

**5:30pm- PUBLIC HEARING- Discussion regarding the rezoning of several parcels throughout the City of Lorain. (See Item 5c & 5d for more information)**



## **LORAIN CITY COUNCIL**

### **Regular Meeting Agenda**

### **Monday, June 15, 2026 @ 6:00 p.m.**

1. **OPENING OF COUNCIL:** Prayer and the Pledge of Allegiance.
2. **ROLL CALL:**
3. **DISPOSITION OF MINUTES:**
  - a. June 1, 2026, Regular Meeting Minutes
4. **CORRESPONDENCE FROM THE MAYOR:**
  - a. Mayor Bradley shares a press release regarding the City of Lorain being named one of Ohio's best managed cities for 2025 by Business View Magazine.
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 D-5 Permit Application received for M and J Lounge, located at 1840 E. 28th Street, 44055 (6th Ward).
  - b. Auditor Harper's budget update information ending May 31, 2026.
  - c. 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.
  - d. Lorain Planning Commission's recommendation for Council's approval for the Zoning Reclassification of 516 W. 15th Street, PPN 02-01-003-135-027 from an R-2 Transitional Residential District to a B-2 General Commercial District. 516 W 15 LLC, applicant.
  - e. **\*\*Request from Clerk Dull to waive the 72-hour rule and add the following correspondence to the agenda & allow Warden Spatny to address Council to briefly share information.**  
Correspondence received 6/9/26 from Grafton Correctional Institution, Ohio Department of Rehabilitation & Correction, regarding their recently launched grassroots campaign and hiring mission.
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:**
  - a. Building and Lands Committee.
8. **LEGISLATION - FIRST READING:**
  - a. \_\_\_\_ Appropriation.
9. **LEGISLATION - SECOND 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.
10. **LEGISLATION - THIRD READING: None.**
11. **COMMITTEE CALLS:**  
-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.**

**City Council Public Hearing & Regular Meeting**

**3. a.**

**Meeting Date:** 06/15/2026

**Submitted by:** Breanna Dull, Clerk of Council

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**PURPOSE AND BACKGROUND**

June 1, 2026, Regular Meeting Minutes

**Administration only**

June 1, 2026, Regular Meeting Minutes

We recommend to council

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**Attachments**

Minutes

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**Form Review**

Form Started By: Breanna Dull  
Final Approval Date: 06/09/2026

Started On: 06/09/2026 08:19 AM

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 6:11p.m.

**ROLL CALL:**

PRESENT- 8 Messrs. Dimacchia, Springowski, Fallis, Drwal, Kempton, Torres, Gonzalez, Arroyo.

ABSENT - 3 Messrs. Carter, Bearer, Thornsberry.

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

*At this time, the International Princesses introduced themselves.*

**DISPOSITION OF MINUTES:**

a.) May 18, 2026, Regular Meeting Minutes

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

**CORRESPONDENCE FROM THE MAYOR:**

a.) Mayor Bradley's correspondence to Lorain City Council regarding the kiosk area on the first floor of City Hall. Without comment, receive and file.

REMARKS: MAYOR BRADLEY: Congratulated all princesses and handed out challenge coins to each one.

**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 5<sup>th</sup> Street, 44052 (2<sup>nd</sup> Ward). Moved by Ms. Kempton, supported by Mr. Dimacchia, to authorize the Clerk to notify the board that no complaints have been received. Motion carried unanimously.

REMARKS: CLERK DULL: Chief Building Official Faciana stated that all concerns he had regarding this item have been resolved.

**PUBLIC COMMENTS:**

Clerk Dull announced that there are four members of the public signed up to speak this evening.

STEVE DURY, 393 California Ave: Spoke regarding the skatepark.

JOANNE ZELINA, 2214 Wilson Dr.: Spoke regarding the skatepark.

CHAD MUSKA, 3793 Derussey: Spoke regarding the skatepark.

TOM SPRINGOWSKI, 2122 E. Skyline Dr.: Spoke regarding legislation.

**COMMITTEE REPORTS: None.**

**LEGISLATION – FIRST READING:**

Proposed Resolution

a.) Introduced by Mrs. Springowski, a resolution recognizing and commending the 2026 Lorain International Princesses and the Lorain International Association.

Moved by Mrs. Springowski, supported by Mr. Dimacchia, to refer the matter to a second reading.

AYES- 8

Messrs. Dimacchia, Springowski, Fallis, Drwal, Kempton, Torres, Gonzalez, Arroyo.

NAYS- 0

None. The item is referred to a second reading.

Proposed Resolution

b.) Introduced by Ms. Kempton, a resolution celebrating the 75<sup>th</sup> Anniversary of Zelek Flower Shop in the City of Lorain.

Moved by Ms. Kempton, supported by Mr. Drwal, to refer the matter to a second reading.

**LORAIN CITY COUNCIL REGULAR MEETING -COUNCIL CHAMBER, LORAIN, OH June 1, 2026**

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- AYES- 8 Messrs. Dimacchia, Springowski, Fallis, Drwal, Kempton, Torres, Gonzalez, Arroyo.
- NAYS- 0 None. The item is referred to a second reading.
- Proposed Ordinance c.) Introduced by Mr. Dimacchia, 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.  
Moved by Mr. Dimacchia, supported by Mrs. Springowski, to refer the matter to a second reading.
- AYES- 8 Messrs. Dimacchia, Springowski, Fallis, Drwal, Kempton, Torres, Gonzalez, Arroyo.
- NAYS- 0 None. The item is referred to a second reading.
- Proposed Ordinance d.) Introduced by Mrs. Springowski, 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".  
Moved by Mrs. Springowski, supported by Mr. Dimacchia, to refer the matter to a second reading.
- AYES- 8 Messrs. Dimacchia, Springowski, Fallis, Drwal, Kempton, Torres, Gonzalez, Arroyo.
- NAYS- 0 None. The item is referred to a second reading.
- Proposed Ordinance e.) Introduced by Mrs. Springowski, 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.  
Moved by Mrs. Springowski, supported by Mr. Dimacchia, to refer the matter to a second reading.
- AYES- 8 Messrs. Dimacchia, Springowski, Fallis, Drwal, Kempton, Torres, Gonzalez, Arroyo.
- NAYS- 0 None. The item is referred to a second reading.
- Proposed Ordinance f.) Introduced by Mr. Fallis, 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.  
Moved by Mr. Fallis, supported by Ms. Torres, to refer the matter to a second reading.
- AYES- 8 Messrs. Dimacchia, Springowski, Fallis, Drwal, Kempton, Torres, Gonzalez, Arroyo.
- NAYS- 0 None. The item is referred to a second reading.
- Proposed Ordinance g.) Introduced by Ms. Kempton, 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.  
Moved by Ms. Kempton, supported by Mr. Drwal, to refer the matter to a second reading.
- AYES- 8 Messrs. Dimacchia, Springowski, Fallis, Drwal, Kempton, Torres, Gonzalez, Arroyo.
- NAYS- 0 None. The item is referred to a second reading.
- Ordinance h.) 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 Ms. Gonzalez, to refer the matter to a second reading.
- AYES- 8 Messrs. Dimacchia, Springowski, Fallis, Drwal, Kempton, Torres, Gonzalez, Arroyo.
- NAYS- 0 None. The item is referred to a second reading.

**LEGISLATION – SECOND READING: None.**

**LEGISLATION – THIRD READING: None.**

**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.

COUNCILMEMBER SPRINGOWSKI: Requested a copy of the presentation regarding the community rebranding and has not received it. Items are received on Friday, and not enough time is given for review. If items are not received in time, they will be referred to committee.

**ADJOURNMENT**

Moved by Mr. Fallis, supported by Mrs. Springowski, to adjourn the meeting. The motion carried with one dissenting vote from Mr. Dimacchia, the meeting adjourned at 6:48pm.

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PRESIDENT OF COUNCIL

*Breanna Dull*

Clerk of Council

Accepted:



# CITY OF LORAIN

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## City Council Public Hearing & Regular Meeting

4. a.

**Meeting Date:** 06/15/2026

**Submitted by:** Alonna Lopez, Executive Assistant

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### PURPOSE AND BACKGROUND

Mayor Bradley shares a press release regarding the City of Lorain being named one of Ohio's best managed cities for 2025 by Business View Magazine.

### RECOMMENDATION TO COUNCIL:

Receive and file.

We recommend to council

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### Attachments

Press Release

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### Form Review

**Inbox**

Mayor Bradley

Breanna Dull

Form Started By: Alonna Lopez

Final Approval Date: 06/10/2026

**Reviewed By**

Jack Bradley

Breanna Dull

**Date**

06/09/2026 03:31 PM

06/10/2026 03:14 PM

Started On: 06/09/2026 12:11 PM



# *The City of Lorain, Ohio*

## *Jack W. Bradley*

### *Mayor*

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**FOR IMMEDIATE RELEASE**

**CONTACT**

Mayor Jack Bradley, 440-204-2002, [jack\\_bradley@cityoflorain.org](mailto:jack_bradley@cityoflorain.org)

**City of Lorain Named One of Ohio's Best Managed Cities for 2025 by Business View Magazine**

Lorain, Ohio- The City of Lorain has been recognized as one of the **2025 Best Managed Cities: Ohio** by Business View Magazine, a prestigious honor highlighting municipalities that demonstrate exceptional leadership, strategic planning, fiscal responsibility, and commitment to community growth.

The recognition celebrates Lorain's ongoing efforts to revitalize neighborhoods, strengthen economic development, improve infrastructure, and enhance the quality of life for residents. Through collaborative partnerships, innovative planning, and a clear vision for the future, Lorain continues to position itself as a leader among Ohio communities.

Business View Magazine's editorial team cited Lorain's dedication to sustainable growth, waterfront redevelopment, and community-focused governance as key factors in earning the distinction.

"Lorain's selection as one of Ohio's best-managed cities reflects a clear vision for revitalization, economic diversification, and long-term community prosperity. By leveraging its strategic location on Lake Erie, investing in transformative waterfront development, and fostering strong partnerships between government, business, and residents, the city has created new opportunities while honoring its rich industrial heritage. Lorain's commitment to infrastructure improvements, neighborhood reinvestment, workforce development, and quality-of-life enhancements demonstrates the kind of forward-thinking leadership and disciplined governance that positions a community for sustained success. Through resilience, innovation, and collaboration, Lorain has established itself as a model for modern municipal management." said Business View's Editorial/Production/Exec Team

City officials view the recognition as a testament to the hard work of residents, businesses, community organizations, and municipal employees who contribute daily to Lorain's progress.

"This honor reflects the collective efforts of our entire community," said Mayor Jack Bradley. "Lorain has a rich history, a strong workforce, and tremendous potential. We remain committed to building on that foundation by investing in our neighborhoods, supporting local businesses, enhancing public services, and creating opportunities that benefit current and future generations."

The City of Lorain continues to advance key initiatives focused on economic development, infrastructure modernization, public safety, housing, recreation, and waterfront enhancement. These efforts are helping to attract new investment while preserving the community's unique character and heritage.

As Lorain looks toward the future, city leaders remain focused on responsible governance, strategic growth, and ensuring that residents enjoy a vibrant, thriving community for years to come. Through innovation, collaboration, and strategic investment, Lorain continues to build a stronger future while honoring its proud past.





## CITY OF LORAIN

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### City Council Public Hearing & Regular Meeting

5. a.

**Meeting Date:** 06/15/2026

**Submitted by:** Maggie Partin, Deputy Clerk

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#### **PURPOSE AND BACKGROUND**

Correspondence received from the Ohio Division of Liquor Control advising of a New D5 Permit Application received for M and J Lounge, located at 1840 E. 28th Street, 44055 (6th Ward).

#### **RECOMMENDATION TO COUNCIL:**

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

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#### **Attachments**

Liq Control

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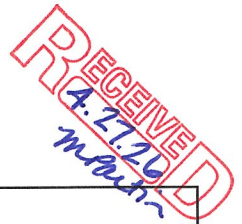
#### **Form Review**

Form Started By: Maggie Partin  
Final Approval Date: 06/05/2026

Started On: 04/28/2026 09:22 AM



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



NOTICE TO LEGISLATIVE AUTHORITY

TO

Form with fields: 10014678-1 PERMIT NUMBER, NEW TYPE, ISSUE DATE, FILING DATE: 3/22/2026, PERMIT CLASSES: D-5, 47088 TAX DISTRICT, OCT, RECEIPT NO. TO: M and J Lounge, M AND J LOUNGE, 1840 E 28th street, Lorain OH 44055, Muni/Village/Twp: Lorain

FROM 4/23/2026

Form with fields: PERMIT NUMBER, TYPE, ISSUE DATE, FILING DATE, PERMIT CLASSES, TAX DISTRICT, RECEIPT NO.

MAILED 4/23/2026

RESPONSES MUST BE POSTMARKED NO LATER THAN 05/24/2026

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 10014678-1 (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 line with fields: (Signature), (Title) - [ ] Clerk of City Council [ ] Township Fiscal Officer, (Date)

Printed Name line with fields: (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](mailto: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](http://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](http://com.ohio.gov/govhelp). Never miss out on when renewal objections are due! Sign-up for our emails at [com.ohio.gov/stayinformed](http://com.ohio.gov/stayinformed).

Thank you in advance for your cooperation,  
Division Licensing Section  
(rev. 2.12.25)



# CITY OF LORAIN

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## City Council Public Hearing & Regular Meeting

5. b.

**Meeting Date:** 06/15/2026

**Submitted by:** Dawn Walther

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### PURPOSE AND BACKGROUND

Auditor Harper's budget update information ending May 31, 2026.

### RECOMMENDATION TO COUNCIL:

None.

We recommend to council

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### Attachments

May 31 Report for Council

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### Form Review

<b>Inbox</b>	<b>Reviewed By</b>	<b>Date</b>
Harper	Anita Harper	06/11/2026 10:15 AM
Breanna Dull	Anita Harper	06/11/2026 10:42 AM
Harper	Anita Harper	06/11/2026 11:02 AM
Breanna Dull	Breanna Dull	06/11/2026 01:53 PM
Form Started By: Dawn Walther		Started On: 06/10/2026 03:43 PM
Final Approval Date: 06/11/2026		



# The City of Lorain, Ohio

## Anita Harper, Auditor

200 West Erie Avenue, 6<sup>th</sup> Floor  
Lorain, OH 44052-1606

Phone: (440) 204-2090  
Fax: (440) 204-2097

June 10, 2026

Lorain City Council  
200 W. Erie Ave.  
Lorain, OH 44052

Members of Council and Council President,

Attached, for your review, please find the Revenue, Expense, and Cash Balance summary reports for the General, Street, Fire Levy, Police Levy, Water, and Water Pollution Funds for the period ending May 31, 2026. The revenue and expense reports also show prior year to date balances as of May 31, 2025, for comparison.

Items of note for revenue:

- Municipal income tax collections continue to be strong and are currently approximately \$1M over the amount collected during the same period for the prior year in the General Fund. The largest gains are in income tax finals and estimates received. Employer contributions, which reflect employment in the City, remain steady. These increases are reflected in the Street and Police Levy funds also.
- Joint Economic Development District (JEDD) taxes collected (Intergovernmental Revenue) in the General Fund for the Carvana site have already surpassed budgeted expectations and are anticipated to exceed our original revenue estimate by roughly \$250,000 by year end.
- Building department permit and fee revenue has exceeded last year's YTD totals by approximately \$300,000 and are currently at 62% of budgeted revenue.
- Charges for services revenue in both the Water fund and Water Pollution Control fund remain relatively steady compared to last year at this time. WPC revenue is slightly higher than prior YTD but still far behind what will be necessary to balance the fund by year end.

Items of note for expenses:

- Payroll expenses should be approximately 42% of budget at this point in the year.
- Increases in the Water and Water Pollution Control contractual services and capital outlay expense budgets directly correlate to the OWDA loan revenue and are the appropriations for the project expenses.

