

2010 Annual Report



MISSION STATEMENT

To serve Lorain County residents through community development initiatives by striving to improve the quality of life, to foster smart growth, to promote economic vitality, to encourage development and redevelopment, and to provide tools for community leaders for management and for policy decisions.



Lorain County Commissioners

Ted Kalo Lori Kokoski
Tom Williams

June 2011,

*President Ted Kalo and
Members of the Lorain County Board of Commissioners,*

The Department of Community Development is proud to present its 2010 annual report to you and the citizens of Lorain County. This report represents an overview of the wide range of services that we provide and the successes we have collectively achieved.

The employees of this Department are professionals that have dedicated themselves to our mission. In its simplest terms we strive to make Lorain County a better place than it is and the best place to be. To accomplish our mission we are appreciative of the resources granted the Department by the Commissioners and the citizens. We want to thank our partners in the Lorain County Growth Partnership and all of our businesses and clients that have made possible our investments.

To succeed, the staff has continued to develop and grow our capabilities to provide resources and expertise to assist our community in continuing to grow in a quality manner. We look forward to 2011 being a continuation of the path of improvement for our County and are thankful to be a part of it.

Sincerely,

Don Romancak

Don Romancak, Director

Lorain County Community Development Department

Lorain County Community Development Department

We are the community and economic development representatives for the Lorain County Board of Commissioners offering services in planning and zoning; housing and community development; county building department; and economic development. We strive to provide superior professional services within a comprehensive long-term framework to ensure continued economic vitality of our County while enhancing the standard of living for all, including our commercial development areas and residential neighborhoods.



Linda Masterson, Glen Wilson, Joyce Parks, Linda Blanchette, Jason McDonald, Patrick Metzger, Virginia Haynes, Angela Brown
Ashley Scott, Christin Brandon, Don Romancak, Michael Pheiffer, Bradley Coreno

OVERVIEW

The Lorain County Community Development Department (LCCD) located at 226 Middle Avenue in Elyria, is funded by the Lorain County Commissioners and administers the federal, state and county programs designed to promote:

- Economic Development
- Small Business Development Center
- Lorain County Port Authority
- CDBG Formula Housing Repair
- Community Housing Improvement Program
- Neighborhood Stabilization Program
- Fair Housing
- Building Codes
- Planning
- Watershed Coordinator
- Lorain County Community Alliance

Community Development Phone Numbers

| | |
|--|----------|
| Economic Development | 328-2326 |
| Small Business Development Center (SBDC) | 328-2324 |
| Lorain County Port Authority | 328-2325 |
| CDBG/Housing Repair | 328-2332 |
| Fair Housing | 328-2329 |
| Building Department | 328-2330 |
| Planning | 328-2328 |
| Watershed Coordinator | 328-2336 |
| Lorain County Community Alliance | 328-2362 |
| Administrative Assistant | 328-2322 |
| | |
| FAX | 328-2349 |
| Building Department FAX | 328-2334 |

***The Lorain County Community Development Staff is available for speaking engagements.**

ORGANIZATIONAL CHART

2010

Lorain County Residents

Lorain County Commissioners
Ted Kalo, Lori Kokoski, E.C.(Betty) Blair - Retired

James R. Cordes
County Administrator

Ronald F. Twining – Retired
Assistant County Administrator

COMMUNITY DEVELOPMENT
Don Romancak, Director

PLANNING
Christin Brandon, Planner III

ECONOMIC DEVELOPMENT
Patrick Metzger, E D Coordinator

WATERSHED
Christina Znidarsik,
Watershed Coordinator

E.D. SPECIALISTS
Linda Blanchette
Bradley Coreno
Michael Pfeiffer
Ashley Scott

FINANCIAL
Jason McDonald
Senior Financial
Analyst

BUILDING
DEPARTMENT
Linda Masterson

COMMUNITY ALLIANCE
Virginia Haynes

SMALL BUSINESS
DEVELOPMENT CENTER
Glen Wilson

Administrative Support
Angela Brown

Community and Economic Development

Lorain County Community Development Department oversees several programs promoting Lorain County as a great place to live and “grow your business.”

COMMUNITY DEVELOPMENT

- **Community Housing Improvement Program (CHIP) and Community Development Block Grant (CDBG) Formula** both assist income eligible homeowners with health or safety repairs to their residences.
- **Planning and Zoning** assures landowners and developers who are applying for major and minor subdivisions to be in compliance with existing regulations.
- **Certified Building Department** ensures participating jurisdictions will meet basic, uniform regulations through inspections of residential construction and the necessary compliance.

ECONOMIC DEVELOPMENT

These programs offer financial incentives to assist companies to retain and retrain employees, grow their existing business, upgrade equipment, upgrade infrastructure or even construct a new building.

- **Revolving Loan Fund** helps existing businesses with low-interest loans for construction, renovation, purchase of machinery and equipment, and purchase of office furniture and fixtures. Typical loan is \$200,00 at or below prime.
- **Community Development Block Grant (CDBG) - Economic Development** provides grants to communities for needed infrastructure or as low interest loans to for-profit businesses.
- **Enterprise Zones** enable local communities, while working with the County Commissioners and the school districts, to offer tax abatement to businesses that are relocating or expanding within their jurisdiction. Although funds are not directly loaned under this program, job creation and the investment of real and personal property are tied to this program.
- **Industrial Development Revenue Bonds** can be issued in three categories: 140 Healthcare, 133.05 Housing and 165 Economic Development Bonds.



Lorain County Growth Partnership Coming Together for Economic Growth

Working together in unity and strength to develop a collaborative vision for the future prosperity of Lorain County

The Lorain County Growth Partnership, an idea conceived by the Lorain County Board of Commissioners, houses the Lorain County Community Development, the Lorain County Chamber of Commerce, the Lorain County Port Authority, Team Lorain County, Lorain County Solid Waste, Lorain County Community Alliance and ancillary offices for the other partners. Lorain County Community College and the Lorain County Joint Vocational School provide the educational component to the Growth Partnership.

Business owners know that time is money. The Lorain County Growth Partnership streamlines the process as much as possible. Instead of four or five different stops, all the economic development components are located together under one roof and on the same floor

The collaborative efforts of the partnership makes the group much stronger than the sum of the individuals while reducing overlapping and duplicating services. Each partner contributes their own unique piece of the economic development puzzle.

Traditionally, economic development has meant infrastructure improvements or financial incentives, but the Growth Partnership sees the addition of the educational component as an important piece. Having government and private concerns coupled with educational facilities allows for a quicker response to any training issues.



**(l to r) Peggy Michener, LC JVS
*Commissioner Kokoski
*Steve Morey, Team Lorain County**

***Frank DeTillio, LC Chamber of Commerce
*Jim Shanahan, LCCommunity College
*Commissioner Blair**

Business **CONNECTION** **Lorain County**

The Lorain County **Business Connection** project was launched in October of 2008. The program is designed to enhance communication between businesses within the County and members of the Lorain County Growth Partnership (LCGP). The goals of Business Connection are to uncover any issues that are impeding growth and ensuring businesses have no reason to leave Lorain County.

In the past calendar year, the **Business Connection** program underwent a complete overhaul. Change in both the leadership structure and personnel have resulted in a **Business Connection** program that is more able to meet the goals set forth by the Leadership Team.

2010 Highlights:

- Completed 48 visits across a broad spectrum of industries
- Conducted hundreds of conversations with Lorain County business executives
- Continued to develop, update, and refine a county-wide database of over 5,000 Lorain County business executives contact information and company information
- Worked on 50 different issues that area companies raised during Business Connection interviews

The overarching goal of the LCGP is to provide a “one-stop” approach in order to identify and solve issues facing Lorain County businesses. **Business Connection** provides the first component of the LCGP “one-stop” approach. By proactively seeking out firms, Business Connection strives to address these issues before a company considers leaving Lorain County.

Why Focus on existing companies as sources of growth?

A large number of new jobs created are the result of expansion of companies that already exist within a County. Looking for reasons why a company is hesitant to expand its footprint in Lorain County, or hire more workers, or potentially leave the County is at the forefront of Economic Development. Ensuring that all of their needs are being met and finding a timely and complete resolution to any issues they are facing is vital to retaining businesses within Lorain County.



Changes to the Business Connection Program:

During 2010, several changes were made to the **Business Connection** program. The largest change was the overall focus of the **Business Connection** Program. In previous years, more of an emphasis was placed on visiting a set amount of companies and capturing data via a survey. While **Business Connection** still has a goal to visit 100 companies a year; more importance has been placed on finding and resolving issues. Building and maintaining relationships with key business leaders within the County is a goal of **Business Connection**.

Key Successes of Business Connection in 2010:

- Referred a mid-size manufacturer to the SBDC to receive counseling on an Employee Stock Ownership Plan (ESOP) and revamp its current marketing strategy
- Helped a large manufacturer streamline their hiring process by utilizing the Workforce Development Agency (WDA) to handle their employee screening and placement operations
- Assisted several companies in finding and developing an internship program utilizing Lorain County Community College and/or Lorain County Joint Vocational School programs
- Assisted several companies in resolving utility issues ranging from cable and phone to electric and gas issues

Looking forward:

The updated **Business Connection** format will allow for years of continued success for the **Business Connection** program.

2011 GOALS

- Completion of 100 interviews
- Expansion of the interview team to include partners from local municipalities
- Continued development of the county-wide business database

Comprehensive Economic Development Strategy (CEDS)



Overview

The Comprehensive Economic Development Strategy (CEDS) for Lorain County is an annual document that analyzes the regional economy and serves as a guide to future economic development within the county. The CEDS also includes a list of proposed Economic Adjustment and Public Works projects. This report is sent annually to the Economic Development Administration in order to apply for investment assistance under the Public Works or Economic Adjustment Assistance Programs. The CEDS also looks to identify capital improvement by providing an in depth view of Lorain County through planning efforts, the economic landscape, logistics, demographics and future projects.

Public Works and Economic Development Program

Public Works and Economic Development investments help support the construction or rehabilitation of essential public infrastructure and facilities necessary to generate or retain private sector jobs and investments, attract private sector capital, and promote regional competitiveness, including investments that expand and upgrade infrastructure to attract new industry, support technology-led development, redevelop Brownfield sites and provide eco-industrial development.

