



June 16, 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)**
- 6) **Students of Promise Presentation**
Executive Director, Bob Ivory
- 7) **Communications from the Mayor**
- 8) **City Administrator's Report**
- 9) **Departmental Report(s)**
 - a. Planning and Economic Development (Written Report)
- 10) **Report of the Clerk of Council**
 - a. To notify the council that a Notice to Legislative Authority has been received for a new C1/C2 Liquor Permit for W&W Family Incorporated, located at 12438 Cedar 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. The 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. The 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. 117-2025(PD): First Reading. A Resolution authorizing the Mayor to apply for and accept a grant from the United States Department of Transportation for a grant under the Safe Streets and Roadways for All (“SS4A”) Implementation Grant Program, and execute any agreements needed to fund a Cleveland Heights SS4A Implementation project; and declaring the necessity that this legislation become immediately effective as an emergency measure.

Introduced by Mayor Seren
Move for Adoption

RESOLUTION NO. 118-2025(F): First Reading. A Resolution approving the adoption of the 2026 Tax Budget; and declaring the necessity that this legislation become immediately effective as an emergency measure.

Introduced by Mayor Seren
Move for Adoption

RESOLUTION NO. 119-2025(PD): First Reading. A Resolution authorizing the Mayor to execute a contract with Think Place Agency LLC to provide professional consulting services necessary for the Noble Corridor Market Assessment through the expenditure of ARPA funds; and declaring the necessity that this legislation become immediately effective as an emergency measure.

Introduced by Mayor Seren
Move for Adoption

RESOLUTION NO. 120-2025(PSH): First Reading. A Resolution authorizing the Mayor to execute contracts with various certified Lead Clearance Contractors to provide professional services in furtherance of the City’s Lead Safe Certification goals through the expenditure of ARPA funds;

and declaring the necessity that this legislation become immediately effective as an emergency measure.

Introduced by Mayor Seren
Move for Adoption

RESOLUTION NO. 121-2025(HB): First Reading. A resolution authorizing the Mayor to execute contracts with Romanin Concrete, Inc. and A & J Cement Contractors, Inc. to provide the labor and materials necessary to implement the Exterior Repair of Residential Properties and Concrete Driveways, Aprons, Sidewalks & Pathways Projects through the expenditure of ARPA funds; and declaring the necessity that this legislation become immediately effective as an emergency measure.

Introduced by Mayor Seren
Move for Adoption

ORDINANCE NO. 122-2025(MSES): First Reading. An Ordinance authorizing the Mayor to execute a Master Cooperation Agreement for Preventative Maintenance Services with the County of Cuyahoga, Ohio, to provide pavement crack sealing and striping or asphalt surface preservation of portions of Coventry Road; and declaring the necessity that this legislation become immediately effective as an emergency measure.

Introduced by Mayor Seren
Move for Adoption

RESOLUTION NO. 124-2025(CRR): First Reading. A Resolution authorizing the Mayor to execute a two-year service contract with Energy Management Specialists, LLC for preventative HVAC maintenance services; and declaring the necessity that this Resolution become immediately effective as an emergency measure.

Introduced by Mayor Seren
Move for Adoption

RESOLUTION NO. 125-2025(CRR): First Reading. A Resolution authorizing the Mayor to execute an agreement with Tempest, Inc. for preventative maintenance services to the North Ice Rink at the Cleveland Heights Community Center; and declaring the necessity that this legislation become immediately effective as an emergency measure.

Introduced by Mayor Seren
Move for Adoption

ORDINANCE NO. 126-2025(PD): First Reading. An Ordinance authorizing the Mayor to execute an amendment to a real estate purchase agreement with National Church Residences dated February 25, 2025 for the sale of

certain real property consisting of approximately 1.049 acres of vacant land on Lancashire Road, and identified as Permanent Parcels Nos. 685-11-024 and 685-11-004 for the purpose of extending the due diligence and inspection period therein to October 31, 2025; and declaring the necessity that this legislation become immediately effective as an emergency measure.

Introduced by Mayor Seren
Move for Adoption

RESOLUTION NO. 130-2025(MSES): First Reading. A Resolution authorizing the Mayor to execute an agreement with Wade Trim, Inc. of Ohio, for professional design engineering and associated services relating to control of sanitary sewer overflows and illicit connections on Cleveland Heights Boulevard, and compliance with the partial consent decree with the USEPA; and declaring the necessity that this legislation become immediately effective as an emergency measure.

Introduced by Mayor Seren
Move for Adoption

RESOLUTION NO. 131-2025(CRR): First Reading. A Resolution authorizing the Mayor to enter into an agreement with Classic Ford of Madison for the acquisition of one 2025 Ford F-250 4X4 Reg cab; one 2025 Ford F-350 Cab/C 4X4 Supercab; one 2025 Ford F-550 Cab/C 4X5 Reg Cab; and one 2025 Ford Escape ST-Line 4WD Hybrid for the Department of Parks and Recreation; and declaring the necessity that this legislation become immediately effective as an emergency measure.