If you have any questions, or concerns or if you need any additional information, please do not hesitate to contact me.

Respectfully,

Auditor



# Revenue as of May 31, 2026

Through 05/31/26  
 Prior Fiscal Year Activity Included  
 Detail Listing

Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
<b>Fund 1010 - General Fund</b>									
<b>REVENUE</b>									
Property Taxes	3,657,243.00	.00	3,657,243.00	.00	.00	1,825,379.09	1,831,863.91	50	1,879,484.37
Municipal Income Tax	27,850,000.00	.00	27,850,000.00	1,830,484.57	.00	13,334,468.43	14,515,531.57	48	12,283,008.45
Other Local Taxes	445,000.00	.00	445,000.00	.00	.00	108,114.20	336,885.80	24	135,973.23
Intergovernmental Revenue	4,838,657.00	98,375.00	4,937,032.00	813,562.58	.00	2,564,535.14	2,372,496.86	52	2,036,616.97
Charges For Services	1,219,531.00	.00	1,219,531.00	42,816.99	.00	232,080.92	987,450.08	19	237,584.07
Fees, Licenses, Permits	1,608,650.00	.00	1,608,650.00	268,270.10	.00	1,000,960.10	607,689.90	62	709,552.64
Interest Earnings	900,000.00	.00	900,000.00	57,208.46	.00	286,057.03	613,942.97	32	495,512.43
Special Assessments	.00	.00	.00	.00	.00	.00	.00	+++	9,574.58
Fines And Forfeitures	1,261,000.00	.00	1,261,000.00	93,769.06	.00	478,401.94	782,598.06	38	503,016.86
Miscellaneous Revenues	46,600.00	1,500.00	48,100.00	81,385.14	.00	119,077.21	(70,977.21)	248	220,350.56
Proc. From Sale Of Notes	.00	.00	.00	.00	.00	.00	.00	+++	.00
Operating Transfers In	455,253.00	.00	455,253.00	.00	.00	.00	455,253.00	0	.00
Other Financing Sources	535,203.00	13,112.00	548,315.00	265.00	.00	180,893.11	367,421.89	33	257,401.80
Advances In	.00	.00	.00	.00	.00	.00	.00	+++	.00
<b>REVENUE TOTALS</b>	<b>\$42,817,137.00</b>	<b>\$112,987.00</b>	<b>\$42,930,124.00</b>	<b>\$3,187,761.90</b>	<b>\$0.00</b>	<b>\$20,129,967.17</b>	<b>\$22,800,156.83</b>	<b>47%</b>	<b>\$18,768,075.96</b>
<b>Fund 1010 - General Fund Totals</b>	<b>\$42,817,137.00</b>	<b>\$112,987.00</b>	<b>\$42,930,124.00</b>	<b>\$3,187,761.90</b>	<b>\$0.00</b>	<b>\$20,129,967.17</b>	<b>\$22,800,156.83</b>		<b>\$18,768,075.96</b>



# Revenue as of May 31, 2026

Through 05/31/26  
 Prior Fiscal Year Activity Included  
 Detail Listing

Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund 2010 - Street									
REVENUE									
Municipal Income Tax	3,405,000.00	.00	3,405,000.00	219,229.70	.00	1,580,915.55	1,824,084.45	46	1,467,284.37
Intergovernmental Revenue	3,470,000.00	.00	3,470,000.00	287,864.58	.00	1,379,817.91	2,090,182.09	40	1,359,605.47
Charges For Services	35,000.00	.00	35,000.00	2,120.00	.00	10,515.00	24,485.00	30	13,065.00
Fees, Licenses, Permits	17,000.00	.00	17,000.00	1,340.00	.00	9,850.00	7,150.00	58	9,090.00
Interest Earnings	.00	.00	.00	.00	.00	.00	.00	+++	.00
Miscellaneous Revenues	.00	.00	.00	154.04	.00	1,037.40	(1,037.40)	+++	7,113.43
Operating Transfers In	75,000.00	.00	75,000.00	.00	.00	.00	75,000.00	0	.00
Other Financing Sources	300,000.00	5,329.00	305,329.00	.00	.00	14,279.80	291,049.20	5	15,519.23
Other Nonoperating Rev.	.00	.00	.00	.00	.00	.00	.00	+++	.00
<b>REVENUE TOTALS</b>	<b>\$7,302,000.00</b>	<b>\$5,329.00</b>	<b>\$7,307,329.00</b>	<b>\$510,708.32</b>	<b>\$0.00</b>	<b>\$2,996,415.66</b>	<b>\$4,310,913.34</b>	<b>41%</b>	<b>\$2,871,677.50</b>
Fund 2010 - Street Totals	\$7,302,000.00	\$5,329.00	\$7,307,329.00	\$510,708.32	\$0.00	\$2,996,415.66	\$4,310,913.34		\$2,871,677.50



# Revenue as of May 31, 2026

Through 05/31/26  
 Prior Fiscal Year Activity Included  
 Detail Listing

Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund 2585 - Fire Levy									
REVENUE									
Property Taxes	1,470,804.00	.00	1,470,804.00	.00	.00	780,626.84	690,177.16	53	801,327.82
Intergovernmental Revenue	35,500.00	.00	35,500.00	19,173.53	.00	19,173.53	16,326.47	54	16,013.21
Miscellaneous Revenues	.00	.00	.00	.00	.00	.00	.00	+++	.00
Operating Transfers In	.00	.00	.00	.00	.00	.00	.00	+++	.00
Other Financing Sources	.00	.00	.00	.00	.00	.00	.00	+++	.00
<b>REVENUE TOTALS</b>	<b>\$1,506,304.00</b>	<b>\$0.00</b>	<b>\$1,506,304.00</b>	<b>\$19,173.53</b>	<b>\$0.00</b>	<b>\$799,800.37</b>	<b>\$706,503.63</b>	<b>53%</b>	<b>\$817,341.03</b>
Fund 2585 - Fire Levy Totals	\$1,506,304.00	\$0.00	\$1,506,304.00	\$19,173.53	\$0.00	\$799,800.37	\$706,503.63		\$817,341.03



# Revenue as of May 31, 2026

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 Detail Listing

Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund <b>2590 - Police Levy</b>									
<b>REVENUE</b>									
Municipal Income Tax	3,405,000.00	.00	3,405,000.00	219,229.70	.00	1,580,915.55	1,824,084.45	46	1,467,284.37
Intergovernmental Revenue	.00	.00	.00	1,033.55	.00	1,033.55	(1,033.55)	+++	.00
Interest Earnings	.00	.00	.00	.00	.00	.00	.00	+++	.00
Miscellaneous Revenues	.00	.00	.00	(70,525.01)	.00	.00	.00	+++	.00
Operating Transfers In	.00	.00	.00	.00	.00	.00	.00	+++	.00
Other Financing Sources	.00	.00	.00	(1,033.55)	.00	8,597.31	(8,597.31)	+++	42,887.60
<b>REVENUE TOTALS</b>	<b>\$3,405,000.00</b>	<b>\$0.00</b>	<b>\$3,405,000.00</b>	<b>\$148,704.69</b>	<b>\$0.00</b>	<b>\$1,590,546.41</b>	<b>\$1,814,453.59</b>	<b>47%</b>	<b>\$1,510,171.97</b>
Fund <b>2590 - Police Levy</b> Totals	<b>\$3,405,000.00</b>	<b>\$0.00</b>	<b>\$3,405,000.00</b>	<b>\$148,704.69</b>	<b>\$0.00</b>	<b>\$1,590,546.41</b>	<b>\$1,814,453.59</b>		<b>\$1,510,171.97</b>



# Revenue as of May 31, 2026

Through 05/31/26  
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Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund <b>6020 - Water Works</b>									
<b>REVENUE</b>									
Intergovernmental Revenue	.00	.00	.00	.00	.00	.00	.00	+++	.00
Charges For Services	14,565,600.00	.00	14,565,600.00	1,206,572.50	.00	5,989,860.82	8,575,739.18	41	6,043,936.06
Interest Earnings	.00	.00	.00	.00	.00	.00	.00	+++	.00
Special Assessments	100,000.00	.00	100,000.00	.00	.00	58,135.99	41,864.01	58	70,786.22
Miscellaneous Revenues	37,500.00	.00	37,500.00	558.53	.00	13,501.23	23,998.77	36	23,208.80
Proc. From Sale Of Notes	.00	.00	.00	.00	.00	.00	.00	+++	.00
Proc. From Sale Of Bonds	.00	.00	.00	.00	.00	.00	.00	+++	.00
Operating Transfers In	.00	.00	.00	.00	.00	.00	.00	+++	.00
Other Financing Sources	862,780.00	190,000.00	1,052,780.00	.00	.00	43,358.77	1,009,421.23	4	616,433.59
<b>REVENUE TOTALS</b>	<b>\$15,565,880.00</b>	<b>\$190,000.00</b>	<b>\$15,755,880.00</b>	<b>\$1,207,131.03</b>	<b>\$0.00</b>	<b>\$6,104,856.81</b>	<b>\$9,651,023.19</b>	<b>39%</b>	<b>\$6,754,364.67</b>
Fund <b>6020 - Water Works</b> Totals	<b>\$15,565,880.00</b>	<b>\$190,000.00</b>	<b>\$15,755,880.00</b>	<b>\$1,207,131.03</b>	<b>\$0.00</b>	<b>\$6,104,856.81</b>	<b>\$9,651,023.19</b>		<b>\$6,754,364.67</b>



# Revenue as of May 31, 2026

Through 05/31/26  
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 Detail Listing

Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
<b>Fund 6130 - Water Pollution Control</b>									
<b>REVENUE</b>									
Intergovernmental Revenue	.00	.00	.00	.00	.00	.00	.00	+++	.00
Charges For Services	18,824,100.00	.00	18,824,100.00	1,644,340.54	.00	7,330,847.99	11,493,252.01	39	7,297,297.43
Fees, Licenses, Permits	.00	.00	.00	.00	.00	.00	.00	+++	.00
Interest Earnings	.00	.00	.00	.00	.00	.00	.00	+++	.00
Special Assessments	100,000.00	.00	100,000.00	.00	.00	59,256.52	40,743.48	59	72,317.39
Miscellaneous Revenues	10,500.00	.00	10,500.00	323.35	.00	1,891.45	8,608.55	18	1,685.43
Proc. From Sale Of Bonds	.00	.00	.00	.00	.00	.00	.00	+++	.00
Operating Transfers In	.00	.00	.00	.00	.00	.00	.00	+++	.00
Other Financing Sources	6,231,045.00	37,940,434.00	44,171,479.00	1,435,671.22	.00	3,165,790.09	41,005,688.91	7	2,947,513.79
Other Nonoperating Rev.	.00	.00	.00	.00	.00	.00	.00	+++	.00
<b>REVENUE TOTALS</b>	<b>\$25,165,645.00</b>	<b>\$37,940,434.00</b>	<b>\$63,106,079.00</b>	<b>\$3,080,335.11</b>	<b>\$0.00</b>	<b>\$10,557,786.05</b>	<b>\$52,548,292.95</b>	<b>17%</b>	<b>\$10,318,814.04</b>
<b>Fund 6130 - Water Pollution Control Totals</b>	<b>\$25,165,645.00</b>	<b>\$37,940,434.00</b>	<b>\$63,106,079.00</b>	<b>\$3,080,335.11</b>	<b>\$0.00</b>	<b>\$10,557,786.05</b>	<b>\$52,548,292.95</b>		<b>\$10,318,814.04</b>
<b>Grand Totals</b>	<b>\$95,761,966.00</b>	<b>\$38,248,750.00</b>	<b>\$134,010,716.00</b>	<b>\$8,153,814.58</b>	<b>\$0.00</b>	<b>\$42,179,372.47</b>	<b>\$91,831,343.53</b>		<b>\$41,040,445.17</b>



# Expense as of May 31, 2026

Through 05/31/26  
 Prior Fiscal Year Activity Included  
 Detail Listing

Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
<b>Fund 1010 - General Fund</b>									
<b>EXPENSE</b>									
Personal Services	35,170,014.00	.00	35,170,014.00	3,985,042.45	5,816.70	14,361,232.92	20,802,964.38	41	15,191,624.70
Travel And Transportation	1,500.00	.00	1,500.00	.00	1,198.73	97.72	203.55	86	.00
Contractual Services	3,440,173.00	100,500.00	3,540,673.00	196,838.47	1,021,991.32	1,335,523.11	1,183,158.57	67	1,030,292.41
Materials & Supplies	1,622,610.00	17,787.00	1,640,397.00	98,675.18	191,583.58	526,997.45	921,815.97	44	680,347.52
Utilities	1,335,150.00	.00	1,335,150.00	104,535.54	.00	717,647.60	617,502.40	54	587,438.61
Capital Outlay	236,050.00	80,000.00	316,050.00	2,471.27	62,899.57	15,233.45	237,916.98	25	78,600.50
Debt Service	245,511.00	.00	245,511.00	16,997.75	19,875.50	106,113.25	119,522.25	51	103,058.75
Other Operating Expenses	956,840.00	2,200.00	959,040.00	12,073.56	15,573.48	378,864.65	564,601.87	41	707,705.55
Operating Transfers Out	1,024,041.00	20,000.00	1,044,041.00	.00	.00	20,000.00	1,024,041.00	2	.00
Interest Expense	.00	.00	.00	.00	.00	.00	.00	+++	.00
Other Financing Uses	1,000.00	.00	1,000.00	167.38	.00	142.38	857.62	14	(3,625.00)
Other Nonoperating Exp.	.00	.00	.00	.00	.00	.00	.00	+++	.00
Advances Out	.00	.00	.00	.00	.00	.00	.00	+++	.00
<b>EXPENSE TOTALS</b>	<b>\$44,032,889.00</b>	<b>\$220,487.00</b>	<b>\$44,253,376.00</b>	<b>\$4,416,801.60</b>	<b>\$1,318,938.88</b>	<b>\$17,461,852.53</b>	<b>\$25,472,584.59</b>	<b>42%</b>	<b>\$18,375,443.04</b>
<b>Fund 1010 - General Fund Totals</b>	<b>\$44,032,889.00</b>	<b>\$220,487.00</b>	<b>\$44,253,376.00</b>	<b>\$4,416,801.60</b>	<b>\$1,318,938.88</b>	<b>\$17,461,852.53</b>	<b>\$25,472,584.59</b>		<b>\$18,375,443.04</b>



# Expense as of May 31, 2026

Through 05/31/26

Prior Fiscal Year Activity Included

Detail Listing

Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund <b>2010 - Street</b>									
<b>EXPENSE</b>									
Personal Services	3,584,518.00	(500.00)	3,584,018.00	370,746.74	.00	1,530,306.43	2,053,711.57	43	1,552,035.14
Contractual Services	404,854.00	5,829.00	410,683.00	1,800.00	95,442.20	75,384.91	239,855.89	42	59,104.83
Materials & Supplies	921,650.00	.00	921,650.00	51,473.31	16,723.09	299,096.88	605,830.03	34	583,378.98
Utilities	42,200.00	.00	42,200.00	2,406.68	.00	18,443.42	23,756.58	44	16,658.10
Capital Outlay	19,000.00	.00	19,000.00	.00	.00	.00	19,000.00	0	58,081.20
Debt Service	653,970.00	.00	653,970.00	54,497.50	.00	272,487.50	381,482.50	42	272,487.50
Other Operating Expenses	13,300.00	.00	13,300.00	414.33	125.00	819.43	12,355.57	7	812.57
Operating Transfers Out	1,579,271.00	.00	1,579,271.00	.00	.00	.00	1,579,271.00	0	670,554.33
Interest Expense	.00	.00	.00	.00	.00	.00	.00	+++	.00
Other Financing Uses	.00	.00	.00	.00	.00	.00	.00	+++	.00
<b>EXPENSE TOTALS</b>	<b>\$7,218,763.00</b>	<b>\$5,329.00</b>	<b>\$7,224,092.00</b>	<b>\$481,338.56</b>	<b>\$112,290.29</b>	<b>\$2,196,538.57</b>	<b>\$4,915,263.14</b>	<b>32%</b>	<b>\$3,213,112.65</b>
Fund <b>2010 - Street</b> Totals	<b>\$7,218,763.00</b>	<b>\$5,329.00</b>	<b>\$7,224,092.00</b>	<b>\$481,338.56</b>	<b>\$112,290.29</b>	<b>\$2,196,538.57</b>	<b>\$4,915,263.14</b>		<b>\$3,213,112.65</b>