Economic Adjustment Assistance Program

The Economic Adjustment Assistance Program provides a wide range of technical, planning and infrastructure assistance in regions experiencing adverse economic changes that may occur suddenly or over time. This program is designed to respond flexibly to pressing economic recovery issues and is well suited to help address challenges faced by U.S. regions and communities

Public Works project rankings within Lorain County from the CEDS:

1. Water Tower at the former Ford Plant – City of Lorain
2. Opening 200 acres by connecting 2 industrial parks – Sheffield Village
3. Pin Oak Parkway extension- City of Avon Lake
4. Westshore Commuter Railway -Lorain County
5. 49th Street Bridge – Rt. 57 Phase II, Turnpike to I-90- Elyria
6. Rehab and widening of Lear Nagle from Lorain to Center Ridge Rd-North Ridgeville
7. Infrastructure Route 2 and Baumhart Road-Vermilion

Tax Incentive Review Council (TIRC) Summary

The TIRC reviewed eighteen (18) Enterprise Zone Tax Abatement Agreements on March 4th, 2010. Of those 18, two (2) expired between 12-31-09 and 12-31-10. The County did not enter into any new abatement agreements in 2010. Sixteen (16) of the abatements were recommended for continuation.

The total real estate investment for these 18 abatements was \$51,269,090. The total personal property investment was \$107,447,944. The real estate and personal property commitment exceeded the commitments of \$44,378,000 and \$48,987,178 respectively.

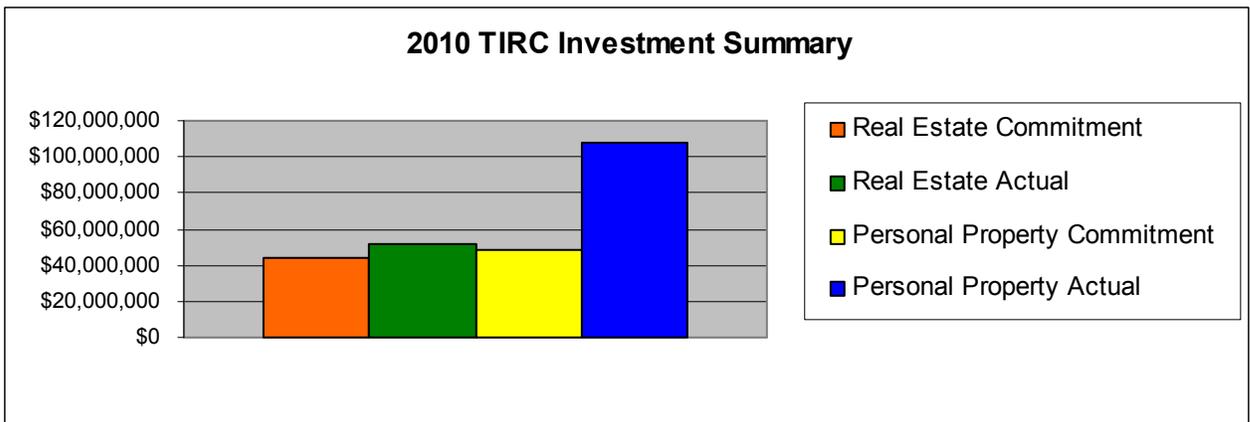
Through 2010 the cumulative total amount of taxes paid and abated in relationship to the investment is as follows:

| | |
|--------------------------------|--------------|
| Real Estate Taxes Paid | \$ 5,164,690 |
| Real Estate Taxes Abated | \$ 788,019 |
| Personal Property Taxes Paid | \$ 700,747 |
| Personal Property Taxes Abated | \$ 1,318,226 |

Keep in mind, this does not include taxes that were paid on previous investment levels, nor does it reflect the payments in lieu of taxes made to the schools. Many of the municipalities also have an income tax that is paid on the total payroll.

The total number of jobs created in 2010 was 331 and the total number of jobs retained was 1,392. The 2010 payroll for the jobs created was \$13,469,118. The average annual salary of the jobs created was \$40,692.

Overall, the investment and jobs created and retained through these tax abatement agreements results in significant dollars being invested and spent in Lorain County, and a multiplier effect that positively impacts our local economy.



Lorain County Economic and Industrial Development Corporation

Year Established: Incorporated on January 26, 1968

Territorial Jurisdiction: Lorain County, Ohio

Political Subdivision: Lorain County, Ohio

Designated Agent for Development: The sole purpose of the corporation is to advance, encourage, and promote the industrial, economic, commercial, and civic development of the County of Lorain acting as the designated agency of the County for industrial, commercial, distribution, and research development in such political subdivision in accordance with Section 1724.10 of the Revised Code. (Articles of Incorporation, Third Certification).

TRUSTEES

(Appointed by Members) ***Appointments to be made:** 3 year rotating terms

*=elected official r=re-appointed a=appointed

Number needed: Minimum 5 – Maximum 20

Actual Number: 16 Trustees

Percentage elected officials: 40%

Actual Percentage: 7/16=44%

*Note: The Category I Trustees are either elected or appointed government officials thereby satisfying the 40% requirement

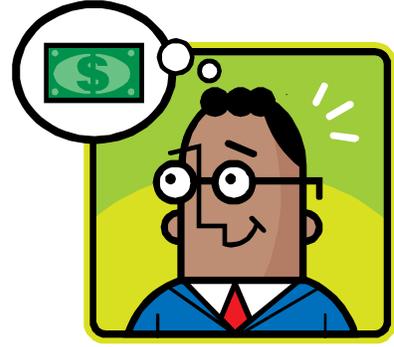
CATEGORY I

| <u>NAME</u> | <u>TERM</u> | <u>PHONE</u> |
|---|-------------|--------------|
| Elizabeth C. Blair*, Lorain County Commissioner | 12/31/10 r | 329-5200 |
| Lori Kokoski*, Lorain County Commissioner | 12/31/12 r | 329-5100 |
| Ted Kalo*, Lorain County Commissioner | 12/31/12 r | 329-5300 |
| Mark Stewart*, Lorain County Auditor | 12/31/10 r | 329-5203 |
| Daniel Talarek*, Lorain County Treasurer | 12/31/11 r | 329-5256 |
| Dennis Will*, Lorain County Prosecutor | 12/31/11 r | 329-5375 |
| Ken Carney*, Lorain County Engineer | 12/31/11 r | 329-5586 |
| Jim Cordes, Lorain County Administrator | 12/31/10 r | 329-5750 |

CATEGORY II

| | | |
|---|------------|----------|
| Cathy Schuster, Spitzer Management | 12/31/11 r | 323-4115 |
| Frank Detillio, Lorain County Chamber Of Commerce | 12/31/10 a | 328-2555 |
| Judy Nedwick, Lorain County Recorder | 12/31/11 r | 329-5148 |
| Bruce Stevens, Buckeye Community Bank | 12/31/12 r | 233-8806 |
| Tom Ryan, Lorain National Bank (Retired) | 12/31/10 r | 967-5291 |
| Stephen C. Wright, Buckeye Community Bank | 12/31/12 r | 233-8809 |
| Kurt A. Raicevich, V.P. Fifth Third Bank | 12/31/12 r | 274-5700 |
| Jason Schmidt, Member | 12/31/12 a | 864-1076 |

LOAN REVIEW SUBCOMMITTEE



Tom Ryan, Lorain National Bank (Retired)
Cathy Schuster, Spitzer Management
Bruce Stevens, Buckeye Community Bank
Stephen C. Wright, Buckeye Community Bank

ACTIVITIES REPORT

In May 2010, the Lorain County Economic and Industrial Development Corporation approved a grant from the Lorain County Revolving Loan Fund to the Village of Wellington in the amount of \$10,000.00 to hire a consultant to update its Downtown



Revitalization Plan. This plan is required to be updated every five years for the Village to continue applying for Community Development Block Grant Downtown Tier 2 Revitalization Funds through the Ohio Department of Development. If funded, the CDBG-DT Tier 2 grant will provide \$400,000 for infrastructure, roadway, storm drainage, green space, private façade and building improvement projects in downtown Wellington.

In December 2010, the Lorain County Economic and Industrial Development Corporation approved a loan from the Lorain County Revolving Loan Fund to the Buderer Pharmacy Company for their expansion into Avon, Ohio. Buderer is a well established compounding pharmacy that has locations in Sandusky and Perrysburg, Ohio. The expansion will create five new jobs with the availability of at least three of these positions for low to moderate income applicants. The \$100,000 loan will be used to purchase machinery and equipment.



FINANCIAL STATEMENT

The Lorain County Economic & Industrial Development Corporation (LCEIDC) is strictly an advisory organization. The LCEIDC has not received, spent or processed any monies and/or does not have any funds in the Lorain County Economic & Industrial Development Corporation's name for the reporting period of 2010.

Lorain County Small Business Development Center (SBDC)

What is the SBDC Program?

The Small Business Development Centers of Ohio (SBDC) Program was established in 1985 in partnership with the Ohio Department of Development and the U.S. Small Business Administration. The Lorain County SBDC developed through a community partnership between the Lorain County Commissioners and the Lorain County Chamber of Commerce to create a local, integrated system of small business services, advocacy, and awareness.

What kinds of services do the SBDCs provide?

In order to foster a strong climate for small business growth in Lorain County, the local center is staffed by highly trained, Certified Business Advisors® who provide free, confidential, and in-depth one-on-one counseling, e-counseling, training, quality-based assessments, technical assistance, information on federal, state, and local regulations and programs, as well as information on and guidance in loan packaging. The Lorain County SBDC center also offers business development training to local entrepreneurs in the areas of Business Plans, Accounting / Finance / QuickBooks®, Entrepreneurship, Human Resource Management, Marketing, or programs developed specially to meet the needs of the clients.

Statewide Partnership:

Ohio International Trade Assistance Centers (ITAC) serve new-to-export businesses, as well as those businesses expanding into new areas. Ohio Manufacturing and Technology SBDC (MTSBDC) provides information, resources, referrals, and counseling for small manufacturing businesses and defense-dependent industries, as well as commercialization assistance to Ohio's technology-based small businesses. Ohio Procurement Technical Assistance Centers (PTAC) trains businesses to sell goods and services to local, state, and federal governmental agencies by providing marketing, technical, and quality assurance counseling and other services.

Lorain County Growth Partnership:

The SBDC Advisory Committee is steered by Leadership Team Members of the Lorain County Growth Partnership (LCGP). The Lorain County Commissioners and the Lorain County Chamber of Commerce oversee operations and provide qualified staff and facilities essential to program administration. The Lorain County Community College (LCCC) and the Lorain County Joint-Vocational School (JVS) assist with client training and educational workshops. Team Lorain County contributes by playing an important role with business attraction, expansion, and retention. The Lorain County SBDC also collaborates with local financial institutions, other public resources, and private business consultants to service the needs of the clients.