Introduced by Mayor Seren
Move for Adoption

RESOLUTION NO. 132-2025(CRR): First Reading. A Resolution authorizing the Mayor to execute an agreement with All-American Arena Products for flooring replacement at the North Rink of the Cleveland Heights Community Center; and declaring the necessity that this legislation become immediately effective as an emergency measure.

Introduced by Mayor Seren
Move for Adoption

b. First Readings Only

ORDINANCE NO. 127-2025(HB): First Reading. An Ordinance creating a new Chapter 1373, "Exterior Walls and Appurtenances; Parking Garages"; of Title Three, Local Provisions; of Part Thirteen, Building Code of the Codified Ordinances of Cleveland Heights to include standards and provisions to regulate the structural integrity of building facades and garages within the City.

Introduced by Mayor Seren

c. Second Readings

ORDINANCE NO. 104-2025(HB): Second 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
Move for Adoption

RESOLUTION NO. 105-2025(PD): Second Reading. A Resolution authorizing the Mayor 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
Move for Adoption

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

Introduced by Mayor Seren
Move for Adoption

ORDINANCE NO. 107-2025(AS): Second 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 All City Councilmembers
Move for Adoption

RESOLUTION NO. 108-2025(COTW): Second 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
Move for Adoption

ORDINANCE NO. 109-2025(PD): Second 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
Move for Adoption

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

Introduced by All City Councilmembers
Move for Adoption

ORDINANCE NO. 055-2025(PD): Second Reading (Amended 05.27.2025). An Ordinance amending various Sections of Part Eleven, Zoning Code, of the Codified Ordinances of the City of Cleveland Heights as part of the Livable Neighborhoods Initiative; and declaring the necessity that this legislation become immediately effective as an emergency measure.

Introduced by Mayor Seren

d. Consent Agenda

RESOLUTION NO. 115-2025(COTW): First Reading. A Resolution honoring the life and legacy of Christopher Daryl Brown; and declaring the necessity that this Resolution become immediately effective as an emergency measure.

Introduced by President Cuda

RESOLUTION NO. 128-2025(COTW): First Reading. A Resolution recognizing the life and contributions of John J. “Jack” Boyle III; and declaring the necessity that this legislation become immediately effective as an emergency measure.

Introduced by President Cuda

RESOLUTION NO. 129-2025(CRR): First Reading. A Resolution proclaiming July 2025 to be *National Parks and Recreation Month* in the City of Cleveland Heights; and declaring the necessity that this Resolution become immediately effective as an emergency measure.

- 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: AUGUST 4, 2025



MEMORANDUM

To: City Council

cc: Kahlil Seren, Mayor

From: Eric Zamft, Director of Planning, Neighborhoods & Development

Date: June 16, 2025

Subject: Upcoming Planning-Related Meetings

As Council approaches its summer recess and, in an effort, to enhance communication with the community, staff wanted to update the public and Council on upcoming planning-related meetings that may be of interest. This memorandum lists those meetings.

- 6/17, 7 PM (Executive Conference Room) – Citizens Advisory Committee (CAC)
- 6/18, 4 PM (Executive Conference Room) – CDBG Year 52 Information Session
- 6/18, 7 PM (Chambers) – Board of Zoning Appeals (BZA)
- 6/24, 10:30 AM (Chambers) – Board of Control
- 6/26, 7 PM (Chambers) – Architectural Board of Review (ABR)
- 7/1, 5:30 PM (Executive Conference Room) – Landmark Commission
- 7/9, 7 PM (Chambers) – Planning Commission
- 7/10, 5:30 PM (Executive Conference Room) – CIC
- 7/10, 7 PM (Chambers) – ABR
- 7/15, 7 PM (Executive Conference Room) – CAC
- 7/16, 7 PM (Chambers) – BZA
- 7/31, 7 PM (Chambers) – ABR

More information, including agendas when they are posted, is available at:
<https://www.clevelandheights.gov/calendar.aspx>

FutureHeights is holding a second crowdsourced conversation regarding **Severance Town Center** on June 25th from 6:30-8 PM at the Lee Road Library for more information visit (<https://futureheights.org/cc-2025-q2/>). MPACT Collective intends to discuss their conceptual

planning efforts for Severance Town Center and collect input on potential zoning during their visit in July – likely July 31st. Details to follow and will be shared on the project webpage and in the City weekly news. Council will be made aware of this meeting.

We also are planning to hold at least one (1) meeting with the community in July with regards to the **Blanche Avenue Roadway Extension project**. This meeting will likely be on-site. Details to follow and will be shared on the City's website, in the City calendar, through the City weekly news, social media, and direct mailing to adjacent property owners. Council will be made aware of this meeting.