# Expense as of May 31, 2026

Through 05/31/26  
 Prior Fiscal Year Activity Included  
 Detail Listing

Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund 2585 - Fire Levy									
EXPENSE									
Personal Services	1,045,850.00	.00	1,045,850.00	133,518.26	.00	454,177.48	591,672.52	43	417,119.26
Contractual Services	.00	.00	.00	.00	.00	.00	.00	+++	.00
Materials & Supplies	.00	.00	.00	.00	.00	.00	.00	+++	.00
Utilities	.00	.00	.00	.00	.00	.00	.00	+++	.00
Capital Outlay	.00	.00	.00	.00	.00	.00	.00	+++	.00
Debt Service	374,308.00	.00	374,308.00	31,192.33	.00	155,961.65	218,346.35	42	155,961.65
Other Operating Expenses	29,000.00	.00	29,000.00	.00	.00	13,455.41	15,544.59	46	16,932.13
Operating Transfers Out	6,541.00	.00	6,541.00	.00	.00	.00	6,541.00	0	.00
EXPENSE TOTALS	\$1,455,699.00	\$0.00	\$1,455,699.00	\$164,710.59	\$0.00	\$623,594.54	\$832,104.46	43%	\$590,013.04
Fund 2585 - Fire Levy Totals	\$1,455,699.00	\$0.00	\$1,455,699.00	\$164,710.59	\$0.00	\$623,594.54	\$832,104.46		\$590,013.04



# Expense as of May 31, 2026

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Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund <b>2590 - Police Levy</b>									
<b>EXPENSE</b>									
Personal Services	1,465,247.00	.00	1,465,247.00	157,374.69	.00	575,311.47	889,935.53	39	338,647.63
Contractual Services	648,415.00	.00	648,415.00	32,202.96	196,375.03	84,628.00	367,411.97	43	121,906.80
Materials & Supplies	362,550.00	.00	362,550.00	17,584.42	20,112.42	57,097.45	285,340.13	21	83,639.74
Utilities	90,000.00	.00	90,000.00	.00	.00	31,326.89	58,673.11	35	34,620.55
Capital Outlay	198,588.00	71,003.00	269,591.00	10,891.16	6,335.70	20,909.71	242,345.59	10	56,369.13
Debt Service	.00	.00	.00	.00	.00	.00	.00	+++	.00
Other Operating Expenses	182,425.00	.00	182,425.00	6,890.53	63,117.62	30,222.24	89,085.14	51	39,243.94
Operating Transfers Out	1,010,271.00	.00	1,010,271.00	.00	.00	.00	1,010,271.00	0	.00
Interest Expense	.00	.00	.00	.00	.00	.00	.00	+++	.00
Other Financing Uses	.00	.00	.00	.00	.00	.00	.00	+++	.00
<b>EXPENSE TOTALS</b>	<b>\$3,957,496.00</b>	<b>\$71,003.00</b>	<b>\$4,028,499.00</b>	<b>\$224,943.76</b>	<b>\$285,940.77</b>	<b>\$799,495.76</b>	<b>\$2,943,062.47</b>	<b>27%</b>	<b>\$674,427.79</b>
Fund <b>2590 - Police Levy</b> Totals	<b>\$3,957,496.00</b>	<b>\$71,003.00</b>	<b>\$4,028,499.00</b>	<b>\$224,943.76</b>	<b>\$285,940.77</b>	<b>\$799,495.76</b>	<b>\$2,943,062.47</b>		<b>\$674,427.79</b>



# Expense as of May 31, 2026

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 Detail Listing

Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund <b>6020 - Water Works</b>									
<b>EXPENSE</b>									
Personal Services	6,540,110.00	.00	6,540,110.00	652,215.12	.00	2,638,377.52	3,901,732.48	40	2,674,166.17
Contractual Services	2,032,981.00	35,000.00	2,067,981.00	278,063.45	431,222.22	650,338.29	986,420.49	52	209,968.17
Materials & Supplies	1,803,150.00	.00	1,803,150.00	77,360.10	325,229.49	313,025.15	1,164,895.36	35	380,028.87
Utilities	547,200.00	.00	547,200.00	12,933.23	.00	218,012.74	329,187.26	40	288,892.01
Capital Outlay	1,521,500.00	155,000.00	1,676,500.00	70,241.00	722,668.36	313,985.51	639,846.13	62	75,558.28
Debt Service	137,322.00	.00	137,322.00	11,052.83	.00	55,264.15	82,057.85	40	55,264.15
Other Operating Expenses	688,300.00	.00	688,300.00	1,878.32	22,452.06	31,762.65	634,085.29	8	117,916.05
Operating Transfers Out	49,022.00	.00	49,022.00	.00	.00	.00	49,022.00	0	.00
Bond Principal Payment	4,500,000.00	.00	4,500,000.00	.00	.00	.00	4,500,000.00	0	.00
Interest Expense	1,300,000.00	.00	1,300,000.00	.00	.00	.00	1,300,000.00	0	.00
Other Financing Uses	20,000.00	.00	20,000.00	8,712.69	.00	10,775.73	9,224.27	54	9,401.81
Other Nonoperating Exp.	.00	.00	.00	.00	.00	.00	.00	+++	.00
<b>EXPENSE TOTALS</b>	<b>\$19,139,585.00</b>	<b>\$190,000.00</b>	<b>\$19,329,585.00</b>	<b>\$1,112,456.74</b>	<b>\$1,501,572.13</b>	<b>\$4,231,541.74</b>	<b>\$13,596,471.13</b>	<b>30%</b>	<b>\$3,811,195.51</b>
Fund <b>6020 - Water Works</b> Totals	<b>\$19,139,585.00</b>	<b>\$190,000.00</b>	<b>\$19,329,585.00</b>	<b>\$1,112,456.74</b>	<b>\$1,501,572.13</b>	<b>\$4,231,541.74</b>	<b>\$13,596,471.13</b>		<b>\$3,811,195.51</b>



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Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
<b>Fund 6130 - Water Pollution Control</b>									
<b>EXPENSE</b>									
Personal Services	7,980,665.00	.00	7,980,665.00	899,728.14	.00	3,577,111.12	4,403,553.88	45	3,207,191.26
Contractual Services	2,519,106.00	3,120,415.00	5,639,521.00	106,086.55	1,986,115.44	990,206.75	2,663,198.81	53	570,482.01
Materials & Supplies	1,344,448.00	.00	1,344,448.00	70,922.34	379,073.04	295,675.39	669,699.57	50	370,030.91
Utilities	899,700.00	.00	899,700.00	11,797.67	.00	353,395.62	546,304.38	39	421,339.09
Capital Outlay	1,736,100.00	34,820,019.00	36,556,119.00	1,392,676.88	33,217,226.11	1,708,132.95	1,630,759.94	96	78,953.60
Debt Service	488,500.00	.00	488,500.00	40,373.30	.00	201,866.50	286,633.50	41	201,866.50
Other Operating Expenses	669,500.00	5,800.00	675,300.00	1,866.73	14,282.22	44,751.69	616,266.09	9	71,320.07
Operating Transfers Out	59,556.00	.00	59,556.00	.00	.00	.00	59,556.00	0	.00
Bond Principal Payment	5,400,000.00	.00	5,400,000.00	.00	.00	.00	5,400,000.00	0	.00
Interest Expense	1,400,000.00	.00	1,400,000.00	.00	.00	.00	1,400,000.00	0	.00
Other Financing Uses	20,000.00	.00	20,000.00	455.48	.00	455.48	19,544.52	2	613.55
Other Nonoperating Exp.	.00	.00	.00	.00	.00	.00	.00	+++	.00
<b>EXPENSE TOTALS</b>	<b>\$22,517,575.00</b>	<b>\$37,946,234.00</b>	<b>\$60,463,809.00</b>	<b>\$2,523,907.09</b>	<b>\$35,596,696.81</b>	<b>\$7,171,595.50</b>	<b>\$17,695,516.69</b>	<b>71%</b>	<b>\$4,921,796.99</b>
<b>Fund 6130 - Water Pollution Control Totals</b>	<b>\$22,517,575.00</b>	<b>\$37,946,234.00</b>	<b>\$60,463,809.00</b>	<b>\$2,523,907.09</b>	<b>\$35,596,696.81</b>	<b>\$7,171,595.50</b>	<b>\$17,695,516.69</b>		<b>\$4,921,796.99</b>
<b>Grand Totals</b>	<b>\$98,322,007.00</b>	<b>\$38,433,053.00</b>	<b>\$136,755,060.00</b>	<b>\$8,924,158.34</b>	<b>\$38,815,438.88</b>	<b>\$32,484,618.64</b>	<b>\$65,455,002.48</b>		<b>\$31,585,989.02</b>

City of Lorain  
**Cash Balances May 31, 2026**

From Date: 5/31/2026 - To Date: 5/31/2026

G/L Date	Journal	Journal Type	Sub Ledger	Description/Project	Source	Reference	Debit Amount	Credit Amount	Actual Balance
G/L Account Number: 1010.0010.0000 Cash And Cash Equivalents							Fiscal Year To Date:		\$8,521,376.05
Account Total: Cash And Cash Equivalents							\$0.00	\$0.00	\$8,521,376.05
Fund Total: General Fund							\$0.00	\$0.00	\$8,521,376.05
G/L Account Number: 2010.0010.0000 Cash And Cash Equivalents							Fiscal Year To Date:		\$1,364,277.01
Account Total: Cash And Cash Equivalents							\$0.00	\$0.00	\$1,364,277.01
Fund Total: Street							\$0.00	\$0.00	\$1,364,277.01
G/L Account Number: 2585.0010.0000 Cash And Cash Equivalents							Fiscal Year To Date:		\$1,045,739.23
Account Total: Cash And Cash Equivalents							\$0.00	\$0.00	\$1,045,739.23
Fund Total: Fire Levy							\$0.00	\$0.00	\$1,045,739.23
G/L Account Number: 2590.0010.0000 Cash And Cash Equivalents							Fiscal Year To Date:		\$2,756,171.50
Account Total: Cash And Cash Equivalents							\$0.00	\$0.00	\$2,756,171.50
Fund Total: Police Levy							\$0.00	\$0.00	\$2,756,171.50
G/L Account Number: 6020.0010.0000 Cash And Cash Equivalents							Fiscal Year To Date:		\$20,281,046.18
Month Total: May 2026							\$30,797.00	\$0.00	\$20,311,843.18
Account Total: Cash And Cash Equivalents							\$30,797.00	\$0.00	\$20,311,843.18
Fund Total: Water Works							\$30,797.00	\$0.00	\$20,311,843.18
G/L Account Number: 6130.0010.0000 Cash And Cash Equivalents							Fiscal Year To Date:		\$5,027,666.06
Month Total: May 2026							\$32,374.74	\$0.00	\$5,060,040.80
Account Total: Cash And Cash Equivalents							\$32,374.74	\$0.00	\$5,060,040.80
Fund Total: Water Pollution Control							\$32,374.74	\$0.00	\$5,060,040.80
<b>Grand Total:</b>							<b>\$63,171.74</b>	<b>\$0.00</b>	<b>\$39,059,447.77</b>



## CITY OF LORAIN

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### **City Council Public Hearing & Regular Meeting**

**5. c.**

**Meeting Date:** 06/15/2026

**Submitted by:** Maggie Partin, Deputy Clerk

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### **PURPOSE AND BACKGROUND**

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. There will be a Public Hearing held on Monday, June 15th at 5:30pm.

### **RECOMMENDATION TO COUNCIL:**

Receive and file.

---

### **Attachments**

ZCA 2-2026

---

### **Form Review**

Form Started By: Maggie Partin  
Final Approval Date: 06/12/2026

Started On: 05/11/2026 01:11 PM



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

Jack W. Bradley, Mayor

May 6, 2026

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

***Re: Z.C.A. 02-2026 Submission for Planning Commission's review and recommendation to Lorain City Council for the Zoning Reclassification of multiple parcels that require updated classifications and corrections, (see exhibits "A" through "K" for parcel information and maps). City of Lorain, applicant.***

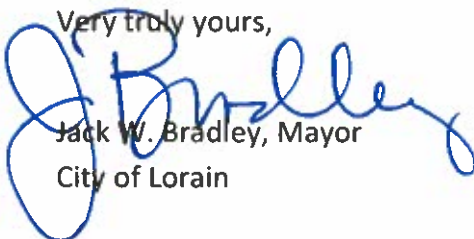
Honorable Members of Council:

The Lorain Planning Commission met in regular session on May 6, 2026, and considered the above referred to item.

After due consideration, it was regularly moved and supported to recommend approval, to Lorain City Council.

Motion Carried: 4 Ayes 0 Nays

Very truly yours,



Jack W. Bradley, Mayor  
City of Lorain

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



Jack Bradley  
Mayor

# CITY OF LORAIN

## PLANNING COMMISSION

Z.C.A. 02-2026

### ZONING RECLASSIFICATION OF PROPERTY APPLICATION

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

Owner of property Multiple

Address of owner see cover letter

City: Lorain State OH Zip \_\_\_\_\_

Phone (business) \_\_\_\_\_ (residential) \_\_\_\_\_

Address of property to be rezoned see cover letter

Permanent Parcel Number see cover letter

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

Please see cover letter and exhibits A through K

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

Five hundred (\$500.00) Building department fee

Thirty dollar (30.00) Engineering department fee

Signature of Applicant

4/16/2026

Date



Jack Bradley  
Mayor

# CITY OF LORAIN

Department of Building, Housing & Planning

Matthew Kuszniir  
Director

David Faciana  
Chief Building Official

April 29, 2026

To: Planning Commission

From: Evelisse Atkinson, Planning and Zoning Administrator

Re: Z.C.A. 02-2026 Submission for Planning Commission's review and recommendation to Lorain City Council for the Zoning Reclassification of multiple parcels that require updated classifications and amendments. See exhibits "A" through "K" for parcel information and maps. City of Lorain, applicant.

**Below is an explanation for exhibits A through K:**

**Exhibit A:** Request for the Zoning Reclassification of parcels on W 44<sup>th</sup> St., currently classified as R-1B (Moderate Density Single-Family) and UR (Under Review) to R-3 (High Density Residential). Parcels classified as UR, require a classification and the R-1B classification does not permit multi-family dwellings.

**Exhibit B:** Request for the Zoning Reclassification of parcels on Grove Ave., currently classified, UR (Under Review) to B-2 (General Business), continuing the classification of contiguous parcels. Parcels classified as UR, require a classification.

**Exhibit C:** Request for the Zoning Reclassification of parcels on W 11<sup>th</sup> St., currently classified as R-2 (Transitional Residential) and R-3 (High Density Residential) to B-2 (General Business) continuing the classification of parcels serving Lorain County Community Action Agency- Head Start.

**Exhibit D:** Request for the Zoning Reclassification of parcels on Laurel Rd. and Pearl Ave., currently unclassified to R-2 (Transitional Residential) continuing the classification of contiguous parcels.

**Exhibit E:** Request for the Zoning Reclassification of parcels on 6<sup>th</sup> Court and 7<sup>th</sup> St., currently classified as R-3B (Medium to High Density Residential) and R-2 (Transitional Residential) to R-3 (High Density Residential), removing an obsolete classification, (R-3B) and combining the use under one classification (R-3).

**Exhibit F:** Request for the Zoning Reclassification of 4953 W Erie Ave., currently unclassified to B-2 (General Business) continuing the classification of adjoining parcels.

