



June 2, 2025
Regular Meeting
7:30 PM

Cleveland Heights City Hall
Council Chambers
40 Severance Cir
Cleveland Heights, Ohio

AGENDA - CLEVELAND HEIGHTS CITY COUNCIL MEETING

- 1) **Meeting called to order by Council President**
- 2) **Roll Call of Council Members**
- 3) **Excuse absent members**
- 4) **Amendments to the Agenda (if necessary)**
- 5) **Approval of minutes from previous meeting(s)**
 - a. April 7, 2025
 - b. April 21, 2025
- 6) **Grocery Outlet Update**
Sal Russo
- 7) **Communications from the Mayor**
- 8) **City Administrator's Report**
- 9) **Departmental Report(s)**
- 10) **Report of the Clerk of Council**
 - a. To notify Council that a Notice to Legislative Authority has been received for a new D1/D3 liquor permit for 12 23 Lounge Place LLC dba 12 23 Lounge Place located at 2558 Noble Rd. This matter has been referred to the Mayor and Chief of Police.
- 11) **Public Comment - Legislative Agenda Items only**
Note: Persons wishing to speak must register in advance. A 3-minute time limit applies. If there are more than 15 speakers, the time will be automatically reduced to 2-minutes. Council President reserves the right to reduce the time limit based on the volume of business on the agenda.

12) Public Comment - General

Note: Persons wishing to speak must register in advance. A 3-minute time limit applies. If there are more than 15 speakers, the time will be automatically reduced to 2-minutes. Council President reserves the right to reduce the time limit based on the volume of business on the agenda.

13) LEGISLATION

Note: The title for each piece of legislation contains a parenthetical reference to the Council Committee within which the subject matter of the legislation falls. Council Committees are abbreviated as follows: (AS)-Administrative Services; (COTW)-Committee of the Whole; (CRR)-Community Relations and Recreation; (F)-Finance; (HB)-Housing and Building; (MSES)-Municipal Services and Environmental Sustainability; (PD)-Planning and Development; (PSH)-Public Safety and Health. See Resolution 97-2022 for a list of Council Committee subject matter areas.

a. First Readings – Consideration of Adoption Requested

RESOLUTION NO. 101-2025(PSH): First Reading. A Resolution authorizing the Mayor to execute an agreement with Krueger International, Inc. d/b/a Spacesaver Corporation through the Sourcewell Cooperative Purchasing Program, for the provision of new lockers to be installed in the Police Department's locker rooms; and declaring the necessity that this legislation be effective immediately as an emergency measure.

Introduced by Mayor Seren
Move for Adoption

ORDINANCE NO. 102-2025(PD): First Reading. An Ordinance authorizing the Mayor to execute six (6) real estate purchase agreements for the sale of certain residential real property located within the City to certain purchasers; and declaring the necessity that this legislation become immediately effective as an emergency measure.

Introduced by Mayor Seren
Move for Adoption

RESOLUTION NO. 103-2025(COTW): First Reading. A Resolution expressing a loss of confidence in the Mayor of Cleveland Heights; and declaring the necessity that this legislation become immediately effective as an emergency measure.

Introduced by Councilmember Petras
Move for Adoption

b. First Readings Only

ORDINANCE NO. 104-2025(HB): First Reading. An Ordinance amending Section 1345.03 of the Codified Ordinances of Cleveland Heights, Ohio, entitled “Notice of violation; legal service; no notice for emergency or same prior violation.”

Introduced by Councilmember Petras

RESOLUTION NO. 105-2025(PD): First Reading. A Resolution authorizing the City Manager to submit the Community Development Block Grant (CDBG) Five-Year Consolidated Plan and the Annual Action Plan and entitlement application for the year beginning January 1, 2025; and declaring the necessity that this legislation become immediately effective as an emergency measure.

Introduced by Mayor Seren

RESOLUTION NO. 106-2025(MSES): First Reading. A Resolution to adopt the Solid Waste Management Plan for the Cuyahoga County Cuyahoga County Solid Waste Management District.

Introduced by Mayor Seren

ORDINANCE NO. 107-2025(AS): First Reading. An Ordinance amending Chapter 131 to add provisions for equity pay adjustments and benefits for the Chiefs of the Police and Fire Departments and Assistant Fire Chief.

Introduced by Councilmember Cobb

RESOLUTION NO. 108-2025(COTW): First Reading. A Resolution determining that support of the 2025 Heights Music Hop is in furtherance of a valid public purpose; awarding Seven Thousand Five Hundred Dollars (\$7,500) to FutureHeights, Inc. in support of the 2025 Heights Music Hop; and declaring the necessity that this legislation become immediately effective as an emergency measure.

Introduced by President Cuda

ORDINANCE NO. 109-2025(PD): First Reading. An Ordinance adopting the Park Synagogue S-2 Development Plan; and Standards; and declaring the necessity that this legislation become immediately effective as an emergency measure.

Introduced by Mayor Seren

RESOLUTION NO. 110-2025(COTW): First Reading. A Resolution of support and appreciation for the Cleveland Heights city staff.

Introduced by President Cuda

ORDINANCE NO. 111-2025(AS): First Reading. An Ordinance amending Ordinance No. 023-2025, “An Ordinance establishing salary schedules, position classifications, and other compensation, and benefits for officers and employees of the City,” to create the position of Deputy Director of Law and to provide for compensation for the City’s ADA Coordinators; and declaring the necessity that this legislation become immediately effective as an emergency measure.

Introduced by Mayor Seren

c. Third Readings

ORDINANCE NO. 063-2025(PD): Third Reading. An Ordinance authorizing the Mayor to execute a real estate purchase agreement for the sale of certain vacant real property located on South Overlook Road and Cedar Road, consisting of approximately 0.54 acres and identified as permanent parcel numbers 685-24-001 and 685-24-033 in the Cuyahoga County records; and declaring the necessity that this legislation become immediately effective as an emergency measure.

Introduced by Mayor Seren
Move for Adoption

14) Committee Reports

15) Old Business

16) New Business

17) Council Member Comments

(Note: Council comments should directly relate to the business of the City of Cleveland Heights, rather than personal reflection or commentary. A maximum 3-minute time limit applies, but the Council President may reduce time limit based on the volume of business on the agenda, the time of evening, or other similar factors.)

18) Council President’s Report

19) Adjournment

NEXT MEETING OF COUNCIL: JUNE 16, 2025



April 7, 2025
Regular Meeting
7:30 PM

Cleveland Heights City Hall
Council Chambers
40 Severance Cir
Cleveland Heights, Ohio

MEETING MINUTES

1) Meeting called to order by Council President

Start: 7:47 pm

2) Roll Call of Council Members

Present: Craig Cobb, Tony Cuda, Gail Larson, Anthony Mattox Jr., Davida Russell, Jim Petras, Jim Posch

Excused: None

Also present: Mayor Seren, Director Hanna, Clerk Balester, Director Zamft, MAC Coordinator Walburn

3) Excuse absent members

- None

4) Amendments to the Agenda (if necessary)

- None

5) Approval of minutes from previous meeting(s)

- None

6) City Administrator's Report

- None

7) Departmental Report(s)

- a. Mayor's Action Center Coordinator – Todd Walburn
b. Planning and Economic Development – Eric Zamft

8) Communications from the Mayor

- Request permission to bid project #25-03 – South Taylor and Blanche Sewer Replacement

Motion to authorize bidding for project #25-03: Anthony Mattox Jr.
Seconded: Craig Cobb

Yes: Craig Cobb, Tony Cuda, Gail Larson, Anthony Mattox Jr.,
Davida Russell, Jim Petras, Jim Posch
No: None

MOTION PASSED

- He gave a brief update on the current road closure/construction on Taylor Rd. between Cedar and Superior.

9) Report of the Clerk of Council

- To notify Council that I have received a notice from the Ohio Division of Liquor Control for the transfer of a D5 liquor permit from Inn on Coventry Restaurant Group LLC, DBA Inn on Coventry, to Coventry Hospitality Group LLC. This matter has been referred to the Mayor and the Chief of Police.

10) Public Comment - Legislative Agenda Items only

(Note: Persons wishing to speak must register in advance. A 3-minute time limit applies. Council President reserves the right to reduce the time limit based on the volume of business on the agenda).

Speakers

Name	Resident/Board Member/Other	Topic
Chris Brace	Resident	Rezoning Legislation

11) Public Comment - General

(Note: Persons wishing to speak must register in advance. A 3-minute time limit applies. Council President reserves the right to reduce time limit based on the volume of business on the agenda.)

Speakers

Name	Resident/Board Member/Other	Topic
Alex Gurevich	Resident	Landlord issues
Tom Hudak	Resident	Dan Horrigan's accusations and Council's handling of it
Travis Filicky	Resident	First Energy's proposed rate increases
James Nemastil	Resident	Mayor's satisfaction survey, non-government personnel at closed door government meetings
Adam May	Resident	Mayor and his relationship with Council and various departments
Morgan Mackay	Resident	Lead-Safe Advisory Board
Amy Eugene	Resident	Issues with the Mayor
Drew Herzig	Resident	Retaliation
Cindy Evans	Resident	Work-place bullying
Barbara Sosnowski	Resident	Burgess contract
Karin Lash	Resident	Mayor and special meeting last week
Angel Fasolo	Resident	Mayor Seren should resign
James Bates	Resident	Issues with the Mayor
Robin Koslen	Resident	Workplace climate
James Williams	Resident	Non-agenda

12) LEGISLATION

Note: The title for each piece of legislation contains a parenthetical reference to the Council Committee within which the subject matter of the legislation falls. Council Committees are abbreviated as follows: (AS)-Administrative Services; (COTW)-Committee of the Whole; (CRR)-Community Relations and Recreation; (F)-Finance; (HB)-Housing and Building; (MSES)-Municipal Services and Environmental Sustainability; (PD)-Planning and Development; (PSH)-Public Safety and Health. See Resolution 97-2022 for a list of Council Committee subject matter areas.

a. First Readings – Consideration of Adoption Requested

RESOLUTION NO. 048-2025(PD): First Reading. A Resolution authorizing the Mayor to execute an extension of an agreement with Millennium Strategies LLC for continued grant writing services; and declaring the necessity that this legislation become immediately effective as an emergency measure.

Introduced by Mayor Seren

Motion to adopt: Anthony Mattox Jr.

Seconded: Gail Larson

Yes: Craig Cobb, Tony Cuda, Gail Larson, Anthony Mattox Jr., Davida Russell, Jim Petras, Jim Posch

No: None

LEGISLATION PASSED

RESOLUTION NO. 049-2025(PD): First Reading. A Resolution authorizing the Mayor to execute an extension of an agreement with Gridics LLC for continued public-facing zoning software and services; and declaring the necessity that this legislation become immediately effective as an emergency measure.

Introduced by Mayor Seren

Motion to adopt: Anthony Mattox Jr.

Seconded: Gail Larson

Yes: Craig Cobb, Tony Cuda, Gail Larson, Anthony Mattox Jr., Davida Russell, Jim Petras, Jim Posch

No: None

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LEGISLATION PASSED

RESOLUTION NO. 050-2025(HB): First Reading. A Resolution authorizing the Mayor to execute an extension to a professional services agreement with SAFEbuilt Ohio, LLC; and declaring the necessity that this legislation become immediately effective as an emergency measure.

Introduced by Mayor Seren

Motion to adopt: Anthony Mattox Jr.

Seconded: Gail Larson

Yes: Craig Cobb, Tony Cuda, Gail Larson, Anthony Mattox Jr., Davida Russell, Jim Petras, Jim Posch

No: None

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LEGISLATION PASSED

RESOLUTION NO. 051-2025(MSES): First Reading. A Resolution amending and adopting the City of Cleveland Heights' support for the ideals, principles, and concepts of Vision Zero, affirming that the acceptable number of annual traffic deaths is zero, and establishing the goal of achieving zero annual traffic fatalities in the City by 2030; and declaring the necessity that this legislation become immediately effective as an emergency measure.

Introduced by Mayor Seren

Motion to adopt: Anthony

Mattox Jr.

Seconded: Gail Larson

Yes: Craig Cobb, Tony Cuda, Gail Larson, Anthony Mattox Jr., Davida Russell, Jim Petras, Jim Posch

No: None

e

LEGISLATION PASSED

RESOLUTION NO. 052-2025(AS): First Reading. A Resolution appointing Natalie Davis as the alternate member of the Fair Practices Board to fill the vacancy for the remainder of the unexpired term; setting the unexpired term of office of the alternate member to end on December 31, 2027; and declaring the necessity that this legislation become immediately effective as an emergency measure.

Introduced by Councilmember Cobb

Motion to adopt: Anthony Mattox Jr.

Seconded: Craig Cobb

Yes: Craig Cobb, Tony Cuda, Gail Larson, Anthony Mattox Jr., Davida Russell, Jim Petras, Jim Posch

No: None

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LEGISLATION PASSED

ORDINANCE NO. 053-2025(F): First Reading. An Ordinance amending Section 1 of Ordinance No. 127-2024, "Wage and Salary Ordinance," to adjust the pay scales and modify job titles of certain seasonal positions within the Department of Parks and Recreation; and declaring the necessity that this legislation become immediately effective as an emergency measure.

Introduced by Mayor Seren

Motion to adopt: Anthony Mattox Jr.

Seconded: Davida Russell

Yes: Craig Cobb, Tony Cuda, Gail Larson, Anthony Mattox Jr., Davida Russell, Jim Petras

No: None

e

LEGISLATION PASSED

1 **b. First Readings Only**

2
3 **RESOLUTION NO. 054-2025(COTW): First Reading.** An Ordinance
4 amending Section 121.01, "Powers and Duties," of Chapter 121, *Mayor*, of
5 the Codified Ordinances of the City of Cleveland Heights, Ohio.
6

7 Introduced by President Cuda

8 **READ INTO THE RECORD**

9 **ORDINANCE NO. 055-2025(PD): First Reading.** An Ordinance amending
10 various Sections of Part Eleven, Zoning Code, of the Codified Ordinances of
11 the City of Cleveland Heights as part of the Livable Neighborhoods Initiative;
12 and declaring the necessity that this legislation become immediately effective
13 as an emergency measure.
14

15 Introduced by Mayor Seren

16 **READ INTO THE RECORD**
17 **SENT TO PLANNING COMMISSION**

18 **c. Second Readings**

19
20 **RESOLUTION NO. 036-2025(MSES): Second Reading.** A Resolution
21 adopting the City of Cleveland Heights Comprehensive & Equitable Safety
22 Action Plan (CESAP).
23

24 Introduced by Mayor Seren

25 **Motion to adopt:** Anthony Mattox Jr.

26 **Seconded:** Jim Petras

27
28 **Yes:** Craig Cobb, Tony Cuda, Gail Larson, Anthony Mattox Jr., Davida
29 Russell, Jim Petras, Jim Posch

30 **No:** None

31 e

32 **LEGISLATION PASSED**

33 **d. Fourth Readings**

34
35
36 **ORDINANCE NO. 245-2024(PD): Fourth Reading (Amended**
37 **04.07.2025).** An Ordinance amending the Zoning Map of the City of
38 Cleveland Heights to rezone the Park Synagogue property located at 3300
39 Mayfield Road to S-2 Mixed-Use District, and transmitting the same to the
40 Planning Commission.
41

42 Introduced by Mayor Seren

43 **Motion to adopt:** Anthony Mattox Jr.

Seconded: Gail Larson

Yes: Craig Cobb, Tony Cuda, Gail Larson, Anthony Mattox Jr., Davida Russell, Jim Petras, Jim Posch

No: None

LEGISLATION PASSED

13) Committee Reports

- **PSH:** There are two PSH meetings, one on April 2, 2025, at 5 pm, and a Public Hearing regarding Deer Population on April 29th between 6 pm-8 pm in Council Chambers.
- **Finance:** Gave an update from April 2nd meeting. The next meeting is April 28th at 6 pm.
- **MSES:** Gave an update from meeting...
- **PD:** Gave an update from the meeting on April 3rd with the Noble Rd merchants. The next meeting will be on Wednesday, April 23rd at 10:30 am with developers.
- **HB:** Gave an update from the last meeting. The next meeting is April 14th at 5:30 pm. On April 23rd at 6 pm, there will be a public hearing regarding Commercial Vehicles on residential property

14) Old Business

- **Larson** apologized to her colleagues and residents for not speaking up more during the special meeting on April 3rd. She spoke about inappropriate behavior by the Mayor's wife that she had previously witnessed during a public meeting in December.
- **Russell** gave an update about a public records request for the City's communication email list, but when she received it from the City, it was sent to her in a format that was 7,000 pages long; she will be asking for it to be either printed for her, or sent to her in a more proper format.
- **Cuda** asked for updates about several outstanding items

15) New Business

- **Mattox** will be working on legislation around guidelines/restrictions for smoke shops in the city.
- **Russell** asked Mattox to include issues about smoke shops around schools.
- **Cobb** inquired about a new dispensary that will be going in; he thinks 2 shops is enough for a city of this size.

1 **16) Council Member Comments**

2 **(Note:** Council comments should directly relate to the business of the City of
3 Cleveland Heights, rather than personal reflection or commentary. A maximum
4 3-minute time limit applies, but the Council President may reduce time limit based
5 on the volume of business on the agenda, the time of evening, or other similar
6 factors.)

- 7
- 8 • **Mattox** wants to make sure that people focus on the facts of the situation
9 as opposed to allegations without proof. Accountability is for all. Asking
10 somebody to resign before all the facts are available from an investigation
11 is not right. He wants people to wait for the results to demand the Mayor's
12 resignation.
- 13 • **Petras** addressed the allegations regarding the city's workplace issues
14 and a contract with Burgess and Burgess to conduct surveys. We should
15 strive to make the City of Cleveland Heights a workplace of choice;
16 employees should not be on pins and needles.
- 17 • **Russell** addressed the workplace issues in City Hall; she, as a labor
18 leader, knows the retaliation employees may face for coming forward, so
19 she will not be providing names of employees and former employees who
20 have come forward to her.

21

22 **17) Council President's Report**

- 23
- 24 • Gave his thoughts about the current situation at City Hall and the work
25 environment. He provided his recollection of times that the Mayor called
26 members of Council names, and the Mayor's wife created what he
27 believes was a toxic environment during a Council meeting on December
28 19, 2024. This whole situation is uncomfortable to talk about, but we
29 cannot turn our backs at this point on the things they have heard.

30

31 **18) Adjournment**

32 End: 9:37 pm

33

34 **NEXT MEETING OF COUNCIL: APRIL 21, 2025**



April 21, 2025
Regular Meeting
7:30 PM

Cleveland Heights City Hall
Council Chambers
40 Severance Cir
Cleveland Heights, Ohio

MEETING MINUTES

1) Meeting called to order by Council President

Start: 7:45 pm

2) Roll Call of Council Members

Present: Craig Cobb, Tony Cuda, Gail Larson, Anthony Mattox Jr., Davida Russell, Jim Posch

Excused: Jim Petras

Also present: Mayor Seren, Director Hanna, Clerk Balester

3) Excuse absent members

- Councilmember Petras excused

4) Amendments to the Agenda (if necessary)

- None

5) Approval of minutes from previous meeting(s)

a. February 3, 2025

APPROVED

b. February 18, 2025

APPROVED

c. February 24, 2025

APPROVED

6) Student Update on CHUH School District Activities

- Kayla Scruggs gave an update on various activities happening in the school district
- Gave an overview of upcoming events at the High School

7) 2025 Poet Laureate Presentation

- Thanked the previous Poet Laureate, Sierra Freeman, for her term.
- Welcomed the new Poet Laureate, Anna Smith, to her two-year term.
- She read a poem for the Council.

8) Former Coventry P.E.A.C.E Campus Tenants (10 min)

- Gave an update on where the former Coventry P.E.A.C.E campus tenants are now

9) MPACT Presentation

Ryan Porter

- Update on Severance Center Development

10) Communications from the Mayor

- AAMA Conference

11) City Administrator's Report

- None

12) Departmental Report(s)

- None

13) Report of the Clerk of Council

a. To notify Council that a Notice from the Ohio Division of Liquor Control has been received for the transfer of a D2/D2X/D3/D3A/D6 liquor permit from YLT Heights LLC dba Nighttown to Edwins Leadership & Restaurant Institute. This matter has been referred to the Mayor and the Chief of Police.

1 **14) Public Comment - Legislative Agenda Items only**

2 Note: Persons wishing to speak must register in advance. A 3-minute time limit
3 applies. If there are more than 15 speakers, the time will be automatically reduced
4 to 2-minutes. Council President reserves the right to reduce the time limit based
5 on the volume of business on the agenda.

6 **Speakers**

Name	Resident/Board Member/Other	Topic
Drew Herzig	Resident	RES 058-2025; RES 069-2025; Vandalism of rainbow crosswalks

7 **15) Public Comment - General**

8 Note: Persons wishing to speak must register in advance. A 3-minute time limit
9 applies. If there are more than 15 speakers, the time will be automatically reduced
10 to 2-minutes. Council President reserves the right to reduce the time limit based
11 on the volume of business on the agenda.

