

CLYDE CITY COUNCIL
Work Session – January 26, 2021

Clyde City Council met at 6:30 p.m. on Tuesday, January 26, 2021 in the 2nd Floor Conference Room of the Municipal Building, 222 N. Main Street, Clyde, Ohio. Mayor G. Scott Black called the meeting to order.

Roll Call.

Present: Mayor G. Scott Black
Vice Mayor Jean Jackson
Council Member Bobbie Boyer – via conference call
Council Member Steve Keegan – via conference call
Council Member Brent Stanley
City Manager Paul Fiser (Not voting)
Clerk of Council Janet Dickman (Not voting) – via conference call
Deputy Clerk Jackie Hoppe (Not voting) – via conference call
Finance Director Craig Davis – via conference call
Information Technology Justin LaBenne – via conference call
ClydeScope Director Bill Brown

Absent/

Excused: Solicitor Zachary Selvey

Visitors signing in and via conference call can be referenced in the Record Book Supplement.

The only item on the agenda for this worksession is CRA (Community Reinvestment Area) which has been a topic of discussion for quite a while.

Mr. Brown, ClydeScope Director, gave a powerpoint presentation (a copy can be referenced in the Record Book Supplement) to review the history and background of previous discussions. His presentation also included data related to population and housing. A committee consisting of Fred Bouyack (ClydeScope Treasurer), Scott Miller (Sandusky County Commissioner), Meghan Rohde (Clyde-Green Springs School Treasurer), Craig Davis, Steve Spader (ClydeScope President) and Mr. Brown have met and their recommendations were presented. All areas of Clyde would be affected by the CRA.

Mr. Stanley questioned the CRA forms that were included with the meeting agenda, specifically a statement within the form that states the CRA would need school board approval. Mr. Brown noted the forms are merely samples; having the CRA at the 50% level makes the process quicker as it does not require as many different approvals, including not needing school board approval, and there is not so much “red tape,” thus there can be a quicker reply to the applicant. Mr. Spader added that ClydeScope is presenting their recommendations, but Council determines what will be done and, if needed, the forms will be adjusted accordingly.

Mrs. Boyer offered thanks to Mr. Brown and those working on this presentation as it is good to see the data. She noted that Council has been talking about this for three years and she feels it is

unfortunate it is taking so long. She commended ClydeScope for offering good recommendations. Mrs. Boyer lives near a declining home and she has found that this home is negatively affecting the value of her property as well as others in their neighborhood. CRA would be a great tool to use for the well-being of the City of Clyde, which is falling down around us. The CRA would help us increase our revenue. Mrs. Boyer encourages Council to take action and to not leave this topic dormant.

Mayor Black offered his thanks to ClydeScope and to Clyde-Green Springs Schools for working together to arrive at these recommendations. He has heard representatives from Bellevue and Fremont talk about their experiences with their CRA. He questioned why the minimum amount for a residential project is \$25,000 which seems high (it needs to be an investment for the community, in addition to an improvement for the home; Bellevue representatives noted that smaller amounts take the same amount of time and effort to process but without much results). Mr. Stanley noted that with the median income in Clyde of \$50,000 not many homeowners will do a \$25,000 renovation. Mrs. Boyer stated this is one tool that could be available for homeowners, and maybe this will open the door to getting more tools that others could use. Mayor Black noted he has done many renovations on his own home, but most were smaller. He feels \$25,000 seems high, but it also makes sense to have this higher minimum.

Mr. Davis was asked what the financial impact of the abatement could be. He did not immediately have this information available; he noted that a home is appraised at 100% and is taxed at 35%, with the abatement being 50% of that 35%. He also referenced Senate Bill 212 that is currently being considered; this Bill is similar to a CRA but it takes the school involvement out of it and is less red tape.

Ms. Jackson requested confirmation that the increase in the value to the home/property must be \$25,000, but the cost of the project would likely exceed that (correct). It was noted interior projects do not usually increase the value of the home/property, but rather external projects increase the value.

Mr. Brown offered a reminder that there is also a business incentive in the CRA.

Mr. Stanley questioned who approves the appraisal/value (the county does the tax evaluation).

Mrs. Boyer questioned if the CRA can only be applied for prior to the beginning of a project (correct).

Mr. Stanley asked how this could help with bringing commercial/industrial businesses to Clyde in the future (unknown).

Ms. Jackson understands how this can help businesses, but she questions how this can help individuals. She feels the homes that are in most need of repairs, to meet the minimum \$25,000 amount, those homeowners would probably not have the financial ability to apply for a CRA (the CRA might be attractive to someone who wants to buy an unoccupied home to renovate it and sell it).

Mr. Brown noted if new areas are annexed into the City, new legislation would need to be adopted to bring those areas into the CRA.

Ms. Jackson questioned what would happen if the Senate Bill comes to be (a City cannot use the Senate Bill and have a CRA at the same time). She questioned if the Senate Bill will be available for retail (it may be just for housing only). Mrs. Boyer will send a copy of the Senate Bill to Council members for their review.

Mrs. Boyer noted there are many century homes in Clyde that are in need of a lot of work; this would be an incentive for someone to purchase these homes and renovate them.

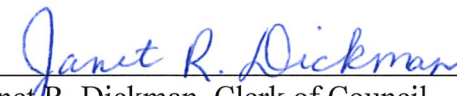
Mayor Black agrees that if the CRA is used by someone who wants to "flip" houses, that is still improving the City by upgrading these homes. If someone uses the CRA to build a new home, their past house might be for sale and maybe someone who cannot afford to build a new home can purchase the past house, which is a good situation. He is glad this CRA would cover many scenarios for use.

Mr. Stanley and Mayor Black again offered thanks to those who have worked on gathering this information for this presentation.

ADJOURNMENT

Motion: to adjourn the work session at 7:37 p.m.


G. Scott Black, Mayor


Janet R. Dickman, Clerk of Council

CITY OF CLYDE

COUNCIL MEETING

Date: Tuesday 1-26-2021 Worksession

Visitors – PLEASE SIGN IN:

1. Steve Spader, ClydeScope President
2. Ben Brown ClydeScope DIRECTOR
3. Gary Smith
4. Mike Clark School Board
5. Jonathan Wang owner The Alley
6. Becky Brooks - via zoom
7. Chris Shay - via zoom
8. Monti Campbell - via zoom
9. Ken Winke - via zoom
10. _____
11. _____
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