**Exhibit G:** Request for the Zoning Reclassification of a parcel currently classified as R-3 (High Density Residential) to B-2 (General Business) continuing the classification of contiguous parcels.

**Exhibit H:** Request for the Zoning Reclassification of parcels on W 37<sup>th</sup> St., currently classified as R-3B (Medium to High Density Residential) to R-3 (High Density Residential) and removing an obsolete classification (R-3B).

**Exhibit I:** Request for the Zoning Reclassification of parcels on Root Rd., currently unclassified to I-1 (Light Industrial) and continuing the classification of adjoining parcels.

**Exhibit J:** Request for the Zoning Reclassification of parcels on Tower Blvd., currently classified as B-2 (General Business) to R-3 (High Density Residential) continuing the classification of adjoining parcels. The B-2 classification does not permit multi-family dwellings.

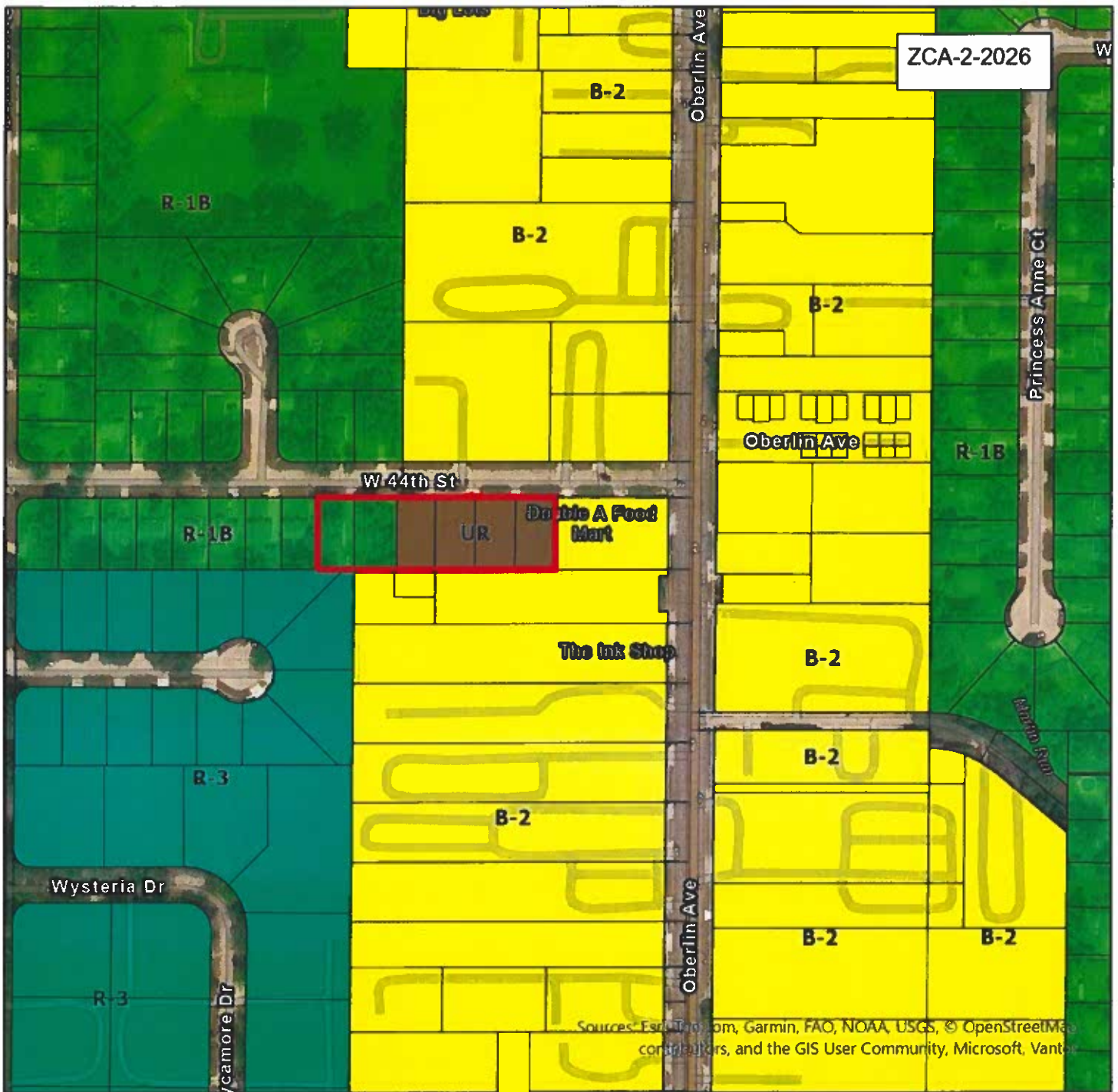
**Exhibit K:** Request for the Zoning Reclassification of parcels on 2<sup>nd</sup> St, W. Erie Ave., and Hamilton Ave., currently classified as R-3B (Medium to High Density Residential) to R-3 (High Density Residential) and removing an obsolete classification (R-3B).

Respectfully,



Evelisse Atkinson

Planning & Zoning Administrator



**PROPOSED ZONE CHANGE TO OUTLINED AREA: UR & R-1B to R-3**

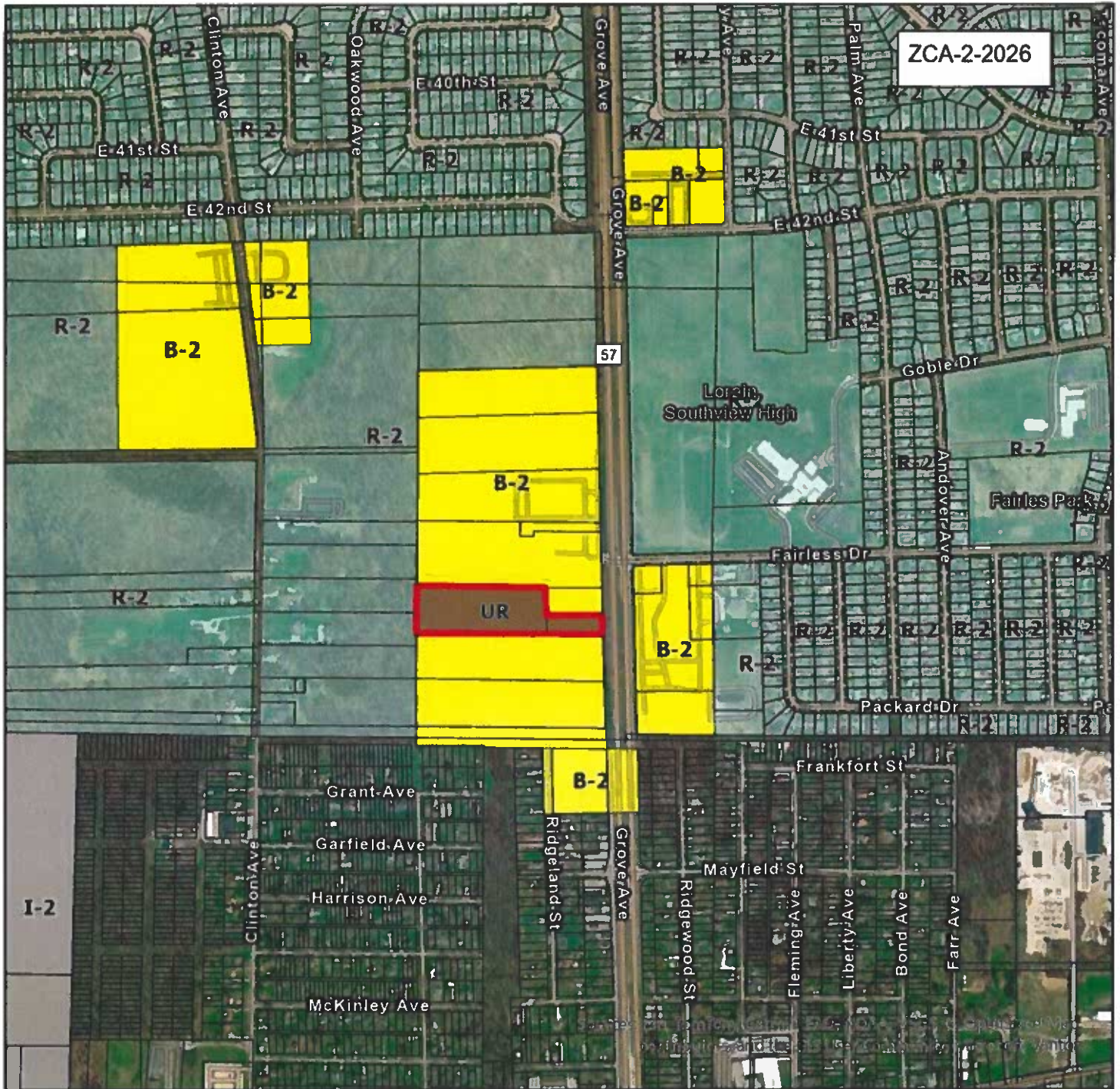


APPROVED \_\_\_\_\_  
 PUBLIC HEARING \_\_\_\_\_  
 APPROVED BY COUNCIL \_\_\_\_\_  
 ORDINANCE NO. \_\_\_\_\_

DATE \_\_\_\_\_  
 DATE \_\_\_\_\_  
 DATE \_\_\_\_\_

**AMENDING AND ESTABLISHING ZONE CLASSIFICATION UNDER ZONING CODE ORDINANCE 186-85**

Parcel Number	Address	Owner	Current Classification	Recommendation
0202006115015	1203 W 44TH ST	HARRIOTT NICOLE & PAUL	UR	R-3
0202006115014	1205 W 44TH ST	SUNRISE 1828 LLC	UR	R-3
0202006115013	1207 W 44TH ST	SUNRISE HOMES LP	UR	R-3
0202006115012	1209 W 44TH ST	KINGSTONS REALTY HOME LLC	UR	R-3
0202006115011	1211 W 44TH ST	1211 PROPERTIES LLC	R-1B	R-3
0202006115010	1217 W 44TH ST	1217 PROPERTIES LLC	R-1B	R-3



**PROPOSED ZONE CHANGE TO OUTLINED AREA: UR TO B-2**

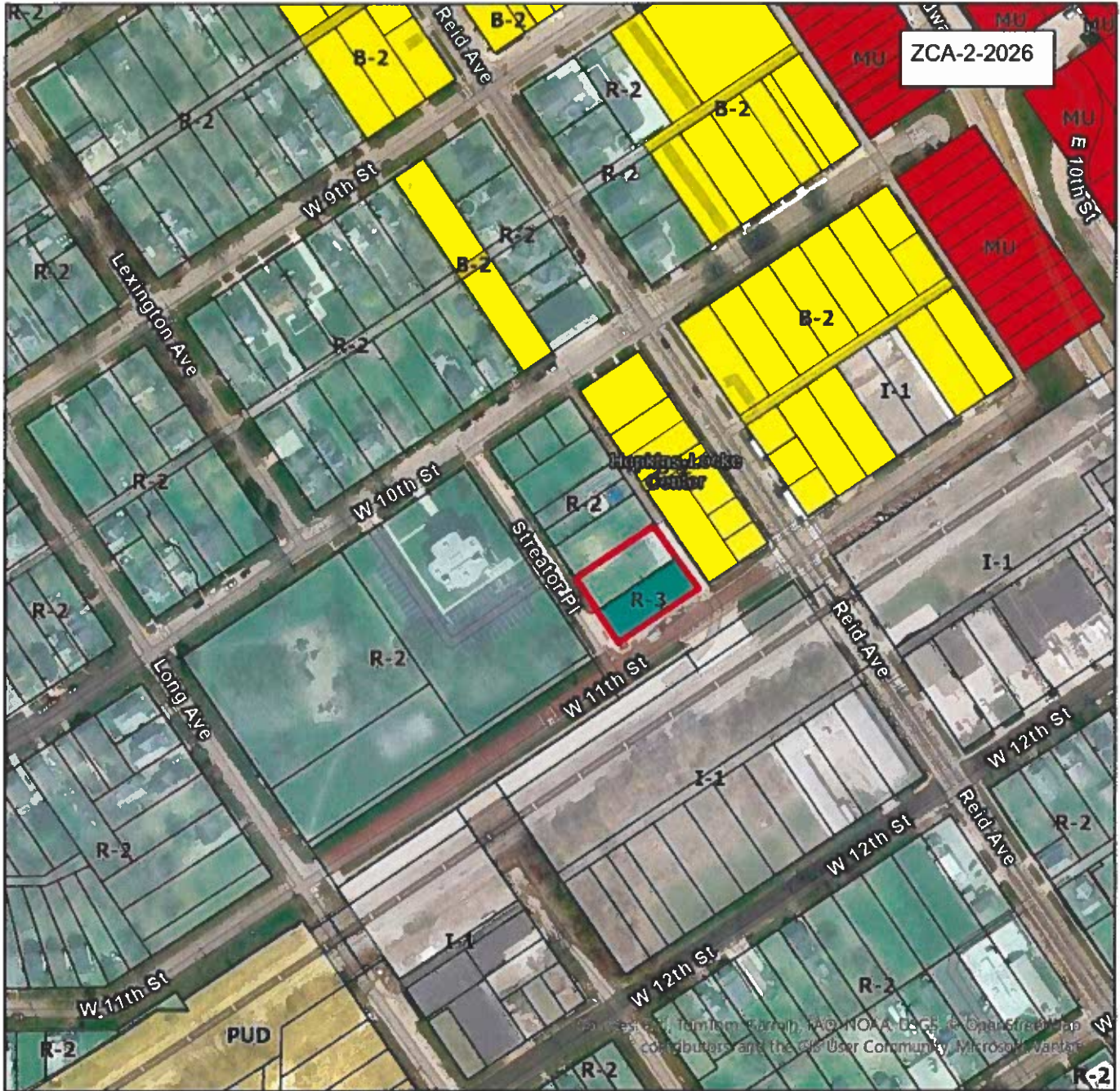


APPROVED \_\_\_\_\_  
 PUBLIC HEARING \_\_\_\_\_  
 APPROVED BY COUNCIL \_\_\_\_\_  
 ORDINANCE NO. \_\_\_\_\_

DATE \_\_\_\_\_  
 DATE \_\_\_\_\_  
 DATE \_\_\_\_\_

**AMENDING AND ESTABLISHING ZONE CLASSIFICATION UNDER ZONING CODE ORDINANCE 186-85**

Parcel Number	Address	Owner	Current Classification	Recommendation
0300104101018	Vacant	GREEN LINE INVESTMENT LLC	UR	B-2 Grove Ave
0300104101021	Vacant	GREEN LINE INVESTMENT LLC	UR	B-2 Grove Ave



**PROPOSED ZONE CHANGE TO OUTLINED AREA: R-2 & R-3 TO B-2**



APPROVED \_\_\_\_\_  
 PUBLIC HEARING \_\_\_\_\_  
 APPROVED BY COUNCIL \_\_\_\_\_  
 ORDINANCE NO. \_\_\_\_\_

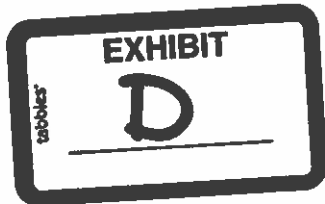
DATE \_\_\_\_\_  
 DATE \_\_\_\_\_  
 DATE \_\_\_\_\_

**AMENDING AND ESTABLISHING ZONE CLASSIFICATION UNDER ZONING CODE ORDINANCE 186-85**

Parcel Number	Address	Owner	Current Classification	Recommendation
0201003122008	1047 STREATOR PL	LORAIN COUNTY COMMUNITY ACTION AGENCY INC	R2	B2- Head Start
0201003122009	STREATOR PL	LORAIN CITY OF	R3	B2- Head Start