12 **Speakers**

Name	Resident/Board Member/Other	Topic
Tom Hudak	Resident	Mayoral form of government
Erin Brunet Espuela	Resident	Tiger 5k Run

13 **16) LEGISLATION**

14 *Note: The title for each piece of legislation contains a parenthetical reference to*
15 *the Council Committee within which the subject matter of the legislation falls.*
16 *Council Committees are abbreviated as follows: (AS)-Administrative Services;*
17 *(COTW)-Committee of the Whole; (CRR)-Community Relations and Recreation;*
18 *(F)-Finance; (HB)-Housing and Building; (MSES)-Municipal Services and*
19 *Environmental Sustainability; (PD)-Planning and Development; (PSH)-Public*
20 *Safety and Health. See Resolution 97-2022 for a list of Council Committee*
21 *subject matter areas.*

22
23 **a. First Readings – Consideration of Adoption Requested**

24
25 **RESOLUTION NO. 056-2025(PSH): First Reading.** A Resolution
26 authorizing the Mayor to enter into an agreement with Sosis Painting &
27 Remodeling, LLC, a certified lead abatement contractor, for the use of Lead
28 Safe Ohio (LSO) Grant funds in connection with the abatement of lead-based
29 paint hazards at permanent parcel number 684-18-034; providing

1 compensation therefor; and declaring the necessity that this legislation
2 become immediately effective as an emergency measure.

3
4 Introduced by Mayor Seren

5 **Motion to adopt:** Anthony Mattox Jr.

6 **Seconded:** Gail Larson

7
8 **Yes:** Craig Cobb, Tony Cuda, Gail Larson, Anthony Mattox Jr., Davida
9 Russell, Jim Posch

10 **No:** None

11 **LEGISLATION PASSED**

12 **RESOLUTION NO. 057-2025(COTW): First Reading.** A Resolution
13 opposing federal and state cuts to food assistance programs that directly
14 impact the Greater Cleveland Food Bank and its partners and urging the
15 restoration of these funds to support families in need across Greater
16 Cleveland and Cleveland Heights; and declaring the necessity that this
17 legislation become immediately effective as an emergency measure.

18
19 Introduced by Councilmember Petras

20 **Motion to adopt:** Anthony Mattox Jr.

21 **Seconded:** Gail Larson

22
23 **Yes:** Craig Cobb, Tony Cuda, Gail Larson, Anthony Mattox Jr., Davida
24 Russell, Jim Posch

25 **No:** None

26 **LEGISLATION PASSED**

27 **RESOLUTION NO. 058-2025(MSES): First Reading.** A Resolution
28 authorizing participation in the ODOT Cooperative Purchasing Program for
29 road salt for the 2025-2026 winter season; and declaring the necessity that
30 this legislation become immediately effective as an emergency measure.

31
32 Introduced by Mayor Seren

33 **Motion to adopt:** Anthony Mattox Jr.

34 **Seconded:** Craig Cobb

35
36 **Yes:** Craig Cobb, Tony Cuda, Gail Larson, Anthony Mattox Jr., Davida
37 Russell, Jim Posch

38 **No:** None

39 **LEGISLATION PASSED**

RESOLUTION NO. 059-2025(MSES): First Reading. A Resolution authorizing the Mayor to enter into an agreement with GPD Group for engineering design services associated with the waterline replacement project on Altamont Road; providing compensation therefor; and declaring the necessity that this legislation become immediately effective as an emergency measure.

Introduced by Mayor Seren

Motion to adopt: Anthony Mattox Jr.

Seconded: Craig Cobb

Yes: Craig Cobb, Tony Cuda, Gail Larson, Anthony Mattox Jr., Davida Russell, Jim Posch

No: None

LEGISLATION PASSED

RESOLUTION NO. 060-2025(PD): First Reading. A Resolution acknowledging receipt from the Cedar-Fairmount Special Improvement District of a Plan for public services and improvements, and returning said Plan to the Board of Directors without comments or recommendations for changes; and declaring the necessity that this legislation become immediately effective as an emergency.

Introduced by Mayor Seren

Motion to adopt: Anthony Mattox Jr.

Seconded: Craig Cobb

Yes: Craig Cobb, Tony Cuda, Gail Larson, Anthony Mattox Jr., Davida Russell, Jim Posch

No: None

LEGISLATION PASSED

RESOLUTION NO. 061-2025(HB): First Reading. A Resolution authorizing the Mayor to execute an extension to a professional services agreement with Online Solutions LLC ("CitizenServe"); and declaring the necessity that this legislation become immediately effective as an emergency measure.

Introduced by Mayor Seren

Motion to adopt: Anthony Mattox Jr.

Seconded: Craig Cobb

Yes: Craig Cobb, Tony Cuda, Gail Larson, Anthony Mattox Jr., Davida

Russell, Jim Posch
No: None

LEGISLATION PASSED

b. First Readings Only

ORDINANCE NO. 062-2025(PD): First Reading. An Ordinance authorizing the Mayor to execute sixteen (16) real estate purchase agreements for the sale of certain residential real property located within the city to various purchasers; and declaring the necessity that this legislation become immediately effective as an emergency measure.

Introduced by Mayor Seren

READ INTO THE RECORD
REFERRED TO COMMITTEE

ORDINANCE NO. 063-2025(PD): First Reading. An Ordinance authorizing the Mayor to execute a real estate purchase agreement for the sale of certain vacant real property located on South Overlook Road and Cedar Road, consisting of approximately 0.54 acres and identified as permanent parcel numbers 685-24-001 and 685-24-033 in the Cuyahoga County records; and declaring the necessity that this legislation become immediately effective as an emergency measure.

Introduced by Mayor Seren

READ INTO THE RECORD
REFERRED TO COMMITTEE

c. Second Readings

ORDINANCE NO. 023-2025(AS): Second Reading (Amended 04.21.2025). An Ordinance establishing salary schedules, position classifications, and other compensation and benefits for officers and employees of the City; and declaring the necessity that this legislation become immediately effective as an emergency measure.

Introduced by Mayor Seren

Motion to amend: Craig Cobb
Seconded: Anthony Mattox Jr.

Yes: Craig Cobb, Tony Cuda, Gail Larson, Anthony Mattox Jr., Davida Russell, Jim Posch

No: None

MOTION PASSED

NO VOTE

WILL HAVE THIRD READING

d. Consent Agenda

Motion to suspend rules: Anthony Mattox Jr.

Seconded: Gail Larson

Yes: Craig Cobb, Tony Cuda, Gail Larson, Anthony Mattox Jr., Davida Russell, Jim Posch

No: None

MOTION PASSED

Motion to adopt: Gail Larson

Seconded: Craig Cobb

Yes: Craig Cobb, Tony Cuda, Gail Larson, Anthony Mattox Jr., Davida Russell, Jim Posch

No: None

LEGISLATION PASSED

RESOLUTION NO. 064-2025(PD): First Reading. A Resolution declaring May 2025 *National Preservation Month*; and declaring the necessity that this legislation become immediately effective as an emergency measure.

Introduced by Mayor Seren

Legislation passed on consent agenda

RESOLUTION NO. 065-2025(CRR): First Reading. A Resolution recognizing May 5-9, 2025, as *Air Quality Awareness Week*; and declaring the necessity that this legislation become immediately effective as an emergency measure.

Introduced by Mayor Seren

Legislation passed on consent agenda

RESOLUTION NO. 066-2025(CRR): First Reading. A Resolution proclaiming May 2025 to be *Mary Dunbar Bike Month* in the City of Cleveland Heights; and declaring the necessity that this legislation become immediately effective as an emergency measure.

Introduced by All City Councilmembers

Legislation passed on consent agenda

RESOLUTION NO. 067-2025(CRR): First Reading. A Resolution recognizing April 22, 2025 as *National School Bus Driver Appreciation Day*; and declaring the necessity that this legislation become immediately effective as an emergency measure.

Introduced by All City Councilmembers

Legislation passed on consent agenda

RESOLUTION NO. 068-2025(CRR): First Reading. A Resolution proclaiming May, 2025 as *Jewish American Heritage Month*; and declaring the necessity that this legislation become immediately effective as an emergency measure.

Introduced by All City Councilmembers

Legislation passed on consent agenda

RESOLUTION NO. 069-2025(CRR): First Reading. A Resolution recognizing May, 2025 to be *Mental Health Awareness Month*; and declaring the necessity that this legislation become immediately effective as an emergency measure.

Introduced by All City Councilmembers

Legislation passed on consent agenda

RESOLUTION NO. 070-2025(CRR): First Reading. A Resolution recognizing May 4—May 10, 2025 to be *Professional Municipal Clerks Week*; and declaring the necessity that this legislation become immediately effective as an emergency measure.

Introduced by All City Councilmembers

Legislation passed on consent agenda

17) Committee Reports

- **F:** The next Finance Committee meeting will be April 28 at 6 pm. Gave a brief update on some outstanding items, including adjustments to the budget for several council requests.
- **MSES:** The next MSES meeting will be May 16 at 10:00 am.
- **AS:** The next AS meeting will be April 28 at 4:30 pm.
- **HB:** The public hearing previously scheduled for tomorrow has been rescheduled for May 7 at 10:30 am in Council Chambers

- **PSH:** The next PSH meeting will be tomorrow at 5 pm; there will be a Public Hearing regarding the local deer population on April 29 at 6pm in Council Chambers.
- **PD:** The next PD committee will be this Wednesday, April 23rd at 10:30 am.

18) Old Business

- None

19) New Business

- Vice President Russell spoke about a group/program she works with regarding youth homelessness. She wants to give the Council a heads-up that she will ask Council to donate some money to them.

20) Council Member Comments

(Note: Council comments should directly relate to the business of the City of Cleveland Heights, rather than personal reflection or commentary. A maximum 3-minute time limit applies, but the Council President may reduce time limit based on the volume of business on the agenda, the time of evening, or other similar factors.)

- **Mattox:** Spoke to honor and celebrate a former teacher in our school district, Essence Mitchell (SP?), who recently passed away, and the impact she made throughout her time with the school district.
- **Russell:** Happy School Bus Drivers Appreciation Day.

21) Council President's Report

- None

22) Adjournment

End: 9:22 pm

NEXT MEETING OF COUNCIL: MAY 5, 2025



Memorandum

Date: 5/30/25

To: Council

From: Chief Britton

Subject: Purchase of Police Lockers

Purpose Statement:

See attached memo to Mayor Seren. Note that per the Law Department's analysis is that Sourcewell pricing is for the actual physical lockers and the remaining cost for installation will need to be part of the bidding process to follow.

Is this legislation recurring: Yes: ☐ No: ☒

Is emergency language necessary: Yes: ☒ No: ☐

If yes, why?

To mitigate further price increases and to allow this Capital project to be completed in FY2025.

Is passage on first reading necessary: Yes: ☒ No: ☐

If yes, why?

see above

If funding is required, is it already budgeted for? Yes: ☒ No: ☐

If not already budgeted for, where will funding come from?

Funded Line item is 402.7201.3003.0



CLEVELAND HEIGHTS POLICE DEPARTMENT

To: Mayor Seren, Safety Director
Rodney Hairston, Finance Director

From: Christopher M. Britton, Chief of Police

A handwritten signature in blue ink that reads "C.M. Britton".

Date: May 21, 2025

Re: Fund 402 FY25 Capital Project – Police Locker Room Upgrades: Requesting the purchase of Lockers from the Sourcewell pricing vendor Patterson Pope for **\$267,645.40**

Sir,

I am requesting the introduction of legislation at the June 02, 2025, City Council Meeting to purchase the replacement lockers needed for the approved police locker room capital improvement project. Director Gonzales has engaged Panzica Construction for the "Design-Build" and "Design and Preconstruction" of this project.

A meeting was held with Panzica, and they presented their "Project Schedule" with the immediate request to purchase the lockers directly from Patterson Pope using the current Sourcewell contract pricing. The immediate need to order these now is that the current lead time for the lockers is seventeen (17) weeks, and any further delay in ordering them will push the completion date of the project from December of 2025 into March of 2026. Moreover, it is anticipated that the Sourcewell pricing will further increase as it has from the first quote we received in our January 8, 2024, purchase order request of \$241,358.96. The current Sourcewell pricing quote, dated 5/13/25, is now \$267,645.40.

This project was initially budgeted in FY 2024 for \$275,000.00 but stalled due to its initial partial use of ARPA funds. Those funds were then removed by Ordinance No. 025-2024 and replaced with unencumbered General Fund monies to move the project forward. The project then stalled again at the recommendation of the then Finance Director to hire a General Contractor to oversee the project instead of doing it in-house (see attached email correspondences for further information).

We are appreciative and excited to move this project forward with Director Gonzales. Unfortunately, with these delays, the costs of Project Management and material price increases, the quotes and estimates used for the FY2025 budgeting capital project estimate will need to reflect these unanticipated contingency



CLEVELAND HEIGHTS POLICE DEPARTMENT

increases once the formal bidding for the HVAC and electrical portions of the project is complete on August 15th. On September 8, 2025, the Guaranteed Maximum Price (GMP) will be determined, and any budget adjustments will be requested at that time (see attached Panzica Project Schedule).

The funded line item for this project is 402.7201.3003.0 (Fin. Capital Projects. Police Dept. Capital Improvements).

In order to move this project forward and mitigate further pricing increases, I am recommending and requesting the immediate encumbrance of \$267,645.40 to purchase the replacement lockers from the employee-owned Ohio company, Patterson Pope.

Proposed: 06/02/2025

RESOLUTION NO. 101-2025(PSH), *First Reading*

By Mayor Seren

A Resolution authorizing the Mayor to execute an agreement with Krueger International, Inc. d/b/a Spacesaver Corporation through the Sourcewell Cooperative Purchasing Program, for the provision of new lockers to be installed in the Police Department's locker rooms; and declaring the necessity that this legislation be effective immediately as an emergency measure.

WHEREAS, the Police Locker Room Capital Improvement Project was initially budgeted for FY 2024, but reprioritized as part of ARPA-related strategic budgeting;

WHEREAS, Section 9.48 of the Ohio Revised Code authorizes political subdivisions to participate in cooperative purchasing programs without obtaining competitive bids; and

WHEREAS, Section 171.12 of the Cleveland Heights Codified Ordinances authorizes the purchase of machinery, materials, supplies, and other articles through the cooperative purchasing program formerly known as the National Joint Powers Alliance, now known as the Sourcewell Cooperative Purchasing Program, without obtaining competitive bids; and

WHEREAS, the Mayor has determined that the selected labor and materials may be purchased through this Cooperative Purchasing Program at a lower price than could be obtained through bidding, and that it would be in the City's best interests to purchase said vehicle and equipment by this means.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Cleveland Heights, Ohio, that:

SECTION 1. Notwithstanding any provision of Codified Ordinances Chapter 171 to the contrary, the Mayor is hereby authorized to execute all agreements and related documents with with Krueger International, Inc. d/b/a Spacesaver Corporation necessary the provision of new lockers to be installed in the Police Department's locker rooms and in accordance with Sourcewell Contract #091423-KII for an amount not to exceed One Hundred Ninety-Five Thousand, Eight Hundred Seventy-Five and 88/100 Dollars (\$195,875.88). All contracts hereunder shall be in a form approved by the Director of Law.

SECTION 2. It is found and determined that all formal actions of the Council relating to the adoption of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in such formal action, were in meetings open to the public, in compliance with all legal requirements.

RESOLUTION NO. 101-2025(PSH)

SECTION 3. Notice of the passage of this Resolution shall be given by publishing the title and abstract of its contents, prepared by the Director of Law, once in one newspaper of general circulation in the City of Cleveland Heights, or by posting the full text of this Resolution on the City of Cleveland Heights website.

SECTION 4. It is necessary that this Resolution become immediately effective as an emergency measure necessary for the preservation of public peace, health, and safety of the inhabitants of the City of Cleveland Heights, such emergency being the need to commence the above-described improvements at the earliest possible convenience. Provided it receives the affirmative vote of five or more members elected or appointed to this Council, this Resolution shall take effect and be in force immediately upon its passage; otherwise, it shall take effect and be in force from and after the earliest time allowed by law.

TONY CUDA
President of Council

ADDIE BALESTER
Clerk of Council

PASSED:

Presented to Mayor: _____ Approved: _____

KAHLIL SEREN
Mayor



Date: 5.30.25

To: City Council

From: Brian Anderson, Assistant Director of Economic Development

Subject: Legislation related to City-owned properties from RFEIs

Purpose Statement: To authorize the Mayor to enter into Purchase Agreements for 6 City-owned properties made available through the Request for Expressions of Interest process for the rehabilitation of existing homes to Future Heights and Start Right Community Development Corporations.

Is this legislation recurring: Yes: _____ No: X

Is emergency language necessary: Yes: X No: _____

If yes, why? To allow for the timely execution of the Purchase Agreements and transfer of the properties so they can be rehabilitated and prevent further deterioration of the homes.

Is passage on first reading necessary: Yes: X No: _____

If yes, why? While technically a first reading for this legislation, these properties were included in previous legislation that included additional properties that will be brought forward in the future.

If funding is required, is it already budgeted for? Yes: _____ No: _____

If not already budgeted for, where will funding come from?

N/A. No funding required.

Proposed: 06/02/2025

ORDINANCE NO. 102-2025(PD), *First Reading*

By Mayor Seren

An Ordinance authorizing the Mayor to execute six (6) real estate purchase agreements for the sale of certain residential real property located within the City to certain purchasers; and declaring the necessity that this legislation become immediately effective as an emergency measure.

WHEREAS, the City of Cleveland Heights, Ohio owns six (6) parcels of residential real property located throughout the City, which are more particularly identified on Exhibit A, which shall be incorporated herein by reference (collectively, the "Properties"); and

WHEREAS, the City desires to sell the Properties to the identified parties as listed on Exhibit A (collectively, the "Purchasers"), for redevelopment; and

WHEREAS, the City intends to sell the Properties for their associated purchase prices as listed on Exhibit A (collectively, the "Purchase Prices"); and

WHEREAS, the terms of each sale are set forth in the proposed real estate purchase agreements between the City and each Purchaser (collectively, the "Purchase Agreements"), drafts of which are on file with the Clerk of Council, and incorporated herein by reference; and

WHEREAS, this Council has determined that it is in the best interest of the City and its residents to authorize the Mayor to execute the Purchase Agreements for the sale of the Properties.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Cleveland Heights, Ohio, that:

SECTION 1. The Mayor is hereby authorized to execute the Purchase Agreements and any and all other related documents, and take any other actions necessary, to sell the Properties to the Purchasers. The Purchase Agreements shall be substantially in accordance with the form of the drafts as are on file with the Clerk of Council. The Purchase Prices for the Properties shall in the amounts identified on Exhibit A. The Purchase Agreements shall contain such further terms as recommended by the Mayor and Director of Law and shall be approved as to form by the Director of Law.

SECTION 2. This Council finds the aforementioned Properties to be sold are no longer needed for municipal purposes.

ORDINANCE NO. 102-2025(PD)

SECTION 3. It is found and determined that all formal actions of the Council relating to the adoption of this Resolution were adopted in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in such formal action, were in meetings open to the public, in compliance with all legal requirements.

SECTION 4. Notice of the passage of this Ordinance shall be given by publishing the title and abstract of its contents, prepared by the Director of Law, once in one newspaper of general circulation in the City of Cleveland Heights, or by posting the full text of this Ordinance on the City's website.

SECTION 5. It is necessary that this Ordinance become immediately effective as an emergency measure necessary for the preservation of the public peace, health and safety of the inhabitants of the City of Cleveland Heights, such emergency being the need for the timely redevelopment of the Properties and to reduce blight within the City. Wherefore, provided it receives the affirmative vote of five (5) or more of the members elected or appointed to this Council, this Ordinance shall take immediate effect and be in force immediately upon its passage; otherwise, it shall take effect and be in force from and after the earliest time allowed by law.

TONY CUDA
President of Council

ADDIE BALESTER
Clerk of Council

PASSED:

Presented to Mayor: _____ Approved: _____

KAHLIL SEREN
Mayor

Exhibit A

ORDINANCE NO. 102-2025(PD)

PARCEL NO.	ADDRESS	PURCHASER	PURCHASE PRICE
68429079	3392 ALTAMONT AVE, CLEVELAND HEIGHTS, OH, 44118	FUTUREHEIGHTS, INC. DBA HEIGHTS OBSERVER	\$1,000.00
68321102	3520 BAINBRIDGE RD, CLEVELAND HEIGHTS, OH, 44118	FUTUREHEIGHTS, INC. DBA HEIGHTS OBSERVER	\$1,000.00
68107097	960 GREYTON RD, CLEVELAND HEIGHTS, OH, 44112	START RIGHT COMMUNITY DEVELOPMENT CORPORATION	\$1,000.00
68108105	1020 GREYTON RD, CLEVELAND HEIGHTS, OH, 44112	START RIGHT COMMUNITY DEVELOPMENT CORPORATION	\$1,000.00
68106039	886 NELAVIEW RD, CLEVELAND HEIGHTS, OH, 44112	START RIGHT COMMUNITY DEVELOPMENT CORPORATION	\$1,000.00
68106077	903 NELAVIEW RD, CLEVELAND HEIGHTS, OH, 44112	START RIGHT COMMUNITY DEVELOPMENT CORPORATION	\$1,000.00

Proposed: 06/02/2025

ORDINANCE NO. 104-2025(HB), *First Reading*

By Councilmember Petras

An Ordinance amending Section 1345.03 of the Codified Ordinances of Cleveland Heights, Ohio, entitled “Notice of violation; legal service; no notice for emergency or same prior violation.”

