that the Housing License application is complete, the requisite application fee has been paid and conditions of the Rental Dwelling Unit(s) complies with this Code and all other ordinances of the City of Lorain. A copy of the Housing License shall be provided to tenants of a rental dwelling unit.

(b) The CBO may request inspection of the Rental Dwelling Unit(s) prior to issuance of a Housing License. An inspection shall be conducted upon the consent of the owner or his/her designated agent.

(c) When an inspection of a Rental Dwelling Unit(s) is requested and the owner or his/her designated agent does not consent to an inspection of the rental dwelling unit(s) which is the subject of the Housing License application, the CBO may seek the issuance of a search warrant in order to inspect the residential dwelling unit when the CBO has reasonable cause to believe that the condition of the rental dwelling unit does not comply with applicable, building, sanitation, health and property maintenance laws of the City of Lorain.

(d) Refusal of an owner or his/her designated agent to permit an inspection of the rental dwelling unit(s) which is the subject of a Housing License application shall not be cause for the CBO to deny issuance of a Housing License.

(e) When the CBO determines that the condition of a rental dwelling unit(s) which is the subject of a Housing License application is in violation of the applicable City property maintenance code provisions, the CBO shall issue written notice of the property maintenance code violation(s) to the owner. If the owner corrects the violations so determined, within thirty (30) days of the issuance of notice of the violations by the City to the owner, the CBO shall issue the Housing License to the owner.

1537.09 HOUSING LICENSE NON-RESIDENT APPLICANT.

The owner of a rental dwelling unit who does not reside in the City of Lorain shall designate an agent who in addition to the owner shall be responsible for operation of the Rental Dwelling Unit and who may accept service of process and official notices issued by the City of Lorain on behalf of the owner. An official notice or service of process issued to a designated agent shall be deemed as served or delivered upon the owner of record of the rental dwelling unit. Failure to maintain a rental dwelling unit or to maintain any requirements regarding licensure shall be grounds for revocation of an existing Housing License or denial of issuance of a Housing License. A designated agent shall be an individual person who resides in the County of Lorain, Cuyahoga, Medina, Ashland, Huron, or Erie, shall provide a valid address within the City and promptly notify the Chief Building Official of any change in address or other change in status.

1537.10 LICENSE EXPIRATION.

(a) Every Housing License shall expire upon the occurrence of:

(1) The anniversary date one year after issuance, or

(2) Whenever the ownership of a rental dwelling unit changes. Housing Licenses are not transferable. The new owner shall, within fifteen (15) days of title transfer, secure a housing license as required by this Code.

(b) For purposes of this Section 1537.10, a transfer of ownership of a rental dwelling unit shall include but not be limited to any transaction when legal or beneficial ownership is transferred.

1537.11 SEVERABILITY.

Sections and subsections of this Code and provisions thereof are hereby declared to be independent sections, subsections and provisions, and the holding of any such section, subsection

and provision thereof to be unconstitutional, void or ineffective for any cause shall not affect nor render invalid any other section.

537.12 CONFLICT WITH OTHER ORDINANCES.

In the event of conflict between any provisions of this Code, including any rules and regulations adopted pursuant to this Code and any provisions of the Codified Ordinances of the City of Lorain, that provision or ordinance which establishes the higher standard for the promotion or protection of the health or safety of the occupants shall govern.

1537.13 DENIAL / REVOCATION / SUSPENSION.

The Chief Building Official may revoke or suspend a Housing License pursuant to this Code if:

(a) The building for which the Housing License was issued or the use to which it is put are in violation of this Code, and/or any other applicable laws or ordinances of the City of Lorain.

(b) A false statement or representation was made by the owner in connection with the application, issuance of the Housing License, compliance with Part Eleven, Planning and Zoning Code, or Chapter 195, Transient Lodging Tax of the City of Lorain Codified Ordinances.

(c) The building for which the Housing License was issued has additional rental dwelling units that were not stated on the application and identified on the Housing License.

(d) The owner of a rental dwelling unit fails to notify the Building Department if a change in ownership or contact information of the owner, or designated agent or other responsible party as required in Section 1537.11.

(e) Any applicant, owner, operator, manager, short-term rental host or property manager is shown to have been convicted of the act of prostitution or soliciting for prostitution, or an act that would constitute a violation of the ORC Chapters 2925 or 3719, on the premises of the hotel/motel or short-term rental in question, the applicant's dwelling, or any hotel/motel, short-term rental, or dwelling in which the applicant, owner, or short-term rental host has any interest in, including, but not limited to, ownership, licensure, or management

(f) The applicant's dwelling has three (3) or more calls for service during a consecutive twelve-months where at least one of the twelve months occurs within the calendar year in which an objection to the permit is lodged;

(g) The applicant's dwelling has a history of repeated conduct that endangers neighborhood safety or diminishes resident's quality of life

1537.14 EXCEPTIONS.

Exceptions to the provisions of this Chapter may be granted by the City of Lorain for any property subject to a duly recorded life estate filed with the Lorain County Recorder.

1537.99 PENALTY.

Whoever fails to comply with any of the provisions of this Code, shall be guilty of a misdemeanor in the first degree and upon conviction thereof shall be fined not more than one thousand dollars (\$1,000.00) or imprisonment for a term not more than six (6) months for a first offense; and any subsequent offense. Each day on which a violation of the provisions of this Code has occurred shall constitute a separate offense.

CHAPTER 1537
Rental Dwelling Housing License Code

- 1537.01 Title.
- 1537.02 Purpose.
- 1537.03 Rental dwelling unit standards.
- 1537.04 Application.
- 1537.05 Definitions.
- 1537.06 Registration of rental dwelling unit.
- 1537.07 Housing license fee.
- 1537.08 Housing license issuance procedure.
- 1537.09 Housing license non-resident applicant.
- 1537.10 License expiration.
- 1537.11 Severability.
- 1537.12 Conflict with other ordinances.
- 1537.13 Denial / Revocation / Suspension.
- 1537.14 Exceptions
- 1537.99 Penalty.

1537.01 TITLE.

The provisions of this Chapter hereinafter referred to as "Code" shall be known as "The Lorain Rental Dwelling Unit Code". The word "City" in this chapter shall mean the City of Lorain, Ohio.

1537.02 PURPOSE.

The purpose of this Code is to establish a process for the inspection and licensure of rental dwelling units that exist in the City of Lorain. All rental dwelling units shall be sanitary, free from fire and health hazards and fit for human habitation and beneficial to the public welfare; that a blighting or deteriorating influence on the neighborhood and the community shall be minimized; that property values and the character and appearance of neighborhoods and the community are protected and it is further the purpose of this Code that by the processes of inspection and licensure, the City of Lorain can provide the public with the assurance that by placing responsibilities upon owners and occupants with respect to sanitation, repair, maintenance and licensure the health, safety and welfare of the Citizens of the City of Lorain will be protected.

1537.03 RENTAL DWELLING UNIT STANDARDS.

All rental dwelling units shall be in compliance with the City of Lorain Property Maintenance Code as set forth in Chapter 1509 of the City of Lorain Codified Ordinances upon issuance of license as provided herein.

1537.04 APPLICATION.

(a) This Code shall apply to all rental dwelling units, including but not limited to, short-term rental(s), commonly referred to as, "transient rental(s)".

(b) Rental Dwelling Units which are occupied as of the date of the adoption of this Code may continue to be occupied as rental dwelling units if:

(1) The rental dwelling unit complies with the provisions of the Codified Ordinances of the City except as to any variance heretofore granted by the Board of Zoning Appeals, and

(2) The use and occupancy of the rental dwelling unit is not in violation of any provision of City Ordinances and/or applicable statutes of the State of Ohio, including any rules or regulations adopted pursuant to such ordinance or statutes.

(c) The Chief Building Official or his/her designee is designated to enforce this Code.

1537.05 DEFINITIONS.

For the purposes of this Code, the following words and phrases shall have the meaning set forth as follows:

(a) DESIGNATED AGENT: An individual person who shall be authorized by the owner of a Rental Dwelling Unit to accept service of process and notices issued pursuant to this Code on behalf of the Owner.

(b) DWELLING: Any building or portion thereof designed for or used for residential purposes, but not including hotels/motels, recreational vehicles, tents or portable buildings.

(c) DWELLING, MULTI-FAMILY: A building, or portion thereof, designed, constructed, altered or used for occupancy by three (3) or more families, living independently of each other and each doing their own cooking within their dwelling unit; with the number of families in residence not exceeding the number of dwelling units provided.

(d) DWELLING, SINGLE-FAMILY DETACHED: A detached building designed for the complete living accommodations of one (1) family and containing only one (1) dwelling unit.

(e) DWELLING, SINGLE-FAMILY ATTACHED: A dwelling designed for occupancy by one (1) family in a row of at least three (3) dwelling units in which each unit has its own front and rear access to the outside, no unit is located over another and each unit is separated from any other unit by one (1) or more vertical common fire-resistant walls.

(f) DWELLING, TWO-FAMILY: A detached building designed for and occupied exclusively by two (2) families living independently of one another, also referred to as a duplex.

(g) DWELLING UNIT: A permanent building, or any part of a permanent building, having cooking and sanitary facilities, designed or used exclusively for residential occupancy by one (1) family as a single housekeeping unit.

(h) FAMILY: One (1) or more persons occupying a dwelling unit, living as a single, nonprofit housekeeping unit; provided, a group of four (4) or more persons who are not within the second degree of kinship shall not constitute a family.