**PROPOSED ZONE CHANGE TO OUTLINED AREA: UNCLASSIFIED TO R-2**

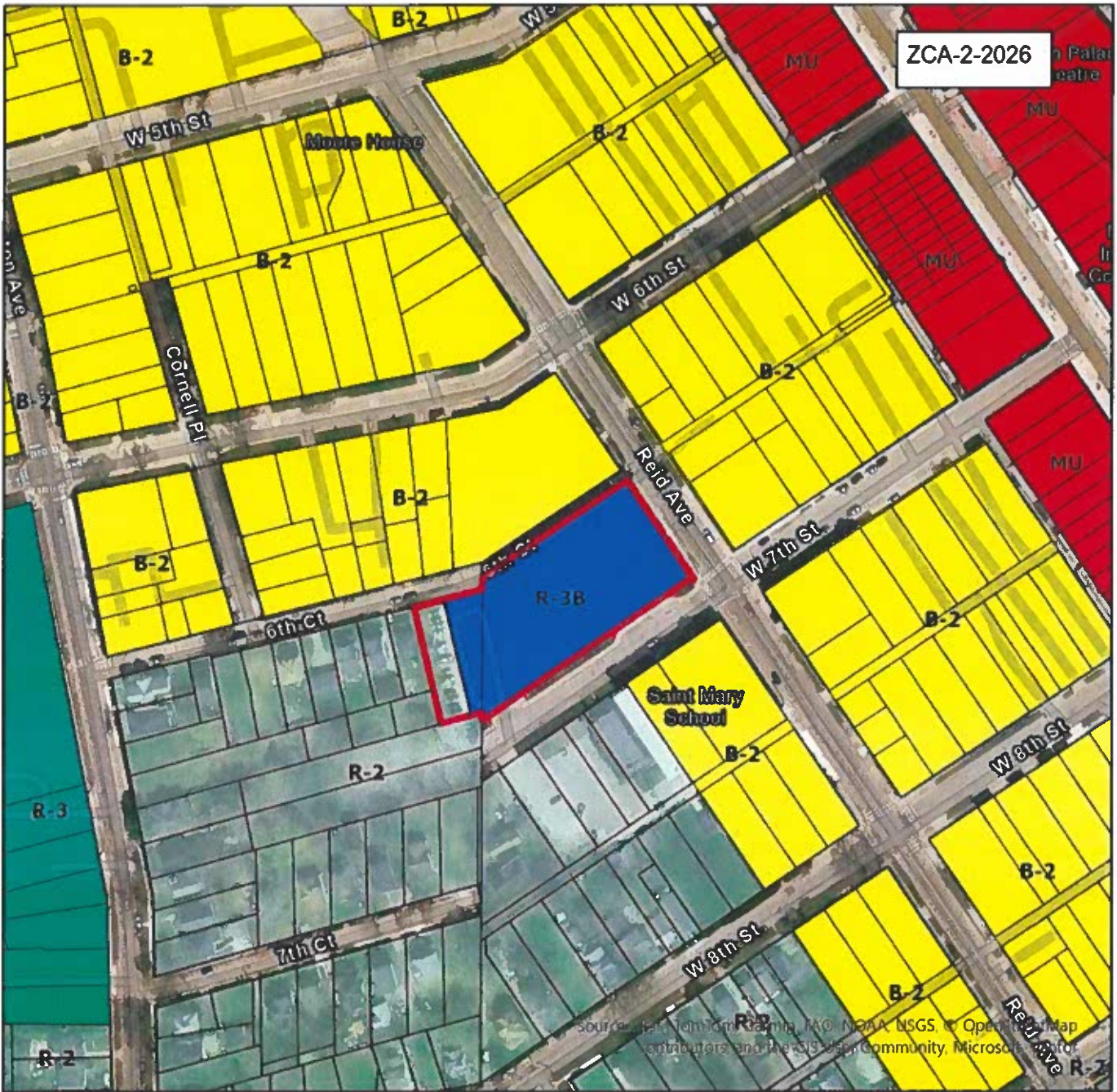


APPROVED  
 PUBLIC HEARING  
 APPROVED BY COUNCIL  
 ORDINANCE NO. \_\_\_\_\_

DATE \_\_\_\_\_  
 DATE \_\_\_\_\_  
 DATE \_\_\_\_\_

**AMENDING AND ESTABLISHING ZONE CLASSIFICATION UNDER ZONING CODE ORDINANCE 186-85**

Parcel Number	Address	Owner	Current Classification	Recommendation
0300105103001	4346 PEARL AVE	IRACE DAVID M	Not classified	R2- Laurel Rd
0300105103002	PEARL AVE	IRACE DAVID M	Not classified	R2- Laurel Rd
0300105103003	PEARL AVE	IRACE DAVID M	Not classified	R2- Laurel Rd
0300105103004	PEARL AVE	IRACE DAVID M	Not classified	R2- Laurel Rd
0300105103005	PEARL AVE	WADE DAVID	Not classified	R2- Laurel Rd
0300105103006	4398 PEARL AVE	WADE DAVID	Not classified	R2- Laurel Rd
0300105103007	PEARL AVE	WADE DAVID	Not classified	R2- Laurel Rd
0300105103008	4424 PEARL AVE	ANDERSON ROGER A	Not classified	R2- Laurel Rd
0300105103009	LAUREL RD	ANGELOS CHRISTOPHER J & GERTRUD M	Not classified	R2- Laurel Rd
0300105103010	4421 LAUREL RD	ANGELOS CHRISTOPHER J & GERTRUD M	Not classified	R2- Laurel Rd
0300105103011	LAUREL RD	ANGELOS CHRISTOPHER J & GERTRUD M	Not classified	R2- Laurel Rd
0300105103012	LAUREL RD	FIFTH STREET REALTY COMPANY	Not classified	R2- Laurel Rd
0300105103013	LAUREL RD	LORAIN CITY OF COMMUNITY DEV DEPT	Not classified	R2- Laurel Rd
0300105103014	LAUREL RD	LORAIN CITY OF COMMUNITY DEV DEPT	Not classified	R2- Laurel Rd
0300105103015	4484 PEARL AVE	GLASS DORISSA KAY	Not classified	R2- Laurel Rd
0300105103016	PEARL AVE	KUMP FRANK	Not classified	R2- Laurel Rd
0300105103017	4498 PEARL AVE	MUSIAL MATTHEW & CAROLYN CHAPMAN ETAL	Not classified	R2- Laurel Rd
0300105104010	LAUREL RD	VANCE SHEILA & DAVID CRAWFORD	Not classified	R2- Laurel Rd
0300105104007	LAUREL RD	ROE LINDA J	Not classified	R2- Laurel Rd
0300105104008	4406 LAUREL RD	ROE LINDA J	Not classified	R2- Laurel Rd
0300105104009	LAUREL RD	VANCE SHEILA & DAVID CRAWFORD	Not classified	R2- Laurel Rd
0300105104002	4400 LAUREL RD	VANCE SHEILA & DAVID CRAWFORD	Not classified	R2- Laurel Rd
0300105104001	LAUREL RD	LINCOLN RICHARD L	Not classified	R2- Laurel Rd



**PROPOSED ZONE CHANGE TO OUTLINED AREA: R-2 & R-3B TO R-3**



APPROVED \_\_\_\_\_  
 PUBLIC HEARING \_\_\_\_\_  
 APPROVED BY COUNCIL \_\_\_\_\_  
 ORDINANCE NO. \_\_\_\_\_

DATE \_\_\_\_\_  
 DATE \_\_\_\_\_  
 DATE \_\_\_\_\_

**AMENDING AND ESTABLISHING ZONE CLASSIFICATION UNDER ZONING CODE ORDINANCE 186-85**

Parcel Number	Address	Owner	Current Classification	Recommendation
0201005113019	6TH CT	LORAIN METROPOLITAN HOUSING AUTHORITY	R-3B	R-3 LMHA- lakeview
0201005113018	6TH CT	LORAIN METROPOLITAN HOUSING AUTHORITY	R-2	R-3 LMHA- lakeview
0201004104010	310 W 7TH ST	LORAIN METROPOLITAN HOUSING AUTHORITY	R-3B	R-3 LMHA- lakeview



**PROPOSED ZONE CHANGE TO OUTLINED AREA: UNCLASSIFIED TO B-2**

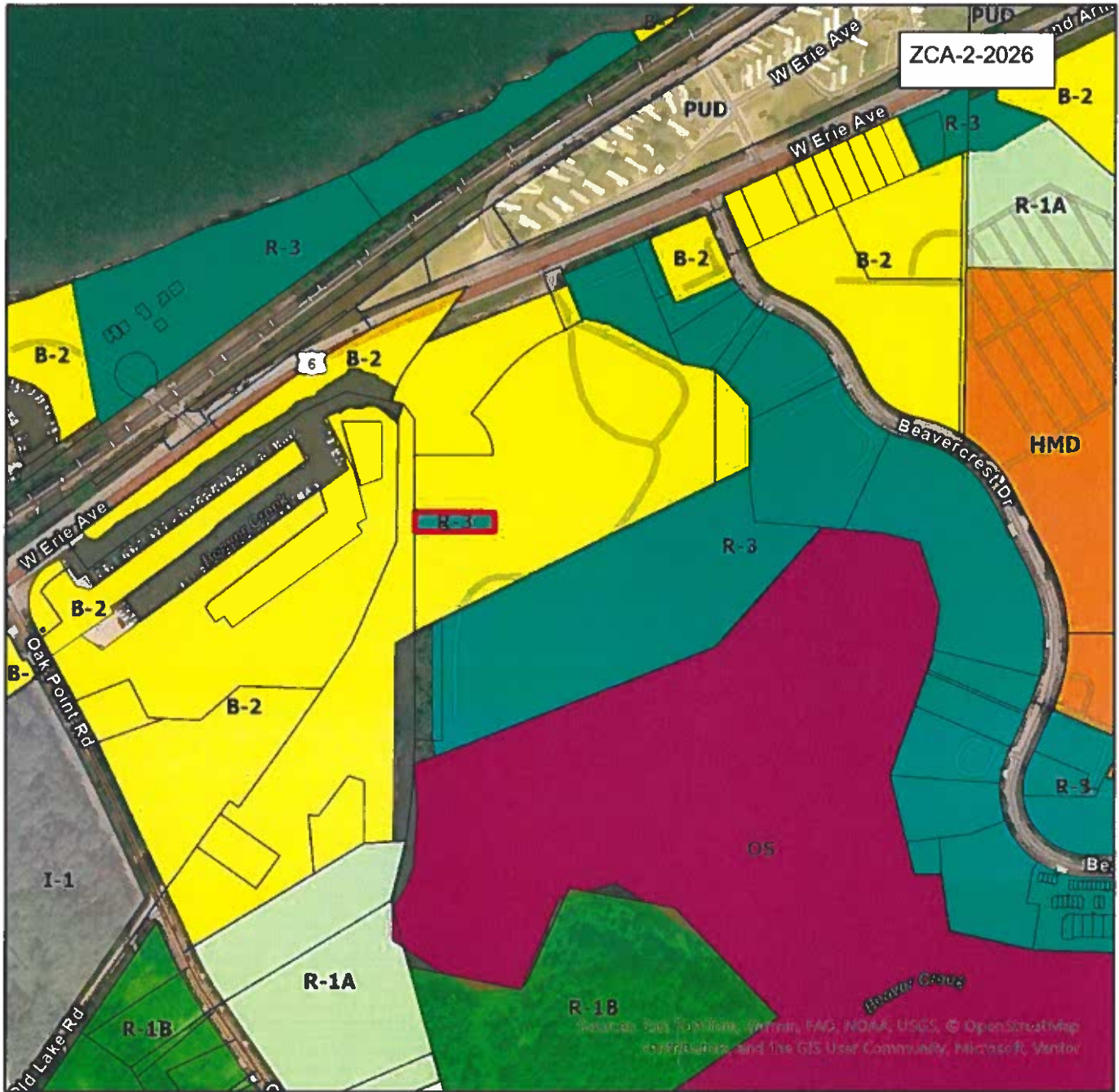


APPROVED  
 PUBLIC HEARING  
 APPROVED BY COUNCIL  
 ORDINANCE NO. \_\_\_\_\_

DATE \_\_\_\_\_  
 DATE \_\_\_\_\_  
 DATE \_\_\_\_\_

**AMENDING AND ESTABLISHING ZONE CLASSIFICATION UNDER ZONING CODE ORDINANCE 186-85**

Parcel Number	Address	Owner	Current Classification	Recommendation
0203001108011	4935 W ERIE AVE	WEST ERIE MARATHON LLC	Not classified	B2



**PROPOSED ZONE CHANGE TO OUTLINED AREA: R-3 TO B-2**

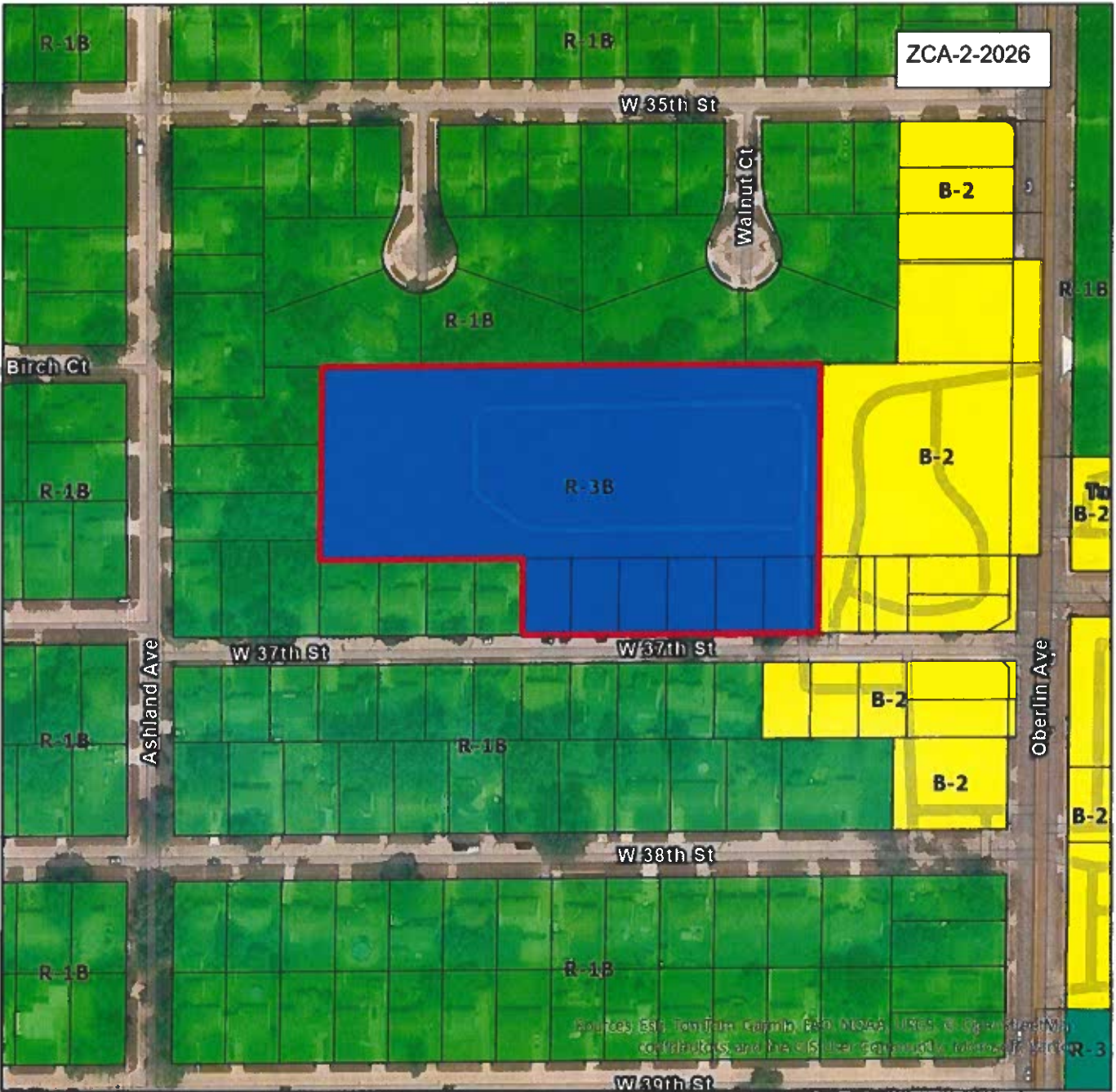


APPROVED  
 PUBLIC HEARING  
 APPROVED BY COUNCIL  
 ORDINANCE NO. \_\_\_\_\_

DATE \_\_\_\_\_  
 DATE \_\_\_\_\_  
 DATE \_\_\_\_\_

**AMENDING AND ESTABLISHING ZONE CLASSIFICATION UNDER ZONING CODE ORDINANCE 186-85**

Parcel Number	Address	Owner	Current Classification	Recommendation
0203002106021	REAR LAND	DIVER DEVELOPMENTS LLC	R3	B-2



