

REGULAR SESSION

THURSDAY

APRIL 10, 2008

The Board of Huron County Commissioners met this date in Regular Session. Roll being called found the following members present: Gary W. Bauer, Ralph A. Fegley, Mike Adelman absent.

Pursuant to Ohio Revised Code Section 305.14 the Record of the Proceedings of the April 8, 2008 meeting(s) were presented to the Board. Ralph A. Fegley made the motion to waive the reading of the minutes of the April 8, 2008 meeting(s) and approve as presented. Gary W. Bauer seconded the motion. Voting was as follows:

Absent – Mike Adelman
Aye – Gary W. Bauer
Aye – Ralph A. Fegley

08-129

IN THE MATTER OF ACCEPTING THE RECOMMENDATIONS OF THE TAX INCENTIVE REVIEW COUNCIL (TIRC)

Ralph A. Fegley moved the adoption of the following resolution:

WHEREAS, the Board of Huron County Commissioners is in receipt of recommendations from; Bellevue TIRC for the tax abatement agreements; and

WHEREAS, per the Ohio Revised Code Section 5709.85(E) the legislative authority is required to meet within sixty (60) days after receiving the TIRC recommendations to either accept or not to accept the TIRC recommendations.; and

WHEREAS, it is the desire of the Huron County Board of Commissioners to accept the recommendations of the above mentioned TIRC Committees; now therefore

BE IT RESOLVED, that the Board of Huron County Commissioners hereby accepts the recommendations of the above mentioned TIRC committees as attached hereto and incorporated herein; and further

BE IT RESOLVED, that the foregoing resolution was adopted and all actions and deliberations of the Board of Commissioners of the County of Huron, Ohio, relating thereto were conducted in meetings open to the public, in compliance with all applicable legal requirements, including Section 121.22 of the Ohio Revised Code.

Gary W. Bauer seconded the motion. The roll being called upon its adoption, the vote resulted as follows:

Absent – Mike Adelman
Aye – Gary W. Bauer
Aye – Ralph A. Fegley

08-130

IN THE MATTER OF AGREEMENT BY AND BETWEEN HURON COUNTY COMMISSIONER THROUGH THE HURON COUNTY DEPARTMENT OF JOB AND FAMILY SERVICES (hereinafter referred to as the “DEPARTMENT”) AND YOLANDA MAGANA, 510 KEEFER ST. WILLARD, OHIO 44890(PROVIDER)

Ralph A. Fegley moved the adoption of the following resolution:

WHEREAS, Department has agreed to contract for the provisions of services for interpreting Spanish language of customers; and

WHEREAS, Provider desires to provide these services, and Provider agrees to provide qualifications and certifications as required prior to services rendered; and

WHEREAS, the Department and Provider have agreed to the training and/or services that Provider will

REGULAR SESSION

THURSDAY

APRIL 10, 2008

furnish and the compensation the Department will pay Provider for said training and/or services;
now therefore

BE IT RESOLVED, that the Board of Huron County Commissioners approves of the agreement with Yolanda Magana, as attached hereto and incorporated herein; and further

BE IT RESOLVED, that the foregoing resolution was adopted and all actions and deliberations of the Board of Commissioners of the County of Huron, Ohio, relating thereto were conducted in meetings open to the public, in compliance with all applicable legal requirements, including Section 121.22 of the Ohio Revised Code.

Gary W. Bauer seconded the motion. The roll being called upon its adoption, the vote resulted as follows:

Absent – Mike Adelman
Aye – Gary W. Bauer
Aye – Ralph A. Fegley

08-131

IN THE MATTER OF AGREEMENT BY AND BETWEEN HURON COUNTY COMMISSIONER THROUGH THE HURON COUNTY DEPARTMENT OF JOB AND FAMILY SERVICES (hereinafter referred to as the “DEPARTMENT”) AND YOLANDA MAGANA, 510 KEEFER ST. WILLARD, OHIO 44890(PROVIDER)

Ralph A. Fegley moved the adoption of the following resolution:

WHEREAS, Department has agreed to contract for the provisions of services for interpreting Spanish language of customers; and

WHEREAS, Provider desires to provide these services, and Provider agrees to provide qualifications and certifications as required prior to services rendered; and

WHEREAS, the Department and Provider have agreed to the training and/or services that Provider will furnish and the compensation the Department will pay Provider for said training and/or services; now therefore

BE IT RESOLVED, that the Board of Huron County Commissioners approves of the agreement with Yolanda Magana, as attached hereto and incorporated herein; and further

BE IT RESOLVED, that the foregoing resolution was adopted and all actions and deliberations of the Board of Commissioners of the County of Huron, Ohio, relating thereto were conducted in meetings open to the public, in compliance with all applicable legal requirements, including Section 121.22 of the Ohio Revised Code.