(i) HOUSING LICENSE: Permission grant by the City for the right to occupy a Rental Dwelling Unit

(j) NON -RESIDENT OWNER: The owner of a rental dwelling unit, who at the time of application for a housing license does not reside within the City or relocates outside the City of Lorain after they have been issued a housing license for a rental dwelling unit.

(k) RENTAL DWELLING UNIT: A ~~non-owner occupied~~ dwelling ~~occupied by a family~~ where the right to occupy is granted in consideration of the payment of money or other valuable consideration.

(l) OCCUPANT: A family or family member living in a rental dwelling unit.

(m) HOUSING LICENSE APPLICATION: A form provided by the Building Department that is completed by the owner of a Rental Dwelling Unit.

(n) OWNER: A legal person including but not limited to an individual, a partnership, a limited liability company and a corporation who or which has legal title or a beneficial ownership interest, solely or jointly, to a rental dwelling unit. For purposes of this Code, an owner shall include the following persons:

- (1) President, Secretary and treasurer of a corporation;
- (2) Partner of a general partnership;
- (3) Managing partner of a limited partnership;
- (4) Managing member of a limited liability company;
- (5) Statutory Agent of a business organization.

An officer of a corporation and/or company can and shall be the owner of record. The person, corporation and/or the deed holder of homes rented as a rent-to-own agreement shall remain as owner of record until such time that the transfer of title is filed with the Lorain County Auditor. The owner or owners of the premises, including the holder of title thereto subject to contract of purchase, a vendee in possession, a mortgagee or receiver in possession, a lessee or joint lessees of the whole thereof or an agent or any other person, firm or corporation directly in control of the premises.

(o) LANDLORD: The "term" Landlord shall have the same meaning as set forth in Ohio R.C. 5321.01(B).

(p) SHORT-TERM RENTAL; commonly referred to as "transient rental and/or lodging" is defined as; a business engaged in the rental of an entire dwelling unit or a portion of a dwelling unit to provide guest lodging for pay for periods not-to-exceed twenty-nine (29) days and which does not include serving food. Short-term rentals include, by way of example, Airbnb and Vacation Rentals By Owner (VRBO).

(q) TRANSIENT GUEST: means person(s) occupying a rental dwelling for no more than twenty-nine (29) days.

1537.06 REGISTRATION OF RENTAL DWELLING UNIT.

(a) No person shall use or cause a rental dwelling unit to be occupied without obtaining a license pursuant to the provisions of this Code. A license issued pursuant to this Code shall be obtained through the following process:

(1) A Housing License application shall be filed with the Building Housing and Planning Department and accompanied by an application fee listed below. Each Housing License application shall be signed by the owner of the property being registered or said owner's authorized agent, and shall include the following information:

- A. Name, address and contact information of owner;
- B. Legal address of the property;
- C. Brief description of type and number of rental unit(s); and,

D. Name, address and contact information of a designated agent who shall be an individual person, residing in the County of Lorain, Cuyahoga, Medina, Ashland, Huron, or Erie, who in addition to the owner may accept service of process and official notices issued by the City to the owner. An official notice or service of process issued to a designated agent shall be deemed as served or delivered upon the owner of record.

E. ~~In addition to the aforementioned requirements, applicants obtaining a license for a short-term rental must also provide the following:~~

~~1. Proof of property insurance~~

(b) Upon transfer of ownership of a Rental Dwelling Unit, the new owner shall notify the City of the transfer within thirty (30) days of the completed transfer and the identity of the designated agent.

(c) Notification of the owner or his designated agent at the address shown on the application form shall constitute notice pursuant to any provision of this Code.

(d) Registration completed pursuant to the provisions of this Code shall be for a period of one year and shall expire upon the first annual anniversary date after issuance of the Housing License.

~~(e) Applicants obtaining a license for a short-term rental shall obtain a Conditional Use Permit as set forth in Part Eleven of the City of Lorain Codified Ordinances.~~

1537.07 HOUSING LICENSE FEE.

(a) A nonrefundable non-prorated fee shall be paid to the City of Lorain in the amount of one hundred dollars (\$100.00), and twenty five dollars (\$25.00) for each additional rental dwelling unit. The fee shall be due in full at the time of application for the housing license. By way of example: one hundred dollars (\$100.00) for single family rental dwellings, one hundred twenty-five dollars (\$125.00) for two-family rental dwellings, one hundred fifty dollars (\$150.00) for three-family rental dwellings, etc.

(b) Short-Term Rentals will be subject to a transient guest tax as set forth in Chapter 195, Transient Lodging Tax, of the City of Lorain Codified Ordinances.

(c) Housing License is non-transferable.

1537.08 HOUSING LICENSE ISSUANCE PROCEDURE.

(a) The Chief Building Official (CBO) shall issue a Housing License upon his/her determination that the Housing License application is complete, the requisite application fee has been paid and conditions of the Rental Dwelling Unit(s) complies with this Code and all other ordinances of the City of Lorain. A copy of the Housing License shall be provided to tenants of a rental dwelling unit.

(b) The CBO may request inspection of the Rental Dwelling Unit(s) prior to issuance of a Housing License. An inspection shall be conducted upon the consent of the owner or his/her designated agent.

(c) When an inspection of a Rental Dwelling Unit(s) is requested and the owner or his/her designated agent does not consent to an inspection of the rental dwelling unit(s) which is the subject of the Housing License application, the CBO may seek the issuance of a search warrant in order to inspect the residential dwelling unit when the CBO has reasonable cause to believe that the condition of the rental dwelling unit does not comply with applicable, building, sanitation, health and property maintenance laws of the City of Lorain.

(d) Refusal of an owner or his/her designated agent to permit an inspection of the rental dwelling unit(s) which is the subject of a Housing License application shall not be cause for the CBO to deny issuance of a Housing License.

(e) When the CBO determines that the condition of a rental dwelling unit(s) which is the subject of a Housing License application is in violation of the applicable City property maintenance code provisions, the CBO shall issue written notice of the property maintenance code violation(s) to the owner. If the owner corrects the violations so determined, within thirty (30) days of the issuance of notice of the violations by the City to the owner, the CBO shall issue the Housing License to the owner.

1537.09 HOUSING LICENSE NON-RESIDENT APPLICANT.

The owner of a rental dwelling unit who does not reside in the City of Lorain shall designate an agent who in addition to the owner shall be responsible for operation of the Rental Dwelling Unit and who may accept service of process and official notices issued by the City of Lorain on behalf of the owner. An official notice or service of process issued to a designated agent shall be deemed as served or delivered upon the owner of record of the rental dwelling unit. Failure to maintain a rental dwelling unit or to maintain any requirements regarding licensure shall be grounds for revocation of an existing Housing License or denial of issuance of a Housing License. A designated agent shall be an individual person who resides in the [County of Lorain, Cuyahoga, Medina, Ashland, Huron, or Erie](#) ~~City of Lorain~~, shall provide a valid address within the City and promptly notify the Chief Building Official of any change in address or other change in status.

1537.10 LICENSE EXPIRATION.

(a) Every Housing License shall expire upon the occurrence of:

(1) The anniversary date one year after issuance, or

(2) Whenever the ownership of a rental dwelling unit changes. Housing Licenses are not transferable. The new owner shall, within fifteen (15) days of title transfer, secure a housing license as required by this Code.

(b) For purposes of this Section 1537.10, a transfer of ownership of a rental dwelling unit shall include but not be limited to any transaction when legal or beneficial ownership is transferred.

1537.11 SEVERABILITY.

Sections and subsections of this Code and provisions thereof are hereby declared to be independent sections, subsections and provisions, and the holding of any such section, subsection and provision thereof to be unconstitutional, void or ineffective for any cause shall not affect nor render invalid any other section.

1537.12 CONFLICT WITH OTHER ORDINANCES.

In the event of conflict between any provisions of this Code, including any rules and regulations adopted pursuant to this Code and any provisions of the Codified Ordinances of the City of Lorain, that provision or ordinance which establishes the higher standard for the promotion or protection of the health or safety of the occupants shall govern.

1537.13 DENIAL / REVOCATION / SUSPENSION.

The Chief Building Official ~~shall~~may revoke or suspend a Housing License pursuant to this Code if:

(a) The building for which the Housing License was issued or the use to which it is put are in violation of this Code, and/or any other applicable laws or ordinances of the City of Lorain.

(b) A false statement or representation was made by the owner in connection with the application, issuance of the Housing License, compliance with Part Eleven, Planning and Zoning Code, or Chapter 195, Transient Lodging Tax of the City of Lorain Codified Ordinances.

(c) The building for which the Housing License was issued has additional rental dwelling units that were not stated on the application and identified on the Housing License.

(d) The owner of a rental dwelling unit fails to notify the Building Department if a change in ownership or contact information of the owner, or designated agent or other responsible party as required in Section 1537.11.

(e) Any applicant, owner, operator, manager, short-term rental host or property manager is shown to have been convicted of the act of prostitution or soliciting for prostitution, or an act that would constitute a violation of the ORC Chapters 2925 or 3719, on the premises of the hotel/motel or short-term rental in question, the applicant's dwelling, or any hotel/motel, short-term rental, or dwelling in which the applicant, owner, or short-term rental host has any interest in, including, but not limited to, ownership, licensure, or management

(f) The applicant's dwelling has three (3) or more calls for service during a consecutive twelve-months where at least one of the twelve months occurs within the calendar year in which an objection to the permit is lodged;

(g) The applicant's dwelling has a history of repeated conduct that endangers neighborhood safety or diminishes resident's quality of life

1537.14 EXCEPTIONS.

Exceptions to the provisions of this Chapter may be granted by the City of Lorain for any property subject to a duly recorded life estate filed with the Lorain County Recorder.