Center Sets Record Year with 2010 Accomplishments at the Lorain County SBDC

- Co-sponsored 29 Training Workshops for Start-Up and Existing Business Entrepreneurs;
- Served 312 Nascent / Pre-Venture Clients or Company Executives with One-to-One Counseling;
- Direct Impact: 10 New Business Starts, \$94 MM in Capital Infusion, 945 Jobs Created or Retained;
- Indirect Impact: More Investments, Jobs, Revenues x Multiplier Effect = Lorain County Economic Growth.



Lorain County Port Authority

The mission of the Lorain County Port Authority is to promote economic development by assisting private industry initiatives; by development and redevelopment; and by promoting investment in business, industrial and transportation projects.

History: From the Port Authority's inception in March 2001, the *Lorain County Board of Commissioners* committed 1.5 million dollars toward the creation of a bond reserve fund. The bond reserve fund was supplemented by a 1 million dollar commitment from the *Ohio Department of Development*; increasing the balance to 2.5 million dollars. The Port Authority's goal is to play a valuable role in furthering economic development efforts within Lorain County through the expanded statute flexibility given to Port Authorities.

Activities Report: The Lorain County Port Authority's major economic development impact was through playing a key role in a \$70,000,000.00 bond issuance to the United States Steel Corporation. The dollars are a significant portion of a planned \$93,000,000.00 upgrade to US Steel's 28th Street Facility in Lorain, OH. The funds for this LCPA bond issuance come from the American Recovery and Reinvestment Act of 2009. This Build America Bonds Program Recovery Zone Facility Bond is one of largest in the State of Ohio.

The Lorain County Port Authority took the final steps in the Fall of 2010 to approve a bonds issuance in a unanimous vote by its Board of Directors. The Lorain County Board of Commissioners granted authority to the Port Authority to act as its agent in its November 3, 2010 Board hearing.

The scope of the project will encompass a new line of production, the purchase and mounting of equipment to upgrade service at the 28th street plant to include a heat, quench and temper facility manufacturing specialty piping for natural gas extraction. This caliber of high skill, permanent job has the potential to generate 90 new jobs, and annual payroll of up to \$8.5 million. Additionally, short term jobs creation will include the addition of 115 engineering and skilled trades during the construction phase.

2010 LORAIN COUNTY PORT AUTHORITY BOARD OF DIRECTORS

Chair-Mr. James Cordes

Vice Chair- Dr. Roy Church

Secretary/Treasurer- Mr. Frank DeTillio

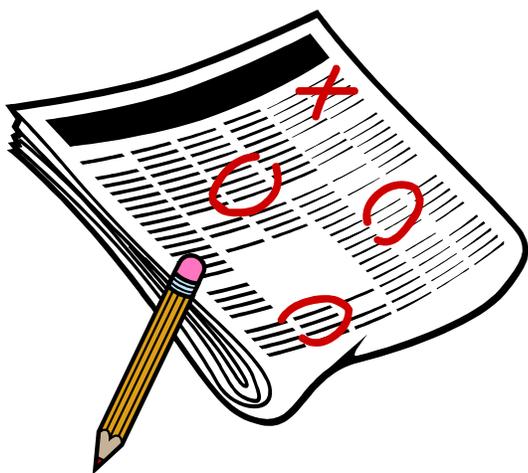
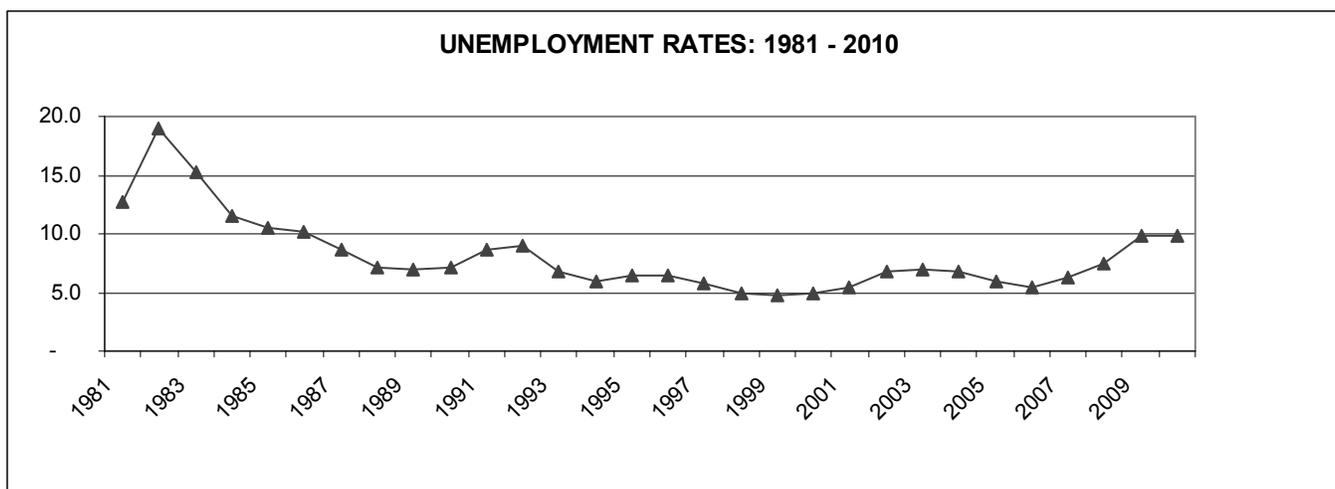
Member- Mr. Ron Twining

Member- Mr. John Pena

Administrative Coordinator- Mr. Glen Wilson

Historic Employment

The early 80's were characterized by a sharp increase in unemployment rates, peaking at 18.9 percent in 1982, followed by a gradual normalization. There was a second much smaller increase in the early 90's which settled back out within a few years. Unemployment rates remained fairly stable fluctuating between five and seven percent in 5-6 year cycles for roughly 15 years. A second increase became noticeable in 2008, but the unemployment rate has been stable at 9.8% for the last two years. Hopefully, we are at our peak and the trend will begin to reverse in 2011.



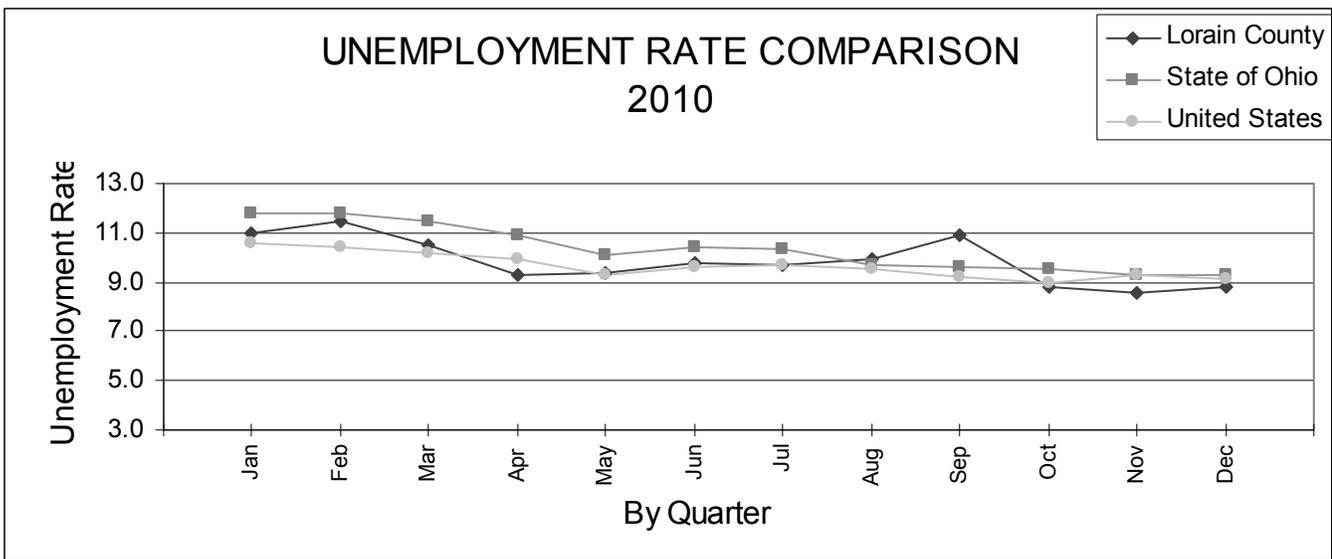
2010 Labor Force Estimates

The Lorain County Community Development Department made quarterly Labor Forces Estimate Reports to the Planning Commission in 2010. Each of these reports gave Lorain County's total work force, number employed, number unemployed and subsequent unemployment rate.

Lorain County's unemployment rate peaked early at 11.5% in February and continued to decrease most the rest of the year finishing at 8.8%. The average for the 2010 was 9.8%. Staff expects the unemployment rate to increase again early in 2011 to reflect the numbers of individuals whose unemployment benefits had expired and were granted an extension late in December.

During 2010, Lorain County's unemployment rate closely mirrored both the state and the nation with the exception of a dip in April and a rise in September.

| Month | Labor Force | Employed | Unemployed | Rate |
|-----------------|----------------|----------------|---------------|-------------|
| January | 156,700 | 139,500 | 17,300 | 11.0 |
| February | 157,900 | 139,800 | 18,100 | 11.5 |
| March | 157,600 | 141,100 | 16,600 | 10.5 |
| April | 158,000 | 143,300 | 14,700 | 9.3 |
| May | 158,300 | 143,400 | 14,900 | 9.4 |
| June | 160,900 | 145,200 | 15,700 | 9.8 |
| July | 163,000 | 147,100 | 15,900 | 9.7 |
| August | 162,900 | 146,700 | 16,200 | 9.9 |
| September | 162,700 | 144,900 | 17,800 | 10.9 |
| October | 158,900 | 144,900 | 14,000 | 8.8 |
| November | 159,300 | 145,600 | 13,800 | 8.6 |
| December | 158,500 | 144,500 | 13,900 | 8.8 |
| Average: | 159,600 | 143,800 | 15,700 | 9.8 |



Lorain County Fair Housing Board



Fair Housing regulations, both State and Federal; require that recipients of State or federal funds affirmatively further fair housing. Persons of similar income levels, regardless of their race, color, religion, sex, familial status, military status, national origin, or disability shall have the same housing choices made available to them. The Lorain County Commissioners adopted a Fair Housing Resolution on April 13, 2000 and established a three member Fair Housing Board.

The County continued its Fair Housing and Education Outreach program in 2010 with a focus to increase fair housing awareness in the communities that are served by Lorain County's CDBG funds. Twenty organizations throughout Lorain County received fair housing brochures and posters. Fourteen trainings were conducted to landlords, housing agencies, advocates, and residents. Topics of discussion included Fair Housing law, the complaint process, disability, and landlord-tenant law.

