

**MINUTES OF RAVENNA CITY COUNCIL COMMUNITY AND ECONOMIC
DEVELOPMENT COMMITTEE**

April 15, 2019

The Meeting of the Ravenna City Community & Economic Development Committee was called to order at 5:30 P.M. by Chairman Bruce Ribelin. Present were Scott Rainone, Andrew Kluge, Rob Kairis, Amy Michael, Paul Moskun, Matt Harper and Joseph Bica. Also attending the meeting were Mayor Frank Seman; Finance Director, Kimble Cecora; Director of Public Service, Kay Dubinsky; City Engineer, Bob Finney; Police Chief Jeff Wallis; Fire Chief, Geoffrey Cleveland; Mike Bogo and Stacy Brown representing Neighborhood Development Services; Larry Silenius of 123 North Walnut Street, Ravenna, Ohio; Clifford Soudil of 434 Woodland Street, Ravenna, Ohio; Tim Calfee of 910 Murray Avenue, Ravenna, Ohio and Don Everett of 169 North Meridian Street, Ravenna, Ohio.

Mr. Ribelin said the item first item on the agenda is the RLF Home Funds.

Mr. Bogo explained NDS is working on a project called the Wilds. It's a 45 unit, elderly, affordable housing project. The picture on the handout gives an idea as to what the units look like. There are nine one-bedroom units and 36 two-bedroom units. They are effectively round structures meant to accentuate the natural feel and look of the surrounding property. They maintain several acres of wetlands. They will be planting the property with indigenous plantings rather than turf grass, etc. That will fit into the style of these units nicely. They have staged units to show people how to fit furniture in a round room. It shows that they can lay it out very nicely. The project is \$11.5 million which is a sizeable investment and they are requesting \$200,000.00 cash flow loan which they have done previously from the Home RLF. The Home RLF is restricted to affordable housing activities. Unfortunately, if they want to put in a road or street signs, they could not do that with these monies. They must be spent on affordable housing. The loan is for 30 years to start off with. It's all about portfolios which is 1,200 or so units; except for the single family homes that were build to lease purchase, are affordable in perpetuity. They don't get converted to market rate at any time in the future.

Ms. Michael asked when the houses will be completed.

Mr. Bogo said there are some done with some being in the lease process right now. Anyone is welcome to come look at the at any time. They've had a couple of application fairs where the public can come in and look around to see if they want to complete an application. NDS phase units through the construction process. Initially they were planning on doing a rollout of the leases as well. But they realized the community building, which was a necessity to have tenants, came on line about a week ago, was actually done today. There are a couple of other things to tweak, make sure construction stuff in boxes. They are still two inches short on the asphalt. The final coat won't go in until all the construction work is done. They had to make the tweaks in case the units were leased so that everything was ready and accessible. They did that and found there were 30 or 40 people already on the waiting list and figured they might as well start leasing them up right away. By the end of the month, he's pretty sure they will be full.

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Mr. Moskun asked the area of the units.

Mr. Bogo responded that the square footage for the one-bedroom is just under 1,100 square feet. It obviously computes differently because it's a square area of a circle rather than traditional. The two bedroom units are just over 1,200 square feet. He thinks that is accurate but would need to go back and look at the plans to be certain.

Mr. Ribelin noted that Mayor Seman eluded to the health of the RLF at the last meeting.

Mayor Seman said this fund at the time had \$230,000.00 in it but now has \$258,000.00. It sounds like a lot of money but it isn't on an \$11 million project. The State of Ohio does appreciate it when the monies are rededicated collected from previous loans. This will be paid back. The State likes to see that money moved around and being used.

Mr. Ribelin noted this is just like the funds for the Movie Theater and funds for the Phoenix Building. They are being paid back so the money can be reused in other places.

There being no questions or comments, it was decided by those present the issue would be forwarded to Committee of the Whole for further action.

There being no further business before the Committee, the meeting adjourned at 5:39 P.M.

ATTEST:

Clerk of Council

Bruce Ribelin, Chairman
Community & Economic Development Committee