1537.99 PENALTY.

Whoever fails to comply with any of the provisions of this Code, shall be guilty of a misdemeanor in the first degree and upon conviction thereof shall be fined not more than one thousand dollars (\$1,000.00) or imprisonment for a term not more than six (6) months for a first offense; and any subsequent offense. Each day on which a violation of the provisions of this Code has occurred shall constitute a separate offense.



CITY OF LORAIN

City Council Regular Meeting

8. e.

Meeting Date: 06/01/2026

Submitted by: Terri Soto, Treasurer

AGENDA ITEM DESCRIPTION OR LEGISLATION TITLE

An ordinance authorizing the Treasurer of the City of Lorain, Ohio to enter into an agreement with Keith D. Weiner & Associates Co., LPA for the collection of delinquent income tax balances that are owed to the City of Lorain.

PURPOSE AND BACKGROUND:

The Treasurer currently utilizes the legal services of Keith D. Weiner & Associates Co., LPA for the collection of city income taxes; however, the parties desire to enter into a new retainer agreement containing operational modifications with respect to collecting income taxes.

RECOMMENDATION TO COUNCIL:

Lorain City Council consider

Admin Only (descrip. for agenda)

___ Ord. auth the Treasurer to enter into an agreement with Keith D. Weiner & Associates Co., LPA for the collection of delinquent income tax balances.

Attachments

2026 KWA ordinance

Retainer agreement with KWA Exhibit A

Form Review

Inbox

P. Riley

Form Started By: Terri Soto

Final Approval Date: 05/28/2026

Reviewed By

Michele Beko

Date

05/28/2026 01:32 PM

Started On: 05/21/2026 02:56 PM

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 TREASURER OF THE CITY OF LORAIN, OHIO TO ENTER INTO AN AGREEMENT WITH KEITH D. WEINER & ASSOCIATES CO., LPA FOR THE COLLECTION OF DELINQUENT INCOME TAX BALANCES THAT ARE OWED TO THE CITY OF LORAIN.

WHEREAS, the Treasurer of the City of Lorain is responsible for the collection of City Income Taxes; and

WHEREAS, the Treasurer currently utilizes the legal services of Keith D. Weiner & Associates Co., LPA for the collection of City Income Taxes; however, the parties desire to enter into a new Retainer Agreement containing operational modifications with respect to collecting Income Taxes.

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

SECTION I. That the Treasurer of the City of Lorain is hereby authorized to enter into an Agreement with Keith D. Weiner & Associates Co., LPA, which shall be in form and substance essentially similar to the Retainer Agreement which is marked Exhibit A, attached hereto and made a part hereof by reference, subject to the approval of the Law Director.

SECTION II. That it is found and determined that all formal actions of this Council concerning and relating to the passage of this ordinance 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 ordinance shall take effect and be in force from and after the earliest period allowed by law.

PASSED: _____, 2026

MAYOR

ATTEST: _____, CLERK

APPROVED: _____, 2026

PRESIDENT OF COUNCIL

RETAINER AGREEMENT

This retainer agreement is made and entered into this ____ date of _____, 2026 (“Effective Date”) by and between the **City of Lorain, Treasurer’s Office** (hereinafter referred to as “City”) and **Keith D. Weiner & Associates Co., L.P.A.** (hereinafter referred to as “Firm”). The City and the Firm are sometimes collectively referred to as “the parties.” This retainer agreement supersedes the previous retainer agreement executed September 8th 2023 by the City’s Treasurer, Terri Soto and the Firm’s Principal, Keith D. Weiner.

Recitals:

Whereas the City desires to retain the Firm for debt collection services for its delinquent tax accounts and other miscellaneous past due accounts which may arise.

Whereas the debt collection services will include but will not be limited to the following: skip tracing, sending written demand letters requesting payment, location and asset verification, telephonic contact with taxpayers, accepting and negotiating payments on accounts placed for collection, filing lawsuit, obtaining judgment and issuing legal execution.

Whereas, the Firm, in the ordinary course of its business, provides these services to other creditors including numerous cities within this State and desires to provide said debt collection services to the City.

Whereas these debt collection services shall be provided to the City on a contingency fee basis in accordance with the terms below.

Now therefore, in consideration of the terms and conditions set forth below, the parties, with the full intent to be legally bound, do hereby agree as follows:

I. Relationship of Parties

Nothing contained in this Agreement shall be construed as constituting Firm as a servant or employee of City. The Firm is solely responsible for the employment, acts, omissions, control, and direction of its employees. Notwithstanding the above, City and Firm agree that Firm is authorized to conduct business as an independent contractor and to conduct all necessary activities to collect outstanding balances upon Accounts, including but not limited to “collection follow up” which is to include skip tracing, telephone calls, letter series, lawsuits and executions on judgments until the account is paid in full, settled or closed and returned to City. Firm is authorized to engage in all lawful actions that it deems appropriate and necessary to represent the City and protect the legal interests of the City. The City shall not intentionally attempt to collect accounts that it has referred to Firm, and the City will promptly report to the Firm any direct payments received on any placed accounts.

II. Compliance with Law

Firm warrants and represents that its practices shall be conducted in accordance with all applicable laws, rules, regulations and other rules of federal, state, and territorial

governments or any political subdivisions thereof, or any other duly constituted public authority.

III. Licensing, Bonding and Insurance

Firm will maintain all licensing, bonding, insurance and financial records required by federal, state and municipal authorities including: (1.) Errors and Omissions and General Liability Insurance in the amount of one million dollars (\$1,000,000.00) per claim and three million dollars (\$3,000,000.00) aggregate, (2.) Employee fidelity bond in the amount of one million dollars (\$1,000,000.00) per incident, (3.) Commercial general liability insurance at one million dollars (\$1,000,000.00) per claim, two million dollars (\$2,000,000.00) aggregate, (4.) Automobile liability of one million dollars (\$1,000,000.00) and, (5.) an excess general liability of \$1,000,000.00. Firm shall furnish City copies of the licensing, bonding, insurance policies as City may require from time to time.

IV. Contingency Collection Fees and Court Costs

1. Contingency Rate:

- A) The Firm will charge 25% of all funds recovered after reimbursing the City for Court's Costs incurred, including cases placed after judgment. (See section 3. Court Costs below)
- B) In cases where Collection Fees are added to the taxpayer's outstanding balance, per Ohio Revised Code 718.27G, those fees will become part of the total balance owed. Firm will charge 25% of all funds recovered including but not limited to those Collections Fees added.
- C) **In cases where estimated total balances are adjusted post suit or post judgment below the amount of \$500.00, the Firm will charge the City a flat fee of \$200. This flat fee is in addition to the contract contingency fee charged on any remaining balances to offset firm's labor costs for legal processing. The total balance is derived of the amount owed as of the account's placement with Firm and is not inclusive of Court Costs (3.).**

- 2. **Lawsuits:** Firm has authority to file suit on any account placed for collection as it deems necessary and does not need to seek additional authority from the City to do so. The Firm will not file suit or incur court costs on any account with a total balance less than **five hundred dollars (\$500.00)** at time of suit. From time to time, however, the parties may orally agree to file suit on balances less than this threshold amount as they deem necessary.

When filing suit on multiple tax years, the firm will file suit using the lowest post-judgment statutory interest rate to increase efficiency, avoid

confusion and ensure accurate balances. City understands and agrees to forgo its rights to the additional interest that would be available if the accounts were assessed post judgment interest at the higher interest rate available to it by statute based on year.

3. **Court Costs:** Court costs are pass-through charges assessed by the court. City can choose to authorize our Firm to advance court costs for suit or receive an invoice listing accounts ready for suit and forward these costs to us. It is our preference to advance court costs for filing suit as it allows us to prosecute claims quicker. Court costs for motions, miscellaneous court fees and post judgment executions are advanced by the Firm because they are time sensitive and necessary to prosecute the claim once suit is authorized. First funds collected on an account are applied to court costs expended before our contingency fee is applied. We ask the City to pay court cost invoices within 30 days, and we reserve the right to offset seriously delinquent invoices (over 90 days delinquent), from monthly recoveries.

Courts that defer filing fees but assess them as costs will be paid by the Firm from first dollars collected provided Firm is counsel of record and is in possession of the account proceeds or City authorizes the Firm to offset deferred fees from gross proceeds collected and account for same on its monthly reports.

City can choose from any one of the following reporting options:

- *Gross Remittance:* City is sent all funds collected and invoiced later for Court Costs and Contingency Fees. Invoice must be paid within 30 days.
 - *Net Remittance:* City is invoiced for all Court Costs. Firm nets its contingency fee from the funds collected. Our monthly report shows all court costs collected and reimbursed to the City on a per account basis.
 - *Full Net Remittance:* Firm nets courts costs and contingency fees from all funds collected from the previous month.
4. **Contested Files:** Firm reserves the right to deviate from the contingency fee arrangement in the event a counterclaim is filed, or it becomes necessary to prosecute, or defend an appeal. In such cases, any agreement to divert from the contingency fee shall be agreed upon in writing, (email), but Firm is authorized to take any necessary action to protect City's interests.
 5. **Miscellaneous Costs:** The Firm will not bill the City for incidental costs. Examples would include telephone calls, copying charges, credit bureau charges, Accurint or Lexis/Nexus charges, or other research fees. The Firm will bill the City for third party charges which are billed to the Firm and incurred as a result of a third party responding to subpoenas for debt collection information. Such charges are not billable to the taxpayers.

V. Payments for Collection Services Performed

The Firm shall deposit all collection revenue generated on accounts it is handling on behalf of the City into the Firm's escrow account. Due to direct payments sent to the City, the funds held in the Firm's escrow at the end of the reporting period may be less than the collection fees due to the Firm. In such instances the Firm will offset its fees that are due during the reporting period from the funds it holds in hand and send the City an invoice for any deficiency. The City shall pay said invoice upon receipt but not later than 30 days.