Lorain County's 2010 Fair Housing Program was funded with Community Development Block Grant (CDBG) Fiscal Year 2009 funds and administered through a cooperative agreement between the Lorain County Board of Commissioners and Donald B. Eager & Associates. Zero fair housing complaints were received in 2010. However, the Fair Housing hotline received fifteen landlord-tenant calls.

2010 LCFHB Members

Diana Marrero-Pinto,

Appointed By: Commissioner Blair

Daniel Henry,

Appointed By: Commissioner Kalo

Adam Bihary,

Appointed By: Commissioner Kokoski

The duties of the Board are as follows:

- To investigate all complaints of unlawful housing practices which are filed with it;
- To initiate complaints of unlawful housing practices on the basis of auditing or testing carried out by its staff of volunteers authorized by the Lorain County Fair Housing Board (LCFHB);
- To hold hearings, subpoena witnesses, compel their attendance, administer oaths, take testimony, of any person under oath, and in connection therewith, to require the production for examination of any books or papers relating to any matter under investigation or in question before the LCFHB;
- To recommend to the Lorain County Board of Commissioners, when it deems necessary, educational and other programs designed to promote the purposes that LCFHB is charged to follow;
- To adopt rules and procedures for the conduct of its policy procedures; and
- To do such other acts that are necessary and proper in order to perform those duties with which it is charged under the terms of the Resolution.

Fair Housing Laws



Fair Housing Act

Title VIII of the Civil Rights Act of 1968 (Fair Housing Act), as amended, prohibits discrimination in the sale, rental, and financing of dwellings, and in other housing-related transactions, based on race, color, national origin, religion, sex, familial status (including children under the age of 18 living with parents or legal custodians, pregnant women, and people securing custody of children under the age of 18), and handicap (disability).

Title VI of the Civil Rights Act of 1964

Title VI prohibits discrimination on the basis of race, color, or national origin in programs and activities receiving federal financial assistance.

Section 504 of the Rehabilitation Act of 1973

Section 504 prohibits discrimination based on disability in any program or activity receiving federal financial assistance.

Section 109 of Title I of the Housing & Community Development Act of 1974

Section 109 prohibits discrimination on the basis of race, color, national origin, sex or religion in programs and activities receiving financial assistance from HUD's Community Development Block Grant Program.

Title II of the Americans with Disabilities Act of 1990

Title II prohibits discrimination based on disability in programs, services, and activities provided or made available by public entities. HUD enforces Title II when it relates to state and local public housing, housing assistance and housing referrals.

Architectural Barriers Act of 1968

The Architectural Barriers Act requires that buildings and facilities designed, constructed, altered, or leased with certain federal funds after September 1969 must be accessible to and useable by handicapped persons.

Age Discrimination Act of 1975

The Age Discrimination Act prohibits discrimination on the basis of age in programs or activities receiving federal financial assistance.

Title IX of the Education Amendments of 1972

Title IX prohibits discrimination on the basis of sex in education programs or activities that receive federal financial assistance.

www.hud.gov

Community Housing Improvement Program

Lorain County received \$522,000 through a very competitive Community Housing Improvement Program (CHIP) grant application process in 2009. This 2 year grant is administered through the Ohio Department of Development's Office of Housing and Community Partnerships.

Assistance for the CHIP FY08 Private Rehabilitation and Home/Building Repair activities was available to income eligible, owner occupied residents throughout Lorain County with the exception of Lorain, Elyria, Oberlin and North Ridgeville. These communities operated their own Community Housing Improvement Programs (CHIP).

During this grant period Lorain County provided funding for the following activities:

- Private Owner Rehabilitation – provides funds (up to \$35,000) to repair multiple health and safety issues. Assistance was given in the form of a 0% interest deferred loan. Eight (8) houses were rehabbed for a total \$273,280 and nineteen (19) low to moderate income persons were assisted.
- Home/Building Repair – provides funds (up to \$8,000) for one or two health or safety related repairs in a home. 13 houses were repaired for a total of \$84,739 and thirty five (35) low to moderate income persons were assisted.
- Fair Housing outreach programs and General Administration expended the balance of the CHIP FY08 grant funds.

Eligible Health & Safety Projects

- ◆ Roofs
- ◆ ADA accessibility (first floor ramps, doors, etc.)
- ◆ Furnaces
- ◆ Minor Electrical
- ◆ Foundation repairs
- ◆ Sewer tie-ins
- ◆ Septic systems
- ◆ Hot Water Tanks
- ◆ Lead Abatement

A total \$358, 019 were spent to repair twenty-one (21) houses and benefit fifty-four (54) low to moderate income residents of Lorain County.

How the Process Works

Call Lorain County Community Development Department for an application 440-328-2322 from 8:00 a.m. to 4:30 p.m. Monday through Friday.

Once the completed application has been screened for eligibility, an inspector verifies that the project is eligible. The department then sends invitations to bid to contractors who are registered with the County's CHIP program.

The contractor who submits the lowest and most responsive bid is awarded the contract. The contract is between the homeowner and the contractor. After approval is given by Lorain County Commissioners, the start date is scheduled with this department.

A final inspection is made upon completion of the project. When the projects meets all the standards, the County issues a check to the contractor.

CDBG Formula

Lorain County received \$371,000 through the Community Development Block Grant Formula program in 2010. The Lorain County Community Development Department receives this funding annually based on an allocation formula. These funds are used to address the Three National Objectives set forth by HUD:

- Benefit low and moderate incomes persons and households
- Aid in the elimination of slum and blighted conditions
- Meet an urgent community development need

Any communities applying for CDBG funds must demonstrate that the project will benefit the disabled, low-to-moderate income or senior residents of that community's population. Eligible community development activities funded with CDBG dollars include, but are not limited to:

- Activities designated to create jobs for low and moderate income people
- Improvement of housing stock
- Public facilities improvements
- Removal of architectural barriers
- Public service activities under certain circumstances

In 2010, funds from the Formula CDBG FY09 were used to assist/provide:

- Fair Housing Program through Donald B. Eager & Associates
- Lorain County Office on Aging for Meals on Wheels programs
- Neighborhood House Association for the Homeless Shelter
- Sidewalk Improvements in Kipton Village
- Sheffield Lake for their Meals on Wheels program
- Sheffield Lake for 3 Home/Building Repair projects

A county-wide Home/Building Repair activity was also a part of the CDBG Formula Program. This program provides funds (up to \$8,000) for one or two health or safety related repairs in an owner-occupied home. This assistance is provided in the form of a grant to income eligible applicants. In 2010, Lorain County successfully completed twenty-five (25) countywide Home/Building Repair projects and expended \$178,353.71. These Home/Building Repair projects benefited seventy two (72) low to moderate income individuals.



The Neighborhood Stabilization Program

The Neighborhood Stabilization Program (NSP) was created for the purpose of stabilizing communities that have suffered from foreclosures and abandonment. The goal is to stabilize market prices in tipping point neighborhoods that have high foreclosure or abandonment rates (in which the effect is lower market value of houses within the neighborhood) and stop them from dropping any further.

The Grant for this program comes from The Department of Housing and Urban Development (HUD) which allocated \$3.92 billion on a formula basis to 309 grantees including 55 states and territories and 254 selected local governments.

In 2009, The Ohio Department of Development, Office of Housing and Community Partnerships allocated \$2,376,372 for NSP Region 4, which includes Lorain County, Huron County, the City of North Ridgeville, and the City of Norwalk.

In 2010, Lorain County entered into a developer's agreement with the Lorain County Elderly Housing Corporation to utilize NSP funds for the acquisition of property and new construction of four single family rental homes in Sheffield Township and two single family rental homes in the City of Oberlin. The County also utilized NSP funds to demolish a blighted property in the City of North Ridgeville.

Lorain County was notified that they were eligible to receive \$1,619,474 in the upcoming third round of NSP funding. Staff began working with the Cities of Elyria and Lorain on a grant application that they anticipate submitting in early 2011.



**Lorain County Community Development's four target areas are:
Sheffield Lake, Sheffield Twp, North Ridgeville and Oberlin.**

County Building Department

216 Third Street Elyria, Ohio 44035

Phone; (440) 328-2330 Fax; (440) 328-2334

Lorain County Building Department (LCBD) follows the 2006 Residential Code of Ohio for One, Two and Three Family Dwellings, International Plumbing Code, 2008 National Electric Code, and the Lorain County Board of Health Plumbing Code.

2006 Residential Code of Ohio

The provisions of the “Residential Code of Ohio for One-, Two and Three Family Dwellings” shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every residential building or structure, any appurtenances connected or attached to such buildings or structures or any accessory structures. No building or its equipment or accessories to which the rules of the board apply shall be erected, constructed or installed, except on conformity with the rules of the board.

Exceptions:

1. Manufactured homes (unless approved by the BBS)
2. Multiple single-family dwelling structures more than three stories in height
3. Residential structures when each dwelling unit does not have independent means of egress
- 4 The structural requirements of the Ohio Building Code (OBC) or section 116.2 of this code shall apply to residential structures comprised of one, two, and three-family dwellings which are more than three stories in height
5. Residential buildings with attached occupancies that are within the scope of the OBC shall comply with the requirements of the OBC

Minimum standards are in place to provide minimum standards for the protection of life, safety, health and sanitation for the safety and welfare of the general public residential buildings regulated by this code.

Participating Townships

| Amherst | Columbia | Eaton | Elyria | Grafton | LaGrange | Penfield | Sheffield |
|---------|----------|-------|--------|---------|----------|----------|-----------|
|---------|----------|-------|--------|---------|----------|----------|-----------|

| Permits Issued | 2010 | 2009 | 2008 | 2007 | 2006 | 2005 | 2004 |
|--------------------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| Additions | 32 | 25 | 4 | 36 | 49 | 57 | 19 |
| New Dwelling | 21 | 21 | 39 | 58 | 70 | 43 | 66 |
| Electric/ Electric Restarts | 66 | 53 | 47 | 30 | 24 | 0 | 0 |
| Renovation/Restoration | 15 | 2 | 1 | 1 | 3 | 0 | 0 |
| Porch/Decks/Patios | 22 | 12 | 0 | 2 | 1 | 0 | 0 |
| Garages | 16 | 12 | 0 | 1 | 6 | 0 | 0 |
| Accessory Buildings/Pole Barns | 36 | 46 | 0 | 0 | 2 | 0 | 0 |
| Remodel | 2 | 5 | 2 | 6 | 0 | 0 | 0 |
| Swimming Pool | 2 | 4 | 0 | 1 | 0 | 0 | 0 |
| Roofs/HVAC Replacements | 64 | 56 | 0 | 7 | 0 | 0 | 0 |
| Totals | 276 | 176 | 91 | 134 | 155 | 100 | 85 |

Planning Overview

Planning is a process where any combination of professional planners, governmental agencies, trades people and local citizens get together to discuss issues, make recommendations and develop ways to implement those recommendations.

