

LEGISLATIVE COMMITTEE MINUTES
of May 9, 2022

In Attendance: **Vermilion City Council:** *Steve Herron, Council At Large, Teresa Mayle, Ward Two; Greg Drew, Ward Three; Barb Brady, Ward Four; Brian Holmes, Ward Five. Absent: Monica Stark, Council President; Barb Brady, Ward One.*

Administration: *Jim Forthofer, Mayor; Chris Howard, City Engineer; Amy Hendricks, Finance Director; Scott Holmes, Sergeant Detective; Tony Valerius, Service Director*

Call to Order: Greg Drew, Chairman, RESOLVED THAT this Legislative Committee comprised of the committee of the whole does now come to order.

TOPIC ONE: Review of Ordinance 2022-33 (Rental Registration)

G. Drew stated that he did take another look at the ordinance, and he saw that the limit is 100 on page two, and he thought that they had discussed 160. B. Brady answered that the City of Huron's limit is 160. G. Drew said that the limit was a big concern in the emails and letters he received from the residents. B. Brady said after reading one of the letters they received, that there are some people out there that are already paying taxes on transient rentals. A. Hendricks responded yes, the law that requires the collection and payment of those taxes is fully in effect in this point in time. B. Brady said her thought is those people who are already paying those taxes and have already registered should get preferential treatment. It doesn't seem right to her to throw them into the pot of 100. They should amend the ordinance to say if you are already registered and paying your taxes and have done what you're supposed to do up to this point, we would give you preferential treatment when selecting the 100. T. Mayle stated she didn't think that would be entirely fair because she has received many emails about the fees being too high, and the limit that they have appears very unfriendly to tourists and visitors that come to the city because a lot of the businesses thrive on the tourist situation. If they are going to restrict it they shouldn't say these people are ok, but these people aren't because everybody has the same goal in mind. She thinks they should talk again if they want to adjust the fees and change the limitations because they don't know what that's going to look like, and they don't really know how many there are to begin with. If they had a better idea how many there actually were, it would help because what if they already are at that 100 mark. Say they reach that mark and anyone who is a little later in getting their registration in who has been running an Air B&B for a long time as well, do they just get cut off. She thinks they need to reevaluate it to be fair to everybody because if they have been running it, they certainly wouldn't want to take that from them because they have been running in the community just fine

and have not been a problem. Due to the outcry in the emails, she has been getting, she thinks it is worth looking at if they really want to charge that much for registration, and do they really want to set a restrictive number of 100 to start with.

Mayor Forthofer stated that it seems if the limit is 100 and he is an Air B&B he would lay low until they hit the 100 and then go to town because the enforcement is maxed out. B. Brady said no you wouldn't want to do that because then you are out of enforcement, you can't have one, and you would be under the fine section of the Ordinance. G. Drew said the goal has never been to push Air B&Bs out of the city. They excluded Linwood from the 100 count, he has never been a fan of the 100 limit, he was not a fan of one per block and he has made that clear at every meeting. He thinks they need to come up with something that is fair, that gets everybody registered, everybody legal and they are not pushing Air B&Bs out of the city. They have been in this city before the word Air B&B was invented so, they are not the problem, they should have legislation in place that addresses when it is a problem. S. Herron asked if he is suggesting no limit starting off to see where they are, even though no limit may result in an ordinance that is not enforceable. If we have 350 Air B&Bs we know that the administration cannot enforce that number, however if that tells us where we are, next year we can come back and say ok here is a more realistic fee, then we can hire more people because we need them here. There is a big plus and a big minus to having a limit. G. Drew asked if there is a program that gives a general idea of how many there are. A. Hendricks answered they have one that tracks Air B&Bs, and they are trying to work more on compliance, but with a lack of a registration ordinance active in town, it has made it a little bit tougher to trace those but yes, there is a software package we can use to track those. Right now, it is looking like there are about 65. G. Drew asked if that would include Linwood. A. Hendricks answered yes. G. Drew said now if you exclude Linwood, 100 doesn't seem so unreasonable. Maybe they can do 150 and then reevaluate and if they need to come back and up the number, then they do. S. Herron said he wouldn't have a problem with that. This is the third council that has been working on this, and it was brought to his attention last week by Mr. Werley and it's been brought up a number of times that the number of the 30 days should be removed and make it a 27-day rental. He didn't bring it up in some of the work sessions because he forgot frankly, but that is a very important thing under the law to take away the month-to-month tenancies that people find themselves in, they don't want any confusion with that. G. Drew said he received an email that mentioned that as well. A. Hendricks stated that day limit that is in the current ordinance does correspond with the state law and the regulations that the county uses to collect and monitor the taxes, so that is where it could possibly cause some confusion. She doesn't know that it would, but that is the only thing she can think of about changing that number. S. Herron said he does not think it would because the purpose they have is a taxation thing, we are just trying to keep anybody who is in a 30-day month-to-month and their landlords out of any trouble, so he thinks they