VI. Trust Fund and Remittances

Firm agrees not to co-mingle money received on City accounts with its own funds or to use any part of City money in the conduct of Firm business.

All funds collected upon Accounts by Firm will be marked for deposit only and deposited into the Firm's escrow account in accordance with State Law.

The parties agree that each reporting period will begin upon the first day of each calendar month and end upon the last day of each calendar month. A remittance report setting forth all debt payments received, assessed collection fees received, all court costs incurred, and miscellaneous debits or credits will be generated by Firm and delivered to City within seven business days following the end of the reporting period.

City agrees to report to Firm all direct pays immediately upon receipt, so that all reports showing payments and credits will be accurate and comprehensive. Firm will deduct collection fees due for all direct pays from City's monthly remittance. All such calculations will be reflected in the monthly remittance report.

VII. Record Inspection and Notice of Contract Restrictions

A. Firm will permit City representatives, auditors, or representatives of audit firms engaged by City to perform an audit and to duplicate, when necessary, all documents, records, and files pertaining to City accounts at any time during regular business hours with seven days' notice.

B. City shall notify Firm of any restrictions regarding account debtor contact, including notification of attorney representation, bankruptcy petitions, and any other collection limitations of which City may or should have knowledge.

VIII. Treatment of Confidential Information

For purposes of this Agreement, "Confidential Information" is defined as information, data, or material deemed proprietary and/or confidential by City, not generally known or available to the public, and for which City has notified Firm that

it has deemed such information proprietary or confidential. Firm understands the necessity of protecting the confidentiality of confidential information of City. Firm agrees to use all reasonable means to protect the confidentiality of confidential information of City, and to instruct all employees of Firm in the necessity of same. Disclosure of confidential information shall be restricted to those individuals who are participating in a proposed transaction solely on a “need to know” basis, who are advised of this agreement and agree to be bound by its terms, or as otherwise may be required by law. In accordance with all applicable law, Firm shall utilize the same efforts and procedure to protect confidential information of City as it uses to protect its own confidential and proprietary information.

IX. Termination

Each party shall have the right to terminate this Agreement upon giving the other party 30 days written notice by certified mail.

Upon termination of this Agreement, Firm shall return all Accounts to City, excluding those accounts which have generated a payment to Firm within the 45 days before the date of termination; and those Accounts upon which City has authorized litigation; or those accounts which are remitting periodic payments.

City will continue to pay to Firm the fees due under the terms of this Agreement for any Account remaining with Firm after the termination date of this Agreement. In no event will an account be retained by Firm longer than 6 months after the termination date, unless agreed otherwise by the parties.

X. Retention

All Accounts placed with Firm by City for collection will be returned to City within 12 months of the placement date, if the account has not had a payment post within 45 days of the end of the 12-month retention period or if there has been no legal action initiated on the account.

XI. Assignment

This agreement is binding upon the parties hereto and upon their respective successors and assigns. Firm will not assign, sell, lease, transfer, or permit the use of this Agreement or any of City’s accounts, records or related documents by any other party or parties for any purpose other than as described herein unless City grants express written authorization.

XII. Miscellaneous Provisions

A. All representatives, warranties, covenants and indemnities in this Agreement shall survive the termination of this Agreement but shall not be deemed to have been made with respect to any period of time subsequent to the termination of this Agreement.

- B. Any provision of this Agreement which is prohibited, unenforceable or not authorized in any jurisdiction shall be invalid in that jurisdiction to the extent of such prohibition, unenforceability or non-authorization without invalidating the remaining provisions of this Agreement or affecting the validity, enforceability or legality of the provision in any other jurisdiction.
- C. No amendment, modification, termination or waiver of any provision of this Agreement by either party shall be effective unless it is in writing and signed by the party to be bound, and then the waiver or consent shall be effective only in the specific instance and for the specific purpose for which given. No notice or demand on either party in any case shall entitle the other party to any other or further notice or demand in similar or other circumstances. Inaction or failure to demand strict performance shall not be deemed a waiver.
- D. This Agreement constitutes the entire Agreement between the parties with respect to the subject matter. All prior agreements, representations, statements, negotiations, and undertakings are superseded hereby.
- E. This agreement shall be governed by and construed in accordance with the laws of the State of Ohio, and the parties agree that the sole forum in which jurisdiction shall lie for an action for enforcement of any provision of this Agreement shall be the county of the City's municipality.
- F. The City may withdraw an account placed for collection as needed. All fees earned up to withdrawal shall be considered earned by the Firm.
- G. **The Firm may subcontract with vendors to assist in the collection of any delinquent accounts without the prior written consent of the City.**
- H. Notices of termination required or authorized to be sent by the parties to this Agreement must be sent by certified mail and addressed as follows:

Keith D. Weiner & Associates Co., L.P.A., 1100 Superior Ave East. Suite 1100,
Cleveland, Ohio 44114

City of Lorain, Treasurer's Office, 605 West 4th St., Lorain, OH 44052

Agreed and Entered into by:
Keith D. Weiner & Associates Co., L.P.A.

By: _____

Its: _____

Effective Date

City of Lorain, Treasurer's Office

By: Jenni M. Soto Lorain City Treasurer (5/14/2026)

Its: _____

Effective Date

Approved To Form:

AP Riley (5/14/2026)
Patrick D. Riley
Lorain Loan Director

Handwritten text, possibly a signature or a name, written in cursive script.



CITY OF LORAIN

City Council Regular Meeting

8. f.

Meeting Date: 06/01/2026

Submitted by: Kathryn Golden

AGENDA ITEM DESCRIPTION OR LEGISLATION TITLE:

AN ORDINANCE RATIFYING THE ACCEPTANCE OF GRANT FUNDING FROM THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FOR A COMMUNITY FUNDING PROJECT AWARDED THROUGH A CONGRESSIONAL SPENDING EARMARK.

PURPOSE AND BACKGROUND:

In 2024, the City of Lorain requested a \$4,000,000 congressional spending earmark focused on waterfront redevelopment improvements. The City has been awarded this \$4,000,000. This grant requires no local match. The purpose of this project is a targeted stabilization project aimed at reinforcing key portions of the Lorain Finger Piers.

RECOMMENDATION TO COUNCIL:

Consideration and passage.

Admin Only

___ Ord. ratifying the acceptance of grant funding from the US Department of Housing and Urban Development for a community funding project awarded through a Congressional spending earmark.

Fiscal Impact

<u>Funds Available in Current Year Budget (Y/N):</u>	Y
<u>Estimated Total Expenditure:</u>	\$4,000,000
<u>List of Funding Source and/or Account Number:</u>	4061.C461.4100.1042 Sunset Pier Bulkhead
<u>Estimate of Incoming Revenue (fees, grants, etc.):</u>	\$4,000,000
<u>Financing Requirements (Bonds, Loans, Lease, etc.):</u>	

Attachments

Ordinance
Exhibit A - Grant Agreement

Form Review

Inbox

Carrion
 Mayor Bradley
 Harper
 P. Riley
 Form Started By: Kathryn Golden
 Final Approval Date: 05/29/2026

Reviewed By

Rey Carrion
 Jack Bradley
 Anita Harper
 Michele Beko

Date

05/29/2026 08:43 AM
 05/29/2026 09:38 AM
 05/29/2026 10:30 AM
 05/29/2026 10:42 AM
 Started On: 05/27/2026 03:05 PM

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

ORDINANCE NO. _____

AN ORDINANCE RATIFYING THE ACCEPTANCE OF GRANT FUNDING FROM THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FOR A COMMUNITY FUNDING PROJECT AWARDED THROUGH A CONGRESSIONAL SPENDING EARMARK.

WHEREAS, in 2024, the City of Lorain requested a \$4,000,000 congressional spending earmark focused on waterfront redevelopment improvements; and

WHEREAS, the City has been awarded this \$4,000,000; and

WHEREAS, this grant 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 ratify and enter into an agreement for grant funding in the amount of \$4,000,000 with the U.S. Department of Housing and Urban Development, previously accepted by the City, for the purpose of implementing a targeted stabilization project aimed at reinforcing key portions of the Lorain Finger Piers.

SECTION II That the City of Lorain shall administer this grant in accordance with all applicable federal, state, and local laws, and in accordance with the terms and conditions of the grant agreement, attached hereto as Exhibit A and made a part of by reference, between the City of Lorain and the United States Department of Housing and Urban Development.

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 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, Ohio Revised Code.

SECTION IV Wherefore, this shall take effect and be in force from and after the earliest period allowed by law.