There are two types of **Planners**. **Lay planners** consist of anyone who is concerned about how decisions are made and participate in planning sessions. Whereas, **Professional Planners**, are the individuals responsible for holding the planning sessions, preparing documents and implementing the recommendations from the Plan.

A **Plan** is a document that explains an issue, highlights discussion points from the planning sessions, sets goals and recommendations and identifies implementation steps to reach those goals.

Planning is a critical way to establish priorities and involve everyone in public decision making.

Planning Commission

The Lorain County Planning Commission is an eleven member board consisting of the three County Commissioners and eight regular members appointed by the Board of Commissioners. The Planning Commission meets monthly to consider granting approval/disapproval of proposed major subdivisions, hearing variance requests to the County Subdivision Regulations, making recommendations on zoning amendments and considering support of federally funded transportation projects in Lorain County.

Lorain County Planning Commission Members:

Betty Blair; Commissioner (Alternate Pearl Olearcik)

Ted Kalo; Commissioner (Alternate Dave Street)

Lori Kokoski; Commissioner (Alternate Howard Born)

Barb Tate; Member

Tom Molich; Member

John Majzun; Member

Ken Roth; Member

Robert Demby; Member

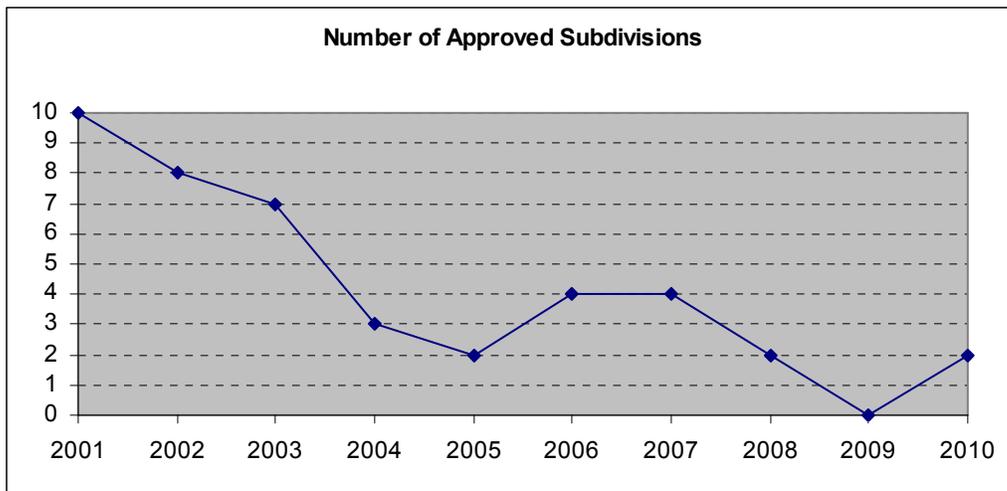
George Ferguson; Member

Bernie Nirode; Member

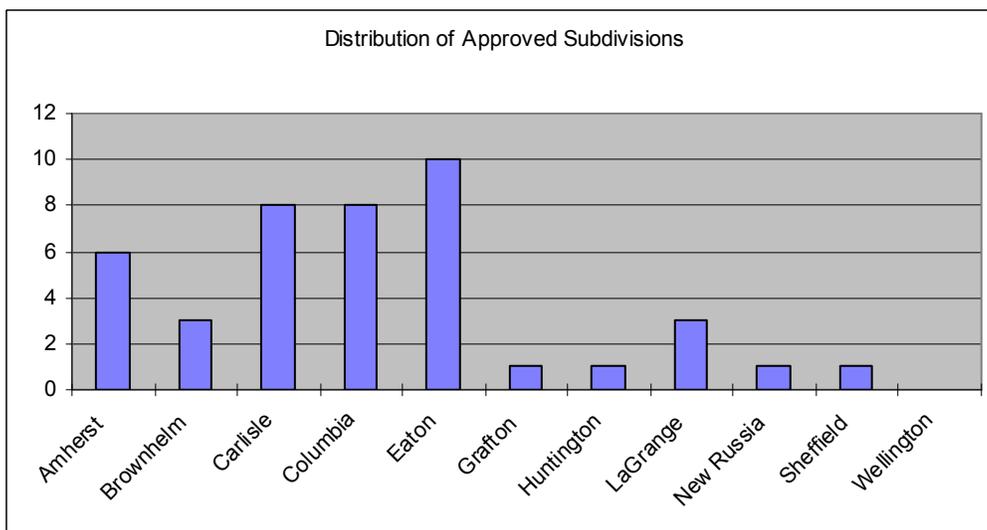
John Kiner; Member

Major Subdivision Narrative

Ohio Revised Code delegates certain responsibilities to the County level. One of these is the review of all subdivisions of land in the unincorporated area of the County. The Lorain County Planning Commission reviewed two (2) major subdivisions in 2010. These two subdivisions created a total of thirty-eight new lots in Eaton Township



Historically, Eaton Township leads in the number of new subdivisions with ten (10) out of the total forty-two (42). However, Columbia & Carlisle are close behind with eight a piece. These three townships make up approximately 61% of all the subdivisions approved in the last ten years.

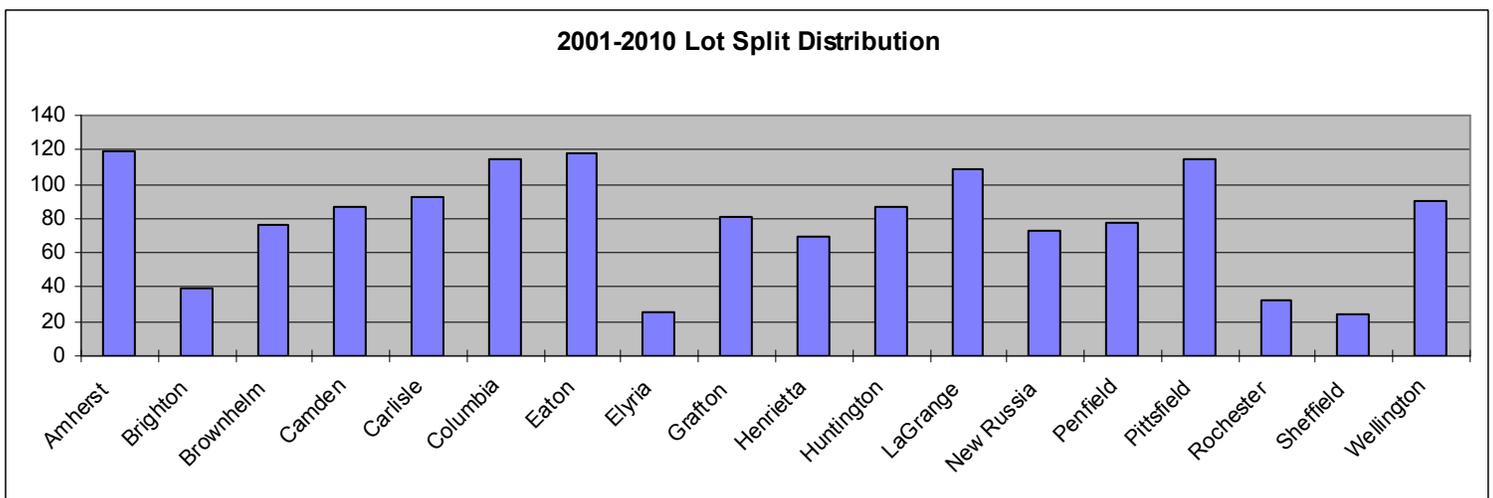
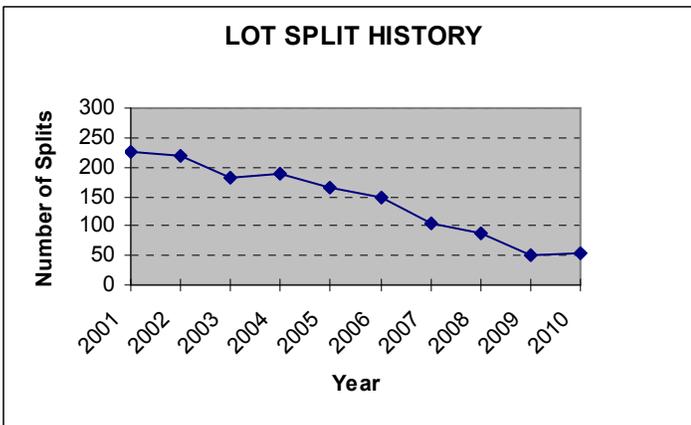


Lot Split Narrative

On behalf of the Lorain County Planning Commission, the Lorain County Community Development Department reviewed 54 applications for minor subdivision, more commonly known as lot splits, in 2010. All 54 applications were approved with no disapprovals or withdrawals.

The number of lot splits increased by 4 since hitting its lowest point in the last 10 years at 49 in 2009. However, this increase is very modest compared to our peak of 226 in 2001. We believe this trend will continue with the completion of Phase 1 of the rural sewer system in Eaton and Carlisle Townships.

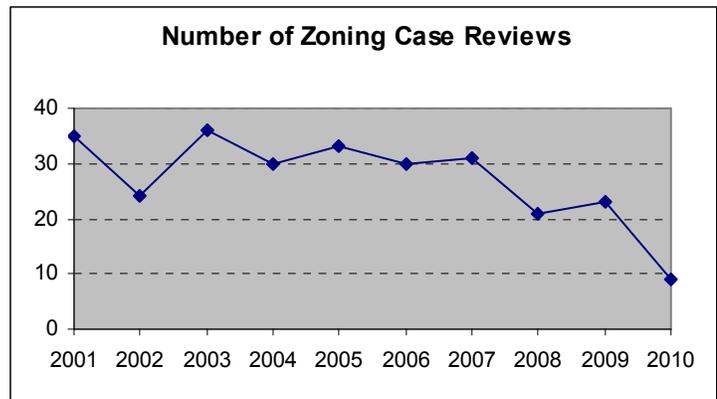
Lot split distribution has remained fairly consistent over the past ten years. Amherst Township leads with the greatest number of splits (119) in the last ten years with Eaton (118) in second and Columbia & Pittsfield (114) tied for third. Columbia Township had the greatest number of splits approved in 2010 with seventeen (17), while Elyria, LaGrange, Rochester and Sheffield all had zero (0) splits in 2010.



Zoning Narrative

The Lorain County Community Development Department reviewed and made recommendations to the Lorain County Planning Commission on twelve (12) zoning cases in 2010. Nine (9) of these were new cases and three (3) were revisions on previous cases. Even though many of the proposed zoning changes were requests for rezoning or administrative in nature, wind turbines continued to be a hot topic.