can make it 27 and still comply with the county. He would say to go 27 days and then 150 limit.

G. Drew asked what the administration's opinion on a reasonable cost to be able to put this program in place and not take a loss – the paperwork, the filing, the inspections. Mayor Forthofer said from the beginning, the Building Inspector, the Finance Director, everyone has gotten together and decided on \$400 which is also comparable to another city. G. Drew said he believes it is Huron. A. Hendricks said one of the things that Granicus the consulting firm that we do use said that a lot of the standard they see nationally is that it would be something close to the equivalent of two nights of rental so that is the income potential that those folks have, and our average is probably \$300-\$350 a night. For people who are really running those businesses, she does not believe that fee will be a deterrent for people, they are going to tell you it is, but she doesn't think any of them are going to stop operating because they are running a business. T. Mayle said that was the concern that the really high registration fee was almost intended to discourage the Air B&Bs from operating. She asked if the total that she came up with is based on just operating through the building department, and the inspections and all of that. B. Brady said to her, these are businesses so from the beginning, she has felt that they should go to the Board of Zoning Appeals to get a business permit. If she is running a software company out of her home, she needs to go to the BZA and get permission to run a business out of her house, this is no different. These people are charging people to come in and out of their house, they are functioning like a motel, to call it anything less than a business makes no sense. She thinks they need to stop thinking of them as neighbors and friends and all and think of them as a money-making business, and they need to pay fees to support them that doesn't cost other citizens money and they have to pay the bed tax that is incurred, and she still wouldn't have a problem with them going to the BZA. Mayor Forthofer said he agrees with Councilwoman Brady as far as them being a business and everything that goes with it, he does not however think that BZA is the place to go, that is a volunteer organization of people who give up their dinner once a month to look at resident's requests, he thinks the process of this is more appropriately belonging in the Building Department. G. Drew agreed stating that they will have legislation that would address everything BZA would and more, so he does not support it going to BZA.

G. Drew opened the discussion to the audience.

Jeffrey Zabor, President of the Linwood Park Company of 474 Walnut St. stated at Linwood Park they do understand the desire to reduce negative consequences of short-term housing rentals such as VRBO and Air B&B, but they really believe that the weekly rental of cottages in Linwood Park do not pose any of those problems for the city and residents. They think Linwood Park weekly vacation rentals should be encouraged, and not discouraged. They were founded in 1883 and it was

founded as a facility for religious summer camps and has morphed to the point where today Linwood Park is one of the region's most desirable locations for family reunions and family vacations. Out of the 150 privately owned cottages in Linwood Park about 30 are currently renting their cottages. 95% of the rentals in Linwood Park are done on a weekly basis, exclusively to families and extended families occur between mid-June and mid-August when schools are out of session. These are families that come back to Linwood Park year after year, he rented cottage for 30 years, and would rent 6-7 weeks a year from mid-June to mid-July and had only four families that rented in those 30 years. They have families that come back year after year and the demand for cottages in Linwood Park comes from families and very few, probably a handful even advertise on Air B&B and VRBO. People rent their cottages by word of mouth, and word of family. They expect that they have somewhere between 200-250 families during the summer and these families while on vacation spend money. They spend hundreds of thousands of dollars in the City of Vermilion and the areas close by to support the businesses that we have. They are self-regulating and self-enforcing of the family values that they wish to have in their park. They have a big sign on their gate that says, "Dignified conduct is requested, no alcoholic beverages on park grounds, park maintained between 11pm-9am". They have a full-time superintendent that lives in the park who is there 7 days a week, 365 days a year and he patrols the park. If there is a problem, which they don't have many, they handle it. They are completely fenced and gated 12 weeks a year. Noise from a cottage poses no threat to any immediate surrounding residence because they are not close enough to them. They believe that this Rental Registration Ordinance for the people who primarily rent from 6-8 weeks a year at most will discourage them from renting because of all the fees, and the inspections, and the records, it is just not worth it anymore for some people to rent their cottages. They think what they will find is a reduced number of weekly family rentals which will not be good for Linwood, but even more won't be good for the City of Vermilion.