PASSED: _____, 2026

PRESIDENT OF COUNCIL

ATTEST: _____, CLERK

APPROVED: _____, 2026

MAYOR

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT
FEDERAL AWARD AGREEMENT

A. General Federal Award Information

1. Recipient name (must match Unique Entity Identifier name) and address: City of Lorain 200 W Erie Ave, Lorain, OH 44052	12. Assistance listing number and title: 14.251 Economic Development Initiative, Community Project Funding, and Miscellaneous grants
2. Recipient's Unique Entity Identifier: FF77VMMYHRT3	13. Amount of federal funds obligated by this action: \$4,000,000.00
3. Tax Identification Number: 346001700	14. Total amount of federal funds obligated: \$4,000,000.00
4. Federal Award Identification Number (FAIN): B-24-CP-OH-1769	15. Total approved cost sharing (if applicable):
5. Instrument type: Grant <input checked="" type="checkbox"/> Cooperative agreement <input type="checkbox"/> Loan Guarantee <input type="checkbox"/>	16. Total federal award amount, including approved cost sharing: \$4,000,000.00
6. Period of performance start and end dates: 08/13/2024 - 08/31/2032	17. Budget approved by HUD: \$4,000,000.00
7. Budget period start and end dates: 08/13/2024 - 08/31/2032	18. Fiscal year: FY 2024
8. Initial Agreement <input checked="" type="checkbox"/> Amendment <input type="checkbox"/> #	19. Statutory authority: FY 2024 Consolidated Appropriations Act
9. Indirect cost rate (per § 200.414):	20. Applicable appropriations act(s): FY 2024 Consolidated Appropriations Act
10. Is this award for research and development (per 2 C.F.R. § 200.1)? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	21. Notice/notice of funding opportunity this award is made under (if applicable): Not Applicable
11. Administering official name and contact information: Shana Garrett, CPD Field Office Director	22. Program regulations (if applicable): Not Applicable
23. Federal award description: <ul style="list-style-type: none"> • Addendum 1. Policy Requirements • Addendum 2. Program-Specific Requirements • Addendum 3. Indirect Cost Rate Schedule 	

Authority and Agreement. This agreement between the U.S. Department of Housing and Urban Development (HUD) and the Recipient is made pursuant to the statutory authority above (box 19) and is subject to the applicable appropriations act(s) (box 20). This agreement incorporates by reference the Terms and Conditions outlined in Section B below, all of Recipient's required grant package documents, and the attached addenda (box 23).

B. Terms and Conditions

1. *General terms and requirements.* The Recipient must comply with all applicable federal laws, regulations, and requirements, unless otherwise provided through HUD's formal waiver authorities. This agreement, including any attachments and addenda, may only be amended in writing executed by parties to this agreement and any addenda.
2. *Administrative requirements.* The Recipient must comply with the following requirement(s) if checked below:
 - The administrative requirements in the HUD General Administrative, National, and Departmental Policy Requirements and Terms for HUD's Financial Assistance Programs 2025, as indicated in the relevant NOFO, apply to this agreement.
 - The grantee shall comply with requirements established by the Office of Management and Budget (OMB) concerning the Unique Entity Identifier (UEI); the System for Award Management (SAM.gov.); the Federal Funding Accountability and Transparency Act as provided in 2 C.F.R. part 25, Universal Identifier and General Contractor Registration; and 2 C.F.R. part 170, Reporting Subaward and Executive Compensation Information.
3. *Applicability of 2 C.F.R. part 200.*
 - The Recipient must comply with the applicable requirements at 2 C.F.R. part 200, as may be amended from time to time. If any previous or future amendments to 2 C.F.R. part 200 replace or renumber any part 200 section cited in HUD's regulations in Title 24 of the Code of Federal Regulations, the amended part 200 requirements will govern award activities carried out after the amendments' effective date.
 - The Recipient must comply with the applicable requirements at 2 C.F.R. part 200. If any previous amendments to 2 C.F.R. part 200 replace or renumber any part 200 section cited in HUD's regulations in Title 24 of the Code of Federal Regulations, the amended part 200 requirements will govern award activities carried out after the amendments' effective date.
4. *Future budget periods.* If the period of performance spans multiple budget periods, subsequent budget periods are subject to the availability of funds, program authority, satisfactory performance, and compliance with the terms and conditions of the Federal award.
5. *Indirect Cost Rate.* If the Recipient intends to use a negotiated or de minimis rate for indirect costs, the Recipient must submit an Indirect Cost Rate form to HUD with this agreement using "Addendum #3 "Indirect Cost Rate Schedule" (formula and congressional grants). The submitted form/addendum will be incorporated into and made part of this agreement, provided that the rate information is consistent with the applicable requirements under 2 C.F.R. § 200.414. If there is any change in the Recipient's indirect cost rate, it must immediately notify HUD and execute an amendment to this agreement to reflect the change if necessary.
6. *Recipient integrity and performance matters.* If the Federal share of this award is more than \$500,000 over the period of performance (box 6), the terms and conditions in 2 C.F.R. part 200 Appendix XII apply to this agreement.
7. *Recordkeeping and Access to Records.* The Recipient hereby agrees to maintain complete and accurate books of account for this award and award activities in such a manner as to permit the preparation of statements and reports in accordance with HUD requirements, and to permit timely and effective audit. The Recipient agrees to furnish HUD such financial and project reports, records, statements, subrecipient data, and documents at such times, in such form, and accompanied by such reporting data as required by HUD. HUD and its duly authorized representative shall have full and free access to all Recipient offices and facilities, and to all books, documents, and records of the Recipient relevant to the administration, receipt,

and use of this award and award activities, including the right to audit and make copies. The Recipient agrees to maintain records that identify the source and application of funds, including relevant subrecipient data, in such a manner as to allow HUD to determine that all funds are and have been expended in accordance with program requirements and in a manner consistent with applicable law.

Further, the Recipient hereby acknowledges that HUD is in the process of implementing new grants management and reporting tools, which will be made available for the Recipient's use in the future. The Recipient agrees to report on grant performance and financial activities (including vendor and cash disbursement supporting details for the Recipient and its subrecipients) using these new tools when they are released. HUD will work with the Recipient to support the Recipient's transition to this new reporting environment. Once implemented, timely reporting in this new environment will be mandatory. HUD reserves the right to exercise all of its available rights and remedies for any noncompliance with these grants management and financial reporting requirements, to include, without limitation, requiring 100% review, suspension of disbursements, and all other legally available remedies, to the furthest extent permitted by law, as amended.

8. *Noncompliance.* If the Recipient fails to comply with the provisions of this agreement, HUD may take one or more of the actions provided in program statutes, regulations or 2 C.F.R. § 200.339, as applicable. Nothing in this agreement shall limit any remedies otherwise available to HUD in the case of noncompliance by the Recipient. No delay or omissions by HUD in exercising any right or remedy available to it under this agreement shall impair any such right or remedy or constitute a waiver of or acquiescence in any Recipient noncompliance.
9. *Termination provisions.* Unless superseded by program statutes, regulations or NOFOs, the termination provisions in 2 C.F.R. § 200.340 apply.
10. *Build America, Buy America.* The Recipient must comply with the requirements of the Build America, Buy America (BABA) Act, 41 U.S.C. § 8301 note, and all applicable rules and notices, as may be amended, if applicable. Pursuant to HUD's Notice, "Public Interest Phased Implementation Waiver for FY 2022 and 2023 of Build America, Buy America Provisions as Applied to Recipients of HUD Federal Financial Assistance" (88 Fed. Reg. 17001), BABA requirements apply to any infrastructure projects HUD has obligated funds for after the effective dates, unless excepted by a waiver.
11. *Waste, Fraud, Abuse, and Whistleblower Protections.* Any person who becomes aware of the existence or apparent existence of fraud, waste, or abuse of any HUD award must report such incidents to both the HUD official responsible for the award and to HUD's Office of Inspector General (OIG). Allegations of fraud, waste, and abuse related to HUD programs can be reported to the HUD OIG hotline via phone at 1-800-347-3735 or online hotline form. The Recipient must comply with 41 U.S.C. § 4712, which includes informing employees in writing of their rights and remedies, in the predominant native language of the workforce. Under 41 U.S.C. § 4712, employees of a government contractor, subcontractor, recipient, and subrecipient—as well as a personal services contractor—who make a protected disclosure about a Federal award or contract cannot be discharged, demoted, or otherwise discriminated against if they reasonably believe the information they disclose is evidence of (1) gross mismanagement of a Federal contract or award; (2) waste of Federal funds; (3) abuse of authority relating to a Federal contract or award; (4) substantial and specific danger to public health and safety; or (5) violations of law, rule, or regulation related to a Federal contract or award.
12. *Third-Party Claims.* Nothing in this agreement shall be construed as creating or justifying any claim against the federal government or the Recipient by any third party.
13. *Rule of Construction and No Construction Against Drafter.* Notwithstanding anything contained in this agreement, the terms and conditions hereof are to be construed to have full and expansive effect in both interpretation and application, and the parties agree that the principle of interpretation that holds that ambiguities in terms or conditions are construed against the drafter shall not apply in interpreting this agreement.

C. Federal Award Performance Goals

The Recipient must meet any applicable performance goals, indicators, targets, and baseline data as required by applicable program requirements.

D. Specific Terms and Conditions

Not applicable Attached

For the U.S. Department of HUD (name and title of authorized official) Shana Garrett CPD Field Office Director	Signature <i>Shana Garrett</i>	Date/ Federal Award Date 05/20/2026
For the Recipient (name and title of authorized official) Jack Bradley Mayor	Signature <i>Jack Bradley</i>	Date 05/13/2026

ADDENDUM 1. POLICY REQUIREMENTS

If applicable:

1. The Recipient shall not use grant funds to promote “gender ideology,” as defined in Executive Order (E.O.) 14168, Defending Women from Gender Ideology Extremism and Restoring Biological Truth to the Federal Government;
2. The Recipient agrees that its compliance in all respects with all applicable Federal anti-discrimination laws is material to the U.S. Government’s payment decisions for purposes of section 3729(b)(4) of title 31, United States Code;
3. The Recipient certifies that it does not operate any programs that violate any applicable Federal anti-discrimination laws, including Title VI of the Civil Rights Act of 1964;
4. The Recipient shall not use any grant funds to fund or promote elective abortions, as required by E.O. 14182, Enforcing the Hyde Amendment; and that,
5. Notwithstanding anything in the NOFO or Application, this Grant shall not be governed by Executive Orders revoked by E.O. 14154, including E.O. 14008, or NOFO requirements implementing Executive Orders that have been revoked.
6. The Recipient must administer its grant in accordance with all applicable immigration restrictions and requirements, including the eligibility and verification requirements that apply under title IV of the Personal Responsibility and Work Opportunity Reconciliation Act of 1996, as amended ([8 U.S.C. 1601-1646](#)) (PRWORA) and any applicable requirements that HUD, the Attorney General, or the U.S. Citizenship and Immigration Services may establish from time to time to comply with PRWORA, [Executive Order 14218](#), or other Executive Orders or immigration laws.
7. No state or unit of general local government that receives funding under this grant may use that funding in a manner that by design or effect facilitates the subsidization or promotion of illegal immigration or shields illegal aliens from deportation, including by maintaining policies or practices that materially impede enforcement of federal immigration statutes and regulations.
8. The Recipient must use SAVE, or an equivalent verification system approved by the Federal government, to prevent any Federal public benefit from being provided to an ineligible alien who entered the United States illegally or is otherwise unlawfully present in the United States.
9. Faith-based organizations may be subrecipients for funds on the same basis as any other organization. Recipients may not, in the selection of subrecipients, discriminate against an organization based on the organization’s religious character, affiliation, or exercise.

