

**MINUTES OF RAVENNA CITY COUNCIL COMMUNITY AND ECONOMIC  
DEVELOPMENT COMMITTEE  
February 13, 2012**

The Meeting of the Ravenna City Community & Economic Development Committee came to order at 5:00 P.M. Present were: Bruce Ribelin, Sharon Spencer, Jack Ferguson, Fred Berry and Amy Michael. Also attending the meeting were Economic Development Director, Kerry Macomber; City Engineer, Bob Finney; Dave Vaughan and Jen King representing Neighborhood Development Services; Health Board representative, Lucy Ribelin and Donna Swigart of 528 East Riddle Avenue, Ravenna.

Mr. Ribelin said the first item for discussion is the 2012 CHIP Grant.

Ms. King said the city is eligible for \$500,000.00 through the Community Housing Improvement Program grant. They are going to apply for \$495,000.00. They are looking at providing \$400,000.00 for private rehab. which is the full rehab. which would be matched with \$40,000.00 revolving loan funds to make it a total of 11 units affected through that program. The second activity for the CHIP would be the home repair. This is a smaller version of that where they do one or two large items to the home. They are looking at applying through the CHIP program for \$50,000.00, matching that with \$20,000.00 of the revolving loan funds for a total of seven outcomes. The other activity is matched with the Formula. It's \$4,000.00 for the fair housing program. That is a requirement of the grant and administration of \$45,000.00.

Ms. King went on to say that there is also an administration agreement that needs to be completed between NDS and the city that shows the \$45,000.00 as well as the soft costs by unit. There is also a breakdown on the administration agreement of the what those soft costs are and how they average out per house.

Mr. Ribelin asked if the repairs will be existing properties.

Ms. King said these are for homeowners. They have to own their home for at least a year and at or below 80% area median income. For a family of four, that is \$53,200.00.

Mr. Finney asked if there were any provisions made for low dollar programs for people; \$1,000-\$2,000.00 help or assistance. He had a discussion with Mr. Bogo about another organization that was interested in doing something like that. He basically told them that NDS could perform that function.

Mr. Vaughan said the home repair is set up to do that. If a furnace needs replaced, the home repair program works that way.

Mr. Finney asked what portion of the funding was that coming from.

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Ms. King said that it's the \$50,000.00 and then the match of \$20,000.00. There will be \$70,000.00 available for small home repairs altogether.

Mr. Finney asked if she stated there would be seven outcomes.

Ms. King said there are at least seven outcomes. They average about \$10,000.00 per home repair. However, if they do have two or three of the \$2,000.00 repairs and they do ten home repairs, it actually looks better for the city as bonus points on the next application.

Mr. Finney asked if there is a minimum dollar amount on something like this.

Mr. Vaughan responded that there is no minimum and these are grants. They are not loans. The way the state set it up, anything that is home repair that doesn't add value to the house is a grant. They get a lot of roof requests. Once they get a roof request, that gets to \$10,000.00 pretty quickly.

There being no further comments or questions, it was decided by those present that the tracking sheets would be submitted for finance committee approval.

Mr. Ribelin asked where they stand with the St. Gobain project.

Mr. Vaughan said he recalls that they decided to wait before moving forward. He doesn't know specifically how long but he has heard they wanted to wait a year.

Mr. Ribelin said he hopes they will keep the operation here.

Mr. Vaughan said he hasn't heard anything about them moving.

Ms. Macomber said she spoke with Mr. Holzer in December and they were putting a hold on making a decision on the new facility for three months and they were still considering four options.

Mr. Ribelin asked if the new facility would be to manufacture a new product.

Ms. Macomber responded in the affirmative.

Mr. Ribelin said the next item for discussion is the agreement with the Portage County Board of Commissioners dealing with White Rubber.

Ms. Macomber said the contract has been reviewed by the law director and finance director for the demolition of the White Rubber facility. She is asking the committee to authorize the mayor to enter into the contract with Portage County Board of Commissioners and the demolition contractor for the Clean Ohio Revitalization Fund Brownfield Project for the White Rubber facility. The city is going to use \$107,900.00 from the CDBG Fund which the county commissioners gave them, first and then they're going to put in the Clean Ohio funds after the \$107,900 is used up.

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Mr. Ribelin noted then they are talking all grant funding for the demolition.

Ms. Macomber responded in the affirmative stating it's just the process to utilize the matching funds that was given by the commissioners. The estimate in the bid specifications which is \$159,500.00 for the project. They're using \$107,900 first because it has an ending date of June this year. If it's not expended, it has to be returned. This has been done before. It's been done in Streetsboro where there is a similar situation where they are using county money and city money. It requires the city to verify to the county that they have the money.

Mr. Ribelin asked if there is a portion of that building that is not going to be demolished.

Ms. Macomber said there are two buildings on the site. The entire large brick will be coming down. At one point they tried to save a portion of the building and what they decided was because there wasn't enough structure supporting taking out part of the building, they would take the whole thing out. Mr. Frisone will make do with the smaller building. Mr. Frisone asked that all of the steel be recycled. That added another dimension to the bid specs. They have more than enough money. Hopefully by this summer they can move on to the remediation portion of the project. Then the city will have a piece of property that can be marketed.

Ms. Macomber said she just learned another business went into the factory across the street from it on Cleveland Road. That fits into the plan to revitalize that corridor.

There being no further comments or questions, it was decided by those present that a tracking sheet would be submitted for finance committee approval.

Ms. Macomber said she has one other item. Yesterday she sent City Council a status report from November and December, 2011. She also gave an overview of the economic and community development activities in 2011. She wanted to be sure everyone got it. Then she wanted to let them know that she is going to be working on her goals for 2012. The mayor has requested all department directors to have goals to him shortly. She would like to have it done by the end of this week. If they have an opportunity to review that and if they have any questions, they can stop and see her or send an email. If there is anything specific they would like to see done in 2012, she'd be happy to entertain that.

There being no further business before the Committee, the meeting adjourned at 5:15 P.M.

**ATTEST:**

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Clerk of Council

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Frank Seman, Chairman  
Community & Economic Development Committee