B. Holmes asked if they were excluding Linwood. B. Brady answered not from the registration. G. Drew stated they are excluding Linwood from the numbers, and he thinks he brings up a valid point and do they treat Linwood like a campground, or something that is separate and just exclude Linwood altogether. He is right, it is gated, you do not have free roam in and out of there. J. Zabor said you have to have a pass to get in, there is a gate with an attendant 24 hours a day during the rental season. G. Drew asked what Councils' thoughts are on exempting Linwood completely from this. S. Herron and T. Mayle both said they thought Linwood was exempt. G. Drew said no, just from the numbers, but if that is their thought lets make it clear and make a motion to exclude Linwood he thinks they brought up a valid point. S. Herron said he thinks they should wait until all the members are present and everyone has had an opportunity to speak before they make a motion.

B. Brady asked what about inspections if they exclude Linwood completely. T. Valerius answered if they exclude Linwood then there wouldn't be any inspections in there. B. Brady asked if he felt that is an important thing for them to do. T. Valerius answered certainly, if they are talking about the safety of the residents and the safety of renters then yes. B. Brady asked Mr. Zabor if they inspect their cottages. J. Zabor said they do not, but they are certainly open to assistance in making sure they are providing safe cottages to rent. If the city would like to and they can work out an arrangement, they would be happy to do that. T. Valerius stated if they do inspections, there will be a fee of some sort. B. Brady asked if the renters are paying the bed tax to the city. J. Zabor answered he believes they are, and they can certainly include that and help them monitor the bed tax and the fee for the inspection of the cottages, they do not think that is unreasonable. B. Brady said they need to be fair to the people outside, so the big thing is the fairness. J. Zabor said they totally agree, Linwood is very unique and the families that come there are unlike most other Air B&Bs, it's a family park.

John Waggoner of 465 Walnut stated he lives in Linwood year-round, and he also owns a cottage and he pays his 7% annually, and he does believe that those who rent are paying the 7% tax. He concurs with what Mr. Zabor said about exempting them, perhaps if they want to do an inspection and have one inspection and pay the fee one time rather than an annual \$400 fee. The other point he added was logistics, if in fact you do not exempt Linwood, he didn't see a lead time in getting the license and inspection. In their case, they have renters already signed up from June 10 until the end of August and if they are going to do this, they need time to apply for the license and get the inspection while they are renting the property. If this goes into effect June 1 they will have to do some renting before they can at least get the inspection, so he asked Council to build some lead time into this regulation to allow anybody really to get the license and get the inspection done while they are renting their property.

John Rowland stated he has lived here for 60 years, he and his wife who is also from Vermilion have been in the rental business in Vermilion on the Lake for 60 years. It started out as a full time rental, and it was a very good rental until all the business started moving out of town and then it was hard to find a good renter, they had a lot of trouble. That is when they decided to try short term rental, and they have had nothing but very good experiences since then. They have people from around the world that stay with them. They have a family from France coming back to stay there for the third time, they have had people from England, Italy, last year a family from Sweden was supposed to come but, because of the virus they couldn't come. They have made a lot of friends. They are rented a year in advance almost full time; they have been doing this for quite a while. As he said, he has lived in Vermilion for 60 years and there is a nice restaurant here in town that is very expensive and very well known, he has not been in that restaurant one time, the French restaurant, but a lot of people who come and stay with them do go there. Most of the people who

come talk about the beautiful downtown and the flowers, and it is really becoming a very nice place. Now, you talk about Linwood, you see a perfect example of short-term rental, it makes their community better, it raises the value of the property, and it makes Vermilion a better place to live in. A lot of people that come and stay with them every year are people who are coming back to visit because they lived here, or they have family here and that is a big part of their rental. He thinks they should really encourage this as much as possible, a lot of the improvements they have had around time is because of this, it is becoming popular from the short-term rental.

Bill Blackie said that he has a cottage in Linwood as well, and they rent it out, they do not live there. He said that he had his cottage inspected, when you get yourself licensed with the bed tax, one of the requirements is that you have it inspected, they had the Building Department come out and do a thorough inspection so to him, it seems to be a duplicate. They are not against the inspection, he just wanted to point out that there are those who already have had inspections. It seemed to be a little bit unclear from the discussion.