ADDENDUM 2. PROGRAM-SPECIFIC REQUIREMENTS

Assistance Listing Number 14.251, Economic Development Initiative, Community Project Funding, and Miscellaneous Grants

1. **Approved Budget.** The Grantee must use the Federal funds as provided by the Approved Budget to carry out the Grantee's "Project." The Approved Budget shall be the line-item budget that is approved by HUD as of the date that HUD signs this Grant Agreement. The Grantee's Project shall be as described in the Project Narrative that is approved by HUD as of the date that HUD signs this Grant Agreement.
2. **Project and Budget Changes.** All changes to the Grantee's Project or Approved Budget must be made in accordance with 2 CFR 200.308 and this Agreement. To request HUD's approval for a change in the approved Project Narrative and/or Budget, the Grantee must follow HUD's instructions for amending the Project Narrative and/or Project Budget found in the applicable Community Project Funding Grant Guide. The Grantee must submit a formal letter to HUD's Office of Economic Development - Congressional Grants Division (CGD) Director through the assigned Grant Officer.
3. **Pre-Award Costs.** Funds may be used to reimburse costs (including administrative, planning, operations and maintenance, and other costs) incurred before execution of the grant agreement, provided that:
 - a. The soft costs are covered by HUD's nationwide environmental review for CPF soft costs and are incurred on or after the enactment date of the respective Appropriation Act, or hard costs incurred on or after the enactment of the respective Appropriation Act have completed the required project-specific environmental review; and
 - b. The costs would otherwise meet the allowability criteria in 2 CFR 200.403(a) through (g).
4. **Eminent Domain.** No Federal funds provided under this award may be used to support any Federal, state, or local project that seeks to use the power of eminent domain, unless eminent domain is employed only for a public use. Public use includes use of funds for mass transit, railroad, airport, seaport, or highway projects, and utility projects which benefit or serve the general public (including energy-related, communication-related, water-related, and waste water-related infrastructure), other structures designated for use by the general public or with other common-carrier or public-utility functions that serve the general public and are subject to regulation and oversight by the government, and projects for the removal of an immediate threat to public health and safety or brownfields, as defined in the Small Business Liability Relief and Brownfields Revitalization Act (Pub. L. 107-118). Public use does not include economic development that primarily benefits private entities.
5. **Restriction on Use of Funds for Computer Networks.** No Federal funds provided under this award may be used to maintain or establish a computer network that does not block the viewing, downloading, and exchanging of pornography. This requirement does not limit the use of funds necessary for any Federal, State, tribal, or local law enforcement agency or any other entity carrying out criminal investigations, prosecution, or adjudication activities.
6. **Environmental Review Requirements (24 CFR Part 50 or Part 58).** All projects funded by HUD are subject to requirements under the National Environmental Policy Act (NEPA) and HUD's NEPA-implementing regulations at 24 CFR Part 50 or 24 CFR Part 58. The Grantee must comply with applicable environmental review requirements. Environmental reviews must be completed, and a Request for Release of Funds and Certification must be approved by HUD CPD Field Office Director through issuance of the Authority to Use Grant Funds (HUD-7015.16), as applicable, prior to taking any choice limiting action, to avoid violations under 24 CFR 58.22 which prohibits limitations on activities pending clearance, and Section 110(k) of the National

Historic Preservation Act which prohibits anticipatory demolition or significant harm of historic properties prior to completion of the historic preservation review process known as Section 106 review.

7. **Section 3 Requirements (24 CFR Part 75).** The Grantee must comply with Section 3 of the Housing and Urban Development Act of 1968 (Section 3), 12 U.S.C. 1701u, and HUD's regulations at 24 CFR part 75, as applicable, including the reporting requirements in 24 CFR 75.25. Grantees that are not exempt from Section 3 must submit annual reports of Section 3 accomplishment Performance Measures in DRGR in January of the calendar year.
8. **Uniform Relocation Assistance and Real Property Acquisitions Policies Act.** Unless the Grantee is a Federally recognized Tribe, the Grantee must comply with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (URA) as implemented by regulations at 49 CFR Part 24. The URA applies to acquisitions of real property and relocation occurring as a direct result of the acquisition, rehabilitation, or demolition of real property for Federal or Federally funded programs or projects. Real property acquisition that receives Federal financial assistance for a program or project, as defined in 49 CFR 24.2, must comply with the acquisition requirements contained in 49 CFR part 24, subpart B. Unless otherwise specified in law, the relocation requirements of the URA and its implementing regulations at 49 CFR part 24, cover any displaced person who moves from real property or moves personal property from real property as a direct result of acquisition, rehabilitation, or demolition for a program or project receiving HUD financial assistance.
9. **Generally Applicable HUD requirements (24 CFR Part 5, subpart A and 24 CFR 1000.12).** Grantees and their subrecipients must comply with the generally applicable HUD and CPD requirements in 24 CFR Part 5, subpart A, including all applicable fair housing, and civil rights requirements. Grants to Tribes and TDHEs are subject to the nondiscrimination requirements in 24 CFR 1000.12 in lieu of the nondiscrimination requirements in 24 CFR 5.105(a).
10. **Suspension and Debarment.** The Grantee must comply with the governmentwide debarment and suspension requirements in 2 CFR part 180 as incorporated and supplemented by HUD's regulations at 2 CFR part 2424.
11. **Drug-Free Workplace.** The Grantee must comply with drug-free workplace requirements in Subpart B of 2 CFR Part 2429, which adopts the governmentwide implementation (2 CFR Part 182) of sections 5152-5158 of the Drug-Free Workplace Act of 1988, Pub. L. 100-690, Title V, Subtitle D (41 U.S.C. 701-707).
12. **Trafficking in Persons.** The Grantee must comply with the award term in Appendix A of 2 CFR part 175, which is also included in the applicable Community Project Funding Grant Guide.
13. **Conflicts of Interest.** In the procurement of property or services by recipients and subrecipients, the conflict-of-interest rules in 2 CFR 200.317 and 2 CFR 200.318(c) shall apply. In all cases not governed by 2 CFR 200.317 and 2 CFR 200.318(c), recipients and subrecipients must follow the requirements contained in paragraphs ii-v of the "Conflict of Interest" section in the applicable Community Project Funding Grant Guide.
14. **Lead Based Paint Requirements.** If grant funds are used for purchase, lease, support services, operation, or work that may disturb painted surfaces, of pre-1978 housing, the Grantee must comply with the lead-based paint evaluation and hazard reduction requirements of HUD's lead-based paint rules (Lead Disclosure; and Lead Safe Housing (24 CFR part 35)), and EPA's lead-based paint rules (e.g., Repair, Renovation and Painting; Pre-Renovation Education; and Lead Training and Certification (40 CFR part 745)).
15. **Program Income Conditions.** In accordance with 2 CFR 200.307, costs incidental to the generation of program income may be deducted from gross income to determine program income, provided these costs

have not been charged to the grant. As authorized under 2 CFR 200.307, program income may be treated as an addition to the Federal award, provided that the Grantee uses that income for allowable costs under this Grant Agreement. Any program income that cannot be expended on allowable costs under this Grant Agreement must be reported and paid to HUD within 120 days after the period of performance, unless otherwise specified by an applicable Federal statute.