This is our lowest number since our peak of thirty-six (36) in 2003. Staff believes that the low number is a reflection of the depressed real estate market and complacency on the part of the townships since there is limited interest in zoning change at the time.



Building and Zoning Permit Narrative

The Lorain County Community Development Department continued its efforts to track both the rate and location of development by compiling net residential building/zoning permits issued in 2010. This data is obtained through a survey sent to each township, village and city.

In 2010, the City of North Ridgeville issued the most net residential building permits for the sixth year in a row at 240 permits. The City of Avon came in second with 147. In the unincorporated areas of Lorain County, Eaton Township led with ten (10) net residential zoning permits issued.

Over the last ten years, Lorain County housing stock has grown approximately eleven (11) percent. The City of Avon continues to be ranked first in percent increase with 63.46%. Out of the unincorporated areas, Columbia Township has the most new housing units at 240, while Brownhelm Township has increased 20%.

RANKING AND PERCENT INCREASE (APPROXIMATE) OF NEW HOUSING UNITS: LORAIN COUNTY, OHIO

| <u>Jurisdiction</u> | <u>Housing Units Per 2000 Census</u> | <u>Net New Permits Issued in 2010</u> | <u>Rank</u> | <u>Net New Permits Issued 2001- 2010</u> | <u>Rank</u> | <u>Percent Increase</u> | <u>Rank</u> |
|-----------------------|--|---|-------------|--|-------------|-----------------------------|-------------|
| Amherst | 4,603 | 26 | 4 | 422 | 7 | 9.17 | 17 |
| Amherst Township | 2,938 | 6 | 6 | 115 | 17 | 3.91 | 27 |
| Avon | 4,291 | 147 | 2 | 2,723 | 2 | 63.46 | 1 |
| Avon Lake | 6,934 | 97 | 3 | 2,172 | 3 | 31.32 | 4 |
| Brighton Township | 318 | 1 | 9 | 30 | 30 | 9.43 | 16 |
| Brownhelm Township | 545 | 2 | 8 | 109 | 19 | 20.00 | 5 |
| Camden Township | 468 | 0 | 11 | 49 | 24 | 10.47 | 13 |
| Carlisle Township | 2,872 | 0 | 11 | 178 | 12 | 6.20 | 23 |
| Columbia Township | 2,452 | 2 | 8 | 240 | 10 | 9.79 | 15 |
| Eaton Township | 2,102 | 10 | 5 | 91 | 20 | 4.33 | 26 |
| Elyria | 23,841 | -34 | 14* | 841 | 5 | 3.53 | 28 |
| Elyria Township | 1,429 | 1 | 9 | 21 | 31 | 1.47 | 30 |
| Grafton Township | 912 | 0 | 11 | 129 | 15 | 14.14 | 10 |
| Grafton Village | 853 | 3 | 7 | 170 | 13 | 19.93 | 6 |
| Henrietta Township | 693 | 0 | 11 | 47 | 27 | 6.78 | 22 |
| Huntington Township | 440 | 1 | 9 | 72 | 22 | 16.36 | 9 |
| Kipton Village | 108 | 0 | 11 | (1) | 34 | -0.93 | 33 |
| LaGrange Township | 1,431 | 10 | 10 | 129 | 14 | 9.01 | 18 |
| LaGrange Village | 648 | 1 | 9 | 123 | 16 | 18.98 | 8 |
| Lorain | 28,231 | -22 | 13* | 1,520 | 4 | 5.38 | 25 |
| New Russia Township | 886 | 0 | 11 | 71 | 23 | 8.01 | 21 |
| North Ridgeville | 8,587 | 240 | 1 | 3,499 | 1 | 40.75 | 2 |
| Oberlin | 2,836 | 0 | 11 | 111 | 18 | 3.91 | 27 |
| Penfield Township | 586 | 3 | 7 | 78 | 21 | 13.31 | 11 |
| Pittsfield Township | 586 | | 10 | 48 | 26 | 8.19 | 20 |
| Rochester Township | 204 | 2 | 8 | 39 | 28 | 19.12 | 7 |
| Rochester Village | 69 | | 10 | 1 | 33 | 1.45 | 31 |
| Sheffield Lake | 3,776 | 1 | 9 | 313 | 8 | 8.29 | 19 |
| Sheffield Township | 1,695 | 0 | 11 | 37 | 29 | 2.18 | 29 |
| Sheffield Village | 1,147 | 2 | 8 | 436 | 6 | 38.01 | 3 |
| South Amherst Village | 681 | 0 | 11 | 4 | 32 | 0.59 | 32 |
| Vermilion | 4,713 | -5 | 12 | 263 | 9 | 5.58 | 24 |
| Wellington Township | 507 | 1 | 9 | 51 | 25 | 10.06 | 14 |
| Wellington Village | 1,850 | 2 | 8 | 195 | 11 | 10.54 | 12 |
| TOTAL: | 114,232 | 487 | | 14,326 | | | |

NOTE: Data reported for the City of Vermilion includes the portion of the City in Erie County. Therefore, the count of Total Housing Units for LORAIN COUNTY will not be the correct Total for the County.

*The Cities of Elyria and Lorain have undertaken urban renewal and neighborhood stabilization projects which have resulted in the net loss of housing units.

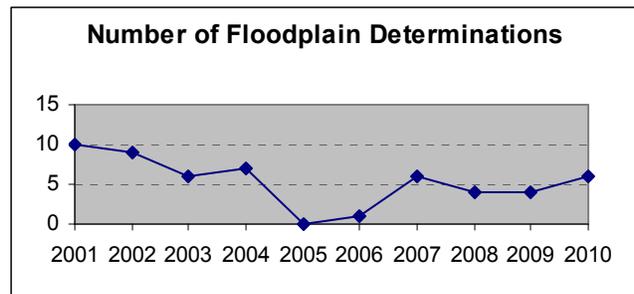
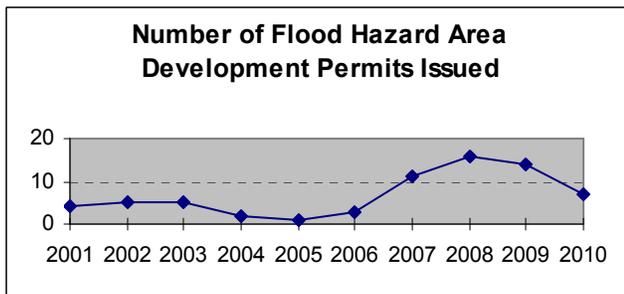
Floodplain Program

The Community Development Department receives calls on a regular basis from citizens and lenders for floodplain determinations. Most of these can be handled informally over the phone. When the property status is questionable, a formal determination is necessary.



A formal determination consists of overlaying the FEMA Flood Insurance Rate Maps with the county tax maps, aerial photos and two foot contours of the land to determine if the house site is within the 100 year flood plain. The Department had six (6) requests for a formal floodplain determination as part of Lorain County's Flood Hazard Prevention Program in 2010.

Whenever, anyone wants to make a change in the floodplain, ex. filling, grading, building, a Special Flood Hazard Area (SFHA) Development Permit is required. Seven (7) SFHA Development Permits were issued in 2010. The projects included the installation of culverts and bridges, a building addition and the construction of an outbuilding.



Stormwater Management District

In order to comply with EPA mandates to reduce pollutants in stormwater runoff, the Lorain County Commissioners established a new Storm Water Management District per Ohio Revised Code Section 6117 in 2010. The goal of this organization is to enhance the quality of life in Lorain County by utilizing a watershed approach to meet and maintain EPA requirements and responsibly address drainage and floodplain management.

Since EPA does not provide funding to achieve these mandates, a Stormwater Utility Fee was created. All residential properties are taxed a flat monthly charge, whereas businesses are charged based on the amount of impervious surfaces (roof, parking areas, driveways, etc.). So a business with three times the average residential impervious surface will pay three times the residential rate.

The fees collected from the Stormwater Utility Tax will be used to fund water quality monitoring projects, identify & eliminate illegal dumping of waste into the stormwater system, develop plans to address storm water issues, replace & upgrade existing stormwater infrastructure and reduce stormwater inflow & infiltration into sanitary sewer systems.

blackriver

W A T E R S H E D P R O J E C T

The Black River Watershed Project was implemented by the county in January of 2004 to address water quality concerns and to restore and protect this valuable resource for current and future generations. Since its inception, the Project has worked with communities and local stakeholders to increase the public's knowledge of local watershed issues through a variety of avenues including the dissemination of educational materials, the execution of grant programs, and the formation of grassroots sub-watershed organizations.



In mid 2006, the County secured a four (4) year Watershed Coordinator Grant. Not only does this grant afford Lorain County the opportunity to complete the Watershed Action Plan necessary to improve water quality across the Black River watershed, but it will also help to bring needed mitigation funding into the county. This four year Black River Watershed Grant supports the Watershed Coordinator position, as well as outreach programs to develop and implement watershed action plans for the West Branch and French Creek.

- In 2009, the Watershed Coordinator secured funding and set up a home septic repair/replacement program under the American Recovery and Reinvestment Act.
- Nine candidates were approved for the program and three local contractors were selected to carry out the work, which was completed in 2010.
- A draft Watershed Action Plan was prepared in 2010. We anticipate completion and acceptance of the final plan in 2011.

LAKE ERIE ENERGY DEVELOPMENT CORPORATION

In 2009, Lorain County, Cuyahoga County, the City of Cleveland, the Cleveland Foundation and NorTech founded the Lake Erie Energy Development Corporation (LEEDCo). This public/nonprofit consortium is working to facilitate the installation wind turbines in Lake Erie and create an economic cluster in Northern Ohio for offshore wind energy. The goal of this economic cluster is to support and create jobs in colleges and universities, engineering, maintenance, and manufacturing. Ashtabula County and Lake County joined this effort in 2010.

Over the past 14 months, LEEDCo has hired Dr. Lorry Wagner to be the Executive Director and signed a Memorandum Of Understanding with General Electric (GE) to supply the offshore turbines. Last fall, LEEDCo secured a contract with Freshwater Wind to own, install and maintain the turbines for the initial project. This project will consist of the installation of 5 turbines capable of generating 20 Megawatts (MW) of electricity 7 to 10 miles northwest of Cleveland. The development company, Freshwater Wind, is a partnership formed by Great Lakes Wind Energy, Cavallo Energy, and Bechtel. As Dr. Wagner works to complete the initial project of 20 MW by 2013, the long term goal for LEEDCo is to have 1,000 MW installed in Lake Erie by 2020.