G. Drew asked if the inspection he referenced happened by the city. T. Valerius said this could have been a couple years ago when they were talking about this, he is not sure. G. Drew asked if it was something they already had in place. A. Hendricks answered there was an ordinance in one point and time to do it and that ordinance was repealed.

Kate Fenner addressed Council with many of the concerns that she has had with regard to the pending legislation. She is not opposed to the inspections; she thinks it is a good exercise of the safety and soundness and that makes perfect sense. She also agrees with following what Huron has done because they have done a fine job for their community. She takes exception to the 100 limitation and licensing, she does not understand the rationale for it, she does not understand how they reached that number, she does not understand how many vacation rentals they have in this city that they would consider such a limitation. With regard to the inspection that the gentleman just spoke of, she also had inspections, they were not from the City of Vermilion, they were from Lorain County, when you do the hotel license for Lorain County, they require an inspection, so they pay taxes to Lorain County in addition to the City of Vermilion. Her concern is very similar to John's who is her neighbor. During a period of time, Vermilion had a hard time finding good renters, and that was their vacation villa, and they were going to retire there and in the interim they needed to rent it to pay the mortgage. In attempting to find people, they just couldn't and so they started to do vacation rentals. They have only had good people, it has been fun, they meet nice people, people like them, they have never had a problem, so she does not understand what the concern is. She understands the need to regulate, but have we had problems, have we had shootings, or parties because she is not aware of them. They just don't have that

stuff happen; the neighbors enjoy the people. That is why it is so surprising that this is even an issue for this city. Her request is not that she takes exception to the inspections, that is more than fair, she wants a rational basis for the 100 limitation. Her fear is that there are good people out there that have been renting their houses for a long time and if they don't know about the 100 limitation and they are not first to the door to get the license, you are essentially taking away what many people have as their livelihood to some extent, or to supplement their income. She is concerned about the 100 limitation and if there is a strong rationality for that particular number and she doesn't know why Vermilion needs to do it opposed to Huron who did not. B. Brady said that Huron did set a limit of 160. K. Fenner said this is a nationally known vacation spot, USA Today listed Vermilion as one of the quaint Lake Erie vacation spots and she does not think Huron has that distinction. She does think there should be regulations and she would like them to think long and hard about the 100 limitation.

S. Herron reiterated his position stating this is important because of human trafficking issues in this country and in the training he has received about that, Air B&Bs are related to that activity, so his philosophy is simply knowing who is there, who is responsible, and a basic safety measure. As far as the limit, that is negotiable, it really comes from working with the administration to see what they can do in terms of enforcement, so that is where that number comes from that you have heard them talk about. G. Drew said that he seconds his opinion, and he doesn't want to wait for that shooting, or that riot, or whatever can happen at one of these places and then come here and try to draft up some legislation which is going to be really hard on everybody, let's put something reasonable in place and if it's not perfect they can always come back and look at it.

Elizabeth Moes of 4835 Wa Wa Tasse wanted to echo a few points they already heard and offer one additional personal point to give perspective as they consider people in these neighborhoods and the different neighborhoods themselves. She and her husband wrote an email to council members with concern to the limit of 100. She shares a lot of the similar concerns of how they got this number. It feels like a tight path, and furthermore she does not see how that allows for growth in the future of Vermilion. She agrees that regulation makes sense, having some form of recourse when rentals do abuse the local atmosphere that does make sense, but to go and restrict people who are trying to legitimately rent their homes, it just seems not the right way to go. Also, because they are partial business owners here in town it feels as though for a town like Vermilion that has a significant tourism industry and visitor spend here, limiting the number of people who come in doesn't make sense. They are in the Nokomis Park neighborhood, they just purchased the property within the last year however her husband grew up here, this is family to them and aspirational to them to own a place in Vermilion. They do not currently rent their home and do not currently have a plan to rent their home, but the thought that someday that they might want or need to so they can afford the place

and stay there, and then come up against a restriction or a limit does concern them. Also, in the Nokomis Park neighborhood there used to be many rentals in the area and the trend over time has been to become slightly more permanent which is interesting. Within those rentals, Linwood is unique, a lot of these neighborhoods have longer histories but even places like VOL or Nokomis Park, who have long traditions of renting, it feels like it should not be limited and should be considered when you say the average rental is \$300-\$350 a night, there are a lot of smaller cottages that are not asking that amount. She can see the owners who rent 6-8 weeks out of the year might not rent if there were too much restriction, why would you as Vermilion that has a local tourist industry want to see places sit unoccupied for 6-8 weeks when there are good people who come into town and spend at the local businesses, who enjoy the community and form attachments here.