16. **Prohibition Against Lobbying Activities.** Section 319 of Public Law 101-121, 31 U.S.C. 1352, (the Byrd Amendment) and 24 CFR Part 87 apply to all CPF grantees except Federally recognized Indian tribes and TDHEs established by Federally recognized Indian tribes as a result of the exercise of the tribe's sovereign power. The Byrd Amendment and 24 CFR part 87 prohibit recipients of federal awards from using appropriated funds for lobbying the executive or legislative branches of the Federal government in connection with a Federal award.
17. **Drawdown Requirements.** CPF grant funds may be used to reimburse costs incurred during the performance period given in the grant agreement. The Grantee must expend all Grant Funds in accordance with the approved project narrative and budget attached with the grant agreement.
18. **Performance and Financial Reporting Requirements.** The Grantee must submit a performance and financial report on a semi-annual basis. Performance reports shall consist of a narrative of work accomplished during the reporting period. Financial reports must be submitted using DRGR or such future collections HUD may require and as approved by OMB and listed on the Grants.gov website (<https://grants.gov/forms/forms-repository/post-award-reporting-forms>). During the Period of Performance, the Grantee must submit these reports no later than 30 calendar days after the end of the 6-month reporting period. The first of these reporting periods begins on the first of January or June (whichever occurs first) after the date this Grant Agreement is signed by HUD. No drawdown of funds will be allowed while the Grantee has an overdue performance or financial report.
19. **Real and personal property reporting requirements.** The Grantee must report and account for all property acquired or improved with Grant Funds as provided by 2 CFR part 200 using the applicable common forms approved by OMB and provided on the Grants.gov website (<https://grants.gov/forms/forms-repository/post-award-reporting-forms>). This reporting obligation includes submitting status reports on real property at least annually as provided by 2 CFR 200.330, accounting for real and personal property acquired or improved with Grant Funds as part of Project Closeout, and promptly submitting requests for disposition instructions as provided by 2 CFR 200.311, 200.312, and 200.314.
20. **Project Closeout.** The grant will be closed out in accordance with 2 CFR part 200, as may be amended from time to time, except as otherwise specified in this Grant Agreement. The Grantee must submit to HUD a written request to close out the grant no later than 30 calendar days after the Grantee has drawn down all Grant Funds and completed the Project as described in the Project Narrative and Budget attached to the Grant Agreement. HUD will then send the Closeout Agreement to the Grantee. The Grantee recognizes that the closeout process may entail a review by HUD to determine compliance with the Grant Agreement by the Grantee and all participating parties. The Grantee agrees to cooperate with any HUD review, including reasonable requests for on site inspection of property acquired or improved with grant funds. No later than 120 calendar days after the Period of Performance, Grantees shall provide to HUD the Grant closeout agreement, as well as the final financial, performance and property reports.

ADDENDUM 3. INDIRECT COST RATE SCHEDULE

As the duly authorized representative of the Grantee, I certify that the Grantee:

- Will not use an indirect cost rate to calculate and charge indirect costs under the grant.

- Will calculate and charge indirect costs under the grant by applying a *de minimis* rate as provided by 2 CFR 200.414(f), as may be amended from time to time.

- Will calculate and charge indirect costs under the grant using the indirect cost rate(s) listed below, and each rate listed is included in an indirect cost rate proposal developed in accordance with the applicable appendix to 2 CFR part 200 and, *if required*, was approved by the cognizant agency for indirect costs.

Agency/Dept./Major Function	Indirect cost rate	Direct Cost Base

Instructions for the Recipient:

The Recipient must mark the one (and only one) checkbox above that best reflects how the Grantee's indirect costs will be calculated and charged under the grant. Do not include indirect cost rate information for subrecipients.

The table following the third box must be completed only if that box is checked. When listing a rate in the table, enter both the percentage amount (e.g., 10%) and the type of direct cost base to be used. For example, if the direct cost base used for calculating indirect costs is Modified Total Direct Costs, then enter "MTDC" in the "Type of Direct Cost Base" column.

If using the Simplified Allocation Method for indirect costs, enter the applicable indirect cost rate and type of direct cost base in the first row of the table.

If using the Multiple Allocation Base Method, enter each major function of the organization for which a rate was developed and will be used under the grant, the indirect cost rate applicable to that major function, and the type of direct cost base to which the rate will be applied.

If the Grantee is a government and more than one agency or department will carry out activities under the grant, enter each agency or department that will carry out activities under the grant, the indirect cost rate(s) for that agency or department, and the type of direct cost base to which each rate will be applied.

To learn more about the indirect cost requirements, see 2 C.F.R. part 200, subpart E and Appendix VII to Part 200 (for state and local governments).

NARRATIVE

Project Scope: The City of Lorain’s Sunset Pier Park Downtown Revitalization Bulkhead Repair project, an integral portion the the Downtown Revitalization Program, is aimed at targeted stabilization efforts to address deteriorated structural sections of the historic finger piers at Sunset Pier Park, originally constructed in the late 1940s. Over time, the existing sheet pile bulkhead walls that form the piers have deteriorated, creating the need for immediate reinforcement to ensure public safety and protect recent and planned waterfront improvements. Funding will be utilized for construction as well as professional services associated with engineering, design, permitting, and construction management. **Timeline:** March 2026-December 2027 **Overview:** The City of Lorain is undertaking a critical Downtown Revitalization Program focused on preserving and strengthening one of the community’s most iconic waterfront assets, while laying the groundwork for long-term redevelopment. Lorain’s Downtown Revitalization Program focuses on waterfront redevelopment and is a multi-phase initiative transforming former industrial land along Lake Erie and the Black River into a mix of public amenities and private development. With funding provided from several state and federal agencies, significant investment in environmental cleanup and infrastructure has been invested to make a former steel/industrial site “shovel-ready” for redevelopment. With funding provided through this grant, the City will focus these downtown revitalization dollars on targeted stabilization effort to addresses the most deteriorated structural sections of the historic finger piers at Sunset Pier Park, originally constructed in the late 1940s. Over time, the existing sheet pile bulkhead walls that form the piers have deteriorated, creating the need for immediate reinforcement to ensure public safety and protect recent and planned waterfront improvements. The stabilization phase includes several key structural and safety enhancements designed to extend the life of the piers while improving shoreline resiliency and public access. Improvements include the installation of rock buttress shoreline stabilization along interior pier sections to reduce pressure on aging bulkheads. The project also involves the removal of deteriorated timber walers in reinforced areas, the filling of an underground vault to improve long-term subsurface stability, and the installation of pedestrian safety railings along improved pier edges. In addition, traffic safety features will be placed to protect unreinforced areas and restrict vehicle loading near vulnerable wall sections. Additional activities under this project may also include the installation of public sewer infrastructure. The City of Lorain understands and confirms that Buy America Build America and Section 3 apply to activities under this project and affirms their use throughout project completion.

Project Description: **Project Name:** Sunset Pier Park Downtown Revitalization **Targeted Stabilization Project Purpose:** The City of Lorain is undertaking a critical infrastructure investment project focused on several key structural and safety enhancements designed to extend the life of the Lorain Finger Piers while improving shoreline resiliency and public access. **Project Scope:** Improvements under this project include the installation of rock buttress shoreline stabilization along interior pier sections to reduce pressure on aging bulkheads. The project also involves the

removal of deteriorated timber walers in reinforced areas, the filling of an underground vault to improve long-term subsurface stability, and the installation of pedestrian safety railings along improved pier edges. In addition, traffic safety features will be placed to protect unreinforced areas and restrict vehicle loading near vulnerable wall sections. Additional activities under this project may also include the installation of public sewer infrastructure. While the City has not authorized professional services under the project, City staff have completed HUD's NEPA environmental review which was submitted on February 10, 2026. No subrecipients will be authorized under this project.

Project Address : 1110 W. 1st Street, Lorain, OH 44052

CPF Funding Description: The project includes several key structural and safety enhancements designed to extend the life of the piers while improving shoreline resiliency and public access. Improvements include the installation of rock buttress shoreline stabilization along interior pier sections to reduce pressure on aging bulkheads. The project also involves the removal of deteriorated timber walers in reinforced areas, the filling of an underground vault to improve long-term subsurface stability, and the installation of pedestrian safety railings along improved pier edges. In addition, traffic safety features will be placed to protect unreinforced areas and restrict vehicle loading near vulnerable wall sections. Additional activities under this project may also include the installation of public sewer infrastructure. Funding will be utilized for construction as well as professional services associated with engineering, design, permitting, and construction management. Engineering, design, permitting, and construction management - \$496,458 Construction - \$3,003,542 Additional construction and/or Engineering, design, permitting, and construction management - \$500,000 The targeted stabilization project is currently scoped to utilize \$3.5 million of the total \$4 million award. The remaining \$500,000 will be allocated based on project needs and external funding outcomes. These funds may either support the installation of a sanitary lift station required to connect the newly constructed sanitary sewer system—previously funded through the Ohio Department of Development—to the existing municipal sanitary infrastructure, or be used to extend additional linear feet of shoreline stabilization within the targeted project area. A grant application has been submitted to the Ohio Department of Development to assist with funding the lift station; however, an award decision has not yet been announced. If supplemental funding is not received from ODOD, the remaining \$500,000 will be directed toward the lift station installation to ensure full functionality of the sanitary system supporting the broader Downtown Revitalization area. Conversely, if ODOD funding is secured, the \$500,000 will instead enhance the targeted stabilization scope by increasing the length of shoreline stabilization completed under this project.

APPROVED BUDGET

SF424 – ESTIMATED FUNDING

Funding Name	Amount
Federal Estimated Funding	\$4,000,000.00
Applicant Estimated Funding	\$0.00
State Estimated Funding	\$0.00
Local Estimated Funding	\$0.00
Other Estimated Funding	\$0.00
Program Income Estimated Funding	\$0.00
Total	\$4,000,000.00

CPF – ESTIMATED FUNDING

Funding Source	Estimated Funding
Engineering, design, permitting, and construction management	\$496,458.00
Construction	\$3,003,542.00
Engineering, design, permitting, and construction management and/or Construction for Lift Station or additional linear footage of stabilization	\$500,000.00
Total	\$4,000,000.00



CITY OF LORAIN

City Council Regular Meeting

8. g.

Meeting Date: 06/01/2026

Submitted by: Matt Kuszniir, Director

AGENDA ITEM DESCRIPTION OR LEGISLATION TITLE:

AN ORDINANCE AUTHORIZING THE SAFETY/SERVICE DIRECTOR TO ENTER INTO A CONTRACT FOR THE LONGFELLOW SKATEPARK PROJECT IN THE CITY OF LORAIN AND DECLARING AN EMERGENCY.