Gary W. Bauer seconded the motion. The roll being called upon its adoption, the vote resulted as follows:

Absent – Mike Adelman
Aye – Gary W. Bauer
Aye – Ralph A. Fegley

IN THE MATTER OF REQUEST FOR LEAVE

Ronald Ackerman/Buildings & Grounds/vacation/6:00 a.m. April 14, 2008 – 2:30 p.m. April 18, 2008/sick/6:00 a.m. – 2:30 p.m. April 11, 2008.

Lon Burton/mechanic/sick/7:00 a.m. 3:30 p.m. April 4, 2008.

Al Timbs/Buildings & Grounds/sick/bereavement/10:00 a.m. – 2:00 p.m. April 11, 2008/vacation/6:00 a.m. June 2, 2008 – 3:00 p.m. June 13, 2008.

Darwin Pesnell/Buildings & Grounds/12:30 p.m.- 4:00 p.m. March 7, 2008.

Larry Burdue/Buildings & Grounds/vacation/7:30a.m. – 4:30 p.m. May 2, 9, 16, 23, 30, 2008.

Administrator/Clerk's Report

Discussion was had in regards to the HAC meeting and the projects for the CHIP FY 08 grant.

Housing Advisory Committee Meeting Minutes Meeting #2

I. Identification of HAC facilitator/introduction of HAC members

The Huron County Housing Advisory Committee meeting began at 2:00 p.m. on March 27, 2008. Phyllis Dunlap, CT Consultants, Inc. facilitated.

Attendees: Local Government Staff/Hair Housing Representative: Cheryl Nolan, Clerk
Huron Metropolitan Housing Authority: Karen Simon
Erie-Huron Community Action Agency: Janice W. Warner
Area on Aging, Ohio District 5: Teresa Cook
Huron County MR/DD: Des Zeffiro-Kreslisky
Firelands Habitat for Humanity: Linda Francisco
Huron County Jobs & Family Services: Lowell Etzler
Realtor: Mike Myers
Other: Brian Humphress, City of Willard
Shawn Tappel, Village of New London
Joshua Eggleston, Village of Montroseville

Absent: Community Development Staff/ Ben Kenney WSOS CAC, Inc.
Homeless Shelter Agency: Pat Ulmer
Board of Alcohol Drug Addiction: Jean King
Domestic Violence Shelter: Kathy Ezawa
Landlord: Mike Helmsletter
Huron County General Health District: Tom Hollinger
Other: Jerry Shoemaker, Village of Greenwich

Phyllis Dunlap introduced herself as the HAC Facilitator and the Program Administrator for the current Community Housing Improvement Program. Ms. Dunlap stated that for those who were unable to attend the 1st meeting, the committee had just reviewed the documents sent to them with their invitation. Each of the HAC members then introduced themselves.

II. Identification of/ Discussion of current gaps in housing faced by LMI population

Ms. Dunlap indicated to the group that Ben Kenney of WSOS was unable to attend the meeting, however, he had sent over his responses to the questionnaire. We will use his responses as a starting point for the discussion. Mr. Kenney indicated that he believed the biggest gaps were 1. Helping the elderly age in place and maintain their home as long as possible through home repairs and rehab where necessary; 2. Assistance to first time homebuyers indicating that homebuyer counseling must be included and 3. Foreclosure prevention.

Teresa Cook of Area on Aging agreed that a gap exists in being able to provide home repair, rehab and home modifications like ramps to the elderly in Huron County. Several others members agreed that there were not enough resources to address handicap modifications to allow seniors to stay in their homes or to address ADA modifications for those needing to return to their homes.