Two large renewable energy projects were installed in 2010. Watteredge Inc., installed a 100 kilowatt (kW) photovoltaic solar energy system on the roof of their building in Avon Lake. The newly installed solar energy system is expected to provide Watteredge with more than 110,000 kilowatt hours of clean electricity each year. The City of Sheffield Lake installed a 100 kW wind turbine in the parking lot of the city-owned Shoreway Shopping Center. The wind turbine is expected to generate over 175,000 kilowatt hours of electricity annually for the Apples Grocery store located at the Shopping Center.

The Lorain County Growth Partnership is working with two smaller renewable energy enterprises. GreenField Solar and ADI Wind received funding from the Ohio Third Frontier program and Innovation Fund (IF) respectively. Both companies also received low interest



loans from the Lorain County Commissioner's Solid Waste Management District. Combined, these funds will help these early-stage entrepreneurs progress through the business development continuum and create new technology-based products. GreenField Solar uses high intensity concentration with a unique combination of cell technology and innovative system design to lower cost and increase electricity production. ADI Wind has developed a titanium gear box for mid-sized wind turbines to reduce weight and increase electricity production. The success of GreenField and ADI will attract other companies involved with renewable energy and sustainability to Lorain County.



MISSION STATEMENT

The Lorain County Community Alliance is a council of governments, formed under the Ohio Revised Code and made up of political jurisdictions and organizations working together for the benefit of the citizens of Lorain County and the entire region. The Alliance seeks to explore more effective levels of public service, develop mechanisms to save money for the communities involved for the benefit of member communities and the region in ways that could not be achieved separately.

Partnerships for the Future

LORAIN COUNTY COMMISSIONERS
 CITY OF AMHERST
 CITY OF AVON
 CITY OF AVON LAKE
 CITY OF ELYRIA
 CITY OF LORAIN
 CITY OF NORTH RIDGEVILLE
 CITY OF OBERLIN
 CITY OF SHEFFIELD LAKE

VILLAGE OF GRAFTON
 VILLAGE OF LAGRANGE
 VILLAGE OF KIPTON
 VILLAGE OF SHEFFIELD
 VILLAGE OF SOUTH AMHERST
 VILLAGE OF WELLINGTON

AMHERST TOWNSHIP
 COLUMBIA TOWNSHIP
 CARLISLE TOWNSHIP
 ELYRIA TOWNSHIP
 GRAFTON TOWNSHIP
 PITTSFIELD TOWNSHIP
 SHEFFIELD TOWNSHIP
 WELLINGTON TOWNSHIP

AMERICAN RED CROSS
 ANTHONY MEALY
 COLUMBIA GAS OF OHIO
 DAVID HARTMAN/MS CONSULTANT
 DR. DAVID HINTZ DPM
 LORAIN COUNTY JOINT VOCATIONAL SCHOOL
 LABORERS UNION 758
 LORAIN COUNTY ENGINEER
 LORAIN COUNTY 911
 LORAIN COUNTY CLERK OF COURTS
 LORAIN COUNTY COMMUNITY DEVELOPMENT
 LORAIN COUNTY HEALTH DISTRICT
 LORAIN COUNTY SHERIFF
 LORAIN COUNTY VISITORS BUREAU
 LORAIN COUNTY METROPARKS
 LORAIN PUBLIC LIBRARY
 NORTH COAST BUILDING ASSOCIATION
 ROSS ENVIRONMENTAL
 LORAIN COUNTY 911 AGENCY
 LORAIN COUNTY SHERIFF'S DEPARTMENT
 R.E. WARNER & ASSOCIATES, INC.
 LORAIN COUNTY JOINT VOCATIONAL SCHOOL
 LORAIN PUBLIC LIBRARY SYSTEM
 NORTHEAST OHIO AREA WIDE-
 COORDINATING AGENCY
 LORAIN COUNTY HEALTH DEPARTMENT
 LORAIN COUNTY EMA

2010 ALLIANCE OFFICERS

Co-Chair– Betty Blair, Lorain County Commissioner
 Co-Chair-Lori Kokoski, Lorain County Commissioner
 Vice Chair– Walt Sukey, LaGrange Village

Treasurer– Bill Holtzman, Elyria Township
 Secretary– Pat Echko, Sheffield Township
 Administrative Coordinator– Virginia Haynes, LCCDD

2010 RECIPIENT OF THE MIKE WHITMORE AWARD

The Mike Whitmore Recipient for 2010 is Ken Carney, Lorain County Engineer. Ken Carney has managed his budget and his resources to ensure that his department will continue to maintain roads, bridges, snow removal and the many other services that we sometimes take for granted. He works tirelessly, searching for grants and additional funding mechanisms to enhance his budget and provide additional benefits for the citizens of Lorain County. He is the author of a bond program which has been praised by many of his peers, ODOT Administrators, and elected officials. He is not only a good steward of his office, but also an innovator in times that call for thinking “outside the box.” He has also been a strong supporter of the Lorain County Community Alliance from conception and still to this very day.

WESTSHORE CORRIDOR TRANSPORTATION PROJECT (WCTP)



- ⇒ The WCTP seeks to identify and implement cost-effective regional transportation investments that will speed travel and improve multi-county access and mobility within the WestShore Corridor.
- ⇒ The Project is centered at the City in Lorain on Lorain County, Ohio and extends west to Sandusky, Ohio in Erie County and east to Cleveland, Ohio in Cuyahoga County.

The WCTP has evolved from several regional planning efforts over the past two decades, including the Northeast Ohio Commuter Rail Feasibility Study (“NEORail study) focused on nine counties. The study identified the Lorain–Cleveland Corridor (i.e., the WestShore Corridor) as having strong potential for providing cost-effective commuter rail service in the metropolitan Cleveland region. The Ohio Rail Development Commission referenced the WestShore Corridor Project in its “2010 Statewide Rail Plan” as one of the two passenger rail lines in northeast Ohio best suited for early phase implementation.

The WCTP is overseen by a Task Force comprised of representatives of business, government, education and others with interests in enhanced travel options in this corridor and a Technical Committee that will further guide the Alternatives Analysis study process. Parsons Brinckerhoff has been retained to manage Phase I of the Alternatives Analysis study. The study’s first Phase should be completed early in 2011. LCCA recently submitted a grant application to the U.S. Department of Housing and Urban Development/U.S. Department of Transportation for a TIGER II Discretionary grant to secure funding for the second phase of the Alternative Analysis study process. Other funding options will also be explored.

The County Commissioners of Cuyahoga, Erie and Lorain County have committed to remedying the lack of transit services and to further promote economic growth and environmental quality in this important corridor on Cleveland’s west shore.



The Lorain County Commissioners announce agreement with Cuyahoga County and Erie County on the need for better transit options to serve travelers in the Cleveland to Sandusky corridor by committing to pursue additional federal, state, local and private sector funding to complete Phase II of an Alternatives Analysis of transit solutions, expected to cost approximately \$1.5 million. The three County Boards of Commissioners recently signed a Memorandum of Understanding (MOU) committing to completion of the Phase I planning analysis, *currently underway*, and undertaking Phase II of the planning analysis, including a willingness to pledge local resources as matching funds to any federal funds that are raised by project leaders to complete Phase II.

The Cleveland to Sandusky study area includes: 450,000 residents; 270,000 employees; and encompasses 258 square miles.

www.ridewestshore.com

2010 LCCA INITIATIVE SUMMARY

LORAIN COUNTY SCHOOL OUTREACH

In 2009, the LCCA contacted the Lorain County School Superintendents to introduce them to the LCCA and the collaborative opportunities that are available to them, to see what areas the LCCA could partner to save the districts money, increase government student participation and to increase LCCA membership. Staff provides tours of the Lorain County Administration Building, giving school representatives a firsthand overview of county government and to meet Lorain County officials. Communication has been ongoing in 2010; however, more individual contact is planned in 2011.

PUBLIC RECORDS TRAINING

This was a collaborative effort between the Lorain County Community Alliance, Lorain County Commissioners, Ohio Township Association (OTA), and Ohio Auditor of State, bringing Mandatory Public Records Training to officials in the Northern region of Ohio. The purpose to provide a venue for regional officials in the area closer to the governmental entity; reducing travel and lodging expense and to create a working relationship with the Ohio Township Association and the State of Ohio.

COLLABORATIVE COUNTYWIDE SPAY & NEUTER PROPOSAL FOR COLLABORATION

Proposed collaborative effort between LCCA, Lorain County Kennel and Friendship APL to use spay/neuter location at Friendship APL; for the purpose of saving taxpayers dollars, collaborative grant writing, promoting a countywide spay and neuter program, including a possible future expansion to other regional rescue groups and/or low cost spay and neuter clinics for Lorain County residents.

LCCA AND LEADERSHIP LORAIN COUNTY PROPOSAL FOR COLLABORATION

Discussions are being held to determine if a collaborative effort may be created between LCCA, Lorain County Transit and the Leadership Lorain County Class of 2011/2012. The purpose is to see if the new class of leaders would be willing/able to address and assist with a proposed solution to the transit crisis in Lorain County.

GROUNDHOG DAY ECONOMIC FORECAST BREAKFAST

The LCCA and the Team Lorain County, two entities who have a similar composition and economic development purpose, held a joint Economic Forecast Breakfast to foster an increase in communication between government (LCCA) and the business community.

LCCA LORAIN COUNTY SAFETY SERVICES COLLABORATIVE TRICK OR TREAT LIST

The Lorain County Community Alliance (LCCA) Lorain County Collaborative Trick or Treat List is a project coordinated by the Alliance that has been in effect for several years now. This list identifies the times and the participating communities for reference by Safety Services Officials, Community Leaders and residents. The goal is to assist officials in planning this evening in the safest, most efficient way possible. Most Governmental Agencies in Lorain County follow the Alliance's Trick or Treat Schedule; however, due to Halloween falling on a Sunday this year; some communities varied from the regularly scheduled Alliance time.

LCCA ANNUAL SUMMIT "GOVERNMENT DAY"

The LCCA Annual Summit addresses topics that are outstanding or up and coming issues that may effect the members and their communities. With elections so close and the topic of this year's summit being presented as "Government Day", the LCCA Executive Committee decided to postpone its October Summit until the meeting in December. This meeting will introduce the newly elected officials, allow the LCCA members the opportunity to present pressing issues that need to be addressed in their districts at the round table end of year discussion and address topics to be addressed in the 2011 LCCA meetings.

WEBINAR ON COLLABORATION

A Collaborative effort between the Lorain County Community Alliance, Lorain County Commissioners, Kent State University and the LCCC Growth Partnership bringing a series of webinars to the northern region of Ohio. The purpose was to provide a venue for regional officials in the area closer to the governmental entity; reducing travel while establishing a working relationship with the Kent State University and expanding upon the relationship with LCCC Growth Partnership.