PURPOSE AND BACKGROUND:

WHEREAS, the City of Lorain issued a formal bid process for the Longfellow Skatepark Project; and,

WHEREAS, the City of Lorain received three sealed bids including: Slip in Concrete, Newline Skateparks, and California Skateparks; and,

WHEREAS, California Skateparks was determined to be the lowest and best bidder; and,

WHEREAS, the City of Lorain will add a 10% contingency to the project expenses to cover any unforeseen expenses outside of the initial project scope; and,

WHEREAS, this major investment in the City of Lorain will significantly increase access to recreational opportunities for the community.

RECOMMENDATION TO COUNCIL:

Consideration and passage as an emergency.

Admin Only

___ Ord. auth S/S Director to enter into a contract for the Longfellow Skatepark Project in the City of Lorain.

Fiscal Impact

<u>Funds Available in Current Year Budget (Y/N):</u>	Y
<u>Estimated Total Expenditure:</u>	\$1,652,484.90
<u>List of Funding Source and/or Account Number:</u>	4010.C401.6700.2620
<u>Estimate of Incoming Revenue (fees, grants, etc.):</u>	
<u>Financing Requirements (Bonds, Loans, Lease, etc.):</u>	

Attachments

Ordinance
Bid Breakdown

Form Review

Inbox

Carrion
Mayor Bradley
Harper
P. Riley

Reviewed By

Rey Carrion
Jack Bradley
Anita Harper
Michele Beko

Date

05/29/2026 08:44 AM
05/29/2026 09:38 AM
05/29/2026 10:38 AM
05/29/2026 10:42 AM
Started On: 05/27/2026 04:10 PM

Form Started By: Matt Kusznr
Final Approval Date: 05/29/2026

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 FOR THE LONGFELLOW SKATEPARK PROJECT IN THE CITY OF LORAIN AND DECLARING AN EMERGENCY.

WHEREAS, the City of Lorain issued a formal bid process for the Longfellow Skatepark Project; and,

WHEREAS, the City of Lorain received three sealed bids including: Slip in Concrete, Newline Skateparks, and California Skateparks; and,

WHEREAS, California Skateparks was determined to be the lowest and best bidder; and,

WHEREAS, the City of Lorain will add a 10% contingency to the project expenses to cover any unforeseen expenses outside of the initial project scope; and,

WHEREAS, this major investment in the City of Lorain will significantly increase access to recreational opportunities for the community.

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

SECTION I: The Safety/Service Director is hereby authorized to enter into a contract for the Longfellow Skatepark Project with California Skateparks in an amount not to exceed \$1,652,484.90. The contract amount includes the base bid, all add alternate items and a ten percent contingency for any unforeseen expenses

SECTION II: That funding for the project has been appropriated in the following account – G/L 4010.C401.6700.2620 - Parks Improvements.

SECTION III: All stormwater 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.

SECTION IV: That it is found and determined that all formal actions of this Council concerning and relating to the passage of this ordinance 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, Ohio Revised Code.

SECTION V: This Ordinance is declared to be an emergency measure necessary for the

immediate preservation of the public peace, property, health, safety and welfare of the City, and for the further reason that this Ordinance is required to be immediately effective to proceed with construction at Longfellow Park to meet the timeliness deadline set by Department of Housing and Urban Development. Therefore, this Ordinance shall be in full force and effect immediately upon its passage and approval by the Mayor.

PASSED: _____, 2026 _____
PRESIDENT OF COUNCIL

ATTEST: _____, CLERK

APPROVED: _____, 2026 _____
MAYOR

Bid Tabulation - Longfellow Skatepark Project, Bids Due 5/27/26 at 11AM	
SCOPE OF WORK - BASE BID:	
	California Skateparks
MOBILIZATION & GENERAL CONSTRUCTION REQUIREMENTS	\$ 198,396.00
DRAINAGE & CIVIL REQUIREMENTS	\$ 217,370.00
EARTHWORK	\$ 174,139.00
CONCRETE ELEMENTS/TERRAIN	\$ 378,826.00
CONCRETE FLATWORK	\$ 282,975.00
STEEL COPING, EDGE PROTECTION & GRIND RAILS	\$ 125,450.00
TOTAL:	\$ 1,377,156.00
ADD ALTERNATES	
ADD ALT #1 - ACCESS PATHWAY (PREVIOUSLY PHASE 3)	\$ 22,428.00
ADD ALT #2 - SPECTATOR BENCH (PREVIOUSLY PHASE 3)	\$ 8,500.00
ADD ALT #3 – INTEGRAL COLOR	\$ 27,690.00
ADD ALT #4 – 6' QUARTERPIPE EXTENSION WITH STEP	\$ 26,435.00
ADD ALT #5 – 5' BOX JUMP	\$ 27,650.00
ADD ALT #6 – A-FRAME MODIFICATION	\$ 12,400.00
TOTAL:	\$ 125,103.00
TOTAL BID:	\$ 1,502,259.00
10 % Contingency	\$ 150,225.90
Contract Total	\$ 1,652,484.90



CITY OF LORAIN

City Council Regular Meeting

8. h.

Meeting Date: 06/01/2026

Submitted by: Dawn Walther

AGENDA ITEM DESCRIPTION OR LEGISLATION TITLE

AN ORDINANCE APPROPRIATING FUNDS FOR CURRENT EXPENSES AND OTHER EXPENDITURES OF THE CITY OF LORAIN, STATE OF OHIO AS PASSED BY PERMANENT BUDGET ORDINANCE #43-26 BEGINNING JANUARY 1, 2026 AND ENDING DECEMBER 31, 2026, AND DECLARING AN EMERGENCY.

PURPOSE AND BACKGROUND:

Appropriate additional items in the 2026 permanent budget.

RECOMMENDATION TO COUNCIL:

Lorain City Council to consider for passage.

Admin Only

___ Appropriation.

Fiscal Impact

<u>Funds Available In Current Year Budget (Y/N):</u>	Y
<u>Estimate of Total Expenditure:</u>	25,000
<u>List of Funding Source and/or Account Number:</u>	4010
<u>Estimate of Incoming Revenue (fees, grants, etc.):</u>	
<u>Financing Requirements (Bonds, Loans, Lease, etc.):</u>	

Attachments

Appropriation Ordinance
Appropriation Attachment

Form Review

Inbox	Reviewed By	Date
Harper	Anita Harper	05/28/2026 11:30 AM
P. Riley	Michele Beko	05/28/2026 01:32 PM
Form Started By: Dawn Walther		Started On: 05/26/2026 09:56 AM
Final Approval Date: 05/28/2026		

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

ORDINANCE NO. _____

AN ORDINANCE APPROPRIATING FUNDS FOR CURRENT EXPENSES AND OTHER EXPENDITURES OF THE CITY OF LORAIN, STATE OF OHIO AS PASSED BY PERMANENT BUDGET ORDINANCE #43-26 BEGINNING JANUARY 1, 2026 AND ENDING DECEMBER 31, 2026, AND DECLARING AN EMERGENCY.

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

SECTION I. That the following amount be appropriated from the following funds to provide for the current expenses and other expenditures in the City of Lorain, State of Ohio, beginning January 1, 2026 and ending December 31, 2026:

Capital Improvements Fund	
Fund Balance	\$ 25,000

SECTION II. That the following amounts be appropriated to the following funds:

Capital Improvements Fund	
City Improvements	\$ 25,000

SECTION III. That this Ordinance is passed by virtue of the provisions of Section 5705.40 Ohio Revised Code, all provisions of which have been complied with.

SECTION IV. That it is found and determined that all formal actions relating to the passage 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 action were in meetings open to the public and in compliance with all legal requirements, including Section 121.22, Ohio Revised Code.

SECTION V. This ordinance is hereby declared to be an emergency, the nature of which is the immediate need to provide funding to meet contractual obligations. Therefore, this Ordinance shall take effect immediately upon its passage and approval by the Mayor, provided it receives 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: _____
Clerk of Council Mayor

APPROVED: _____, 2026

Nutt, Daniel

From: O'Connor, Linda
Sent: Friday, May 22, 2026 10:45 AM
To: Harper, Anita
Cc: Nutt, Daniel
Subject: FW: account needed for BOC item

Good morning Anita,

Did you do the appropriation for the remaining \$25,000 from the Energy Harbor grant into the City Improvements 4010.C401.6300.5601 account? It hasn't posted yet. This is the one we talked about on the phone last week. I opened a PO for \$24,000 as you advised (this was the money left in the account after you posted the NOPEC \$\$) just to get it going and then we'll increase it after the funds are available. The amount needed for the lighting project that was approved at BOC is \$61,336.00, and after the \$25k from Energy Harbor's in there, we'll need to come up with the remainder. Lori's figuring all of that out now. This is a project that is for street lighting to be added to streets that have never had lights and are very dark, just to recap 😊

SOURCE: ^{Capital Improvements} FUND BALANCE
4010 \$25,000-

USE: ^{Capital Improvements} CITY IMPROVEMENTS
4010.C401.6300.5601
\$25,000-

Thanks Anita!
~Linda

From: O'Connor, Linda
Sent: Thursday, May 14, 2026 12:02 PM
To: Harper, Anita <Anita_Harper@cityoflorain.org>
Subject: account needed for BOC item

Hi Anita,

The new street lighting passed at BOC, 5/13/26 item J for the amount of \$61,336.00.

Lori asked me to ask you:

The new lights passed at BOC, please ask Anita where the money is coming from so we can get PO. Use the \$25,000 left from Brilliant and what we have from NOPEC – that would make us approximately short \$10-11,000.

We'll be getting \$30,210.00 from NOPEC for 2026, fyi.

Please let me know which account to open the PO out of.
Thanks Anita!
~Linda