Greg Brenneman owns a cottage in Linwood, and he stated he has been very concerned about this ordinance, partly because of the uniqueness of Linwood. One reason cottages are not rented longer is because some like his, are summer cottages. They are not year-round cottages, they have to drain the water in the winter so when you mention a business, their business has a relatively short amount of time to make money and as it is, they make very little because of taxes, park fees, utilities, and the lodging tax. Like another speaker mentioned, their weeks are rented already for the year, they have deposits already for the season and they have renters who have been coming from 30-40 years. Their rent is nowhere near 300 a night, maybe individual rooms that are rented like hotels but theirs is nowhere near that. He asked the safety forces knowing they don't have the numbers right now, how many times in the last five years have the police been called to Linwood because of a disturbance, how many times has the fire department been called to Linwood due to a problem, he is thinking not very many. Even though they pay quite a bit of property tax, a lot of city services they do not receive. They do get police and fire, but not street clearing, and not paving, so they are already paying a lot of taxes and to add not only the \$400 annual fee, but what will the inspections bring. Vermilion requires contractors be licensed specifically by the city of Vermilion. He truly thinks a park like Linwood is not the problem they are finding; it is gated in the summer and not only is there a rental fee they have to pay, but families can pay over \$100 for a week just in gate fees. There is quite a bit involved in all of the cost and adding this to it just seems a lot. Especially for places that do short term rentals and are not causing a problem. He can understand dealing with drunken parties and property damage or other things but everything he has read in the council notes seems concentrated in a certain area: the center of town, close to the lake. In order to pay the lodging tax and get the permit they did have an inspection and he supposes it's the same that the others had mentioned. Another thing is they require someone being available within 60 minutes, he lives 55 miles away and the other owners are closer so they can potentially make it. He questioned the timing saying that the permit is good until March 31 of the year it is issued. Maybe that is a misprint, it should be until the fall,

if you get it in January or February will it expire in March. S. Herron said it is valid one year and they can fix that. G. Brenneman said he did email the Ward One representative his thoughts.

B. Brady asked what they know about the Lorain County inspections. T. Valerius answered he didn't know, that would be their inspections, we are looking for the items pointed out in the ordinance. B. Brady said we should find out what they are inspecting, why duplicate an effort. T. Valerius said he thinks the city needs to do their own inspections. G. Drew said that it doesn't sound like those inspections are happening yearly, and he would support a yearly inspection with a fee of maybe around \$50 or whatever is reasonable to get someone out there for an hour and inspect a unit, but we can talk about that at a different time.

Dianne Books owner of a property in VOL which has been in her husband's family since 1947 explained the history of VOL. It was one time a gated community where all the wealthy people from the big cities in Ohio come to spend their summers from Memorial Day to Labor Day. VOL was not built for the Ford Plant, what happened is as big bands which used to be at the clubhouse died out, the Ford Plant came in and a lot of the owners started vacating their properties because it was no longer the thing to do. They also own multiple other properties in Lorain County and the fact that vacation rental affords them the ability to maintain and keep their property, and one thing a vacation rental does for the community as a whole and for the landowners is that it gives the funds to maintain the property. It is a competitive business, so you have people who can stay anywhere. If they come to your place you want to make sure it is nice, it is well kept, clean, and cared for. There are a lot of people in the community who cannot afford to keep up their properties, she is sure there are slum landlords in Vermilion, and those properties are not maintained either. As a property owner in a lot of different places, it makes her happy to see a property that is maintained and cared for. The rentals are being policed by the owners, they have rules and restrictions, you are not allowed more than two visitors to stay at her property. At one time you were, but as things started happening like Steve spoke about like fights and things, they said no more. What are we doing about the slum landlords and making them upgrade their properties? They have a beautiful home, and all of their neighbors have beautiful homes. With vacation rentals, they all have to maintain and upgrade their homes because they are trying to make their customers happy. They have people come back every year that love this community. If you go to the city website it talks about visitors coming to town, but where are these people going to stay? It is a double edge sword, and she understands what they are trying to do, and she has no problem with the registration and no problem with the nominal fee for a yearly inspection. Before they had vacation rentals, they had long term renters and they had to evict two of the three because they weren't paying, or mowing the grass, and leaving junk in the yard, it was a nightmare. Having done both full time rentals and vacation rentals, this is a much nicer thing. People come and they enjoy it, the word transient means

people come with no intention of staying, there are lot of places in VOL the clubhouse for one has people who come in, drive everyone crazy and then they leave. She thinks there is a double edge sword here and as landowners they all try their very best to maintain their property and make the community a better place.