HABITAT FOR HUMANITY RESTORE

LCCA was instrumental in the establishment of the Habitat for Humanity ReStore in Lorain. Discussions between the Executive Director of Habitat for Humanity and the LCCA staff facilitated the proper networking connections in order to move the project forward. The purpose of the project was to fill a need in Lorain County for such a store, significantly expand Habitat's ability to raise funds to create a sustainable Lorain County Habitat for Humanity office, raise awareness, help the earth while helping each other and fill the ever expanding need of residents to be served through the Habitat for Humanity Projects in Lorain County.

STORMWATER MANAGEMENT

An \$80,000 Local Collaboration Grant was awarded to the Lorain County Community Alliance to conduct a storm water management study. This project is a collaboration among LCCA, PSI and the Mayors and Managers Association. Its purpose is to research the options and feasibility of alternatives to the existing fragmented approach by individual governments to address flood control issues. This completed study includes secondary data analysis, findings of a local government survey, a summary of best management practices, and legal opinions around storm water management. A draft implementation plan has also been developed. A formal request for an extension was submitted by the Lorain County Commissioners to allow local government officials additional time to process the information and finalize the plan. A conference will be held with Local Government Officials and key stakeholders from the community. Lake County and Summit County Engineers will be presenting.

COLLABORATIVE GRANT WRITING

This was a collaborative effort between the Lorain County Community Alliance, Lorain County Commissioners, PSI, and the LCCC Growth Partnership. The purpose was to provide a forum to non-profits, business leaders and the public regarding the importance of collaboration when grant writing and how to apply it to the grant proposal. A Grant Writing Boot Camp is being investigated for possible implementation in 2011.

LCCA ANNUAL TRANSPORTATION DAY MEETING

This Annual LCCA meeting addresses transportation and projected road construction issues that Lorain County and the region are facing for that year. 2010 presenters were John Hart, Deputy Director of ODOT and his staff; Howard Maier, Executive Director of NOACA; Ken Carney, Lorain County Engineer; Richard Novak, Executive Director of Lorain Port Authority (re:Jet Express); Dennis Lamont, Lorain Street Railway; Dr. David Hintz, WestShore Corridor Transportation Project Update.

LORAIN COUNTY FOOD & AGRICULTURAL

The LCCA continues its dialogue and collaborative efforts with local and regional groups to promote Regional Agricultural Sustainability through organizations such as Local Food Systems Network, Ohio Department of Agriculture, George Jones Farm (Oberlin) and government officials such as Congresswoman Marcy Kaptur's Office. The LCCA was instrumental in preventing the moving of the Lorain County Farm Service Agency (FSA) office to the Medina region, which would have caused Lorain County farmers to go out of county to receive services.

Lorain County Growth Partnership's Learning Center/Computer Lab

The Lorain County Growth Partnership's Learning Center/LCCC located on the 5th floor of the Lorain County Administration Building, is an off-site Computer Lab that offers students and the public use of the lab for course work, research or simply learning to use the Web. Instructors are always on hand at the site to answer questions.



Organizations

- IVDL Capabilities
- Meeting & Training Space
- Presentation Space
- Webinar Capabilities

Individuals

- Advising by appointment only
- Internet access
- Compass testing
- Non-credit & credit classes

FREE Small Business Start-Up
Group every Wednesday @ Noon

Students utilize the lab during specific hours that are separate from the public-use hours. The lab offers the ability for all students to be on the same computer "page" or to be working on different projects. The projection system can also display the instructor's computer. Scheduling for the Computer Lab is conducted directly through the Lorain County Growth Partnership's Learning Center office located on the 5th floor of the Administration Building or you may call the office at 440-328-2373.

2010 Lorain County Growth Partnership Learning Center/Computer Lab

- 2841 visitors to the open lab
- 94 events held with 742 attendees
- 3 community programs
 - 2 GED classes-approximately 25 students
 - 1 Connect Your Community Computer Training Class-13 students
- 30 Business Plan Pro Software visits (people coming to work on their business plans)



Growth Partnership

IVDL

Interactive Video Distance Learning

With support and cooperation from Lorain County Community College, the Lorain County Growth Partnership's 5th floor location houses the IVDL—Interactive Video Distance Learning facility and LCCC's off site computer lab.

Both facilities feature the latest in today's electronic technology. The IVDL is available to municipalities, companies or organizations wishing to participate in video conferencing, instructional/training opportunities or webinars.

This lab offers the advantage of two-way communication. Even if the instructor or presenter is off-site, as long as they have compatible equipment, they can see and hear the students as well as be seen and heard in the IVDL.

Scheduling for the IVDL is conducted directly through the Lorain County Growth Partnership's Learning Center office located on the 5th floor of the Administration Building or you may call the office at 440-328-2373.



Team Tuesday Meetings

Team Tuesday is an instrument within the Lorain County Growth Partnership that provides an environment for professionals to collaborate and share resources in the common goal to attract, retain, and support businesses in Lorain County. Representatives from agencies, businesses, and other organizations network, conduct informal round table discussions, and share any concerns they may have regarding support for economic development in their own businesses, communities, and Lorain County.

Over the past year, Team Tuesday has had discussions on grant awareness, job trades, unemployment trends, sustainability, the 2010 Census, collaboration development, and social media marketing, among others. Guest speakers have included entrepreneurs, business advisors, local Chambers, the Community Foundation, West Development Group, Greenfield Solar, PSI, the Employment Network, Business Connections, and the Lorain County Community Alliance.

Team Tuesday meets every Tuesday on the fifth floor of the Lorain County Administration Building, with the exception of tours and government holidays. Meetings take place in the lobby area and start at approximately 8:30 a.m.

~ Lorain County Team Tuesday is on Facebook! ~



* Meetings convene every Tuesday providing the Administration Building is

**For more information visit our the Team Tuesday page on
www.lcgp.net**

2010 Department Revenues

Economic Development

| | |
|-------------------------|-----------|
| Fees | \$ 10,500 |
| Refunds/ Reimbursements | \$ 17,989 |
| Loan Repayments | \$ 33,444 |

Port Authority

| | |
|------------------------------|-----------|
| Interest/Deposit/ Investment | \$ 25,000 |
| Fees | \$ 50,000 |

Building Department

| | |
|-------------------|-----------|
| Permits | \$ 98,930 |
| Registrations | \$ 742 |
| Reinspection Fees | \$ 473 |

Planning

| | |
|------|----------|
| Fees | \$ 4,279 |
|------|----------|

Neighborhood Stabilization

| | |
|----------------|------------|
| Grant Drawdown | \$ 519,702 |
|----------------|------------|

Watershed

| | |
|----------------|-----------|
| Grant Drawdown | \$ 17,500 |
|----------------|-----------|

CHIP FY08

| | |
|----------------|------------|
| Grant Drawdown | \$ 305,449 |
|----------------|------------|

CDBG FY08

| | |
|----------------|------------|
| Grant Drawdown | \$ 345,150 |
|----------------|------------|

CDBG FY09

| | |
|----------------|--------------------|
| Grant Drawdown | \$ 82,274 |
| | \$1,511,432 |



Committees & Conferences

Each year, members of our staff serve on a variety of local and regional boards and committees including:

- Governor's Regional Advisory Board
- NOACA Transportation Advisory Committee
 - NOACA Planning Advisory Committee
- NOACA Environmental Advisory Committee
 - Lorain County Fair Housing Board
 - Lorain County Office on Aging
 - Lorain County Port Authority Board
- Lorain County Economic & Industrial Development Corporation
 - Western Reserve RC&D
- Great Lakes Innovation & Development Enterprise (GLIDE) Board
 - State of Ohio Fair Housing Advisory Committee
 - State of Ohio CDBG Advisory Committee
 - Regional Physical Development Coalition
 - Workforce Investment Board
 - NorthCoast Building Industries Association
 - OSU Extension
 - NRAC
 - CDBG ED Advisory Committee
 - Board of Revision
 - Lake Erie Energy Development Corporation (LEEDCo)
 - Great Lakes Energy Development Task Force
- Lorain County Community College's Wind Turbine Advisory Committee
 - Entrepreneurs for Sustainability
 - Green Energy Ohio
 - Ohio Wind Energy Working Group

In addition, our staff attended a variety of state & local training programs & local events including:

*Ohio Community Development Corporation Economic Development Training Ohio Planning Commission's Annual Planning & Zoning Workshop*ODNR Floodplain Workshop *Fair Housing Conference* NCBIA Urban Sprawl Forums *Ohio Conference of Community Development* Ohio Housing and Community Partnership*Neighborhood Stabilization Program Training*Recovery Zone Board Training

Planning Documents & Reports

The following documents are available to the Public through LCCDD:

2000 Lorain County Comprehensive Land Use Plan -This plan represents a vision for Lorain County's future growth over the next twenty years. The Lorain County Planning Commission served as a Steering Committee during the development of the Plan. In addition, six (6) separate committees met for a period of several months to prepare policy recommendations on the following topics: farmland retention, transportation, infrastructure, environmental issues and intergovernmental relations.

\$49.00

2000 Lorain County Farmland Retention Report - Explanation of how the County Farmland Retention Committee utilized a public process to arrive at its conclusions concerning current agricultural status and potential land use policies for Lorain County. The outcomes from these public meetings are a series of recommendations that will provide Lorain County with a direction to retain farmland.

FREE

Subdivision Regulations (revised 10-25-08) - Details the rules and regulations governing plats or subdivisions of land falling within its jurisdiction as authorized by Ohio Revised Code Section 711.10.

\$10.00

LCCDD Annual Reports - These documents detail the LCCDD's programs and projects from each year including details as to how the County's CDBG allocations were spent and the ongoing economic development and planning activities. **FREE**

2001 Lorain County Multi-modal Transportation Plan - In 2002, Lorain County completed work on its Multi-modal Transportation Plan. This plan is the product of a 15-month planning process that involved 51 local citizen meetings and nearly 150 hours of committee discussions and is the first such plan that has been completed for Lorain County since the late sixties. Seven (7) separate committees including: roadways, transit, rail, water ports, bike and pedestrian, airport and information technology worked with the LCCDD and the planning consultant, Poggemeyer Design Group, Inc., to develop vision statements, identify the challenges and gain consensus for recommendations as to how Lorain County should progress in transportation planning over the coming years.

\$12.00

2003 Lorain County Housing Impediments Study - In August 2003, Lorain County completed its Analysis of Impediments Study. The last update of the analysis was in 1995. The LCCDD conducted several public meetings throughout the County in order to identify the housing related impediments in Lorain County.

FREE

Acknowledgements

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