WHEREAS, to ensure that owners, agents, and operators of dwelling structures or premises are informed of the resources available to them to repair, improve or demolish structures or premises found to violate the provisions of the City’s housing code, and to help prevent housing code violations from escalating, reduce the burden on the Housing Department, and support residents in maintaining safe, healthy homes;

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Cleveland Heights, Ohio, that:

SECTION 1. Council hereby amends Section 1345.03 of the Codified Ordinances of Cleveland Heights, entitled “Notice of violation; legal service; no notice for emergency or same prior violation,” in the form set forth in Exhibit A, copies of which are attached hereto and which are incorporated herein by reference as if fully rewritten.

SECTION 2. It is found and determined that all formal actions of the Council relating to the adoption of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in such formal action, were in meetings open to the public, in compliance with all legal requirements.

SECTION 3. Notice of the passage of this Ordinance shall be given by publishing the title and abstract of its contents, prepared by the Director of Law, once in one newspaper of general circulation in the City of Cleveland Heights, or by posting the full text of this Ordinance on the City of Cleveland Heights website.

SECTION 4. This Ordinance shall take effect and be in force at the earliest time permitted by law.

TONY CUDA
President of Council

ADDIE BALESTER
Clerk of Council

PASSED:

Presented to Mayor: _____ Approved: _____

KAHLIL SEREN
Mayor

EXHIBIT A

TITLE FIVE

Housing Code

* * *

CHAPTER 1345

Enforcement and Penalty

* * *

1345.03 NOTICE OF VIOLATION; LEGAL SERVICE; NO NOTICE FOR EMERGENCY OR SAME PRIOR VIOLATION.

(a) Whenever the Building Commissioner finds any dwelling structure or premises, or any part thereof, to be in violation of the provisions of this Housing Code, the Commissioner shall give or cause to be given or mailed to the owner, agent or operator of such structure or premises a written notice stating the violation therein. Such notice shall order the owner, agent or operator, within a stated reasonable time but not less than ten (10) days, to repair, improve or demolish the structure or premises concerned. Such delivery or mailing shall be deemed legal service of notice. Upon receipt of a written objection within the stated time period, the Commissioner may extend the time for compliance until such objection has been considered.

(b) If the person to whom a notice of violation is addressed cannot be found within Cuyahoga County after a reasonable and diligent search, then notice shall be sent by certified mail to the last known address of such person, and a copy of such notice shall be posted in a conspicuous place on the structure or premises to which it relates. Such mailing and posting shall be deemed legal service of notice.

(c) Notwithstanding the requirement of notice provided herein, when, in the opinion of the Building Commissioner, the condition of a structure or premises, or part thereof, constitutes an immediate hazard to human life or health, or when a prior violation notice has been sent to the owner or operator for the same or a similar violation, then no such notice of violation need be given to the owner or operator of such building.

(d) Notwithstanding the requirement of notice provided herein, when in the opinion of the Building Commissioner the condition of any premises or part thereof constitutes a health hazard and/or a blighting influence on the immediate neighborhood by reason of the placement, either temporarily or otherwise, of rubbish, garbage, litter or other personal property on the premises in violation of Sections 1351.14 and 1351.29(a)(4) and (5) of this Code or any other section of this Code, then no such notice of violation need be given to the owner, operator or tenant of such building.

(e) The Building Commissioner shall give or cause to be given or mailed with the written notice of violation required under subsection (a) a pamphlet containing guidance regarding financial assistance resources and programs available to repair, improve or demolish the structure or premises concerned.



Date: May 28, 2025

To: City Council

From: Brian Iorio, Asst. Dir. for Community Development

Subject: CDBG Legislation

Purpose Statement: To approve the 2025-2029 CDBG Consolidated Plan and the 2025 CDBG Annual Action Plan (this is a section of the consolidated plan) and to allow the administration to submit these documents to the US Department of Housing and Urban Development. As is done annually, the Citizens Advisory Committee (CAC) and the City Administration concluded their application, review and recommendation process for the 51st year of the CDBG program in the Fall of 2024. These recommendations were shared with City Council at the March 17th Council Committee of the Whole and are reflected in Exhibit 'A' of this legislation. As has been the case for the last several years, the CAC and Administration recommendations for 2025 funding are identical.

Is this legislation recurring: Yes: ☒ No: ☐

Is emergency language necessary: Yes: ☒ No: ☐

If yes, why? The application and plan need to be submitted by July 15th in order to not delay the other Cuyahoga HOME Consortium members.

Is passage on first reading necessary: Yes: ☐ No: ☒

If yes, why? Passage before July 15th would suffice.

If funding is required, is it already budgeted for? Yes: ☒ No: ☐

If not already budgeted for, where will funding come from?

Proposed: 06/02/2025

RESOLUTION NO. 105-2025(PD), *First Reading*

By Mayor Seren

A Resolution authorizing the City Manager to submit the Community Development Block Grant (CDBG) Five-Year Consolidated Plan and the Annual Action Plan and entitlement application for the year beginning January 1, 2025; and declaring the necessity that this legislation become immediately effective as an emergency measure.

WHEREAS, the City has participated, and does now participate, in the CDBG program; and

WHEREAS, the receipt of such funds has been extremely helpful to this City in accomplishing its community development goals; and

WHEREAS, the City has conducted hearings and has participated in extensive discussions with the Citizens Advisory Committee (CAC) and citizens relative to the activities to be accomplished in the fiftieth year of such program.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Cleveland Heights, Ohio, that:

SECTION 1. The Mayor be, and he is hereby, authorized to file with the Department of Housing and Urban Development of the United States Government and any required review agencies, for the program year beginning on January 1, 2025, and continuing for a one (1) year period thereafter, the Community Development Block Grant entitlement 5-Year Consolidated Plan and Annual Action Plan submittals, a copy of which is on file with the Clerk of Council and copies of which will have been reviewed by members of Council. A copy of the fifty-first-year proposed budget, attached hereto as Exhibit A, is presently on file with the Clerk of Council and describes the activities and the proposed amount of expenditures to be approved by this Council for each such activity during the year 2025.

SECTION 2. The Mayor is further authorized and directed to sign any and all forms, applications, or other documents necessary to obtain funding for these described programs, to submit such documents to the proper reviewing agencies within the time permitted by law and to enter into contract with the subrecipient organizations of Community Development Block Grant (CDBG) funds as detailed in Exhibit A and in the 2025 Annual Action Plan.

SECTION 3. The Mayor be, and he is hereby, further authorized to file with HUD and any required reviewing agencies the Annual Action Plan for 2025, a copy of which was made available for review beginning on June 5, 2025, on the City's website and in the Cleveland Heights Planning Department for at least thirty (30) days.

RESOLUTION NO. 105-2025(PD)

SECTION 4. It is found and determined that all formal actions of the Council relating to the adoption of this Ordinance were taken in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements.

SECTION 5. Notice of the passage of this Resolution shall be given by publishing the title and abstract of its contents, prepared by the Director of Law, once in one newspaper of general circulation in the City of Cleveland Heights, or by posting the full text of this Resolution to the City of Cleveland Heights website.

SECTION 6. It is necessary that this Resolution become immediately effective as an emergency measure necessary for the preservation of the public peace, health and safety of the inhabitants of the City of Cleveland Heights, such emergency being to permit immediate filing of the described applications with all appropriate governmental agencies in order to ensure funding prior to the commencement of the program year. Provided it receives the affirmative vote of five or more of the members elected or appointed to this Council, this Resolution shall take effect and be in force immediately upon its passage; otherwise, it shall take effect and be in force from and after the earliest time allowed by law.

TONY CUDA
President of Council

ADDIE BALESTER
Clerk of Council

PASSED:

Presented to Mayor: _____ Approved: _____

KAHLIL SEREN
Mayor

	2024 Allocations	2025 Requests	2025 CAC Recommendations
ADMINISTRATIVE ACTIVITIES maximum funding is capped at 20%			
CD Administration	\$ 227,000	\$ 260,000	\$ 248,640
Fair Housing Activities	\$ 38,525	\$ -	
FutureHeights - Community Capacity-Building	\$ 45,000	\$ 45,000	\$ 45,000
ADMINISTRATIVE SUB-TOTAL	\$ 310,525	\$ 305,000	\$ 293,640
PUBLIC SERVICE ACTIVITIES maximum funding is capped at 15%			
HRRC Housing Counselor	\$ 25,116	\$ 35,110	\$ 22,000
Office on Aging - Community Resource Specialist Program	\$ 40,000	\$ 40,000	\$ 15,000
Heights Emergency Food Ctr.	\$ 27,000	\$ 24,500	\$ 23,000
Family Connections (Playroom & FSC)	\$ 22,116	\$ 40,000	\$ 30,000
Open Doors Academy (Middle School Program)	\$ 15,116	\$ 20,000	\$ 14,000
Open Doors Academy (High School Program)	\$ 15,116	\$ 20,000	\$ 14,000
Start Right Food Program	\$ 15,000	\$ 16,000	\$ 16,000
Agudath Israel of Ohio (Gesher)	\$ 17,116	\$ 18,000	\$ 14,000
Lake Erie Ink	\$ 15,000	\$ 19,200	\$ 15,000
Bhutanese Community of Greater Cleveland Community Center	\$ -		\$ (22,532)
WAVE Mentoring Program	\$ 15,000	\$ 12,000	\$ 12,000
Naaleh Cleveland	\$ 20,116	\$ 30,000	\$ 20,000
Chesed Center - Food Pantry Operations	\$ 10,116	\$ 50,000	\$ 10,000
Journey Center for Safety & Healing	\$ -	\$ 10,000	\$ 8,000

	2024 Allocations	2025 Requests	2025 CAC Recommendations
Heights Suburban Collaborative Family Support		\$ 27,000	\$ 20,000
PUBLIC SERVICES SUB-TOTAL	\$ 241,812	\$ 361,810	\$ 210,468
PUBLIC FACILITIES & IMPROVEMENTS			
<i>PUBLIC FAC. & IMP. SUB-TOTAL</i>			
Street Improvements	\$ -	\$ 195,000	\$ 155,000
CH Parks and Recreation - Park Improvements	\$ 31,962	\$ -	
Chesed Center Capital Improvements	\$ 49,000	\$ -	
Antisdale Road Resurfacing	\$ 162,892	\$ -	
LEI - Capital Improvements	\$ -	\$ 15,000	\$ 15,000
Creative Spaces Cultural Arts		\$ 82,000	\$ 82,000
Parks & Recreation Accessibility Improvements	\$ -	\$ 150,000	\$ 25,000
PUBLIC FAC. & IMP. SUB-TOTAL	\$ 243,855	\$ 442,000	\$ 277,000
HOUSING ACTIVITIES			
<i>Home Repair Resource Center (HRRC)</i>			
HRRC Operating Expenses	\$ 200,842	\$ 134,890	\$ 134,890
Assist Incentive Grant	\$ 5,000	\$ 5,000	\$ -
Deferred Loan Match	\$ 10,000	\$ 10,000	\$ 5,000
Sr. Home Stability Grant	\$ 5,000	\$ 5,000	\$ 5,000
<i>HRRC SUB-TOTAL</i>	<i>\$ 220,842</i>	<i>\$ 154,890</i>	<i>\$ 144,890</i>
<i>Housing Preservation Office (HPO)</i>			
Senior Home Repair Program	\$ 150,000	\$ 150,000	\$ 100,000
Home Repair Program	\$ -	\$ 150,000	\$ 100,000

	2024 Allocations	2025 Requests	2025 CAC Recommendations
Nuisance Abatement	\$ -	\$ 40,000	
HPO Operating/Staff	\$ 310,751	\$ 276,925	\$ 276,925
LMI Code Enforcement	\$ 50,000	\$ 50,000	\$ 50,000
<i>HPO SUB-TOTAL</i>	\$ 510,751	\$ 666,925	\$ 526,925
FutureHeights - FutureHomes Program	\$ 7,234	\$ -	
HOUSING SUB-TOTAL	\$ 738,827	\$ 821,815	\$ 671,815
COMMERCIAL/ECONOMIC DEVELOPMENT			
<i>Economic Development Department</i>			
E.D Administration	\$ 75,000	\$ 87,500	\$ 87,500
Storefront Renovation Program	\$ -	\$ 200,000	\$ 313,837
Commercial Revolving Loan			\$ (300,000)
<i>ED SUB-TOTAL</i>	\$ 75,000	\$ 287,500	\$ 101,337
COMMERCIAL/ED SUB-TOTAL	\$ 75,000	\$ 287,500	\$ 101,337
GRAND TOTAL	\$ 1,610,019	\$ 2,218,125	\$ 1,554,260
Contingency		\$ 4,620	\$ 16,683
Reallocated Funds	\$ 59,207		\$ 322,532
HUD ALLOCATION	\$ 1,555,432	\$ 1,550,000	\$ 1,566,683
SUBCOMMITTEE ASSIGNMENTS KEY			
Commercial Areas			
Finance and Other			
Neighborhood Activities			

	2024 Allocations	2025 Requests	2025 CAC Recommendations
Preservation and Housing			



Date: May 21, 2025

To: Addie Balester, Clerk of Council
Chris Heltzel, Assistant Law Director

Cc: Kahlil Seren, Mayor
William Hanna, Director of Law

From: Collette Clinkscale, Director of Public Works

Subject: Legislation to Adopt the 2026-2040 Solid Waste Management Plan for Cuyahoga County

Purpose Statement: To adopt the Solid Waste Management Plan for the Cuyahoga County Solid Waste Management District for the period 2026-2040.

Is this legislation recurring: Yes: _____ No: X

Is emergency language necessary: Yes: X No: _____

If yes, why? This plan must be ratified by August 10, 2025 to meet the County's deadline.

Is passage on first reading necessary: Yes: _____ No: X

If yes, why?

If funding is required, is it already budgeted for? Yes: X No: _____

The City currently participates in this program and it is in the current budget. There is not an increase projected for next year.

Resolution No. 106-2025

**A RESOLUTION TO ADOPT THE SOLID WASTE MANAGEMENT PLAN FOR THE
CUYAHOGA COUNTY SOLID WASTE MANAGEMENT DISTRICT.**

WHEREAS, the City of Cleveland Heights is located within the jurisdiction of the Cuyahoga County Solid Waste Management District (District); and

WHEREAS, the Cuyahoga County Solid Waste Management District Policy Committee prepared and adopted a final draft of the Cuyahoga County Solid Waste Management Plan Update in accordance with *Ohio Revised Code Sections 3734.53 3734.54 and 3734.55*; and

WHEREAS, the District provided a copy of the Cuyahoga County Solid Waste Management Plan Update (2026-2040) for ratification to each of the legislative authorities of the District; and

WHEREAS, the City of Cleveland Heights must decide whether it approves of said Solid Waste Management Plan Update no later than August 10, 2025.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Cleveland Heights that:

1. The City of Cleveland Heights approves the Cuyahoga County Solid Waste Management Plan Update.

The Clerk is hereby directed to send the District a copy of this resolution/ordinance to the attention of Elizabeth Biggins-Ramer, Executive Director, Cuyahoga County Solid Waste Management District, 4750 East 131 Street, Garfield Heights, OH 44105.

2. That it is found and determined that all formal actions of this Council concerning and relating to the passage of this resolution were adopted in an open meeting of this Council and of any of its committees that resulted in such formal actions were in meetings open to the public in compliance with all legal requirements including *Sections 121.22 of the Ohio Revised Code*.

Approved/Disapproved: _____

Signature of Appropriate Officer: _____

Date: _____



RATIFICATION OF THE CUYAHOGA COUNTY SOLID WASTE MANAGEMENT PLAN UPDATE (2026 – 2040)

A Fact Sheet for Community Officials – DEADLINE TO RATIFY IS August 10, 2025

The development of the solid waste plan is a requirement of Ohio law. Every solid waste management district in Ohio must periodically update their solid waste management plan and submit it to each political subdivision to be ratified. Ratification occurs when city/village councils and township trustees representing 60% of a district's population, including its largest city and the legislative authority of the county, vote to approve the plan. If a district's plan is not ratified, the Ohio EPA will prepare the plan and order it to be implemented. **This fact sheet provides general information about Cuyahoga County's solid waste plan which is now out for ratification.**

The Cuyahoga County Solid Waste Management Plan

The Cuyahoga County Solid Waste Management Plan was first ratified by communities in 1994 and four times since. The Cuyahoga County Solid Waste District (the District) and its Solid Waste Policy Committee are now seeking local approval for the fifth Plan Update. **The ratification process takes place from May 10, 2025 through August 10, 2025.** This Plan Update complies with an Ohio EPA format and contains 6 chapters and 23 appendices. It describes the waste management methods to be used in the upcoming planning period and details how the ten waste reduction and recycling goals established in the State Solid Waste Management Plan will be achieved. It also describes how the Plan will be implemented by the Cuyahoga County Solid Waste District.

What's the best way to review the Plan Update?

The plan chapters provide an executive summary of the plan. The District recommends reading the chapters for an overview of the plan and if additional information is desired, referring to the appendices for more detail. **See your council clerk for a Plan Update Summary booklet.** The complete Cuyahoga County Solid Waste Management Plan Update (2026 – 2040) is also available on the District's website – CuyahogaRecycles.org and at the Cuyahoga County Solid Waste District's office.

Who prepared the Plan Update?

The Plan Update was prepared by the Cuyahoga County Solid Waste District in conjunction with the Cuyahoga County Solid Waste Policy Committee. Various stakeholders were also consulted through the 18-month process. **The Policy Committee consists of the Cuyahoga County Planning Commission members and two public members.**

Who implements the Plan Update and how is it funded?

The District is responsible for implementing the Plan Update which contains programs and services that support waste reduction and recycling. The District employs seven staff and is funded by a "generation fee". This fee of \$2.00 is levied on each ton of waste produced in Cuyahoga County and landfilled in Ohio. Cuyahoga County's current \$2.00 per ton fee was increased by \$0.50 per ton in 2023, only the second increase since 1994, and remains one of the lowest in Ohio. **Under this Plan Update, the generation fee remains at the current level through 2040. For comparison, the average fee statewide is \$4.74 per ton.**

Programs and services offered through the Plan

All the existing programs and services offered by the Cuyahoga County Solid Waste District will continue with the ratification of this Plan Update while some new programs will be initiated. See program summary list below.

Education Services	Community Services & Programs	Expanded or New Programs
• CuyahogaRecycles.org • Speakers / presenters • Residential recycling outreach • Children's education • Business recycling assistance • Recycling program assistance • Compost seminars • Compost bin sales	• Household Hazardous Waste Program • Scrap Tire Round-Up • Litter Collection Program • Special Waste Collections • Program analysis and contracting services • Environmental Crimes Task Force • Health Department Funding	• Grants for communities • Promote food waste, fiber, glass, yard waste drop-off super sites • Waste Reduction Grant for schools and universities • Volume-based fee support • Scrap tire education and enforcement • Expanded litter collection program



Cuyahoga County

SOLID WASTE DISTRICT



Cuyahoga County
SOLID WASTE DISTRICT

2026-2040 SOLID WASTE MANAGEMENT PLAN

Revised Draft Plan for Ratification
May 2025

A large green leaf graphic is positioned on the left side of the slide, partially overlapping the title text. The leaf has a prominent central vein and several smaller veins branching off it. The background of the slide is a solid green color.

Today's Presentation

1. About the District
2. What's the Plan?
3. Key Elements and Analysis
4. Plan Funding
5. Programs and Services
6. Plan Ratification
7. Questions

Cuyahoga County Solid Waste District

We are the public agency helping the people of Cuyahoga County to reduce, reuse and recycle at home, at work and in our communities.

We serve the 59 communities within Cuyahoga County.

Learn more at
CuyahogaRecycles.org





Cuyahoga County
SOLID WASTE DISTRICT

**2026-2040
SOLID WASTE
MANAGEMENT PLAN**

Revised Draft Plan for Ratification
May 2025

What's the Plan?



PLAN REQUIREMENTS

- **Required by Ohio Law - Ohio EPA Format**
- **Demonstrate compliance with State of Ohio recycling goals**
- **Identify programs to manage special wastes**
- **Identify programs to meet education/outreach requirements**
- **Assure availability of landfill capacity**
- **Identify funding mechanism and resources to implement the Plan**



STATE SOLID WASTE PLAN GOALS

- Goal 1. Ensure adequate infrastructure to give residents and businesses opportunities to recycle.**
- Goal 2. Recycle 25 percent of residential/commercial sector waste.**
- Goal 3. Provide a web site; a comprehensive resource guide; an inventory of available materials management infrastructure; and speakers.**
- Goal 4. Provide education, outreach, marketing and technical assistance regarding reduction, recycling, composting, reuse, and other alternative waste management methods to identified target audiences using best practices.**
- Goal 5. Provide strategies to assist the industrial sector to reduce, reuse, recycle, or compost the materials they generate.**
- Goal 6. Provide strategies to manage special wastes scrap tires, yard waste, lead-acid batteries, HHW and electronics.**
- Goal 7. Identify how to incorporate economic incentives into source reduction and recycling programs.**
- Goal 8. Evaluate the impact of recycling programs on reducing greenhouse gas emissions.**
- Goal 9. Encourage development of recycling markets and the use of recycled-content products.**
- Goal 10. Report annually to Ohio EPA regarding plan implementation of the plan.**



HOW WAS THE PLAN DEVELOPED?