Foreclosures are a big concern. Mr. Humphress of Willard stated that he has a large number of vacant properties in the City of Willard and 45% of the properties in the City are rental. Mr. Humphress has begun to enforce rental inspections and would like to find a way to address the vacant properties. Mr. Humphress stated that rental rehabilitation would help. It was suggested that maybe some of the properties which are owned by contractors could participate in the program, do their own work and receive materials reimbursement only. This could be incentive to get some of these properties occupied. Mrs. Dunlap stated that the landlord would have to be a contractor qualified to do the work specified to bring the home up to the Residential Rehab Standard. Mrs. Dunlap stated that she would look into that possibility but would also like to keep the option of bidding the project out as there will be landlords who are not contractors. Mr. Shawn Kappel of New London and Joshua Eggleston of Montroseville agreed that Rental Rehab would help and was very much a need, more so than down-payment assistance.

There was discussion about Foreclosure Counseling. It was noted that there are organizations in the County who have received funding to do Foreclosure Prevention Counseling.

Ms. Karen Simon of Huron Metropolitan Housing Authority stated that they have 450 people on the waiting list, that their program is only funded to serve 572. She stated that she feels this increase in need is due to foreclosures, unemployment and ability of some to stay in their homes because of costly repair needs.

Ms. Des Zeffiro-Kreslisky of the Huron County MR/DD stated that her organization owned properties which they would like to rehab and then place clients in to rent. I asked if there would be any issue with renting the units to only specific disabilities. Ms. Zeffiro-Kreslisky stated that there would be no issue. Mrs. Dunlap stated that would qualify under Rental Rehabilitation so long as they would be renting to anyone with a disability.

Mr. Humphress stated that affordability was not such an issue in the southern part of the county. The issue is more the quality of the housing unit. The units need work. Local officials were in agreement.

Linda Francisco of Firelands Habitat stated that the biggest gap in housing for Habitat is finding suitable (affordable) land to build simple decent and affordable housing. Linda also felt that emergency help for loss of job or medical issues with a \$5,000 to \$5000 one time cap was needed to help those in trouble stay in their homes.

Mr. Tim Hollister, Health Commissioner, Huron County Health District was unable to attend, however, sent in his questionnaire. Mr. Hollister stated that the biggest gaps are in affordable low rent housing accompanied by renter accountability. "If we could establish low income rentals without the associated labels or predictable social disorders developing, we could scatter them throughout a city without tax payer complaints." Mr. Hollister stated in his questionnaire that he thought Public Residential Rehabilitation particularly shelters for special needs population would be a CHIP Activity that would fill a need which could not be filled through other means. After reading this Mrs. Dunlap stated to the group that Public Residential Rehabilitation would have to be applied for through the Discretionary Grant as it is included as an activity in this years CHIP Funded Activities.

Pat Ulmer of Catholic Charities was also unable to attend. Ms. Ulmer stated in her questionnaire response that the biggest gap in housing is: 1) Family self-sufficiency. She stated that many do not understand what it takes to be self sufficient. 2) Home Repair - persons living on tight budgets are unable to maintain their homes. 3) Emergency Shelters.

Shawn Tappel of New London felt the biggest gaps in housing were poor infrastructure and services to low income elderly.

Janice Warner of Erie-Huron Community Action was able to attend, however, she states in her questionnaire response that the biggest gaps in housing are not enough resources to fill the demand for home repairs and building rehabs. There is no transitional housing for families exiting the homeless shelter if they have inadequate finances. Ms. Warner states that the most beneficial CHIP activities to fill these gaps are Rehab, Home Repair and Rental Assistance.

Discussion was had regarding coordination of services. It was suggested that if the County were to do emergency housing assistance that it be coordinated with foreclosure prevention counseling. Coordination with Erie-Huron Community Action in assisting each other with projects was brought up. Mrs. Dunlap stated that she had spoken with Janice Warner regarding coordinating services when possible. Mrs. Dunlap also stated that Huron County has used WSOS to provide homebuyer counseling in the past and has referred clients to WSOS for credit counseling. Linda of Firelands stated that Habitat is now providing more counseling, 13 weeks of financial management as well as workshops on home maintenance, taxes, etc.