**PROPOSED ZONE CHANGE TO OUTLINED AREA: R-3B TO R-3**



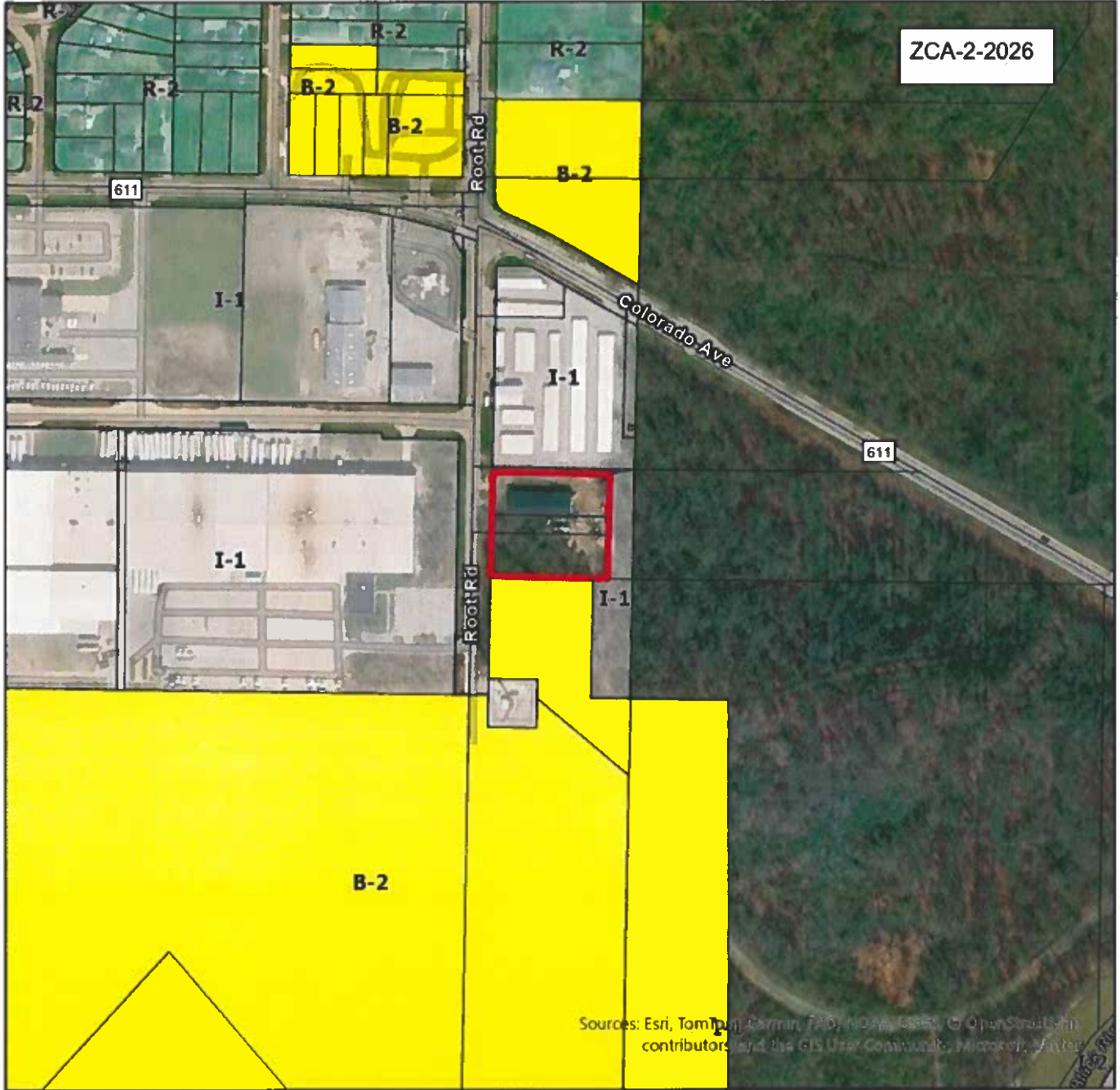
APPROVED  
 PUBLIC HEARING  
 APPROVED BY COUNCIL  
 ORDINANCE NO. \_\_\_\_\_

DATE \_\_\_\_\_  
 DATE \_\_\_\_\_  
 DATE \_\_\_\_\_

**AMENDING AND ESTABLISHING ZONE CLASSIFICATION UNDER ZONING CODE ORDINANCE 186-85**

Parcel Number	Address	Owner	Current Classification	Recommendation
0202015109037	W 37TH ST	OBERLIN MANOR LTD	R-3B	R-3 Oberlin Manor
0202015109038	W 37TH ST	OBERLIN MANOR LTD	R-3B	R-3 Oberlin Manor
0202015109039	W 37TH ST	OBERLIN MANOR LTD	R-3B	R-3 Oberlin Manor
0202015109040	W 37TH ST	OBERLIN MANOR LTD	R-3B	R-3 Oberlin Manor
0202015109041	W 37TH ST	OBERLIN MANOR LTD	R-3B	R-3 Oberlin Manor
0202015109042	W 37TH ST	OBERLIN MANOR LTD	R-3B	R-3 Oberlin Manor
0202015109063	W 37TH ST	OBERLIN MANOR LTD	R-3B	R-3 Oberlin Manor
0202015109065	1220 W 37TH ST	OBERLIN MANOR LTD	R-3B	R-3 Oberlin Manor

ZCA-2-2026



Sources: Esri, TomTom, Garmin, FAD, NOAA, USGS, & OpenStreetMap contributors

**PROPOSED ZONE CHANGE TO OUTLINED AREA: UNCLASSIFIED TO I-1**



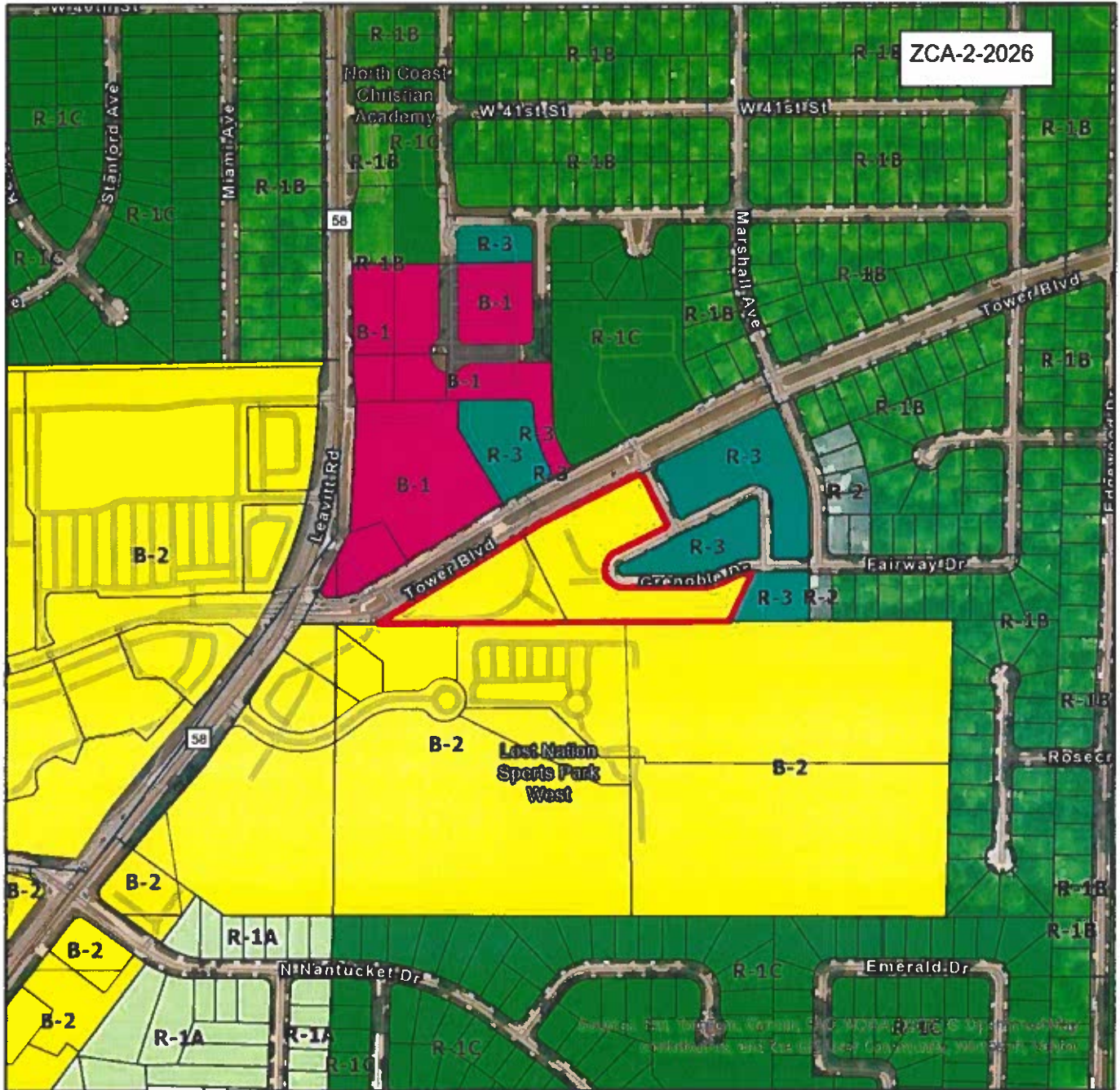
APPROVED \_\_\_\_\_  
 PUBLIC HEARING \_\_\_\_\_  
 APPROVED BY COUNCIL \_\_\_\_\_  
 ORDINANCE NO. \_\_\_\_\_

DATE \_\_\_\_\_  
 DATE \_\_\_\_\_  
 DATE \_\_\_\_\_

**AMENDING AND ESTABLISHING ZONE CLASSIFICATION UNDER ZONING CODE ORDINANCE 186-85**

Parcel Number	Address	Owner	Current Classification	Recommendation
0300058102002	1809 ROOT RD	CARLSON BROTHERS PROPERTY MANAGEMENT LLC	Not classified	I-1 - Carlson Masonry
0300058102003	ROOT RD	CARLSON BROTHERS PROPERTY MANAGEMENT LLC	Not classified	I-1 - Carlson Masonry
0300058102013	ROOT RD	CARLSON BROTHERS PROPERTY MANAGEMENT LLC	Not classified	I-1 - Carlson Masonry

ZCA-2-2026



**PROPOSED ZONE CHANGE TO OUTLINED AREA: B-2 TO R-3**



APPROVED  
 PUBLIC HEARING  
 APPROVED BY COUNCIL  
 ORDINANCE NO. \_\_\_\_\_

DATE \_\_\_\_\_  
 DATE \_\_\_\_\_  
 DATE \_\_\_\_\_

**AMENDING AND ESTABLISHING ZONE CLASSIFICATION UNDER ZONING CODE ORDINANCE 186-85**

Parcel Number	Address	Owner	Current Classification	Recommendation
0202007101014	2205 TOWER BLVD	LIBERTY CIRCLE APARTMENTS LLC	B2	R3- Liberty Circle Apts
0202007101050	2000 E SERENITY LN	PREFERRED INVESTMENT PROPERTIES LTD	B2	R3- Almadien Village Townhomes



**PROPOSED ZONE CHANGE TO OUTLINED AREA: R-3B TO R-3**



APPROVED  
 PUBLIC HEARING  
 APPROVED BY COUNCIL  
 ORDINANCE NO. \_\_\_\_\_

DATE \_\_\_\_\_  
 DATE \_\_\_\_\_  
 DATE \_\_\_\_\_

**AMENDING AND ESTABLISHING ZONE CLASSIFICATION UNDER ZONING CODE ORDINANCE 186-85**

Parcel Number	Address	Owner	Current Classification	Recommendation
0201006104005	1129 W 2ND ST	PASA NICHOLAS	R-3B	R-3 Residential
0201006104006	1125 W 2ND ST	WOLF MICHAEL JOHN	R-3B	R-3 Residential
0201006104007	1121 W 2ND ST	KATIE SADKA LLC	R-3B	R-3 Residential
0201006104008	1117 W 2ND ST	KATIE SADKA LLC	R-3B	R-3 Residential
0201006104009	1115 W 2ND ST	PATTERSON HENRY T & DEBRA L	R-3B	R-3 Residential
0201006104010	1109 W 2ND ST	TAYLOR PROPERTIES LLC	R-3B	R-3 Residential
0201006104011	1107 W 2ND ST	LOCAL CITY HOUSING LLC	R-3B	R-3 Residential
0201006104012	1103 W 2ND ST	GALVIN LORI	R-3B	R-3 Residential
0201006104013	220 HAMILTON AVE	MIDWEST ASSET PRESERVATION OF OHIO LLC	R-3B	R-3 Residential
0201006104014	226 HAMILTON AVE	DUTRO RAYMOND C & ANGELA S	R-3B	R-3 Residential
0201006104018	1130 W ERIE AVE	KILLIAN HOLDINGS LLC	R-3B	R-3 Residential
0201006104019	1126 W ERIE AVE	SPANGLER JASON & DONALD WARNER	R-3B	R-3 Residential
0201006104020	1124 W ERIE AVE	MASS RAYMOND F	R-3B	R-3 Residential
0201006104021	1120 W ERIE AVE	MASS RAYMOND F	R-3B	R-3 Residential
0201006104022	1114 W ERIE AVE	SMITH RENEE B TRUSTEE & FREDERICK W TRUSTEE	R-3B	R-3 Residential
0201006104023	1112 W ERIE AVE	LORAIN POST 30 AMERICAN LEGION	R-3B	R-3 Residential
0201006104024	HAMILTON AVE	AMERICAN LEGION POST 30 INC	R-3B	R-3 American Legion
0201006104025	HAMILTON AVE	AMERICAN LEGION POST 30 INC	R-3B	R-3 American Legion
0201006104026	HAMILTON AVE	AMERICAN LEGION POST 30 INC	R-3B	R-3 American Legion



## CITY OF LORAIN

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### City Council Public Hearing & Regular Meeting

5. d.

**Meeting Date:** 06/15/2026

**Submitted by:** Maggie Partin, Deputy Clerk

---

### PURPOSE AND BACKGROUND

Lorain Planning Commission's recommendation for Council's approval for the Zoning Reclassification of 516 W. 15th Street, PPN 02-01-003-135-027 from an R-2 Transitional Residential District to a B-2 General Commercial District. 516 W 15 LLC, applicant. There will be a Public Hearing held on Monday, June 15th at 5:30pm.

### RECOMMENDATION TO COUNCIL:

Receive and file.