John Balliett stated that they own a seasonal cottage in Linwood, they are there for five months a year. The cottage has no insulation, no heat, it is up on cinder blocks, it was built in 1910. If a boat is a hole in the water to throw money into, he can tell you when you are open five months maybe and you only rent six, believe him, he doesn't call it a home, it is not profitable.

Drew Werley of 5016 Timberview said that he was excited to see all these people here to speak out against this, it gets a little tiresome doing it by himself. He was glad to hear there was a lot of correspondence sent to council, which he is surprised because he submitted a public records request and got hardly any of what he heard is coming out. Life, liberty, and the pursuit of happiness is in the Declaration of Independence, we have all heard that. There are some that want to say life, liberty, and the pursuit of property, and he believes that's where all our rights come from. They are all property rights in one way or another, no matter which god you believe in or no god, they are all inalienable rights. Every single corner of these people's property they are taxed on, from when they first buy it, property taxes, any money they spend to fix it up they are taxed on, here we want to tax again. In case you haven't read the ordinance, they can charge you up to \$4,000 a day for breaking their rules, he thinks that is crazy. He is glad Councilman Herron said something that reminded him of a quote he read the other day with the child trafficking, obviously no one here is pro child trafficking. He quoted "the aim of practical politics is keep the populous alarmed by menacing it with an endless series of hobgoblins, all of them imaginary". Most of the issues you guys have are all make-believe. He has talked with plenty of people in the city and the Police Department, and you guys talk about what issues you have in Linwood, which is hardly any, but the whole city is hardly any. There have been very few issues. This ordinance does nothing but steal from these people with the inspection and then the fees that come with it. He is not sure how there is any confusion that they were going to exempt all of Linwood in the conversation that you guys had, he is glad they are now thinking about exempting Linwood from the whole entire thing, he thinks they should exempt anyone who lives in the zip code 44089. The problem is that we have these work sessions and you guys just speak within your echo chamber, you didn't get any outside input from anybody and now we're finding out there are possibly inspections that Lorain County is doing, he is not sure how they don't know how many short-term rentals are operating in the city. For almost two years we have spent over \$8,000 on the Granicus software, one of the main things on it is so that we can track and see who is renting these properties out so that we can enforce it if you ever pass an ordinance. He is glad to see everyone here speaking up for their property rights and whenever they do pass this because he

knows they will, he will petition it and would like the public's support in petitioning it.

Alexander Prentice of 406 Ash said that he has been coming to Vermilion and Linwood for 62 years and he plans to retire in Vermilion. He had the opportunity to buy a cottage in Linwood seven years ago, at the moment in time the hotel tax was initiated, he had his cottage inspected, he thinks he is the first one to be inspected in Linwood. He has since chosen not to rent his cottage for a variety of reasons, but he thinks the big draw for Linwood is that families come to Linwood to have a good time, when they come to Linwood they come with their pockets full because everything they did last year, they need to do again. Whether it's renting a jet ski, going to the restaurant in town, going to buy something in a store, we come to town with a list of things that makes our vacation special and to make our vacation special, we spend money. Consider us a model of how you should eventually get everyone to work: bring families in that have cash. If you're concerned about VRBO's bringing human trafficking, he does not think the mom and pops in Vermilion are being flipped to do human trafficking, that means a unit is being bought by an investor, so you should control the ownership of the units by limiting how you can rent a unit. Some communities have put in a two-year waiting list. If you buy a unit in Vermilion, you can't turn it into a VRBO or rental unit for two years. That dislodges all the investor purchases because they can't meet that requirement.

Greg Drew adjourned the meeting upon no further discussion.

Next meeting: June 27, 2022 @ 7:00 p.m. at the Vermilion Municipal Court Complex, 687 Decatur Street, Vermilion, Ohio