Data Analysis

Strategic
Planning

Conclusions

Stakeholder
Engagement

Actions &
Priorities

Financial
Forecasting

- ✓ **CCSWD**
- ✓ **Consultants: Chagrin Valley Engineering and RRS**
- ✓ **Solid Waste Policy Committee**
- ✓ **Input from Stakeholders**
 - **Elected officials**
 - **Service directors**
 - **Educators**
 - **Private sector materials management professionals**



SOLID WASTE POLICY COMMITTEE

Member Name	Representing
Cuyahoga County	
Yvonne Conwell, Cuyahoga County Council District 7	County Representative
Nicole Daily Jones, Mayor, City of North Olmsted	West Shore Region Representative
Michael Dever, Director, Cuyahoga County Public Works	County Representative
David Weiss, Mayor, City of Shaker Heights	Heights Region Representative
Marie Gallo, Mayor, City of Parma Heights	South Central Region Representative
Tim Weber, MetroHealth	Private Sector Representative
Edward Orcutt, Mayor, City of Brook Park	Southwest Region Representative
Mayor Bibb - Joyce Pan Huang, Director, Cleveland City Planning Commission	Cleveland Region Representative
Matthew Burke, Mayor, City of Garfield Heights	Chagrin / Southeast Region Representative
Sunny Simon, Cuyahoga County Council District 11	County Representative
Gregory Kurtz, Mayor, City of Independence	Cuyahoga Region Representative
Georgine Welo, Mayor, City of South Euclid	Hillcrest Region Representative
Michelle Wilhelm	Citizen Representative

As of May 2025



PLAN UPDATE SCHEDULE

☒	Statutory Planning Start Date	May 23, 2023
☒	Policy Committee Resolution for Draft Plan Submittal	August 8, 2024
☒	Draft Plan Submittal	August 23, 2024
☒	Ohio EPA 45-Day Comment Period	October 7, 2024
☒	Revise Plan Based on Non-Binding Comments	October - December 2024
☒	Public Comment Period	February 13, 2025 - March 14, 2025
☒	Public Hearing	March 18, 2025
☒	Revise Plan Based on Public Comments	March 19, 2025 - April 9, 2025
☒	Policy Committee Adopts Draft Plan	April 10, 2025
	Ratification Period - 90 Days	May 10, 2025 - August 10, 2025
	Policy Committee Certifies Ratification	October 9, 2025
	Ratified Plan Submittal to Ohio EPA	November 25, 2025
	Final Ohio EPA Review - 90 Days	February 23, 2026
	Plan Approval and Implementtion	February 23, 2026



WHATS NEW/DIFFERENT WITH THIS PLAN?

THIS PLAN

- **MAINTAINS** all existing education, outreach and collection programs
- **ENHANCES** some existing programs
 - ✓ Grants
 - ✓ Litter Collection
 - ✓ Environmental Crimes Task Force
 - ✓ Education / Outreach
- **POTENTIAL NEW INITIATIVES**
 - ✓ Programs for hard-to-manage/recycle materials
 - ✓ Textile recycling analysis
 - ✓ Yard waste and food waste composting consortiums and infrastructure development
- **FEES**
 - ✓ NO fee increase



2026-2040
SOLID WASTE
MANAGEMENT PLAN

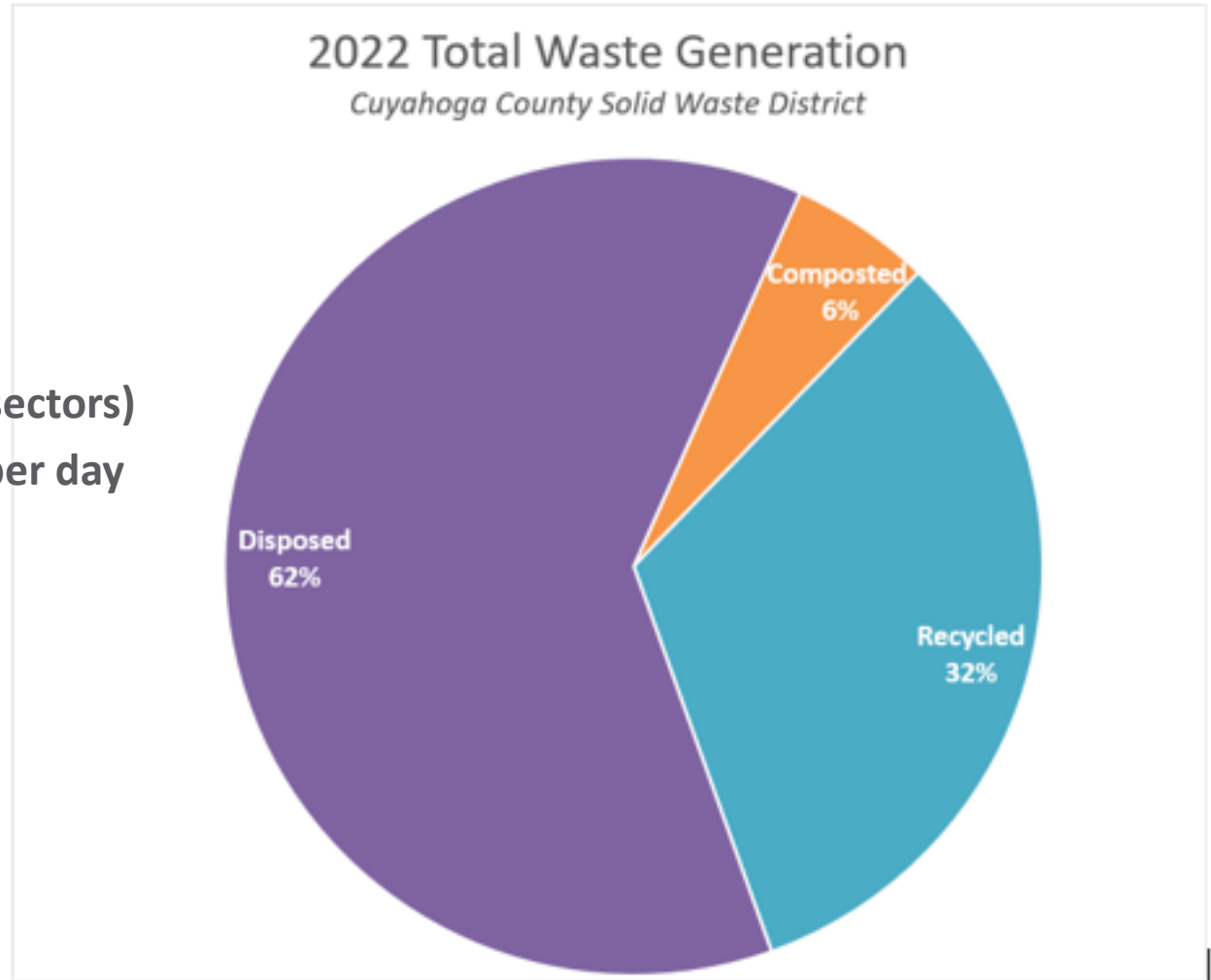
Revised Draft Plan for Ratification
May 2025

Key Elements and Findings

Key Elements and Findings

WASTE GENERATION

- 2,467,527 tons/year (all sectors)
- 6.94 pounds per person per day



Key Elements and Findings

Facility Name	Location		Waste Accepted from SWMD (tons)	Percent of all SWMD Waste Disposed	Remaining Capacity (years)
	County	State			
In-District					
None				0%	
Out-of-District					
American Landfill, Inc.	Stark	Ohio	55,279	17%	92
Athens-Hocking Landfill	Athens	Ohio	17	0%	47
Carbon Limestone Landfill LLC	Mahoning	Ohio	362	0%	37
County Environmental of Wyandot	Wyandot	Ohio	11	0%	170
Countywide RDF - Republic Services	Stark	Ohio	9,242	3%	82
Crawford County Landfill	Crawford	Ohio	6	0%	21
Erie County Sanitary Landfill	Erie	Ohio	2	0%	19
Evergreen Recycling & Disposal	Wood	Ohio	3	0%	37
Geneva Landfill	Ashtabula	Ohio	1,062	0%	74
Kimble Sanitary Landfill	Tuscarawas	Ohio	27,474	8%	18
Lake County Solid Waste Facility	Lake	Ohio	5,746	2%	26
Lorain County II Landfill LLC	Lorain	Ohio	203,889	61%	17
Mahoning Landfill Inc	Mahoning	Ohio	7	0%	65
Port Clinton Landfill Inc	Ottawa	Ohio	73	0%	93
Rumpke of Northern Ohio Inc Noble Road Landfill	Richland	Ohio	29,319	9%	14
Suburban Landfill Inc	Perry	Ohio	3	0%	140
Wood County Landfill	Wood	Ohio	8	0%	2
Out-of-State					
Advanced Disposal Services Blue Ridge Landfill Inc		Kentucky	79	0%	22
Total			332,580	100%	976

WASTE DISPOSAL & TRANSFER

- Waste not recycled or composted is disposed in MSW landfills
- 1.5 million tons disposed annually
- Waste is sent to 18 landfills outside Cuyahoga County
- Transfer stations are used to ship waste longer distances - 17 transfer stations total, 9 in Cuyahoga County
- ✓ Remaining landfill capacity projected at 54 years

Key Elements and Findings

2022 Single Stream Curbside Processors

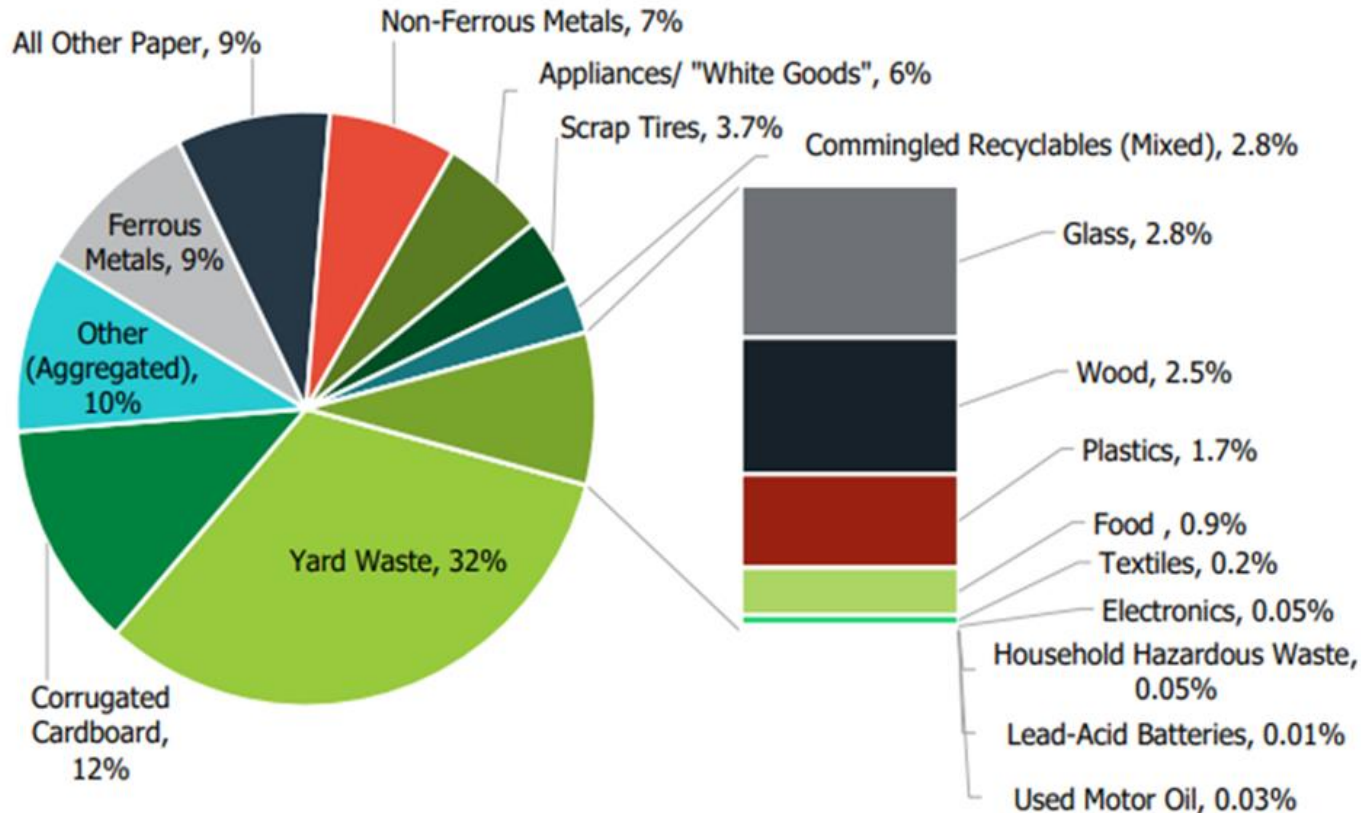


RECYCLING

- 38% of waste recycled and composted
- 59 recyclers process 316,731 tons
- 4 MRFS process curbside recyclables
- 56 municipal curbside recycling programs and 22 municipal drop-off sites
- ✓ Plan documents a recycling rate of 24.42% (res/com) and 62.73% (industrial)

Key Elements and Findings

2022 Residential/Commercial Materials Recycled/Composted



COMPOSTING

- 6% of all organic waste composted
- 32% res/comm materials
- 23 registered composting facilities
- 56 cities have yard waste recycling
- Less expensive than landfill





RESIDENTIAL RECYCLING ANALYSIS

Support existing curbside/drop-off programs and consortiums

Public/private partnerships to establish “super drop-off centers”

Work with communities to decrease Contamination in recycling

Work with communities and private sector to develop organics composting infrastructure and programming.



BUSINESS AND INDUSTRY RECYCLING ANALYSIS

Continue existing technical assistance and educational programs

Seek business to become Business Recycling Champions (waste audits, diversion program development, and data tracking)

Work to expand fiber and glass infrastructure and collection

Target small to medium sized businesses without EHS or plan manager





SPECIAL WASTE ANALYSIS

HOUSEHOLD HAZARDOUS WASTE

- evaluate small business drop-off
- expand the type of materials collected

SCRAP TIRES

- resident education
- scrap tire dumping enforcement by ECTF

ORGANICS

- yard waste consortium
- municipal composting cooperative
- food rescue and food waste composting

LITTER

- facilitate targeted clean-ups



ECONOMIC INCENTIVE ANALYSIS

Adjust Existing Grant Programs

- Increase the type of grant programs offered
- Expand the allowable uses under each grant program
- Increase the dollars awarded

PAYT support



EDUCATION AND OUTREACH ANALYSIS

- **Web site**
- **E-newsletters**
- **Resource guides**
- **Speakers / presenters**
- **Residential recycling outreach**
- **Children's education program**
- **Business and industry outreach**
- **Municipal outreach**
- **Media relations**
- **Tour Your MRF**



Funding the Plan



Cuyahoga County
SOLID WASTE DISTRICT

2026-2040 SOLID WASTE MANAGEMENT PLAN

Revised Draft Plan for Ratification
May 2025



TYPES OF FUNDING MECHANISMS

- ORC 3734.573
- Tiered disposal fees (for districts that have landfills)
- **Generation fees (for districts without landfills)**



CUYAHOGA COUNTY'S FUNDING METHOD

Cuyahoga County's Generation Fee

- 1994 – 2006 = \$1.00 per ton
- 2007 – 2022 = \$1.50 per ton
- 2023 – Present = \$2.00 per ton



COMPARING FEES WITH OTHER DISTRICTS

Statewide Average	\$4.75 / ton
Cuyahoga County	\$2.00 / ton

Geauga/Trumbull.....	\$5.50
Summit County.....	\$5.00
Portage County.....	\$9.60
Franklin County.....	\$5.00
Montgomery County.....	\$3.00



FUNDING PLAN IMPLEMENTATION

- **Generation Fee remains at \$2.00 per ton through planning period (2040)**
- **District revenue through Generations Fees and other minor income is projected to average \$2.6 million / year**
- **Costs to implement the plan is projected to average \$2.7 million / year**
- **District's fund balance will be drawn down by ~\$100,000 / year**
- **District's fund balance will be \$3 million at end of planning period in 2040**



2026-2040
SOLID WASTE
MANAGEMENT PLAN

Revised Draft Plan for Ratification
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Programs and Services

Recycling Outreach and Education

CuyahogaRecycles.org

County-wide recycling education and outreach

Children's Education Program

Teacher and community resources

Speakers



Business Recycling Assistance Program

Composting seminars and bin sales



Community Services

Grant Programs (revamp existing + 1 new grant)

Contracting Services and consortiums

Waste collection and recycling program analysis

Seminars for residents

Disposal of HHW

Scrap Tire Round Up

Litter Collection Program

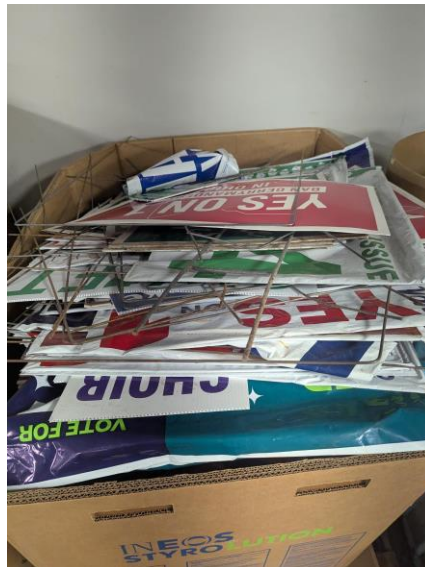
Special Waste Convenience Center



Special Waste Convenience Center

Resident Drop Off

- Cell phones
- CD/DVD cases
- VHS and cassette tapes and cases
- Mixed paper /cardboard
- PakTech rings, and small electronics
- Small appliances
- Holiday lights
- Election signs
- Electronics

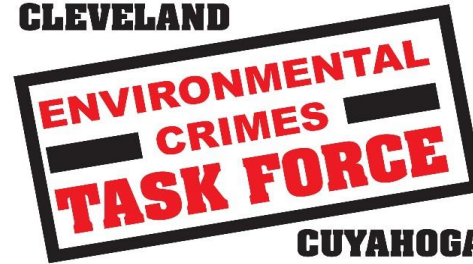


Other Services

Environmental Crimes Task Force

Solid waste code enforcement

CLEVELAND



**CUYAHOGA
COUNTY**





Cuyahoga County
SOLID WASTE DISTRICT

**2026-2040
SOLID WASTE
MANAGEMENT PLAN**

Revised Draft Plan for Ratification
May 2025

Plan Ratification



CuyahogaRecycles.org



PLAN RATIFICATION

- Ratification period May 10, 2025 - August 10, 2025
- Each city/village council and township trustees must vote
- CCSWD Board must approve
- County Council must approve
- Communities representing 60% of Cuyahoga County must approve including the largest city (Cleveland)
- **If communities fail to ratify, the Ohio EPA will write the plan and order it to be implemented.**



Cuyahoga County
SOLID WASTE DISTRICT
CuyahogaRecycles.org

Questions / Discussion

The Cuyahoga County Solid Waste District is the leading resource in Cuyahoga County for information, expertise and programs that support sustainable materials management and reduce the environmental impact of waste.

PHONE

216.443.3714

ADDRESS

4750 East 131 Street
Garfield Heights, OH 44105

Proposed: 06/02/2025

ORDINANCE NO. 107-2025(AS), *First Reading*

Introduced by Councilmember Cobb

An Ordinance amending Chapter 131 to add provisions for equity pay adjustments and benefits for the Chiefs of the Police and Fire Departments and Assistant Fire Chief.

WHEREAS, Article 5, Section 4 of the Cleveland Heights Charter requires this Council to “fix by ordinance the salary, rate, or amount of compensation of all officers and employees of the City;” and

WHEREAS, Cleveland Heights Codified Ordinance Section 139.21 generally requires this Council to “establish employees’ wages, hours of work, sick leave benefits, paid hospitalization benefits, vacations, legal holidays, and all other forms of fringe benefits and other conditions of employment by ordinance;” and

WHEREAS, the City of Cleveland Heights is committed to fair and equitable compensation practices that promote retention, recognize leadership performance, and retain talented and experienced public employees; and

WHEREAS, the City of Cleveland Heights recognizes the critical role of the Police Chief in ensuring public safety, maintaining law and order, and leading the police department with integrity and professionalism; and

WHEREAS, the position of Police Chief carries significant responsibilities, including strategic planning, departmental oversight, and community engagement, and requires extensive experience and leadership capabilities; and

WHEREAS, the City of Cleveland Heights recognizes the position of Fire Chief plays a critical leadership role in ensuring public safety, emergency response coordination, and overall management of the fire department; and

WHEREAS, the position of Fire Chief carries significant responsibilities, including strategic planning, department oversight and scope of the position has increased in recent years due to changes in emergency response demands, departmental operations, and interagency coordination; and

WHEREAS, the members of the police and fire departments, represented by their respective bargaining units, have negotiated salary, certain benefits and conditions of employment through collective bargaining agreements; and

WHEREAS, the salary compensation and benefits enjoyed by some members of the bargaining units exceeds or potentially exceeds the current base compensation for

ORDINANCE NO. 107-2025(AS)

the Police Chief, Fire Chief and Assistant Fire Chief positions a salary adjustment is needed to address internal equity and ensure external competitiveness within the public safety sector; and

WHEREAS, it would be equitable to provide the Police Chief, Fire Chief and Assistant Fire Chief with benefits that are comparable to those provided to members of the respective bargaining units, in recognition of their responsibilities and to promote fairness and consistency within the departments; and

WHEREAS, aligning the benefits of the Police Chief, Fire Chief and Assistant Fire Chief with those of their departmental personnel promotes morale, recruitment, and retention of qualified leadership; and

BE IT ORDAINED by the Council of the City of Cleveland Heights, Ohio, that:

SECTION 1. Chapter 131 of the Codified Ordinances of Cleveland Heights is hereby amended to add section 131.25 COMPENSATION OF POLICE CHIEF as set forth in Exhibit 1 attached hereto and incorporated herein.