---

### Attachments

ZCA 3-2026

---

### Form Review

Form Started By: Maggie Partin  
Final Approval Date: 06/12/2026

Started On: 05/11/2026 01:15 PM



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

Jack W. Bradley, Mayor

May 6, 2026

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

***Re: Z.C.A. 03-2026 Submission for Planning Commission's review and recommendation to Lorain City Council, the Zoning Reclassification of, 516 W 15th St, PPN 02-01-003-135-027 from an R-2, Transitional Residential District to a B-2 General Commercial District. 516 W 15 LLC, applicant.***

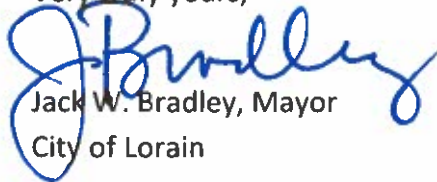
Honorable Members of Council:

The Lorain Planning Commission met in regular session on May 6, 2026, and considered the above referred to item.

After due consideration, it was regularly moved and supported to recommend **approval**, to Lorain City Council.

Motion Carried: 4 Ayes 0 Nays

Very truly yours,

  
Jack W. Bradley, Mayor  
City of Lorain

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



Jack Bradley,  
Mayor

**CITY OF LORAIN**  
PLANNING COMMISSION

**RECEIVED**  
APR 15 2023  
BY: \_\_\_\_\_

Z.C.A. 03-2026

**ZONING RECLASSIFICATION OF PROPERTY APPLICATION**

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

Owner of property 516 West 15 LLC

Address of owner 2021 E. 31 St.

City: Lorain State Ohio Zip 44053

Phone (business) 440 657-6745 (residential) \_\_\_\_\_

Address of property to be rezoned 516 West 15th Street

Permanent Parcel Number 02-01-003-135-027

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

We own the existing parking lot to the west of the building that is zoned B2 and was originally a part of the parking for this building. The building was originally a retail store and several other businesses over the years. Our intent is to re-open the building for a neighborhood deli. and market. the second floor has been renovated for an apartment. We are respectfully requesting a change to the zoning from R2 to B2. i am working on combining the parcel that contains the parking with the parcel that contains the building into 1 1 parcel.

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

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

*Jaime Torres Serrano*  
Signature of Applicant

4-15-26  
Date

04/09/26

City of Lorain  
Board of Zoning Appeals  
200 West Erie Ave.  
5<sup>th</sup> Floor  
Lorain, Ohio 44052  
Attn: Evelisse Adkinson – Zoning Administrator

Re: 516 West 15<sup>th</sup> Street | Rezoning

Honorable members of the Zoning Board of Appeals.

My client is requesting a rezoning of the existing 2 story commercial and residential property located at 516 West 15<sup>th</sup> Street from R2 to B2.


The existing building was constructed a first floor retail business space with a second floor apartment in the 1920's. The apartment entrance is at the rear of the building and is entirely on the second floor. The first floor space was used as a retail space up to the time of the business closing some years ago. The first floor of the building was clearly constructed as a business use and is not easily convertible to residential use. The owner wishes to open a neighborhood convenience store in the building and has worked to renovate the structure to prepare the space for this.

The adjacent parking lot, to the west, under the same ownership is zoned B2 and provides adequate parking for business use. There are also two spaces on the existing property. The owner has started the process to combine the properties. The property to the west is the existing parking, and to the East is used for outdoor space and parking for the nativity Manor, multi-family, apartments. The properties to the north are rental homes and directly to the north is a vacant parcel. The properties to the south consist of a large vacant lot that was the former Polish Club and a rental property.

The re-zoning of this property will not negatively affect the neighborhood in that it will return a small commercial property to beneficial use and serve the neighborhood residences as it was originally built to do. It will not negatively impact the delivery of city services.

Because of the nature of the structure and the adjacent parking, reasonable justice will be served given the unique nature of the existing building and adjacent parking and zoning for the parking.

Respectfully



Gary Fischer R.A.  
Principal | Architect

FISCHER & ASSOCIATES



ARCHITECTS INC.

554 West Ninth Street  
Lorain, Ohio 44052  
Tel: (440) 315-2300

E mail: andrea@fischerarch.com

Fischer & Associates © 2020  
ISSUE: DATE:

PERMIT 03/17/20  
SITE PLAN 03/30/26

Client Name/Project Name/Address

# PLAZA BUILDING

(Site Rezoning)

516 West 15th Street  
LORAIN, Ohio 44052

Drawing Name

COVER SHEET-GENERAL NOTES-  
SITE LOCATION PLANS-  
FLOOR PLANS

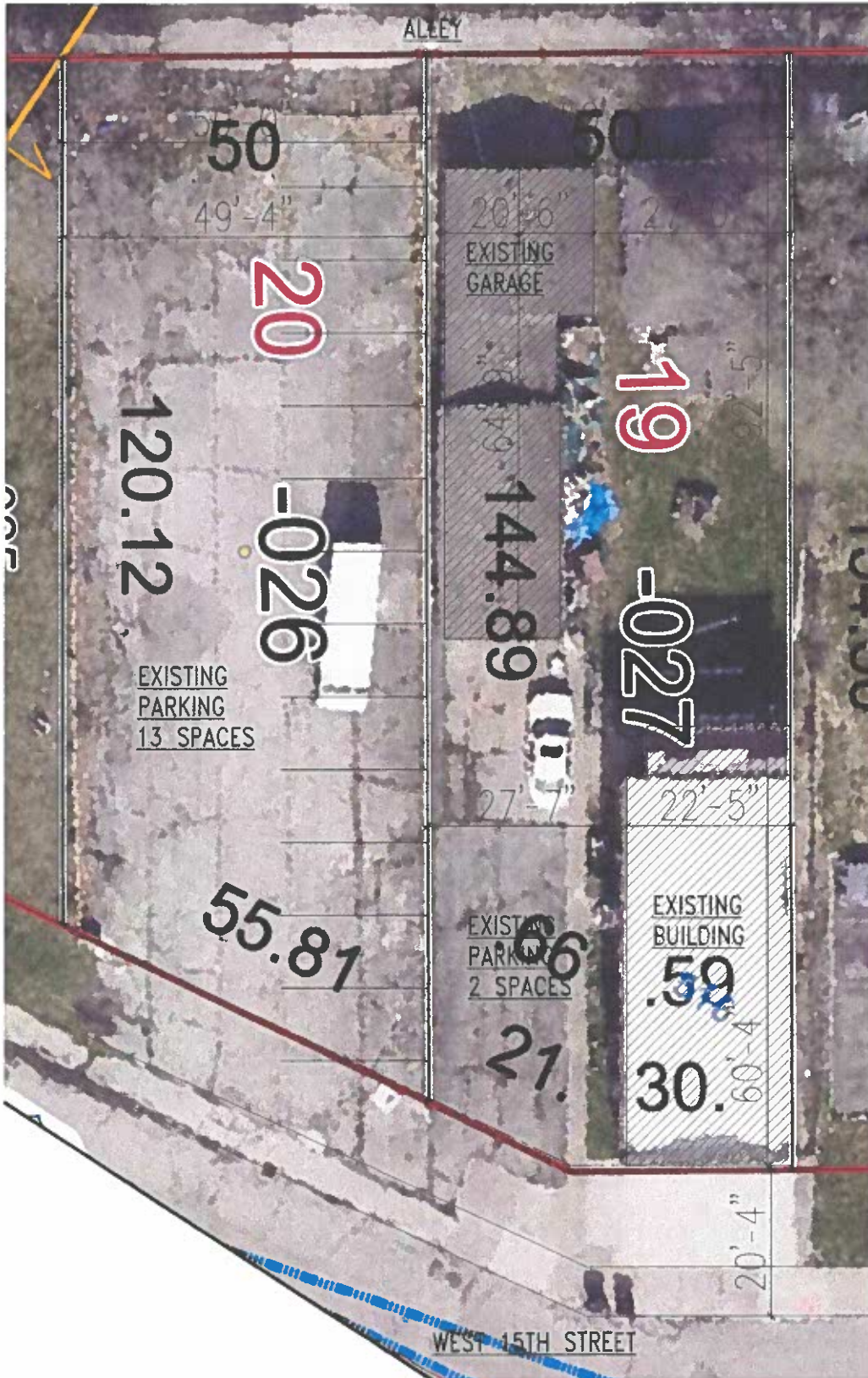
Fischer Project Number

20.028

SHEET #

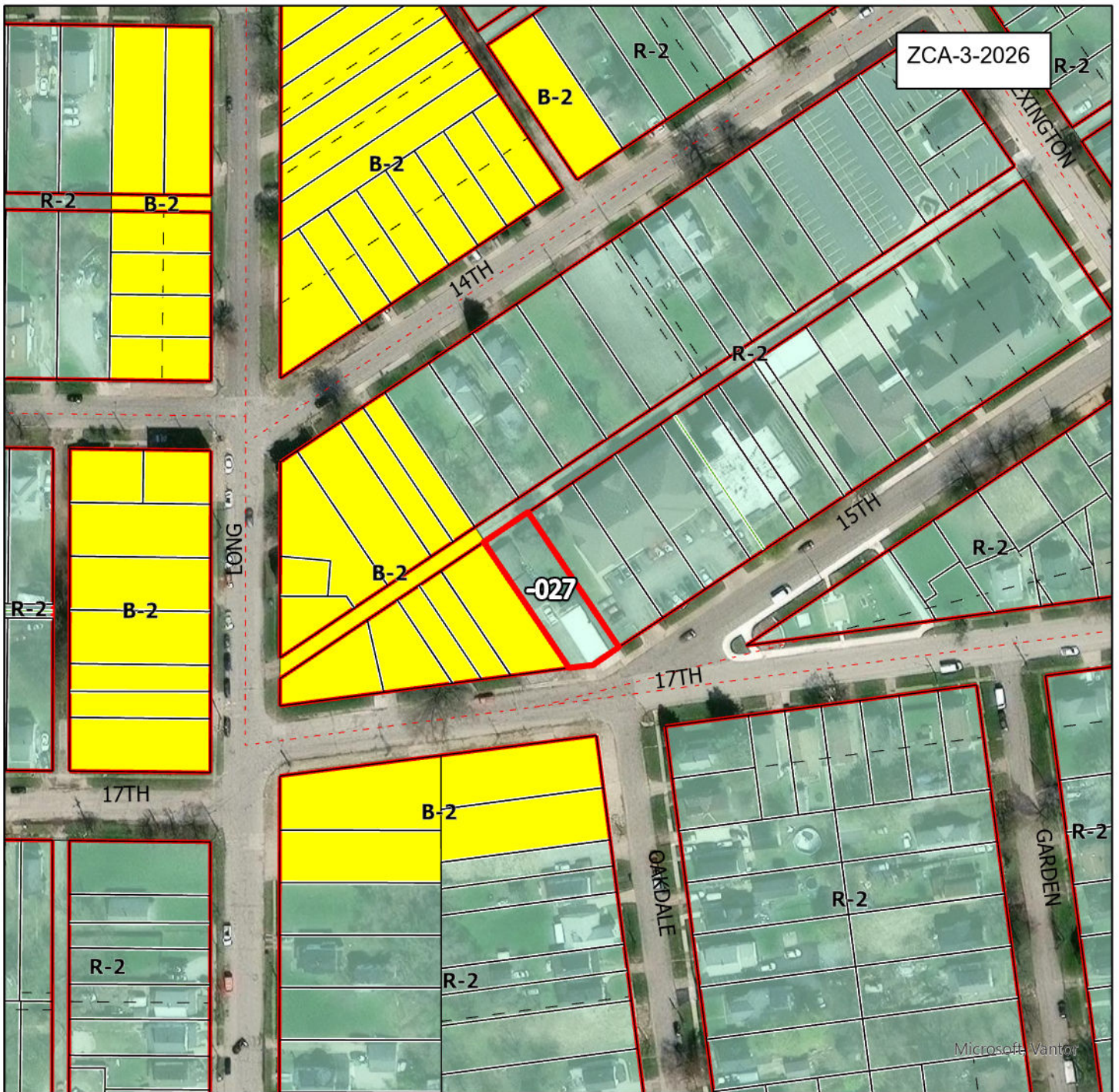
## SP-100

Seal



SITE PLAN  
1" = 10'-0"





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



APPROVED \_\_\_\_\_  
 PUBLIC HEARING \_\_\_\_\_  
 APPROVED BY COUNCIL \_\_\_\_\_  
 ORDINANCE NO. \_\_\_\_\_

DATE \_\_\_\_\_  
 DATE \_\_\_\_\_  
 DATE \_\_\_\_\_

**AMENDING AND ESTABLISHING ZONE CLASSIFICATION UNDER ZONING CODE ORDINANCE 186-85**

2009-0299993

To All Persons to Whom These Presents shall Come - Greeting  
Whereas, on the 14th day of September 2006, Daniel J. Talarek, County Treasurer of Lorain County, Ohio, Plaintiff, filed his certain Complaint and then and thereby commenced a civil action in the Court of Common Pleas of Lorain County, Ohio, against John T. Michalaki, et al and numbered on the Docket of said Court as Case No. 07TX000628, praying among other things, for the sale of the property in said complaint and as hereinafter described.

And, Whereas, such proceedings were had in said action, that by the consideration and judgment of said Court, at the January Term thereof, 2008, the said Daniel J. Talarek County Treasurer, recovered a judgment against the said John T. Michalaki, et al for the sum of Eight Thousand Four Hundred Seventy-Eight Dollars and Thirty-Two cents (\$8,478.32) and costs of the action.

And, Whereas, it was then and there further ordered, adjudged and decreed by the said Court, that Phil R. Stammitti, Sheriff of Lorain County, Ohio should cause the lands and tenements in said complaint and order mentioned and hereinafter described to be advertised and sold in the manner provided by law for the sale of real estate on execution without appraisal.

And, Whereas, afterwards on the 3rd day of April 2008, in pursuance of said order and the judgment of said Court, and founded thereon an order of sale issued from said court, directed to Phil R. Stammitti, Sheriff of Lorain County, Ohio, commanding him to execute the said order, and in all things to be governed by the provisions of the statute in such case made and provided, and of said order, with his proceedings thereon, he should make due return.

And, Whereas, I, Phil R. Stammitti, as Sheriff aforesaid, having advertised the time and place of selling the same, in the Morning Journal a newspaper printed and of general circulation in said County, once a week for three consecutive weeks prior to the day of sale, and otherwise complied with the said order and the provisions of the statute in such cases made and provided, did, on the 28th day of May A.D. 2008, at the Court House in said County, at 10:15 o'clock A.M. of said day, expose to sale, at public auction, the premises hereinafter described, and thereupon George H. Schneider having bid for said premises the sum of Fifteen Thousand Three Hundred Dollars and Zero cents - (\$15,300.00) which said sum being the highest and best bid offered for the same, the said premises were then and there sold to his the said George H. Schneider, the purchaser, for the sum above mentioned.

And Whereas, the said Court at its April Term, 2008 having examined the proceedings of the said Phil R. Stammitti as Sheriff, aforesaid, in the premises, under said order of sale, and being satisfied that the sale aforesaid had been made in all respects in pursuance to said judgment and order of sale, and in accordance with the provisions and requisitions of the statute regulating such sales, did order that such sale should be confirmed, and that the said Sheriff should convey the said real estate by deed in fee simple, to the purchaser, George H. Schneider.