Mrs. Dunlap asked about Targeting. Mr. Humphress of Willard stated that he felt that the CHIP Program would have more impact if they targeted funds. He felt that doing a house here and a house there did not make that targeted program would. Mr. Humphress felt that you could target Willard in one application and New London in another. Someone asked if Willard was able to apply for funding on its own. Mr. Humphress stated that yes but that they did not have the staffing and were not ready to do that at this time. Several HAC Members felt the need was greater in the Southern half of the County. It was asked were most of the CHIP Applicants come from. Mrs. Dunlap stated that the majority of the applicants are from Willard, New London, Greenwich, and Montroseville. The CHIP program had done a few down payment assistance projects in Wakeman but the majority of the applicants were from the southern part of the County i.e. Willard, New London, Greenwich, Montroseville.

When asked about waiting lists. Huron Metropolitan Housing stated that they have a waiting list of 450 people on the waiting list. The program is only funded to serve 572. Erie-Huron Community Action in their questionnaire stated that they had a waiting list for home repair, it does not state the number. Area on Aging stated that they have 15 seniors on waiting list for

home modification which translates to a one year waiting list.

Mrs. Dunlap handed out a priority rating sheet containing each program available through the CHIP and asked that each member select the programs they feel would be most beneficial to the LMI population in the County and to give them a priority rating in order of importance.

Mrs. Dunlap asked the members to make sure they had signed in, to turn in their priority ranking sheets and their questionnaires. Their recommendations would be presented to the Commissioners and a second public hearing would be scheduled for the second or third week in April to present the programs selected.

The following is the results of the priority ranking:
The numbers represent the priority given by each member i.e. 3 persons felt private rehab was priority number 1. Once member checked programs but did not rank them, his responses are represented by has marks

RANK	POR	RENTAL	HR	DPA	HAB	A/R/R	EMH	TBRA	PUB
1	111	/	/11	1	1	1	/1	/	/
2	2	22	2222		2		2		
3	33		3	3			333	33	
4	4	444	4	44	44				
5	5	555		5		5	5	55	

10 HAC Committee Respondents

Top 5 Activities	Importance Given
9 Home Repair	6 felt HR was in the top 3 priorities
9 Rental	3 felt Rental was in the top 3 priorities
8 Private Owner Rehab	6 felt POR was in the top 3 priorities
7 Emergency Monthly Housing Assistance	6 felt EMH was in the top 3 priorities
5 DPA/Rehab	2 felt DPA/Rehab was top 3 priorities 4 in top 4
5 TBRA (Tenant Based Rental Assistance)	3 felt TBRA was in the top 3 priorities 3 top 4
4 Habitat	2 felt Habitat was in the top 3 & 4 in the top 4
2 Acquisition/Rehab/Rental	
1 Public Facilities	

III. Final Recommendations	Housing Needs	Recommended CHIP Activities	Target Area
Priority 1	Assistance for families unable to afford costly repairs. There is a need for funding for modifications to homes for both elderly and for handicapped.	Home Repair	County-wide excluding the Cities of Norwalk and Bellevue
2.	Conditions of the housing stock especially in the southern part of the County require additional financial assistance in order to address this issue.	Private Owner Rehab	County-wide excluding the Cities of Norwalk and Bellevue
3.	Foreclosure prevention was identified as a need. Although foreclosure prevention counseling is believed to be available, no known financial assistance is currently available.	Emergency Monthly Housing Assistance	County-wide excluding the Cities of Norwalk and Bellevue
4.	Resale in poor condition and vacant properties were identified as a need.	Private Rental Rehab	County-wide excluding the Cities of Norwalk and Bellevue
5.	Assisting low-income families in purchasing affordable housing was identified as a need as well as affordable housing through Habitat	Homeownership (DPA/Rehab) Habitat for Humanity	County-wide excluding the Cities of Norwalk and Bellevue