SECTION 2. Chapter 131 of the Codified Ordinances of Cleveland Heights is hereby amended to add section 131.26 COMPENSATION OF FIRE CHIEF and Assistant Fire Chief as set forth in Exhibit 1 attached hereto and incorporated herein.

SECTION 3. Chapter 131 of the Codified Ordinances of Cleveland Heights is hereby amended to add section 131.27 BENEFITS FOR DEPARTMENT CHIEFS AND ASSISTANT as set forth in Exhibit 1 attached hereto and incorporated herein.

SECTION 4. Upon passage of this Ordinance the provisions of 131.25 and 131.26 shall be applied retroactively to April 1, 2024 to align with the effective dates of the Agreements between the City of Cleveland Heights and Cleveland Heights Firefighters Assoc. Local 402 and Ohio Patrolmen's Benevolent Association.

SECTION 5. It is found and determined that all formal actions of the Council relating to the adoption of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in such formal action, were in meetings open to the public, in compliance with all legal requirements.

SECTION 6. Notice of the passage of this Resolution shall be given by publishing the title and abstract of its contents, prepared by the Director of Law, once in one newspaper of general circulation in the City of Cleveland Heights or by posting the full text of this Resolution to the City of Cleveland Heights website.

SECTION 7. This Ordinance shall take effect and be in force at the earliest time permitted by law.

TONY CUDA
President of Council

ADDIE BALESTER
Clerk of Council

PASSED:

Presented to Mayor: _____ Approved: _____

KAHLIL SEREN
Mayor

EXHIBIT 1

131.25 COMPENSATION OF POLICE CHIEF

Subject to the maximum annual compensation provided in the then-current wage and salary ordinance, the base compensation for the Chief of Police shall be 13% higher than the base pay rate for Police Captain established in the collective bargaining agreement between the City of Cleveland Heights and the Ohio Patrolmen's Benevolent Association.

131.26 COMPENSATION OF FIRE CHIEF AND ASSISTANT FIRE CHIEF.

Subject to the maximum annual compensation provided in the then-current wage and salary ordinance, the base compensation for the Chief of the Fire Department shall be 22% higher than the base pay rate for Battalion Chief, as established in the collective bargaining agreement between the City of Cleveland Heights and the Cleveland Heights Firefighters Association Local No. 402. The base compensation for the Assistant Fire Chief, subject to the maximum compensation set forth in the then-current wage and salary ordinance, shall be 11% higher than the base pay rate for Battalion Chief.

131.27 BENEFITS FOR DEPARTMENT CHIEFS AND ASSISTANT

In addition to base salary, the Chief of the Police Department and the Chief and Assistant Chief of the Fire Department shall be entitled to the same benefits they would otherwise be entitled to if they were a member of the union whose membership they supervise including, but not necessarily limited to, longevity pay, health and fitness bonus and any other incidental remuneration.

Proposed: 06/02/2025

RESOLUTION NO. 108-2025(COTW), *First Reading*

By President Cuda

A Resolution determining that support of the 2025 Heights Music Hop is in furtherance of a valid public purpose; awarding Seven Thousand Five Hundred Dollars (\$7,500) to FutureHeights, Inc. in support of the 2025 Heights Music Hop; and declaring the necessity that this legislation become immediately effective as an emergency measure.

WHEREAS, Future Heights is a nonprofit community development corporation that fosters civic engagements, promotes a vibrant and sustainable future, and supports cultural and community events within the City; and

WHEREAS, Future Heights has been a long-time partner working closely with the City on a number of projects including the Future Homes initiative; and

WHEREAS, the Heights Music Hop is an annual community music festival organized by Future Heights that promotes local artists and musicians, supports small businesses, and enriches the cultural vitality of the City; and

WHEREAS, for the past 12 years, the Heights Music Hop has attracted residents and visitors alike, providing economic and social benefits to the community; and

WHEREAS, the City recognizes the value of community arts and culture in enhancing quality of life and fostering economic development and wishes to support this event through a financial contribution; and

WHEREAS, this Council finds it necessary and appropriate to donate Seven Thousand Five Hundred Dollars (\$7,500) to Future Heights in support of the 2025 Heights Music Hop, with such funds to be allocated from Council's Discretionary Fund.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Cleveland Heights, OH, that:

SECTION 1. The Director of Finance is hereby authorized and directed to issue a payment of Seven Thousand Five Hundred Dollars (\$7,500) to FutureHeights, Inc. in support of the 2025 Heights Music Hop (the "Award"), with said funds to be disbursed from Council's Discretionary Fund, which grant this Council hereby determines to be a proper public purpose.

SECTION 2. By accepting these funds, FutureHeights, Inc. thereby agrees to expend the Award in furtherance of the 2025 Heights Music Hop and in accordance with applicable law, to provide Council within thirty (30) days of the completion of the 2025

RESOLUTION NO. 108-2025(COTW)

Heights Music Hop with receipts and any other documentation Council requests for the purpose of verifying the Award was so expended, and to refund any portion of the Award Council determines, in its sole reasonable discretion, was not expended in accordance with this Section.

SECTION 3. It is found and determined that all formal actions of the Council relating to the adoption of this Resolution were taken in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in such formal action, were in meetings open to the public, in compliance with all legal requirements.

SECTION 4. Notice of the passage of this Resolution shall be given by publishing the title and abstract of its contents, prepared by the Director of Law, once in one newspaper of general circulation in the City of Cleveland Heights, or by posting the full text to the City of Cleveland Heights website.

SECTION 5. It is necessary that this Resolution become immediately effective as an emergency measure necessary for the preservation of the public peace, health and safety of the inhabitants of the City of Cleveland Heights, such emergency being the need to support the planning and success of the 2025 Heights Music Hop in a timely manner. Wherefore, provided it receives the affirmative vote of five or more of the members elected or appointed to this Council, this Resolution shall take effect and be in force immediately upon its passage; otherwise, it shall take effect and be in force from and after the earliest time allowed by law.

TONY CUDA
President of Council

ADDIE BALESTER
Clerk of Council

PASSED:

Presented to Mayor: _____ Approved: _____

KAHLIL SEREN
Mayor



Date: June 2, 2025

To: City Council

From: Karen Knittel, Assistant Director of Planning

Subject: Park Synagogue S-2 Development Plan and Standards

Purpose Statement: To approve the Park Synagogue S-2 Development Plan and Standards. On April 7, 2025, Ordinance Number 245-2025 was passed rezoning the former Park Synagogue site to be a S-2 Mixed-Use Zoning District. As staff noted during the rezoning process for the S-2 Mixed-Use Zoning District is a “two-step” process. The first step being the rezoning of a site to the S-2 District and the second step being the development and approval of a Development Plan and Standards for the specific site. The Development Plan and Standards are much more detailed and specific, providing further limitations on development of site so as to ensure that it fits within the specific neighborhood context.

Sustainable Community Associates, the property owners, have been working on a development plan for the overall site and intend to develop the site in phases. Pursuant to the zoning code, the Planning Commission may prepare a Development Plan and design guidelines for projects and properties within the S-2 District. A site-specific Park Synagogue Development Plan and Standards (see attached) was reviewed by the Planning Commission at their May 14, 2025 regular meeting and at a May 28, 2025 special meeting. This review included input from the Commission, the property owner, staff, and the public. At the May 28, 2025 special meeting, the Planning Commission recommended approval of the Park Synagogue S-2 Development Plan and Standards. That Planning Commission Resolution is attached.

Both the zoning code and Ordinance Number 245-2025 requires City Council to review and approve the S-2 Development Plan and Standards as recommended by the Planning Commission. Note that any and all development on this site must follow the specific Park Synagogue S-2 Development Plan and Standards. Each proposed development site would then be reviewed by the Planning Commission to assure that it is following the plan and to issue a conditional use permit for that development site before a building permit can be issued. This agenda item is the Council action necessary to effectuate the site-specific Development Plan and standards explicitly for the Park Synagogue property.

Staff anticipates two (2) readings in order to give Council and the public an opportunity to review and comment upon these specific standards.

A project webpage was created where all relevant information regarding the Project and Property is posted: <https://www.clevelandheights.gov/1768/Park-Synagogue-Development>.

Staff supports the Planning Commission's recommendation to adopt the Park Synagogue S-2 Development Plan and Standards. This will allow the formal public review process to begin for any development of any particular phase, building, or area of the Project and Property by the staff and Planning Commission.

Is this legislation recurring: Yes: _____ No: X

Is emergency language necessary: Yes: X No: _____

If yes, why? Emergency language is necessary in order to allow for the Development Plan and Standards to be in place for the Planning Commission's review of any conditional use applications for the Property as early as their July 9th regular meeting.

Is passage on first reading necessary: Yes: _____ No: X

If yes, why?

If funding is required, is it already budgeted for? Yes: NA No: NA

If not already budgeted for, where will funding come from?

Proposed: 06/02/2025

ORDINANCE NO. 109-2025(PD), *First Reading*

By Mayor Seren

An Ordinance adopting the Park Synagogue S-2 Development Plan and Standards; and declaring the necessity that this legislation become immediately effective as an emergency measure.

WHEREAS, the Park Synagogue property is located at 3300 Mayfield Road, comprised of Permanent Parcel Numbers ("PPNs") 684-34-014, 684-34-015, and 684-35-025 (the "Property"); and

WHEREAS, after a public process and pursuant to Chapter 1119 of the Codified Ordinances of the City of Cleveland Heights, on April 7, 2025 the Property was rezoned from the A Single-Family and MF-1 Multiple-Family Zoning Districts to the S-2 Mixed-Use Zoning District via Ordinance No. 245-2024; and

WHEREAS, the current owners of the Property, Sustainable Community Associates (the "Applicant") is proposing a multi-phased renovation, restoration, and redevelopment of the Property (the "Project"); and

WHEREAS, the Applicant has indicated that its intention is that the Project will be one (1) Planned Development with many phases; and

WHEREAS, pursuant to Section 1141.01(f), a Development Plan is required for all Planned Developments to ensure that all development is consistent with that Plan; and

WHEREAS, pursuant to Section 1145.08, the Planning Commission may prepare the Development Plan for a Planned Development within a S-2 District; and

WHEREAS, pursuant to Section 1115.09(c), the Planning Commission may prepare development guidelines for an area in a S-2 District in order to set forth criteria for a specific S-2 Planned Development, including, but not limited to: permitted land use, building envelope, building height, allowable density, and parking areas; and

WHEREAS, pursuant to Section 1115.09(c), such development guidelines, as prepared by the Planning Commission, shall become the official Development Plan for the project area only upon approval by City Council; and

WHEREAS, pursuant to Section 1115.09(c), only after the approval of such Development Plan by Council can a property owner apply to the Planning Commission for a conditional use permit to develop any portion of the land within the area for which

ORDINANCE NO. 109-2025(PD)

the Development Plan has been adopted; and

WHEREAS, pursuant to Zoning Code Chapters 1111, 1115, 1145, 1155, 1165, and 1166 the Planning Commission reviewed and discussed proposed Park Synagogue S-2 Development Plan and Standards at the May 14, 2025 regular meeting and the May 28, 2025 special meeting, including receiving public comment; and

WHEREAS, based upon that review and discussion with staff, the Applicant, and the public, on May 28, 2025 the Planning Commission adopted a resolution recommending that City Council consider approval of the Park Synagogue S-2 Development Plan and Standards; and

WHEREAS, City Council believes that the Park Synagogue S-2 Development Plan and Standards, as recommended by the Planning Commission, balances the flexibility needed to reimagine the Property while respecting its historic significance and existing context within its surrounding neighborhood, and that the adoption of such Development Plan and Standards is in the best interest of the City; and

WHEREAS, pursuant to Section 6 of Ordinance No. 245-2024, such Ordinance would only take effect after the review and approval of an S-2 Development by City Council.

BE IT ORDAINED by the Council of the City of Cleveland Heights, Ohio, that:

SECTION 1. The Park Synagogue S-2 Development Plan and Standards, as prepared and recommended by the Planning Commission, a copy of which are attached hereto and incorporated herein as **Exhibit A**, are hereby adopted for the property located at 3300 Mayfield Road, consisting of approximately 28 acres, comprising Permanent Parcel Numbers ("PPNs") 684-34-014, 684-34-015, and 684- 35-025, and within the S-2 Mixed-Use Zoning District.

SECTION 2. It is found and determined that all formal actions of the Council relating to the adoption of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in such formal action, were in meetings open to the public, in compliance with all legal requirements.

SECTION 3. Notice of passage of this Ordinance shall be given by publishing the title and abstract of its contents, prepared by the Director of Law, once in one newspaper of general circulation in the City of Cleveland Heights, or by posting the full text of this Ordinance to the City of Cleveland Heights website.

SECTION 4. By approving the Park Synagogue S-2 Development Plan and Standards, Ordinance No. 245-2024 shall take effect.

SECTION 5. It is necessary that this Ordinance become immediately effective as

ORDINANCE NO. 109-2025(PD)

an emergency measure necessary for the preservation of the public peace, health and safety of the inhabitants of the City of Cleveland Heights, such emergency being the need for the Park Synagogue S-2 Development Plan and Standards to be effective at the earliest time possible so that said Development Plan and Standards can be timely considered and acted upon by the Planning Commission for the benefit of the City and its residents. Wherefore, provided it receives the affirmative vote of five (5) or more of the members elected or appointed to this Council, this Ordinance shall take effect and be in force immediately upon its passage; otherwise, it shall take effect and be in force from and after the earliest time allowed by law.

TONY CUDA
President of Council

ADDIE BALESTER
Clerk of Council

PASSED:

Presented to Mayor: _____ Approved: _____

KAHLIL SEREN
Mayor

RESOLUTION
CITY OF CLEVELAND HEIGHTS PLANNING COMMISSION
PARK SYNAGOGUE DEVELOPMENT PLAN AND STANDARDS
ORDINANCE NO. 245-2024
May 28, 2025

WHEREAS, the Park Synagogue property is located a 3300 Mayfield Road comprised of Permanent Parcel Numbers ("PPNs") 684-34-014, 684-34-015, and 684-35-025 (The "Property"); and

WHEREAS, in April 2025, Ordinance Number 245-2025 rezoned this property of approximately 28 acres to be a S-2 Mixed Use District;

WHEREAS, the current owners of the Property, Sustainable Community Associates (the "Applicant") is proposing a S-2 Planned Development with multi-phased renovation, restoration, and redevelopment of the Property (the "Project");

WHEREAS, Notwithstanding any contrary provision of the Cleveland Heights Zoning Code, Section 3 of Ordinance Number 245-2025 requires Council to review and approve the S-2 Development Plan for the Project;

WHEREAS, pursuant to Zoning Code Chapters 1111, 1115, 1145, 155, 1165 and 1166 the Planning Commission has reviewed and discussed the S-2 Development Plan and Standards at the May 14, 2025 Regular Meeting and the May 28, 2025 Special Meeting; and

WHEREAS, based upon that review and discussion with staff, the applicant and the public the Planning Commission is in support of the proposed S-2 Development Plan and Standards

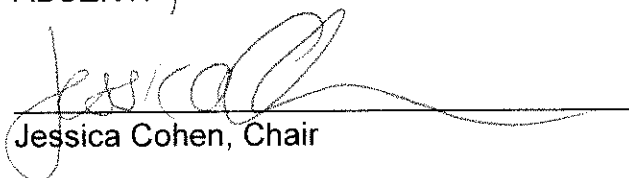
NOW THEREFORE BE IT RESOLVED be it

RESOLVED that the City of Cleveland Heights Planning Commission recommends that City Council consider approval of the Park Synagogue Development Plan and Standards; and be it finally

RESOLVED that this resolution be signed by the Chairperson and shared with City Council for their consideration.

On a motion of Commissioner Horowitz. Seconded by Commissioner Brown.
This resolution was approved by the following vote:

AYES: 6
NAYES: 0
ABSTAINED: 0
ABSENT: 1



Jessica Cohen, Chair

5/28/25

Date

S-2 PLANNED DEVELOPMENT STANDARDS: PARK SYNAGOGUE DEVELOPMENT SITE

I. PURPOSE & INTENT

The intent of the S-2 Park Synagogue Development Plan is to assure the continued sustainable and resilient use of the historic Park Synagogue building, preserve the natural landscaped campus atmosphere, and permit appropriate scaled and sited housing development as part of an overall mixed-use program on this 27.8-acre site, while respecting and integrating into the adjacent neighborhoods and the larger Cleveland Heights community.

Zoning Code Section 1145.02 (2) states that in accordance with an approved Development Plan, a S-2 Development may include any combination of principal or conditional uses and related accessory uses permitted in the MF-2 Multiple-Family and C-2 Local Retail Commercial Districts.

In addition, Zoning Code Section 1145.02 establishes specific development standards for a S-2 Planned Development.

These standards establish the district zoning regulations to be followed and the specific standards for the S-2 Planned Development. When not specified in this document, general zoning regulations found in the Zoning Code, such as, but not limited to, parking and landscaping shall be followed.

The S-2 Planned Development regulations require that each building and/or development phase be a conditionally-permitted use. As such the Planning Commission shall review and approve each building and/or development phase per Zoning Code Section 1115.08 before building permits can be issued.

II.S-2 PARK SYNAGOGUE DEVELOPMENT PLAN SITE AND MAP

The S-2 Park Synagogue Development Plan has three (3) distinct areas, as depicted in the S-2 Park Synagogue Development Plan Map (attached hereto as "**Exhibit A**") and described below:

- A. **PARCEL A:** Permanent Parcel Number 684-34-014 is located closest to Mayfield Road and has four (4) potential development sites and the south eastern side of the parcel has a portion of the open Dugway Brook:
 - 1. Site A1 is adjacent to Mayfield Road along the southwest section of the parcel close to the western entry drive.

2. Site A2 is adjacent to Mayfield Road along the northeast section of the parcel adjacent to the east entry drive and the Mikvah.
 3. Site A3 is south of Site A2 along the southern edge of the parcel and is across the Dugway Brook from the historic synagogue. The Dugway Brook is also between this site and Site A4.
 4. Site A4 is southeast of Site A3 toward the eastern side of the parcel adjacent to the east entry drive and north of the historic synagogue's school wing. The Dugway Brook is between this site and Site A3.
- B. **PARCEL B:** Permanent Parcel Number 684-34-015 is the historic Park Synagogue Parcel; it includes the historic synagogue, the school wing, and the bridge across the Dugway Brook. The Dugway Brook runs adjacent to this parcel's north property line.
- C. **PARCEL C:** Permanent Parcel Number 684-35-025 is located closest to Euclid Heights Boulevard and has two (2) potential development sites:
1. Site C1 is approximately south of the historic synagogue and borders both the eastern and southern edge of the parcel.
 2. Site C2 is along the southwest section of the parcel.