NOW THEREFORE, I, Phil R. Stammitti as Sheriff aforesaid, by virtue of said judgment, order of sale, sale and confirmation, and, in consideration of the premises and the payment of the sum of Fifteen Thousand Three Hundred Dollars and Zero cents (\$15,300.00) do hereby GRANT, BARGAIN, SELL and CONVEY unto the said, George H. Schneider, successors heirs and assigns forever, the Real Estate sold as aforesaid situated in the City of Lorain, County of Lorain and State of Ohio and bounded and described as follows:

SITUATED IN THE CITY OF LORAIN, COUNTY OF LORAIN AND STATE OF OHIO AND KNOWN AS BEING SUBLOT NO. 19 IN BLOCK NO. 34 IN W.S. STREATOR TRUSTEE'S SUBDIVISION OF PART OF ORIGINAL BLACK RIVER TOWNSHIP LOT NOS 3 AND 6 IN TRACT NO. 1 AS SHOWN BY THE RECORDED PLAT IN VOLUME 4 OF MAPS, PAGE 29 OF LORAIN COUNTY RECORDS, AND BEING 30.59 FEET ON THE NORTHWESTERLY SIDE OF EIGHTH AVENUE, NOW KNOWN AS FIFTEENTH STREET, 21.66 FEET ON THE NORTHWESTERLY SIDE OF CLARK STREET, NOW KNOWN AS SEVENTEENTH STREET, 154.50 FEET DEEP ON THE NORTHEASTERLY LINE 144.89 FEET DEEP ON THE SOUTHWESTERLY LINE AND 50 FEET IN THE REAR, WHICH IS ALSO THE SOUTHEASTERLY LINE OF AN ALLEY, AS APPEARS BY SAID PLAT, BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS

COMMONLY KNOWN AS: 516 WEST 15TH STREET, LORAIN, OHIO  
PPN: 02-01-003-135-027

Doc ID: 015358870002 Type: OFF  
Kind: DEEDS  
Recorded: 08/18/2009 at 04:07:47 PM

Prior 19980563058  
Together with all the privileges and appurtenances thereto belonging, and all the right, title and interest of the said Lorain County Treasurer and of all the other parties to said suit, of, in, and to the same.

TO HAVE AND TO HOLD the same with all appurtenances thereto belonging to George H. Schneider, and successors heirs and assigns forever, as fully and completely as I, the said Phil R. Stammitti, Sheriff of Lorain County, Ohio, by virtue of said judgment, order of sale, sale and confirmation, and of the statute made and provided for such cases, might or should sell and convey the same.

In Witness Whereof, I have hereunto set my hand and seal, officially, this 24th day of July 2008.

Signed, Sealed and Acknowledged in the Presence of:

Cheryl Muek  
Diana Thesler

Phil R. Stammitti  
Phil R. Stammitti  
Sheriff of Lorain County

The State of Ohio, Lorain County, ss  
BE IT REMEMBERED, that on this 24th day of July A.D. 2008, Phil R. Stammitti, Sheriff of Lorain County, Ohio, personally came before me, the undersigned Mary Margaret Ochenas - Notary Public, in and for said County and State, and acknowledged that he did voluntarily sign, seal and deliver the above deed in his official capacity as Sheriff of Lorain County, Ohio, for the uses and purposes therein expressed.

IN TESTIMONY WHEREOF I have hereunto subscribed my name and affixed my official seal, on the day and year last aforesaid.  
Mary Margaret Ochenas  
April 24th, 2011

EXHIBIT  
A  
tabbles

MR  
8/18/2009

ANTHONY BAKER ESQ  
5320 HOAG DRIVE

4/9/2026

**ADJACENT PROPERTY OWNERS ABUTTING PROPERTY:  
(516 W. 15<sup>th</sup> ST | PARCEL# 02-01-003-135-027)**

**Parcel#** 02-01-003-135-028  
**Owner:** NATIVITY MANOR APARTMENTS, LLC  
**Address:** 166 W. MAIN ST, SUITE 200  
NEW ALBANY, OH 43054

**Parcel#** 02-01-003-135-026  
**Owner:** SAUL PLAZA  
**Address:** 3835 AMHERST AVE.  
LORAIN, OH 44052

**Parcel#** 02-01-003-135-005  
**Owner:** NIO PHOENIX, LLC.  
**Address:** 3646 WETHERILL CT.  
AVON, OH 44011

**Parcel#** 02-01-003-135-004  
**Owner:** NIO PHOENIX, LLC.  
**Address:** 3646 WETHERILL CT.  
AVON, OH 44011

**Parcel#** 02-01-003-135-003  
**Owner:** NIO PHOENIX, LLC.  
**Address:** 3646 WETHERILL CT.  
AVON, OH 44011

**Parcel#** 02-01-003-135-006  
**Owner:** SERENITY GRACE HOMES  
**Address:** 3690 W. GANDY BLVD, SUITE 428  
TAMPA, FL 33611

**Parcel#** 02-01-003-144-001  
**Owner:** RUST BELT RESIDENCES, LLC.  
**Address:** 6545 MARKET AVE. N, SUITE 100  
N. CANTON, OH 44721

**Parcel#** 02-01-003-144-003  
**Owner:** DIAMOND TOUCH CLEANING SERVICE, LLC.  
**Address:** 215 W. 35<sup>TH</sup> ST.  
LORAIN, OH 44055

**Parcel#** 02-01-003-143-001  
**Owner:** ECCLESIASTES HALL  
**Address:** 1109 W. 21<sup>ST</sup> ST.  
LORAIN, OH 44052



# CITY OF LORAIN

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## City Council Public Hearing & Regular Meeting

5. e.

**Meeting Date:** 06/15/2026

**Submitted by:** Breanna Dull, Clerk of Council

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### **PURPOSE AND BACKGROUND**

Correspondence received 6/9/26 from Grafton Correctional Institution, Ohio Department of Rehabilitation & Correction, regarding their recently launched grassroots campaign and hiring mission.

### **RECOMMENDATION TO COUNCIL:**

Waive the rules to add the correspondence to the agenda and allow Warden Spatny to address council for briefly share information.

We recommend to council

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### **Attachments**

Informational Flyer

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### **Form Review**

Form Started By: Breanna Dull  
Final Approval Date: 06/15/2026

Started On: 06/15/2026 09:10 AM

# A MISSION THAT MATTERS.

*A team that cares.*



At the Ohio Department of Rehabilitation and Correction, we want people who stay firm, fair, and consistent, no matter the pressure. If you're ready for a career that makes a difference, we want you on our team.

**Competitive  
Pay**

**Comprehensive  
Benefits**

**Career  
Advancement**

**Paid  
Leave**



## **APPLY TODAY!**

***drc.ohio.gov/work-with-us***



**Department of  
Rehabilitation  
& Correction**



## CITY OF LORAIN

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### **City Council Public Hearing & Regular Meeting**

**7. a.**

**Meeting Date:** 06/15/2026

**Submitted by:** Maggie Partin, Deputy Clerk

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#### **PURPOSE AND BACKGROUND**

The Building and Lands Committee met on Monday, June 8th to hear a logo rebranding presentation from Guide Studio. No action was taken as this was for informational purposes only.

#### **RECOMMENDATION TO COUNCIL:**

Concur with the Committee Report

We recommend to council

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#### **Form Review**

Form Started By: Maggie Partin  
Final Approval Date: 06/09/2026

Started On: 06/09/2026 11:37 AM



# CITY OF LORAIN

## City Council Public Hearing & Regular Meeting

8. a.

**Meeting Date:** 06/15/2026

**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**

<b><u>Funds Available In Current Year Budget (Y/N):</u></b>	Y
<b><u>Estimate of Total Expenditure:</u></b>	73,000
<b><u>List of Funding Source and/or Account Number:</u></b>	various
<b><u>Estimate of Incoming Revenue (fees, grants, etc.):</u></b>	
<b><u>Financing Requirements (Bonds, Loans, Lease, etc.):</u></b>	

### **Attachments**

Appropriation  
Appropriation Attachment

### **Form Review**

<b>Inbox</b>	<b>Reviewed By</b>	<b>Date</b>
Harper	Dawn Walther	06/10/2026 03:03 PM
Harper	Anita Harper	06/11/2026 10:15 AM
P. Riley	Breanna Dull	06/11/2026 03:06 PM
Form Started By: Dawn Walther		Started On: 06/10/2026 09:36 AM
Final Approval Date: 06/11/2026		

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:

<b>General Fund</b>	
Fund Balance	\$73,000

<b>Capital Improvements Fund</b>	
Transfer In – General Fund	\$73,000

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

<b>General Fund</b>	
Transfer Out – Capital Improvement Fund	\$73,000

<b>Capital Improvements Fund</b>	
Sidewalk Construction	\$73,000

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:** Vandersommen, Dale  
**Sent:** Thursday, June 4, 2026 2:29 PM  
**To:** Harper, Anita  
**Cc:** Nutt, Daniel  
**Subject:** RE: 2026 sidewalks  
**Attachments:** BoC 2026 sidewalks REQUEST FORM.docx

Hi Anita, this passed BoC on 6/3/2026. Can you take the steps to make sure the funds are transferred to fund 4010.C401.6300.2800?

Dale

---

**From:** Vandersommen, Dale  
**Sent:** Thursday, May 28, 2026 1:15 PM  
**To:** Harper, Anita <Anita\_Harper@cityoflorain.org>  
**Subject:** RE: 2026 sidewalks

Hi Anita, is this in the works? Let me know if you need anything from my end.

Dale

---

**From:** Vandersommen, Dale  
**Sent:** Wednesday, May 20, 2026 4:00 PM  
**To:** Harper, Anita <[Anita\\_Harper@cityoflorain.org](mailto:Anita_Harper@cityoflorain.org)>  
**Subject:** 2026 sidewalks

Anita,

We have an apparent low bidder for the sidewalk assessments for 2026. It is being protested, but will be anywhere from 65-75k plus 10% contingency. We typically take it out of fund 4010.C401.6300.2800 Sidewalk Construction. Let me know if that is the fund to take it out of, and if you need anything else from me.

Dale Vandersommen, PE  
City Engineer  
City of Lorain

1)

Source:  
General Fund  
Fund Balance 1010XXXX \$73,000

Use:  
General Fund  
Transfer Out - Capital Imp. Fund  
1010.X100.9000.4010 \$73,000

OVER →

2) Source:  
Capital Improvements Fund  
Transfer In - General Fund  
4010.0401.5000.1010 \$73,000

Use:  
Capital Improvements Fund  
Sidewalk Construction  
4010.0401.6300.2800 \$73,000

Agd  
6/8/26



**BOARD OF CONTROL  
REQUEST FORM**

The Board of Control meeting is held on Wednesdays at 11:15 a.m. in the 7<sup>th</sup> floor conference room.  
(Meeting day and time is subject to change with advanced notice)

**All requests must be received by no later than 4:00 p.m. on the Mondays prior to the meeting, or by 4:00 p.m. two days prior to the meeting when BOC is held on a day other than Monday.**

**<<< Answer all of the following questions for each request submitted >>>**

- 1. Request Date: **May 22, 2026**
- 2. Name of Department Submitting Request: **Engineering Department**

3. Summary of Report: A request from the Engineering Department to award to the lowest and best bidder Irvin's, Inc.. in the amount of \$72,223 which includes 10% contingency for the construction of the 2026 Sidewalk Improvements. This will be funded from the account 4010.C401.6300.2800 Sidewalk Construction.

4. Name of Vendor **Irvin's Inc.**

5. Amount: **\$72,223**

6. VENDOR DETAIL

Sole Source Vendor - **No**

State Purchasing Vendor - **No**

List the names and the quote received from *at least* three vendors for the requested item;  
Or, if bids were submitted, use this area to list vendor names and bid amounts.

Vendor #1	<u>Irvin's Inc.</u>	<u>\$65,657.30</u>
Vendor #2	<u>Terminal Ready Mix, Inc.</u>	<u>\$76,024.76</u>

- 7. The Treasurer's Office has verified that the vendor selected is registered with the City. **Yes**
- 8. Is the amount requested due to a change order? **No**
- 9. If necessary, has City Council approved and when? No



# CITY OF LORAIN

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## City Council Public Hearing & Regular Meeting

9. a.

**Meeting Date:** 06/15/2026

**Submitted by:** Breanna Dull, Clerk of Council

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### **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.

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### **Attachments**

Reso

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### **Form Review**

Form Started By: Breanna Dull  
Final Approval Date: 06/02/2026

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 58<sup>th</sup> 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 26<sup>th</sup> through June 28<sup>th</sup>; 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

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## City Council Public Hearing & Regular Meeting

9. b.

**Meeting Date:** 06/15/2026

**Submitted by:** Maggie Partin, Deputy Clerk

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### **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.

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### **Attachments**

Resolution

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### **Form Review**

Form Started By: Maggie Partin  
Final Approval Date: 06/02/2026

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 75<sup>TH</sup>  
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 Public Hearing & Regular Meeting

9. c.

**Meeting Date:** 06/15/2026

**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**

<b>Inbox</b>	<b>Reviewed By</b>	<b>Date</b>
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

ATTEST: \_\_\_\_\_, 2026

APPROVED: \_\_\_\_\_, 2026

\_\_\_\_\_  
PRESIDENT OF COUNCIL

\_\_\_\_\_  
CLERK

\_\_\_\_\_  
MAYOR



## CITY OF LORAIN

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### City Council Public Hearing & Regular Meeting

9. d.

**Meeting Date:** 06/15/2026

**Submitted by:** Matt Kuszniir, Director

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#### **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.

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## Attachments

Ordinance  
Exhibit A  
Exhibit B  
Track Changes

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### Form Review

**Inbox**

Carrion

Mayor Bradley

P. Riley

Form Started By: Matt Kuszniir

Final Approval Date: 06/02/2026

**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

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### City Council Regular Meeting

10. h.

Meeting Date: 12/18/2023

Submitted by: Matt Kusznr, Director

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#### 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.

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#### Attachments

Ordinance  
Exhibit A  
Exhibit B  
Ordinance Track Changes

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#### 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.

#### **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 ~~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

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## City Council Public Hearing & Regular Meeting

9. e.

**Meeting Date:** 06/15/2026

**Submitted by:** Terri Soto, Treasurer

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### **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.

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### **Attachments**

2026 KWA ordinance

Retainer agreement with KWA Exhibit A

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### **Form Review**

**Inbox**

P. Riley

Form Started By: Terri Soto

Final Approval Date: 06/02/2026

**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 8<sup>th</sup> 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 4<sup>th</sup> 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:

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

... ..



# CITY OF LORAIN

## City Council Public Hearing & Regular Meeting

9. f.

**Meeting Date:** 06/15/2026

**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**

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

### **Attachments**

Ordinance  
Exhibit A - Grant Agreement

### **Form Review**

**Inbox**

Carrion  
 Mayor Bradley  
 Harper  
 P. Riley

Form Started By: Kathryn Golden  
 Final Approval Date: 06/02/2026

**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**

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

*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 of 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 address 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**

<b>Funding Name</b>	<b>Amount</b>
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**

<b>Funding Source</b>	<b>Estimated Funding</b>
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

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### City Council Public Hearing & Regular Meeting

9. g.

**Meeting Date:** 06/15/2026

**Submitted by:** Matt Kuszniir, Director

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#### **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.

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#### **Fiscal Impact**

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

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## Attachments

Ordinance  
Bid Breakdown

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### 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: 06/02/2026

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

<b>Bid Tabulation - Longfellow Skatepark Project, Bids Due 5/27/26 at 11AM</b>	
<b>SCOPE OF WORK - BASE BID:</b>	
	<b>California Skateparks</b>
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
<b>TOTAL:</b>	<b>\$ 1,377,156.00</b>
<b>ADD ALTERNATES</b>	
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
<b>TOTAL:</b>	<b>\$ 125,103.00</b>
<b>TOTAL BID:</b>	<b>\$ 1,502,259.00</b>
<b>10 % Contingency</b>	<b>\$ 150,225.90</b>
<b>Contract Total</b>	<b>\$ 1,652,484.90</b>



# CITY OF LORAIN

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## City Council Public Hearing & Regular Meeting

9. h.

**Meeting Date:** 06/15/2026

**Submitted by:** Dawn Walther

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### **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.

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### **Fiscal Impact**

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

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### **Attachments**

Appropriation Ordinance  
Appropriation Attachment

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### **Form Review**

<b>Inbox</b>	<b>Reviewed By</b>	<b>Date</b>
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: 06/02/2026		

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:

<b>Capital Improvements Fund</b>	
Fund Balance	\$ 25,000

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

<b>Capital Improvements Fund</b>	
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**

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**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: <sup>Capital Improvements</sup> FUND BALANCE  
4010 \$25,000-  
  
USE: <sup>Capital Improvements</sup> CITY IMPROVEMENTS  
4010.C401.6300.5601  
\$25,000-

Thanks Anita!  
~Linda

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**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