5
HAC Meeting #2 Minutes

HURON COUNTY
FY 2008 CHIP
Budget

Activity	Hard Costs	Soft Costs*	Total	Admin.	Units
Home Repair	\$74,000	\$13,200	\$87,200	\$8,400	11
Private Rehab	\$205,000	\$32,900*	\$237,900	\$23,400	6
EMI	\$13,500	\$0	\$13,500	\$1,300	3
Rental	\$52,500	\$8,500*	\$60,800	\$5,900	2
DPA/Rehab	\$35,000	\$5,600*	\$40,600	\$4,000	1
New Construction	\$20,000	\$0	\$20,000	\$2,400	1
TOTALS	\$400,000	\$60,000	\$460,000	\$45,400	24

*Soft costs including lead costs

\$460,000
\$ 45,400 Administration
\$ 15,000 Non-spec Admin
\$ 2,000 Fair Housing
\$32,400 Total Grant Request

CT - \$60,000 + \$45,400 + \$15,000 = \$120,400 divided by \$322,400 = 23%

Total Administration % = \$60,000 + \$45,400 + \$15,000 + \$2,000 = \$122,400 divided by \$322,400 = 23.4%

Total Hard Cost % = 80%

Average Hard Cost Investment:

Private Rehab: \$34,166
Home Repair: \$ 6,727
Rental: \$26,250
DPA/Rehab: \$35,000
Emergency Monthly Housing: \$4,500
New Construction: \$20,000

At 9:30 a.m. Pam Hansberger, Recycling Coordinator came before the board in regards to the recycling grants and stated that we have received a grant but have not heard the amount. Ms. Hansberger explained the Earth Day activities.

At 10:10 a.m. Sue Bommer, HR Director came before the board in regards to distributing the open enrollment forms to the county employees. The board felt that the memo that will be sent with these sheets needed a few changes. Ms. Bommer will contact Jeremy Iosue to discuss such memo.

At 10:05 a.m. Ralph A. Fegley moved to enter into **Executive Session ORC 121.22 (G) (3)** a conference with an attorney for the public body concerning disputes involving the public body that are the subject of pending or imminent court action. Gary W. Bauer seconded the motion. The roll being called upon its adoption, the vote resulted as follows:

Absent – Mike Adelman
Aye – Gary W. Bauer
Aye – Ralph A. Fegley

At 10:10 a.m. Ralph A. Fegley moved to end Executive Session ORC 121.22 (G) (3). Gary W. Bauer seconded the motion. The roll being called upon its adoption, the vote resulted as follows:

Absent – Mike Adelman
Aye – Gary W. Bauer
Aye – Ralph A. Fegley

Assistant Prosecutor’s Report

Ms. Kasper stated that she has been reviewing the bylaws of the planning commission and will finish them up soon. Has made some changes to simplify them but can not attend the Planning Commission as she will be attending the health department’s hearings in regards to the no smoking laws. Also has prepared some materials for the county township trustee’s meeting.

OTHER BUSINESS

Mr. Fegley asked about the proclamation for the Salvation Army meeting, and also discussed the auto maintenance adhoc committee meeting. Discussed the computer program Pub Works that they have set for their vehicles. Mr. Fegley asked if there is a way that they could put a satellite at the county garage where Lon Button could enter the data and send it to the engineer’s office. This option is being investigated.

The board discussed the vehicles that will need to be put on Gov Deals. Pete Welch was told to get the VIN numbers to Lon Burton, Mechanic so that he can start the paperwork for the auction process.

Mr. Fegley also discussed the conversation that he had with Huntington Gas, and they stated that they needed additional information for Columbia Gas which includes the square footage of the buildings, btu

REGULAR SESSION
output of the boilers.

THURSDAY

APRIL 10, 2008

Discussion in regards to the items on the tickler was had.

At 10:50 a.m. Ralph A. Fegley moved to adjourn. Gary W. Bauer seconded the motion. The meeting stood adjourned.

IN THE MATTER OF OPEN SESSION

The Huron County Commissioners hereby attest that all actions and deliberations of the Board legally required to be public were conducted in an open session on this date and that the foregoing minutes represent the official action of the Board.

IN THE MATTER OF CERTIFICATION

The Clerk to the Board does hereby attest that the foregoing is a true and correct record of all actions taken by the Board of Huron County Commissioners on April 10, 2008.

IN THE MATTER OF ADJOURNING

The meeting was called to order at 9:00 a.m. With no further business to come before the Board, the meeting was adjourned at 10:50 a.m.

Signatures on File.