III. PERMITTED USES

In order to balance the campus and natural environment of the site with the potential for new development, uses shall be limited as follows:

A. **PARCEL A:**

1. **SITE A1:** Permitted principal uses could include:
 - a) The following residential uses listed in Section 1123.03 permitted in the MF-2 District:
 - (1) Townhouses; and
 - (2) Multiple-family dwellings.
 - b) The following uses listed in Section 1123.04 conditionally permitted in the MF-2 District:
 - (1) Places of worship;
 - (2) Elementary, junior, and senior high schools;
 - (3) Colleges and universities;
 - (4) Special training schools and adult education facilities;
 - (5) Public libraries;
 - (6) Public and private parks and playgrounds;
 - (7) Public recreation facilities;

- (8) Day care center, preschool in a school or religious institution;
 - (9) Outdoor community facilities
 - (10) Dormitories, fraternities, sororities;
 - (11) Lodging houses, boarding houses, convents, homes for the aged, other congregate living and residential care facilities;
 - (12) Nursing homes, intermediate and long-term care facility
 - (13) Public utilities;
 - (14) Satellite dish receiving antennas;
 - (15) Live/work dwelling, subject to the regulations of Section 1165.02(j);
 - (16) Farmers' Markets, subject to regulations and standards set out in Section 1153.05(dd); and
 - (17) Community Gardens, subject to regulations and standards set out in Section 1153.05(ee).
- c) The following accessory uses listed in Section 1123.05 for the MF-2 District:
- (1) Private parking garages and related residential off-street parking, subject to regulations of Chapter 1161;
 - (2) Signs, subject to the regulations of Chapter 1163;
 - (3) Home occupations, subject to the regulations of Section 1165.02;
 - (4) Recreation and community room facilities, such as pools and tennis courts, for use by residents of an associated multiple-family development;
 - (5) Porches, decks, arbors, patios, gazebos;
 - (6) Storage shed and other similar buildings for the storage of domestic supplies;
 - (7) Fences; and
 - (8) Noncommercial greenhouse not to exceed twenty-five percent (25%) of the ground floor area of the principal building.
- d) The following uses listed in Section 1131.02 permitted in the C-2 District:
- (1) Multiple-family dwelling units above the first floor in association with permitted commercial use;
 - (2) Live/Work dwelling, subject to the regulations of Section 1131.13 & 1165.02(j);

- (3) Offices provided that only samples of merchandise are displayed or stored in the premises;
 - (4) Financial establishment without drive-through facility;
 - (5) Retail establishments in wholly enclosed buildings;
 - (6) Convenience retail and service establishments in an office building provided such business occupies no more than an area equal to one-hundred percent (100%) of first floor area;
 - (7) Personal services including dry cleaning, laundry, beauty salon, tattoo parlor, body piercing;
 - (8) Restaurants bar, tavern, nightclub;
 - (9) Catering;
 - (10) Dance studio, exercise class;
 - (11) Banquet hall, party center;
 - (12) Shops and studios for custom work of making articles to be sold at retail on the premises;
 - (13) Printing and publishing;
 - (14) Research & Development, Limited; and
 - (15) Industrial Design.
- e) The following uses listed in Section 1131.02 conditionally permitted in the C-2 District:
- (1) Multiple-family dwelling as a free-standing building;
 - (2) Lodging house and boarding house including convent, home for the aged, residential care facility, and other congregate living facility;
 - (3) Nursing home including intermediate and long-term care facility;
 - (4) Dormitories, fraternities, sororities;
 - (5) Financial establishment with drive-through facility;
 - (6) Animal clinics, veterinary offices, animal training, animal grooming facilities, animal day-care facilities, overnight boarding of animals in conjunction with animal clinics, veterinary offices, animal grooming facilities and animal day-care facilities;
 - (7) Funeral homes and mortuaries;
 - (8) Drive-through facility in association with a permitted restaurant, retail or service use;
 - (9) Hotels;

- (10) Meeting room;
 - (11) Satellite dish receiving antenna;
 - (12) Nursery and garden supply with accessory outdoor storage;
 - (13) Retail/Commercial Greenhouse;
 - (14) Elementary, junior and senior high school;
 - (15) College, university, trade and training schools, adult education facilities;
 - (16) Day care center, preschool, tutoring center;
 - (17) Public library, museum;
 - (18) Public safety facilities;
 - (19) Parks, playgrounds, and recreation facilities accessible to the public;
 - (20) Farmers' markets;
 - (21) Community gardens; and
 - (22) Places of worship.
- f) The following accessory uses listed in Section 1131.03 permitted in the C-2 District:
- (1) Off-street parking and loading facilities, as required and regulated in Chapter 1161, including enclosed parking spaces, private parking garages, parking decks and accessory parking spaces;
 - (2) Signs, as permitted and regulated in Chapter 1163;
 - (3) Home occupations, subject to the regulations of Section 1165.02(b);
 - (4) Enclosed storage building for incidental storage of goods and supplies sold on the premises;
 - (5) Employee cafeterias;
 - (6) Recycling collection station or trash receptacle enclosed in a principal building, in an approved structure or screened, subject to the regulations of Section 1166.10;
 - (7) Greenhouses as regulated in Section 1131.03;
 - (8) Outdoor Dining Facility;
 - (9) Kiosks as regulated in Section 1131.03;
 - (10) Jewel Box Retail as regulated in Section 1131.03;
 - (11) Open Air Café as regulated in Section 1131.03; and

(12) Dining Patio as regulated in Section 1131.03.

2. **SITE A2:** (will Mirror A-1 as this site is also along Mayfield)

a) The following residential uses listed in Section 1123.03 permitted in the MF-2 District:

(1) Townhouses; and

(2) Multiple-family dwellings.

b) The following uses listed in Section 1123.04 conditionally permitted in the MF-2 District:

(1) Places of worship;

(2) Elementary, junior, and senior high schools;

(3) Colleges and universities;

(4) Special training schools and adult education facilities;

(5) Public libraries;

(6) Public and private parks and playgrounds;

(7) Public recreation facilities;

(8) Day care center, preschool in a school or religious institution;

(9) Outdoor community facilities

(10) Dormitories, fraternities, sororities;

(11) Lodging houses, boarding houses, convents, homes for the aged, other congregate living and residential care facilities;

(12) Nursing homes, intermediate and long-term care facility

(13) Public utilities;

(14) Satellite dish receiving antennas;

(15) Live/work dwelling, subject to the regulations of Section 1165.02(j);

(16) Farmers' Markets, subject to regulations and standards set out in Section 1153.05(dd); and

(17) Community Gardens, subject to regulations and standards set out in Section 1153.05(ee).

c) The following accessory uses listed in Section 1123.05 for the MF-2 District:

(1) Private parking garages and related residential off-street parking, subject to regulations of Chapter 1161;

(2) Signs, subject to the regulations of Chapter 1163;

- (3) Home occupations, subject to the regulations of Section 1165.02;
 - (4) Recreation and community room facilities, such as pools and tennis courts, for use by residents of an associated multiple-family development;
 - (5) Porches, decks, arbors, patios, gazebos;
 - (6) Storage shed and other similar buildings for the storage of domestic supplies;
 - (7) Fences; and
 - (8) Noncommercial greenhouse not to exceed twenty-five percent (25%) of the ground floor area of the principal building.
- d) The following uses listed in Section 1131.02 permitted in the C-2 District:
- (1) Multiple-family dwelling units above the first floor in association with permitted commercial use;
 - (2) Live/Work dwelling, subject to the regulations of Section 1131.13 & 1165.02(j);
 - (3) Offices provided that only samples of merchandise are displayed or stored in the premises;
 - (4) Financial establishment without drive-through facility;
 - (5) Retail establishments in wholly enclosed buildings;
 - (6) Convenience retail and service establishments in an office building provided such business occupies no more than an area equal to one-hundred percent (100%) of first floor area;
 - (7) Personal services including dry cleaning, laundry, beauty salon, tattoo parlor, body piercing;
 - (8) Restaurants bar, tavern, nightclub;
 - (9) Catering;
 - (10) Dance studio, exercise class;
 - (11) Banquet hall, party center;
 - (12) Shops and studios for custom work of making articles to be sold at retail on the premises;
 - (13) Printing and publishing;
 - (14) Research & Development, Limited; and
 - (15) Industrial Design.
- e) The following uses listed in Section 1131.02 conditionally permitted in the C-2 District:

- (1) Multiple-family dwelling as a free-standing building;
 - (2) Lodging house and boarding house including convent, home for the aged, residential care facility, and other congregate living facility;
 - (3) Nursing home including intermediate and long-term care facility;
 - (4) Dormitories, fraternities, sororities;
 - (5) Financial establishment with drive-through facility;
 - (6) Animal clinics, veterinary offices, animal training, animal grooming facilities, animal day-care facilities, overnight boarding of animals in conjunction with animal clinics, veterinary offices, animal grooming facilities and animal day-care facilities;
 - (7) Funeral homes and mortuaries;
 - (8) Drive-through facility in association with a permitted restaurant, retail or service use;
 - (9) Hotels;
 - (10) Meeting room;
 - (11) Satellite dish receiving antenna;
 - (12) Nursery and garden supply with accessory outdoor storage;
 - (13) Retail/Commercial Greenhouse;
 - (14) Elementary, junior and senior high school;
 - (15) College, university, trade and training schools, adult education facilities;
 - (16) Day care center, preschool, tutoring center;
 - (17) Public library, museum;
 - (18) Public safety facilities;
 - (19) Parks, playgrounds, and recreation facilities accessible to the public;
 - (20) Farmers' markets;
 - (21) Community gardens; and
 - (22) Places of worship.
- f) The following accessory uses listed in Section 1131.03 permitted in the C-2 District:
- (1) Off-street parking and loading facilities, as required and regulated in Chapter 1161, including enclosed parking

spaces, private parking garages, parking decks and accessory parking spaces;

- (2) Signs, as permitted and regulated in Chapter 1163;
- (3) Home occupations, subject to the regulations of Section 1165.02(b);
- (4) Enclosed storage building for incidental storage of goods and supplies sold on the premises;
- (5) Employee cafeterias;
- (6) Recycling collection station or trash receptacle enclosed in a principal building, in an approved structure or screened, subject to the regulations of Section 1166.10;
- (7) Greenhouses as regulated in Section 1131.03;
- (8) Outdoor Dining Facility;
- (9) Kiosks as regulated in Section 1131.03;
- (10) Jewel Box Retail as regulated in Section 1131.03;
- (11) Open Air Café as regulated in Section 1131.03; and
- (12) Dining Patio as regulated in Section 1131.03.

3. **SITE A3:** Permitted land uses include the adaptive reuse of this non-residential-building as regulated by both the Zoning Code 1153.05(cc) and Planning Commission through the conditional use permit process. The primary use of the former synagogue including Kangasser Hall is a visual and performing arts education center. This also includes activities commonly associated with educational uses and places of worship.

Additional permitted principal uses could include:

- a) The following residential uses listed in Section 1123.03 permitted in the MF-2 District:
 - (1) Townhouses; and
 - (2) Multiple-family dwellings.
- b) The following uses listed in Section 1123.04 conditionally permitted in the MF-2 District:
 - (1) Places of worship;
 - (2) Elementary, junior, and senior high schools;
 - (3) Colleges and universities;
 - (4) Special training schools and adult education facilities;
 - (5) Public libraries;
 - (6) Public and private parks and playgrounds;
 - (7) Public recreation facilities;

- (8) Day care center, preschool in a school or religious institution;
 - (9) Outdoor community facilities
 - (10) Dormitories, fraternities, sororities;
 - (11) Lodging houses, boarding houses, convents, homes for the aged, other congregate living and residential care facilities;
 - (12) Nursing homes, intermediate and long-term care facility
 - (13) Public utilities;
 - (14) Satellite dish receiving antennas;
 - (15) Live/work dwelling, subject to the regulations of Section 1165.02(j);
 - (16) Farmers' Markets, subject to regulations and standards set out in Section 1153.05(dd); and
 - (17) Community Gardens, subject to regulations and standards set out in Section 1153.05(ee).
- c) The following accessory uses listed in Section 1123.05 for the MF-2 District:
- (9) Private parking garages and related residential off-street parking, subject to regulations of Chapter 1161;
 - (10) Signs, subject to the regulations of Chapter 1163;
 - (11) Home occupations, subject to the regulations of Section 1165.02;
 - (12) Recreation and community room facilities, such as pools and tennis courts, for use by residents of an associated multiple-family development;
 - (13) Porches, decks, arbors, patios, gazebos;
 - (14) Storage shed and other similar buildings for the storage of domestic supplies;
 - (15) Fences; and
 - (16) Noncommercial greenhouse not to exceed twenty-five percent (25%) of the ground floor area of the principal building.
- d) The following uses listed in Section 1131.02 permitted in the C-2 District:
- (1) Multiple-family dwelling units above the first floor in association with permitted commercial use;
 - (2) Live/Work dwelling, subject to the regulations of Section 1131.13 & 1165.02(j);

- (3) Offices provided that only samples of merchandise are displayed or stored in the premises;
 - (4) Financial establishment without drive-through facility;
 - (5) Retail establishments in wholly enclosed buildings;
 - (6) Convenience retail and service establishments in an office building provided such business occupies no more than an area equal to one-hundred percent (100%) of first floor area;
 - (7) Personal services including dry cleaning, laundry, beauty salon, tattoo parlor, body piercing;
 - (8) Restaurants bar, tavern, nightclub;
 - (9) Catering;
 - (10) Dance studio, exercise class;
 - (11) Banquet hall, party center;
 - (12) Shops and studios for custom work of making articles to be sold at retail on the premises;
 - (13) Printing and publishing;
 - (14) Research & Development, Limited; and
 - (15) Industrial Design.
- e) The following uses listed in Section 1131.02 conditionally permitted in the C-2 District:
- (1) Multiple-family dwelling as a free-standing building;
 - (2) Lodging house and boarding house including convent, home for the aged, residential care facility, and other congregate living facility;
 - (3) Nursing home including intermediate and long-term care facility;
 - (4) Dormitories, fraternities, sororities;
 - (5) Financial establishment with drive-through facility;
 - (6) Animal clinics, veterinary offices, animal training, animal grooming facilities, animal day-care facilities, overnight boarding of animals in conjunction with animal clinics, veterinary offices, animal grooming facilities and animal day-care facilities;
 - (7) Funeral homes and mortuaries;
 - (8) Drive-through facility in association with a permitted restaurant, retail or service use;
 - (9) Hotels;

- (10) Meeting room;
 - (11) Satellite dish receiving antenna;
 - (12) Nursery and garden supply with accessory outdoor storage;
 - (13) Retail/Commercial Greenhouse;
 - (14) Elementary, junior and senior high school;
 - (15) College, university, trade and training schools, adult education facilities;
 - (16) Day care center, preschool, tutoring center;
 - (17) Public library, museum;
 - (18) Public safety facilities;
 - (19) Parks, playgrounds, and recreation facilities accessible to the public;
 - (20) Farmers' markets;
 - (21) Community gardens; and
 - (22) Places of worship.
- f) The following accessory uses listed in Section 1131.03 permitted in the C-2 District:
- (1) Off-street parking and loading facilities, as required and regulated in Chapter 1161, including enclosed parking spaces, private parking garages, parking decks and accessory parking spaces;
 - (2) Signs, as permitted and regulated in Chapter 1163;
 - (3) Home occupations, subject to the regulations of Section 1165.02(b);
 - (4) Enclosed storage building for incidental storage of goods and supplies sold on the premises;
 - (5) Employee cafeterias;
 - (6) Recycling collection station or trash receptacle enclosed in a principal building, in an approved structure or screened, subject to the regulations of Section 1166.10;
 - (7) Greenhouses as regulated in Section 1131.03;
 - (8) Outdoor Dining Facility;
 - (9) Kiosks as regulated in Section 1131.03;
 - (10) Jewel Box Retail as regulated in Section 1131.03;
 - (11) Open Air Café as regulated in Section 1131.03; and

(12) Dining Patio as regulated in Section 1131.03.

3. **SITE A4:** Permitted principal uses could include:

a) The following residential uses listed in Section 1123.03 permitted in the MF-2 District:

- (1) Townhouses; and
- (2) Multiple-family dwellings.

b) The following uses listed in Section 1123.04 conditionally permitted in the MF-2 District:

- (1) Places of worship;
- (2) Elementary, junior and senior high schools;
- (3) Colleges and universities;
- (4) Special training schools and adult education facilities;
- (5) Public libraries;
- (6) Public and private parks and playgrounds;
- (7) Public recreation facilities;
- (8) Day care center, preschool in a school or religious institution;
- (9) Outdoor community facilities;
- (10) Dormitories, fraternities, sororities;
- (11) Lodging houses, boarding houses, convents, homes for the aged, other congregate living and residential care facilities;
- (12) Nursing homes, intermediate and long-term care facilities;
- (13) Public utilities
- (14) Satellite dish receiving antennas;
- (15) Live/work dwellings;
- (16) Farmers' Market; and
- (17) Community gardens.

B. **PARCEL B** is the historic Park Synagogue parcel. Permitted land uses include the adaptive reuse of this non-residential-building as regulated by both the Zoning Code 1153.05(cc) and Planning Commission through the conditional use permit process. The primary use of the former synagogue is a visual and performing arts education center. This also includes activities commonly associated with educational uses and places of worship.

1. In addition, PARCEL B permitted uses may include:

a) The following residential uses listed in Section 1123.03 permitted in the MF-2 District:

(1) Multiple-family dwellings.

b) The following uses listed in Section 1123.04 conditionally permitted in the MF-2 District:

(1) Places of worship;

(2) Elementary, junior and senior high schools;

(3) Colleges and universities;

(4) Special training schools and adult education facilities;

(5) Day care center;

(6) Preschool in a school or religious institution;

(7) Lodging houses, boarding houses, convents, homes for the aged, other congregate living and residential care facilities;

(8) Nursing homes, intermediate and long-term care facilities;

(9) Satellite dish receiving antennas;

(10) Farmers' market; and

(11) Community gardens.

C. PARCEL C:

1. Permitted principal uses may include

a) The following residential uses listed in Section 1123.03 permitted in the MF-2 District:

(1) Townhouses; and

(2) and multiple-family dwellings.

b) The following uses listed in Section 1123.04 conditionally permitted in the MF-2 District:

(1) Places of worship;

(2) Elementary, junior and senior high schools;

(3) Colleges and universities;

(4) Special training schools and adult education facilities;

(5) Public libraries;

(6) Public and private parks and playgrounds;

(7) Day care center, preschool in a school or religious institution;

(8) Dormitories, fraternities, sororities;

- (9) Lodging houses, boarding houses, convents, homes for the aged, other congregate living and residential care facilities;
- (10) Nursing homes, intermediate and long-term care facilities;
- (11) Satellite dish receiving antennas;
- (12) Farmers' market; and
- (13) Community gardens.

III. MAXIMUM DENSITY

Maximum density for the residential uses listed above is given below. During review of the development plan for each site, the Planning Commission may approve a density up to the maximum density provided for the parcel, Parcel density higher than the maximum density per parcel will require a new S-2 Development Plan and standard to be submitted, reviewed and approved by the Planning Commission and City Council.

- A. **PARCEL A:** Maximum density of twenty-nine (29) units per acre; resulting in a total maximum of 361 dwelling units on this 12.47-acre parcel.
- B. **PARCEL B:** Maximum density of four (4) dwelling units per acre; resulting in a total maximum of thirty (30) units on this 8.015-acre parcel.
- C. **PARCEL C:** Maximum density of nine (9) dwelling units per acre; resulting in a total maximum of 65 dwelling units on this 7.3267-acre parcel.

IV. URBAN DESIGN AND PLANNING CONCEPTS

All development on this site shall respect the historic Park Synagogue structure and view shed, the open Dugway Brook riparian corridor, and the unique natural landscape setting of this site. The following concepts are the City's standards for optimal use of the site.

- A. The historic synagogue and view shed as defined by the United States National Park Service (NPS) and all applicable historic and local Landmark standards should be maintained as long as the synagogue building remains a viable structure.
- B. Roads, natural landscaped areas, and scale and massing of buildings should form a unified campus development that maintains a balance between the natural landscaping and buildings on the site.
- C. Site Development should create a comfortable and safe experience for pedestrians, bicycling, and motorized vehicles both within the S-2 Planned Development, and with connections to the surrounding neighborhood and community.

- D. All buildings along Mayfield Road should be positioned to serve as a gateway between the public street and the interior of the campus, and designed in such a way that all facades are primary and have landscaped and hardscaped zones in front of the building that connect the buildings to the public realm and mediate the transition from private interior spaces to public spaces on the public sidewalk. This transition could include frontage types defined in Section 1131.15, and may also include a/an Arcade, Common Yard, Forecourt, Gallery, Light Court, Porch and Fence, Stoop, Shop Front, and/or Awning and Terrace.
- E. Outdoor spaces should be designed with amenities that make them warm and welcoming such as landscape, playscape, and art features.
- F. Parking areas and new drive lanes should be appropriately screened with landscaping and/or fencing so as to limit vehicle lights shining directly onto properties adjacent to this S-2 Development.
- G. Buildings should be designed to complement the historic synagogue, the central structure on the campus.
- H. The overall design of the site should consider community and cultural considerations as appropriate.
- I. The S-2 Planned Development should follow the C-2 District Minimum Yard Requirements for Principal Uses regulated by Section 1131.06.
- J. The S-2 Planned Development should follow Section 1131.075 Commercial and Mixed-Use District Design Standards.
- K. The S-2 Planned Development should follow Section 1131.08 Accessory Use Regulations.
- L. The S-2 Planned Development should follow Section 1131.085 Accessory Uses Regulations for Publicly Accessible Outdoor Spaces.
- M. Development of townhomes and multiple-family dwellings should follow C-2 District regulations in Zoning Code 1131.

V. BUILDING HEIGHT

The following is the maximum building height:

A. **PARCEL A:**

- 1. Sites A1 and A2 –maximum height of 72 feet, limited as follows:
 - a) The building height must step down as it moves closer to the side property lines, allowing for a distance of one and one-half ($1\frac{1}{2}$) times the height in distance to the side property lines shared with single-family zoned properties, as promulgated in Section 1145.04(b).
- 2. Sites A3 and A4 – maximum height of 35 feet.

B. **PARCEL B:** the historic Park Synagogue dome is to be the dominant structure. No additional buildings shall be permitted.

- C. **PARCEL C**: maximum height of 35 feet.

VI. PARKING AND LOADING

- A. Parking as shown on the approved plan shall be maintained in good condition.
- B. Resident parking and guest parking shall be sufficient to meet the residential buildings' parking demands.
- C. Surface parking shall be landscaped and scattered throughout the site, rather than concentrated, to minimize the visual impact.
- D. Surface parking shall be screened from adjacent residential properties to reduce potential impact of vehicle headlights shining onto the adjacent properties.
- E. Parking shall consider future needs of electric vehicles as well as private and publicly shared bicycles and scooters.
- F. An adequate number of parking spaces, as defined by the parking Demand Study, dated February 19, 2025 and as may be periodically updated, for the visual and performing arts and education center (former Synagogue) use are to remain on-site.
- G. Designated locations for delivery vehicles and for persons being dropped off and picked up shall be incorporated into the designs of each development phase as is appropriate for the identified use(s) of that phase.
- H. Parking surfaces are encouraged to be paved with high-quality, durable materials, and permeable pavers.
- I. Visible, easy-to-use wayfinding signs are to be used to direct drivers to shared parking lots.
- J. Each development phase shall adhere to the required parking requirements in Section 1161.
- K. Development phase planning should consider potential transit riders' access to the campus and potential transit waiting location(s) for public transportation along Mayfield Road.
- L. All delivery, refuse, HVAC equipment, emergency power equipment areas, drop-off areas, and loading berths shall be located and oriented to minimize negative effect on adjacent properties and screened in accordance with Code Section 1166.10.

VII. VEHICULAR CIRCULATION

- A. The campus development main entry and exit drive shall be location Mayfield Road with the secondary access drive being the existing Euclid Heights Boulevard drive.

- B. The private roads shown on the approved plan shall be maintained and managed to allow the continued use as a “woonerf”, a street designed to emphasize shared space for pedestrians, cyclists, and slow-moving vehicles. Roads, driveways, and parking spaces shall cover as little of the property as possible, to maximize the ability to maintain the natural landscaping of this site.
- C. Private roads shall be designed and constructed to accommodate emergency vehicles, including the consideration of turning radius requirements.

VIII. PEDESTRIAN CIRCULATION

- A. Pedestrian access and circulation shall be permitted on the approved private circulation roads that have historically functioned as a shared space for pedestrians, cyclists, and slow-moving vehicles, as well as private sidewalks that have had the same historic function, as shown on the approved plan.
- B. Each development phase shall conform with Section 1165.08 requirements to install sidewalks and/or shared use paths.
- C. Each development phase shall connect the building(s) with the designated parking areas and established private driveways with sidewalks.
- D. The community desires public access to the site which may include trails and walking paths. The addition of public walking trails and paths shall not be considered a major change to the approved development plan. However, it shall require review and approval by the Zoning Administrator, and then incorporated into the approved development plan, and shall be reported to both the Planning Commission and City Council.

IX. LANDSCAPING AND PRESERVATION OF NATURAL ENVIRONMENT

- A. The natural landscaped campus atmosphere shall be maintained as a celebrated feature of this development plan and be consistent with any historic and local Landmark standards as applicable.
- B. To the maximum extent possible, new landscape plants shall be native species that encourage ecological health of the natural environment.
- C. New development abutting residential uses should utilize screening such as fencing and/or landscaping buffers for parking, dumpster locations, and equipment such as HVAC and emergency generators.
 - (1) Walls and fences should be constructed of durable and attractive natural materials, such as brick, wood, and wrought iron.

(2) Unclad cinder block, chain-link fencing, barbed wire, corrugated metal, fiberglass, sheet metal, and wire mesh are prohibited.

- D. A tree preservation plan approved by the Zoning Administrator shall be fully developed and implemented following Section 1166.11.
- E. The Dugway Brook riparian zone shall be maintained with appropriate landscaping that contributes to the ecological environment and health of the stream following best practices for riparian areas.
- F. Each development phase shall have a detailed landscape plan reviewed and approved by the Zoning Administrator.
- G. Single-family zoned properties with shared property lines shall be buffered with natural features such as landscaping, understory trees, and shrubs consistent with the pre-development conditions.

The existing character of Mayfield Road should be respected by maintaining trees and landscaping along Mayfield Road.

X. STORMWATER MANAGEMENT

At a minimum, site grading, paving, and landscaping should be executed in a manner that minimizes off-site stormwater runoff. To the greatest degree possible, the development should manage stormwater on-site and should ensure that this stormwater is appropriately filtered before it enters the Dugway Brook.

XI. LIGHTING

- A. A coordinated lighting plan is to be submitted for review with building plans. Lighting plans are to address security and safety issues.
- B. Lighting fixtures are to be energy efficient and in scale with the height and use of surrounding structures.
- C. Lighting shall conform to Section 1165.07 Exterior Lighting Requirements. Light pole and building mounted lighting heights shall be regulated by 1165.07(c)(1) Non-Residential Uses.

XII. SIGNAGE

The Park Synagogue campus shall develop a unified sign package for the campus to identify buildings/tenants following regulations for commercial zoning identification and campus wayfinding. The size, location and placement of the signs shall be regulated by Chapter 1163. The types of signs shall follow the commercial identification standards. The sign package shall be reviewed and approved by the Architectural Board of Review (ABR). Any individual signage consistent with the sign package would then be able to apply for a building permit; any individual signage not consistent with the sign package would require a variance or an update to the sign package.

XIII. SUSTAINABILITY

Site development is to follow Zoning Code 1165.06 Sustainability Guidelines that provides the following design characteristics and amenities. These are provided as a non-exclusive guide of items to be considered for all development plans. Additional design characteristics and public benefits and amenities not listed may also be considered.

- A. Historic preservation and adaptive reuse of existing structures.
- B. The use of sustainable design and architecture, such as the use and/or incorporation of green roofs or white roofs, solar panels, wind turbines and other alternative energy efficient systems, and LEED (Leadership in Energy and Environmental Design) or LEED-equivalent structures.
- C. Incorporation of passive solar building and site design, where the design of the structure and the layout of the lots within the development collect solar energy in the form of heat in the winter and minimize heat in the summer.
- D. Where the development requires the demolition of existing structures, recycling and reuse of building materials from demolished structures.
- E. Site design that incorporates public safety initiatives, such as strategies advocated by Transportation Demand Management, Crime Prevention Through Environmental Design (CPTED) and Safe Routes to School.
- F. Preservation of natural features where the design of the site provides more usable and suitably located open space and natural amenities. The use of conservation easements is encouraged.
- G. Innovative storm water management techniques that exceed the performance standards required by the Ordinance and the City Code, and reduce the amount of impervious surface on the site.
- H. Additional public infrastructure improvements in addition to the minimum required by the planned development overlay, such as new or repaved streets, provision of bicycle paths, installation of gutters and sewers, new public transit stations, and traffic control devices to improve traffic flow.
- I. Community amenities such as public art, places to congregate such as plazas, malls, gardens, outdoor seating, and pedestrian and transit facilities.
- J. Additional open space and recreational amenities such as recreational open space and playgrounds, including athletic fields, dog parks, and natural water features and conservation areas above that required by the Ordinance.
- K. Provision of car or bicycle sharing facilities on-site.

XIV.PHASING

- A. A bond or escrow agreement per Zoning Code 1145.07 shall be established.
- B. Each building phase must be reviewed, approved, and a conditional use permit issued by the Planning Commission.
- C. Each phase shall include a landscape and parking plans approved by the Zoning Administrator before a building permit issued.



PARK SYNAGOGUE VIEWSHED

- Views of historic building to remain unobstructed
- Any new construction in purview of SHPO/NPS. Heights not to exceed 35' above grade.
- All new construction outside purview of SHPO/NPS. Heights regulated only by Cleveland Heights Zoning.



Park Synagogue
Mendelsohn Restoration



Sustainable Community Associates

studio BC



Historic Viewshed Plan



PARK SYNAGOGUE VIEWSHED

- Views of historic building to remain unobstructed
- Any new construction in purview of SHPO/NPS. Heights not to exceed 35' above grade.
- All new construction outside purview of SHPO/NPS. Heights regulated only by Cleveland Heights Zoning.



Park Synagogue
Mendelsohn Restoration



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Proposed Viewshed Plan



PARK SYNAGOGUE DEVELOPMENT SUMMARY

Parcel 'A' [along Mayfield Rd]	PPN 684-34-014	13.375 Acres	582,769 Sq.Ft.
Parcel 'B' [historic synagogue]	PPN 684-34-015	8.1069 Acres	353,138 Sq.Ft.
Parcel 'C' [Euclid Heights Blvd]	PPN 684-35-025	7.3267 Acres	319,150 Sq.Ft.
		28.8026 Acres	1,255,057 Sq.Ft.

Building/Block	Program	Max Area	Max Units	Max Height
A1 - NW Mayfield	Multifamily Residential	150,000 Sq.Ft.	150	72'
A2 - NE Mayfield	Multifamily Residential	150,000 Sq.Ft.	150	72'
A3 - Former Kangesser	Multifamily Residential	45,000 Sq.Ft.	30	35'
A4 - Former BoilerHouse	Multifamily Residential	30,000 Sq.Ft.	20	35'
B1 - Existing Synagogue	Community Arts Center	75,000 Sq.Ft.	30	Existing
C1 - SE Euclid Heights	Multifamily Residential	45,000 Sq.Ft.	30	35'
C2 - SW Euclid Heights	Multifamily Residential	45,000 Sq.Ft.	30	35'
Total		540,000 Sq.Ft.	440	

Parcel 'A'	582,769 / 750 per unit =	777 units allowable	330 proposed	24.67 units/acre
Parcel 'C'	319,150 / 750 per unit =	424 units allowable	60 proposed	8.19 units/acre



Park Synagogue
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Development Plan

Proposed: 06/02/2025

RESOLUTION NO. 110-2025(COTW), *First Reading*

By President Cuda

A Resolution of support and appreciation for the Cleveland Heights city staff.

WHEREAS, the residents of Cleveland Heights rely on the dedication, expertise, and professionalism of City staff to deliver vital services that ensure the health, safety, and well-being of our community; and

WHEREAS, these services—ranging from public safety, sanitation, and infrastructure maintenance to community development, recreation, and administrative support—are the foundation of a well-functioning city and directly contribute to the quality of life enjoyed by all who live, work, and visit Cleveland Heights; and

WHEREAS, even in times when departments are understaffed or resources are stretched thin, our City staff continue to meet their responsibilities with professionalism, perseverance, and integrity; and

WHEREAS, recent events and circumstances have contributed to a work environment that may have added emotional, mental, or logistical challenges for our valued employees; and

WHEREAS, Cleveland Heights City Council recognizes that the success of our city is directly tied to the well-being, morale, and support of our workforce.

NOW, THEREFORE, BE IT RESOLVED, by the Council of the City of Cleveland Heights, OH that:

SECTION 1. That the City Council of Cleveland Heights hereby declares its deep appreciation and unwavering support for every member of the City's staff. We acknowledge the essential role you play in maintaining and enhancing the everyday lives of our residents, and we are grateful for your continued service, dedication, and professionalism.

SECTION 2. That the Council affirms its commitment to fostering a positive, respectful, and supportive work environment where all employees feel valued, heard, and empowered to succeed.

SECTION 3. That the Council intends for this resolution, along with the passage of the 2025 Operating and Capital Budget on March 17, 2025, to serve as a reaffirmation of our commitment to investing in the tools, resources, and staffing necessary for your continued success.

RESOLUTION NO. 110-2025(COTW)

SECTION 4. It is found and determined that all formal actions of the Council relating to the adoption of this Resolution were adopted in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in such formal action, were in meetings open to the public, in compliance with all legal requirements.

SECTION 5. Notice of the passage of this Resolution shall be given by publishing the title and abstract of its contents, prepared by the Director of Law, once in one newspaper of general circulation in the City of Cleveland Heights, or by posting the full text of this Resolution on the City of Cleveland Heights website.

SECTION 6. This Resolution shall take effect and be in force at the earliest time permitted by law.

TONY CUDA
President of Council

ADDIE BALESTER
Clerk of Council

PASSED:

Presented to Mayor: _____ Approved: _____

KAHLIL SEREN
Mayor

Proposed: 06/02/2025

ORDINANCE NO. 111-2025(AS), *First Reading*

By Mayor Seren

An Ordinance amending Ordinance No. 023-2025, “An Ordinance establishing salary schedules, position classifications, and other compensation, and benefits for officers and employees of the City,” to create the position of Deputy Director of Law and to provide for compensation for the City’s ADA Coordinators; and declaring the necessity that this legislation become immediately effective as an emergency measure.

WHEREAS, on May 5, 2025, this Council, pursuant to Article V, Section 4 of the Charter of the City of Cleveland Heights and Section 139.21 of the Codified Ordinances of the City of Cleveland Heights, adopted Ordinance No. 023-2025, establishing salary schedules, position classifications and other compensation, and benefits for officers and employees of the City; and

WHEREAS, this Council recognizes that the demands upon the Department of Law have increased over time, and that the designation of an Assistant Director of Law as a Deputy Director of Law, similar to the previously-existing position of First Assistant Director of Law, will facilitate improved internal departmental management; and

WHEREAS, the City has designated employees to serve as ADA Coordinators under the Americans with Disabilities Act, who have undertaken work responsibilities beyond the responsibilities of their primary positions; and

WHEREAS, this Council therefore wishes to amend Ordinance No. 023-2025 to create the position of Deputy Director of Law and to provide for compensation for those employees who are designated as ADA Coordinators.

BE IT ORDAINED by the Council of the City of Cleveland Heights, Ohio, that:

SECTION 1. That Section 17 of Ordinance 023-2025 be, and hereby is, amended to include a new Section 17(d), which shall read as set forth below:

The City’s ADA Coordinators, designated by the Mayor, shall each be compensated at the rate of One Thousand Five Hundred Dollars (\$1,500.00) per year for their services in that role, to be paid in equal installments across the twenty-six (26) pay periods that comprise each year.

SECTION 2. That Exhibit 2 to Ordinance 023-2025 be, and hereby is amended to include, in Salary Grade 18, the position of “Deputy Director of Law.”

SECTION 3. That Ordinance 023-2025 as it existed prior to this amendment is repealed to the extent inconsistent herewith, and the remaining provisions of Ordinance No. 038-2023 shall remain in full force and effect.

ORDINANCE NO. 111-2025

SECTION 4. It is found and determined that all formal actions of the Council relating to the adoption of this Resolution were taken in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in such formal action, were in meetings open to the public, in compliance with all legal requirements.

SECTION 5. Notice of the passage of this Ordinance shall be given by publishing the title and abstract of its contents, prepared by the Director of Law, once in one newspaper of general circulation in the City of Cleveland Heights, or by posting the full text of this Ordinance to the City of Cleveland Heights website.

SECTION 6. It is necessary that this Ordinance become immediately effective as an emergency measure necessary for the preservation of the public peace, health and safety of the inhabitants of the City of Cleveland Heights, such emergency being the need for the amendments to Ordinance No. 023-2025 to be effective at the earliest time possible to provide sufficient clarity to City employees as to their compensation and benefits. Wherefore, provided it receives the affirmative vote of five (5) or more of the members elected or appointed to this Council, this Ordinance shall take effect and be in force immediately upon its passage; otherwise, it shall take effect and be in force from and after the earliest time allowed by law.

TONY CUDA
President of Council

ADDIE BALESTER
Clerk of Council

PASSED:

Presented to Mayor: _____ Approved: _____

KAHLIL SEREN
Mayor



Date: 5.30.25

To: City Council

From: Brian Anderson, Assistant Director of Economic Development

Subject: Legislation related to the sale of two City-owned properties on Cedar Road for development

Purpose Statement: To authorize the Mayor to enter into a Purchase Agreement with Cedar Hill Development, LLC for residential development.

Since the first reading of this legislation, the developer held a community meeting attended by approximately three dozen people on May 15 to discuss the project that is being proposed.

Additionally, the City had a title search performed to confirm that there are no restrictions or encumbrances that would prohibit this project from moving forward if approved. Please attached memo.

Is this legislation recurring: Yes: _____ No: X

Is emergency language necessary: Yes: X No: _____

If yes, why? Passing as an emergency allows the developer to pursue necessary approvals, complete design work, and begin the project sooner.

Is passage on first reading necessary: Yes: _____ No: X

If yes, why?

If funding is required, is it already budgeted for? Yes: _____ No: X

If not already budgeted for, where will funding come from?

N/A



MEMO

TO: Eric Zamft, Planning and Development Director, City of Cleveland Heights
Brian Anderson, Assistant Director of Economic Development, City of Cleveland Heights

FROM: Jason D. Dodson

DATE: May 30, 2025

RE: Proposed Transfer to Cedar Hill Development, LLC - Title Search

Per our discussions, I obtained a Limited Search of Title from Kingdom Title for the two City-owned parcels that are currently being considered for sale to Cedar Hill Development, LLC. A copy of the title search and all relevant documents referenced below are attached.

I have reviewed each of the vesting deeds for the parcels at issue. The deed conveying parcel 685-24-001 from the Cleveland Heights Public Library to the City in 1948 contains no deed restrictions or limitations on the use of that parcel. The deed conveying parcel 685-24-033 from Jerome and Rita Weaver to the City in 1948 contains the following restriction:

“The property herein conveyed shall be used by the City of Cleveland Heights for a public park and for street-widening purposes only and the title shall revert to the Grantor if the property is offered for sale for any private use or is put to any use other than for street-widening and park purposes by Grantee. The foregoing restrictions shall be binding for a term of thirty (30) years beginning on the date of the filing of this deed for record in the County Recorder’s Office.”

No other restrictions are contained in the deed for parcel 685-24-033. Because the deed restriction recited above expired thirty years after filing of the deed, which means it expired in 1978, there is no applicable deed restriction in that deed. As such, neither vesting deed contain any restriction on the City’s proposed transfer of the property.

One thing to note is that an easement encumbering parcel 685-24-033 was granted from the City to the City in 1997 for traffic control purposes. While it does not prevent the City from transferring the property in any way, the potential purchaser may wish to consider identifying the exact location of that easement during the due diligence period to ensure it does not interfere with his development plans. A licensed surveyor should be able to assist the purchaser with the location of the easement.

Proposed: 04/21/2025

ORDINANCE NO. 063-2025(PD), *Third Reading*

By Mayor Seren

An Ordinance authorizing the Mayor to execute a real estate purchase agreement for the sale of certain vacant real property located on South Overlook Road and Cedar Road, consisting of approximately 0.54 acres and identified as permanent parcel numbers 685-24-001 and 685-24-033 in the Cuyahoga County records; and declaring the necessity that this legislation become immediately effective as an emergency measure.

WHEREAS, the City of Cleveland Heights, Ohio owns certain real property identified as Permanent Parcel Numbers 685-24-001 and 685-24-033 in the Cuyahoga County Records, and consisting of approximately 0.54 acres of vacant land located on South Overlook Road and Cedar Road (collectively, the "Property"); and

WHEREAS, the City desires to sell the Property to Cedar Hill Development, LLC ("Purchaser") for redevelopment; and

WHEREAS, the City intends to sell the Property for a purchase price of Forty Thousand Dollars (\$40,000.00) (the "Purchase Price"), pursuant to the terms and conditions set forth in the proposed real estate purchase agreement between the City and the Purchaser, a draft of which is attached hereto as Exhibit A, and incorporated herein by reference (the "Purchase Agreement"); and

WHEREAS, this Council has determined that it is in the best interest of the City and its residents to authorize the Mayor to execute the Purchase Agreement for the sale of the Property.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Cleveland Heights, Ohio, that:

SECTION 1. The Mayor is hereby authorized to execute the Purchase Agreement and any and all other related documents, and take any actions necessary, to sell the Property to the Purchaser. The Purchase Agreement shall be substantially in accordance with the terms of the draft agreement attached hereto as Exhibit A. The Purchase Price for the Property shall be the sum of Forty Thousand Dollars (\$40,000.00) as set forth in the Purchase Agreement. The Purchase Agreement shall contain such further terms as recommended by the Mayor and Director of Law and shall be approved as to form by the Director of Law.

SECTION 2. This Council finds the aforementioned Property to be sold is no longer needed for municipal purposes.

ORDINANCE NO. 063-2025(PD)

SECTION 3. It is found and determined that all formal actions of the Council relating to the adoption of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in such formal action, were in meetings open to the public, in compliance with all legal requirements.

SECTION 4. Notice of the passage of this Ordinance shall be given by publishing the title and abstract of its contents, prepared by the Director of Law, once in one newspaper of general circulation in the City of Cleveland Heights, or by posting the full text of this Ordinance on the City's website.

SECTION 5. It is necessary that this Ordinance become immediately effective as an emergency measure necessary for the preservation of the public peace, health and safety of the inhabitants of the City of Cleveland Heights, such emergency being the need for the timely redevelopment of the Property. Wherefore, provided it receives the affirmative vote of five (5) or more of the members elected or appointed to this Council, this Ordinance shall take immediate effect and be force immediately upon its passage; otherwise, it shall take effect and be in force from and after the earliest time allowed by law.

TONY CUDA
President of Council

ADDIE BALESTER
Clerk of Council

PASSED:

Presented to Mayor: _____ Approved: _____

KAHLIL SEREN
Mayor

Exhibit A

See attached.

REAL ESTATE PURCHASE AGREEMENT

THIS REAL ESTATE PURCHASE AGREEMENT (“Agreement”) is entered into on _____, 2025 (“Effective Date”), by and between the **CITY OF CLEVELAND HEIGHTS, OHIO**, an Ohio municipality organized under the laws of the State of Ohio and its Charter, with its principal place of business located 40 Severance Circle, Cleveland Heights, Ohio 44118 (“Seller”) and **CEDAR HILL DEVELOPMENT, LLC**, an Ohio limited liability company with its principal place of business located at 2593 Fairmount Boulevard., Cleveland Heights, Ohio 44106 (“Purchaser”).

WHEREAS Seller is the owner of certain real property as set forth herein, and desires to sell the same to the Purchaser upon the terms and conditions set forth in this Agreement; and

WHEREAS, Purchaser desires to purchase from Seller that certain real property upon the terms and conditions set forth in this Agreement.

NOW THEREFORE, IN CONSIDERATION of the mutual covenants set forth herein, and for other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the parties hereto agree as follows:

DESCRIPTION OF PROPERTY; AGREEMENT OF PURCHASE AND SALE

1.1 Purchase and Sale; Property. In exchange for the consideration described in Section 2.1 herein and pursuant to the terms and conditions of this Agreement, the Seller agrees to convey to Purchaser the following:

The real property identified as Permanent Parcel Number 685-24-001 in the Cuyahoga County Records, consisting of 0.29 acres of vacant land, located on South Overlook Road, Cleveland Heights, Ohio 44106, and Permanent Parcel Number 685-24-033 in the Cuyahoga County Records, consisting of 0.25 acres of vacant land, which is located along Cedar Road in Cleveland Heights, Ohio, 44106 along with any improvements thereon, and easements, appurtenances, rights, privileges and hereditaments appertaining thereto, as further described in the legal description which is attached hereto and incorporated herein by reference as Exhibit A, (collectively the “Property”).

PURCHASE PRICE

2.1 Purchase Price. The total purchase price for the Property, subject to prorations and adjustments as provided in this Agreement, shall be Forty Thousand Dollars (\$40,000.00) (“Purchase Price”). The Purchase Price shall be due and payable from Purchaser as follows:

(a) Five Thousand Dollars (\$5,000.00) in immediately available cash funds upon execution of this Agreement (“Earnest Money”), which shall be deposited with the Title Company and may be returned to the Purchaser pursuant to Section 3.2, 3.3, or in the event the Seller fails to consummate the sale of the Property to the Purchaser without any fault of the Purchaser.

(b) Fifteen Thousand Dollars (\$15,000.00) in immediately available cash funds on the Closing Date, which shall be pre-funded by Purchaser at least 24 hours prior to Closing. Upon Closing, said funds and the Earnest Money shall be distributed to the City by the Title Company.

(c) Twenty Thousand Dollars (\$20,000.00) on the Closing Date in the form of a promissory note in favor of the Seller (the “Note”), which shall be secured by a mortgage upon the Property (the “Mortgage”). Both the Note and Mortgage shall be in forms agreed upon by the parties. The Mortgage shall provide for partial release of the Mortgage upon any subsequent sale of a portion of the Property and payment by Purchaser of a proportionate share of the principal balance of the Note. The Note shall bear interest at the rate of 0% per annum and shall mature on the 2-year anniversary of the Closing Date, and all outstanding principal shall be due on the maturity date if not previously paid.

(d) If the site remains undeveloped, meaning that no construction of any home on the site has started as of the 2-year anniversary of the Closing Date, then the City shall pay to Buyer all portions of the Purchase Price that have been paid by that date and thereafter reenter and take possession of the Property and terminate and revert in City the estate conveyed by the Deed to Purchaser.

To secure Purchaser’s obligation in the prior paragraph, the Deed shall contain a condition subsequent to the effect that in the event Purchaser fails to commence construction of any home on the site by the 2-year anniversary of the Closing Date, the City may, at its option, declare the Purchaser to be in default of its obligation, and all of the rights and interests in the Property conveyed by the Deed to Purchaser, and the title, rights and interest of Purchaser, and any assigns or successors in interest, to and in the Property, shall revert to the City, provided, that the City repays all portions of the Purchase Price paid by that date.

TITLE AND SURVEY; INSPECTION

3.1 Title. Seller shall, at Closing, convey to Purchaser title to the Property by limited warranty deed (the “Deed”).

3.2 Title Commitment. Within ten (10) days after the Effective Date, Purchaser shall obtain a commitment (“Title Commitment”) for an Owner’s Policy of Title Insurance for the Property (“Title Policy”) issued by Surety Title Agency, Inc., 1120 Chester Avenue, #400, Cleveland, OH 44115 (“Title Company”) setting forth the condition of title to the Property, and will provide the same to the Seller. Purchaser shall have fifteen (15) days after receipt of the Title Commitment (“Title Review Period”) to review the condition of title to the Property. If during the Title Review Period Purchaser determines that there is any matter or condition in the Title Commitment which, in Purchaser’s reasonable opinion, renders the Property unfit for its intended use, Purchaser will provide written notice to the Seller on or before the expiration of the Title Review Period of any such matter or condition (“Title Objection Notice”). The Seller will have no obligation to correct or cure such objections, but may at its sole option, elect to cure or correct such objections. Within ten (10) days after receipt of Purchaser’s Title Objection Notice, Seller will advise the Purchaser in writing whether or not the Seller will correct or cure such matter or condition (“Seller’s Response”). If the Seller elects to correct or cure such matter or condition, the Seller will commence such cure with due diligence and in such event the closing of the sale will be extended for a reasonable period of time to complete such cure. If the Seller elects not to correct or cure such matter or condition, Purchaser will have the right, upon written notice to the Seller within three (3) days after receipt of the Seller’s Response, to either (a) agree to waive any objection to such matter or condition and proceed to Closing without any cure of such matter or condition and without any reduction in the Purchase Price; or (b) elect to terminate this Agreement. Purchaser’s failure to deliver the Title Objection Notice on or before the expiration of the Title Review Period will constitute a waiver by Purchaser of any right to object to any matter or condition relating to the Title Commitment or the condition of title to the Property and any right to terminate the purchase agreement. In the event this Agreement is terminated for the reasons set forth in this paragraph, the Earnest Money payment will be returned to Purchaser.

3.3 Due Diligence. For a period commencing upon the Effective Date, and continuing for sixty (60) days (“Inspection Period”), Purchaser, together with its agents, employees, and authorized representatives (“Purchaser’s Agents”), shall have the right to perform any and all due diligence inspections, including, without limitation, any general inspections and surveys of the Property, soil testing, quality and compaction, environmental and any other appropriate tests to determine the condition of the Property, the suitability for its intended use, whether the Property is in compliance with all applicable federal, state, or local laws, rules, ordinances, regulations, and codes, and any other matters which Purchaser desires to inspect (“Inspections”).

(a) Seller shall provide Purchaser with reasonable access to the Property, upon reasonable advance written notice from Purchaser, to perform such due diligence inspections by Purchaser, and its respective agents. The Seller shall have the right to have its representative present at the Property during any Inspections. In no event shall Purchaser's agents make any intrusive physical testing of the Property without the prior written consent of Seller which consent shall not be unreasonably withheld. Purchaser shall promptly restore the Property to the condition existing prior to the Inspections and repair any damage to the Property resulting from any of the Inspections conducted by or on behalf of Purchaser.

(b) If during the Inspection Period, the results of the due diligence inspections reveal conditions of the Property that are unacceptable to Purchaser or that render the Property unfit for Purchaser's intended use, in its reasonable discretion, then Purchaser may terminate this Agreement. To effectuate a termination of this Agreement pursuant to this Section, the Purchaser shall provide the Seller written notice of said termination on or before the expiration of the Inspection Period of any such unacceptable matter or condition, together with a copy of any applicable report or survey describing such matter. Upon the termination of this Agreement under this Section, the Earnest Money shall be returned to Purchaser.

(c) Upon request from Purchaser, Seller shall provide Purchaser with copies of all tests, surveys, reports, or other documents ("Reports") concerning the Property in Seller's possession. Upon request from Seller, Purchaser shall provide Seller with copies of all Reports related to the Inspections.

3.4 PURCHASER ACKNOWLEDGES AND AGREES THAT THE SALE OF THE PROPERTY PURSUANT TO THIS AGREEMENT IS AND WILL BE MADE ON AN "AS IS, WHERE IS" AND "WITH ALL FAULTS" BASIS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE BY SELLER, INCLUDING WITHOUT LIMITATION THE CONDITION OR VALUE OF THE PROPERTY OR THE SUITABILITY OF THE PROPERTY FOR PURCHASER'S INTENDED USE. PURCHASER FURTHER ACKNOWLEDGES AND AGREES THAT SELLER HAS AFFORDED PURCHASER THE OPPORTUNITY FOR FULL AND COMPLETE INVESTIGATIONS, EXAMINATIONS AND INSPECTIONS OF THE PROPERTY AND THAT PURCHASER WILL ACQUIRE THE PROPERTY SOLELY ON THE BASIS OF PURCHASER'S OWN REVIEW AND INSPECTION OF THE PROPERTY. BY EXECUTING THIS AGREEMENT, PURCHASER EXPRESSLY ACKNOWLEDGES AND AGREES TO THE FOREGOING PROVISIONS OF THIS PARAGRAPH, WHICH ARE MATERIAL, NEGOTIATED TERMS OF THIS

AGREEMENT WITHOUT WHICH SELLER WOULD NOT ENTER INTO THIS AGREEMENT WITH PURCHASER.

CONDITIONS TO CLOSING

4.1 Conditions. The obligations of the parties to close the transaction contemplated by this Agreement are subject to the following conditions:

(a) The representations and warranties of the parties contained in Section 5 of this Agreement shall be true on the date of Closing as though those representations and warranties were made on that date.

(b) Neither Purchaser nor Seller shall have breached any affirmative covenant contained in this Agreement to be performed by them on or before to the date of Closing.

(c) Purchaser shall have approved all of the matters set forth in Section 3 in respect to which Purchaser has, under provisions of this Agreement, a right of inspection and/or approval; or, in the event Purchaser has delivered written objections to Seller in respect to any of those matters, Seller has elected to and has remedied Purchaser's objections prior to Closing in the manner and within the time period provided in this Agreement or if Seller has not remedied Purchaser's objections prior to Closing, then Purchaser has waived said objections.

(d) Seller shall have timely delivered to Purchaser in satisfactory form the documents and all other items referred to in Section 6 below.

(e) The Title Company shall at Closing have delivered or irrevocably committed itself in writing to deliver the Title Policy.

(f) The Purchaser shall have delivered the Purchase Price to the Title Company for distribution to Seller, unless otherwise provided herein.

(g) Purchaser shall have accepted a deposit in the amount of \$5,000 from a home buyer and executed a sale for at least one single family house.

(i) Purchaser shall have executed and delivered the following documents and agreements: _____.

4.2 Additional Conditions. Additionally, because Purchase intends to develop the Property following Closing, Purchaser shall provide to Seller evidence, in form reasonably satisfactory to Seller, that the following conditions have been satisfied:

(a) In addition to the submission of plans and associated documents for planning and zoning approval, Purchaser shall conduct at least one community engagement meeting, open to the general public, to present Purchaser's planned development and to seek input and feedback from the community.

(b) Purchaser has obtained the appropriate zoning certificate and all other necessary zoning approvals from the City of Cleveland Heights, Ohio for Purchaser's use of the Property.

(c) Purchaser has obtained the appropriate approvals from the Planning Commission of the City of Cleveland Heights, Ohio necessary to permit the Purchaser's development of the Property.

REPRESENTATIONS, WARRANTIES, INDEMNITY

5.1 Seller's Representations. Seller makes the following representations to Purchaser as of the date of this Agreement and the date of the Closing:

(a) Seller is an Ohio municipality organized under the laws of the State of Ohio and its Charter, and has all necessary power and authority to enter into this Agreement and to consummate the transactions contemplated hereby.

(b) Seller has duly authorized the execution, delivery and performance of this Agreement.

(c) There are no suits, actions, or proceedings pending or, to the best of Seller's knowledge, contemplated against or concerning the Property.

(d) Seller's execution, delivery and performance of this Agreement will not constitute a default under any agreement, lease, indenture, order or other instrument or document by which Seller or the Property may be bound.

5.2 Purchaser's Representations. Purchaser makes the following representations to Seller as of the date of this Agreement and the date of the Closing:

(a) Purchaser is an Ohio limited liability company and has all necessary power and authority to enter into this Agreement and to consummate the transactions contemplated hereby.

(b) Purchaser has duly authorized the execution, delivery and performance of this Agreement.

(c) There are no suits, actions, or proceedings pending or, to the best of Purchaser's knowledge, contemplated against or concerning the Purchaser which would have a material and adverse impact upon Purchaser's ability to enter into and perform this Agreement.

(d) Purchaser's execution, delivery and performance of this Agreement will not constitute a default under any agreement, lease, indenture, order or other instrument or document by which Purchaser may be bound.

5.4 Survival. Each of the covenants, warranties, representations and agreements contained in this Agreement shall be made as of the date hereof and shall be deemed renewed on the Closing Date and shall survive until the five (5) year anniversary of the Closing Date, the payment of the Purchase Price and the filing of the Deed for record and shall not be merged therein.

CLOSING AND TRANSFER OF TITLE

6.1 Closing. Unless extended by written agreement of the parties, the closing ("Closing") for the delivery of Seller's Deed, payment of the Purchase Price, plus or minus Closing adjustments, and delivery of the other instruments provided for in this Agreement, shall occur within thirty (30) days after the expiration of the Inspection Period, provided that all other Conditions to Closing under Section 4 have been satisfied. The Title Company shall serve as escrow agent for the Closing of the transaction.

6.2 Seller's Documents; Other Deliveries. At Closing, Seller shall execute and/or deliver to the Title Company the following:

(a) The Deed to the Property;

(b) Such other documents or instruments as may be reasonably requested by Purchaser, required by other provisions of this Agreement or reasonably necessary to effectuate the Closing. All of the documents and instruments to be delivered by Seller shall be in the form and substance reasonably satisfactory to counsel for Purchaser.

6.3 Purchaser's Documents; Other Deliveries. At Closing, Purchaser shall execute and/or deliver to the Title Company the following:

(a) The Purchase Price, less the Earnest Money;

(b) The Note;

(c) The Mortgage;

(d) Such other documents or instruments as may be reasonably requested by Seller, required by other provisions of this Agreement or reasonably necessary to effectuate Closing. All of the documents and instruments to be delivered by Purchaser shall be in form and substance reasonably satisfactory to counsel for Seller.

POSSESSION

7.1 Seller shall deliver exclusive possession of the Property to Purchaser at Closing.

PRORATIONS AND EXPENSES

8.1 Real Estate Taxes and Assessments. Real property taxes, general and special assessments, and assessments for sewer, water, and other utilities, shall be prorated between the Seller and Purchaser as of the date of Closing, using the rate and valuation shown on the most recent tax information available.

8.2 Closing Costs. In closing this transaction, the Escrow Agent shall charge Seller with the following:

- (a) the cost of paying off and satisfying any mortgage indebtedness for which Seller is liable, together with the cost of any mortgage cancellation, recording fee, or other costs incident to the satisfaction of any such indebtedness;
- (b) the cost of any transfer tax and conveyance fee;
- (c) one-half (1/2) the cost of a Title Report, title search, and an owner's title policy in the amount of the Purchase Price;
- (d) one-half (1/2) of the escrow fees;
- (e) the cost of any commission required to be paid to its Brokers hereunder, if any; and
- (f) all prorations set forth herein and all other costs chargeable to Seller;

(g) all other charges relating to this Agreement or are customary which are chargeable to Seller.

and thereafter shall deliver to Seller the balance of the funds in its hands due under the terms hereof, and any documents due Seller.

In closing this transaction, the Escrow Agent shall charge Purchaser with the following:

- (h) any cost of financing this transaction which may be arranged for by Purchaser;
- (i) one-half (1/2) of the escrow fees;
- (j) the cost of filing the deed and mortgage for record;
- (k) one-half (1/2) the cost of a Title Report, title search, and owner's title policy in the amount of the Purchase Price;
- (l) the cost of any lender's title policy and all endorsements required by lender;
- (m) the cost of any commission required to be paid to its Brokers hereunder, if any; and
- (n) the cost of the survey (if any); and
- (o) all other charges relating to this Agreement or are customary chargeable to Purchaser;

and thereafter, the Escrow Agent shall deliver to Purchaser the said title insurance, the recorded Deed or county recorder's receipt therefor, any prorations to which Purchaser is entitled, and any other funds or documents due Purchaser.. Seller shall be responsible for the payment of its own legal fees.

At Closing, the parties shall execute and deliver to each other an agreed-upon closing statement which reflects the allocation of costs, adjustments due to credits or prorations, and disbursement of the Purchase Price, all as set forth more fully in this Agreement.

8.3 Utility Expenses. Purchaser shall be responsible for making all arrangements to obtain utility services, if any.

NOTICES

9.1 All notices permitted or required under this Agreement shall be in writing and shall be deemed properly delivered immediately upon hand delivery or three business days after being deposited in the United States mail sent certified with return receipt requested, postage prepaid, addressed to the parties at their respective addresses set forth below, or by email immediately upon delivery, or as they may otherwise specify by written notice delivered in accordance with this Section:

Purchaser:	Cedar Hill Development, LLC 2593 Fairmount Blvd. Cleveland Heights, OH 44106 Attn: Paul Volpe, Member
Seller:	City of Cleveland Heights, Ohio 40 Severance Circle Cleveland Heights, Ohio 44118 Attn: Law Director
With a copy to:	Roetzel & Andress 222 South Main Street Akron, Ohio 44308 Attn: Jason Dodson, Esq.

MISCELLANEOUS

10.1 Entire Agreement. This Agreement constitutes the entire contract between the parties and supersedes all prior understandings, oral agreements, written agreements, promises, conditions, representations or terms of any kind. There are no conditions or inducements relied upon by either party prior to the execution of this Agreement. Any subsequent conditions, representations, warranties or agreements shall not be valid and binding upon the parties unless in writing and signed by both parties.

10.2 Successor and Assigns; Assignment. This Agreement shall be binding and inure to the benefit of the heirs, successors, agents, representatives and assigns of the parties hereto, provided however that, neither party may assign its rights hereunder without the prior written consent of the other which consent shall not be unreasonably withheld.

10.3 Counterparts. This Agreement may be executed by all parties in counterparts, each of which shall be deemed an original, but all of such counterparts taken together shall constitute one and the same Agreement.

10.4 Governing Law. This Agreement shall be construed, and the rights and obligations of the parties shall be determined, in accordance with the laws of the State of Ohio. Venue for any action or proceeding shall be in court of competent jurisdiction in Cuyahoga County, Ohio.

10.5 Waiver. The waiver of or failure to enforce any provision of this Agreement shall not be a waiver of any further breach of such provision or of any other provision hereof.

10.6 Modifications. No change or addition to this Agreement or any part hereof shall be valid unless in writing and signed by each of the parties.

10.7 Headings. The headings in this Agreement are for convenience only and shall not be used to interpret this Agreement.

10.8 Time; Calculation of Time Periods. Time is of the essence in the performance of this Agreement. Unless otherwise specified, in computing any period of time described herein, the day of the act or event after which the designated period of time begins to run is not to be included and the last day of the period so computed is to be included, unless such last day is a Saturday, Sunday or legal holiday for national banks in the location where the Property is located, in which event the period shall run until the end of the next day which is neither a Saturday, Sunday or legal holiday. The last day of any period of time described herein shall be deemed to end at 5:00 p.m., Cleveland Heights, Ohio time.

[Remainder of Page Intentionally Blank; Signature Page to Follow]

IN WITNESS WHEREOF, the parties below have executed this Agreement effective as of the date hereinabove.

SELLER:

CITY OF CLEVELAND HEIGHTS, OHIO

Kahlil Seren, Mayor

Date: _____

PURCHASER:

CEDAR HILL DEVELOPMENT, LLC

By: _____
Paul Volpe, Member

Date: _____

Approved as to form and correctness:

William R. Hanna, Law Director

EXHIBIT A

Legal Description for Property

Permanent Parcel Number: 68524001

Address: Vacant lot located on South Overlook Road, Cleveland Heights, Ohio 44106

Prior Instrument Number: _____

Legal Description:

To be supplemented to this Agreement upon the Title Company providing the same to the Parties.

Permanent Parcel Number: 68524033

Address: Vacant lot located on Cedar Road, Cleveland Heights, Ohio 44106

Prior Instrument Number: Vol. 6647, Page 583

Legal Description:

Being a parcel of land situated in the City of Cleveland Heights, County of Cuyahoga and State of Ohio and known as being a part of Original 100 Acre Lot No. 413, Township 7N, Range 12W and a part of Sublot No. 78 of the Cedar Hill Allotment, as recorded in Plat Book Volume 55, Page 24 in the office of the Cuyahoga County Recorder, and being located within the following described points in the boundary thereof;

Beginning in the southerly right-of-way line of Cedar Road at a point located 40.00 feet right of Station 13+68.00 of the centerline survey of said road as recorded in Volume _____ of Plats, Page _____ in the office of the Cuyahoga County Recorder;

Thence along said right-of-way line on the arc of a curve deflecting to the left (the radius of which is 452.37 feet and the chord of which bears North 86°51'29" East and is 10.97 feet in length), a distance of 10.97 feet to a point;

Thence South 3°50'12" East, 7.00 feet to a point;

Thence South 86°51'29" West, 11.14 feet to a point;

Thence North 2°26'50" West, 7.00 feet to the point of beginning and containing 77 square feet of land, more or less, as calculated and described in April, 1994 by Richard J. Bilski, Ohio Registered Surveyor No. 5244 of CT Consultants, Inc., Registered Engineers and Surveyors.