Outside of in-person engagement, we anticipate posting information and seeking input online (via, for example an online survey) for the following:

- **Noble Road Corridor proposed recommendations** – We anticipate that an online survey will be made available to seek input on initially proposed recommendations and resident prioritization of those recommendations.
- **Accessory Dwelling Units (ADUs) zoning** – We anticipate that early in July the zoning text amendments necessary to permit ADUs in Cleveland Heights will be proposed informally online. This will allow for residents to learn about the proposed amendments and give them the ability to comment prior to the introduction of formal legislation potentially in August.
- **Parks, Recreation & Open Space (PROS) Master Plan** – Engagement efforts are anticipated to begin in July. This will include an online survey. Details to follow and will be shared on the City's website, in the City calendar, through the City weekly news, via lawn signs in our parks, and social media. Council will be made aware of these efforts.



Date: June 16, 2026

To: City Council

From: Eric Zamft, Director of Planning, Neighborhoods & Development

Subject: Safe Streets and Roadways for All ("SS4A") Implementation Grant Program to fund a Cleveland Heights Comprehensive & Equitable Safety Implementation project

Purpose Statement: To authorize the Mayor to apply for and accept any awards under the SS4A Implementation Grant Program.

In 2023, the City applied for and was granted Safe Streets and Roadways for All ("SS4A") funding to prepare a Comprehensive & Equitable Safety Action Plan. In 2023, the City retained a consulting team to assist the City staff in preparing such Safety Action Plan and, since that time has held numerous meetings. City Council adopted the CESAP on April 7, 2025. In order to implement the recommendations of the CESAP, the City of Cleveland Heights intends to apply for SS4A Implementation Grant Program to fund a Cleveland Heights SS4A Implementation project.

Is this legislation recurring: Yes: _____ No: X

Is emergency language necessary: Yes: X No: _____

If yes, why? The application is due on June 26, 2025

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

If yes, why? The application is due on June 26, 2025

If funding is required, is it already budgeted for? Yes: N/A No: N/A

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

Proposed: 06/16/2025

RESOLUTION NO. 117-2025(PSH), *First Reading*

By Mayor Seren

A Resolution authorizing the Mayor to apply for and accept a grant from the United States Department of Transportation for a grant under the Safe Streets and Roadways for All (“SS4A”) Implementation Grant Program, and execute any agreements needed to fund a Cleveland Heights SS4A Implementation project; and declaring the necessity that this legislation become immediately effective as an emergency measure.

WHEREAS, in 2023, the City applied for and was granted Safe Streets and Roadways for All (“SS4A”) funding to prepare a Safety Action Plan; and

WHEREAS, in 2023, the City retained a consulting team to assist the City staff in preparing such Safety Action Plan; and

WHEREAS, in 2023, 2024, and 2025 numerous meetings occurred within the community to discuss the Safety Action Plan; and

WHEREAS, on April 7, 2025 City Council adopted the City’s Safety Action Plan; and

WHEREAS, the City of Cleveland Heights intends to apply to the Safe Streets and Roadways for All (“SS4A”) Implementation Grant Program to fund a Cleveland Heights SS4A Implementation project; and

WHEREAS, it would be in the best interest of the City and its residents to proceed with said course of action.

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

SECTION 1. This Council fully supports the application to The United States Department of Transportation for a grant under the Safe Streets and Roadways for All (“SS4A”) Implementation Grant Program.

SECTION 2. The Mayor be, and he is hereby, authorized to submit such application.

SECTION 3. The Mayor be, and he is hereby, authorized to accept and sign all documents for and enter into any agreements with the United States Department of Transportation for such SS4A Implementation Grant funding.

RESOLUTION NO. 117-2025(PSH)

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 to the City of Cleveland Heights website.

SECTION 5. It is necessary that this Resolution become immediately effective as an emergency measure 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 submit required documentation to the United States Department of Transportation prior to June 26, 2025. Wherefore, provided it receives the affirmative vote of five (5) 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

Proposed: 06/16/2025

RESOLUTION NO. 118-2025(F), *First Reading*

By Mayor Seren

A Resolution approving the adoption of the 2026 Tax Budget; and declaring the necessity that this legislation become immediately effective as an emergency measure.

WHEREAS, the Mayor prepared and submitted to the Council a proposed 2026 Tax Budget for Council's review and evaluation; and

WHEREAS, a copy of the proposed 2026 Tax Budget is available for inspection by the general public at the office of the Director of Finance at the City Hall.

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

SECTION 1. This Council hereby approves the adoption of the 2026 Tax Budget which is on file in the office of the Director of Finance.

SECTION 2. The Clerk of Council is hereby directed to make a copy of the approved 2026 Tax Budget a matter of record.

SECTION 3. The Director of Finance is hereby directed to file a copy of the approved 2026 Tax Budget with the Cuyahoga County Budget Commission.

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 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 its timely filing with the Budget Commission within the period permitted by law. 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.

RESOLUTION NO. 118-2025(F)

TONY CUDA
President of Council

ADDIE BALESTER
Clerk of Council

PASSED:

Presented to Mayor: _____ Approved: _____

KAHLIL SEREN
Mayor

	A	B	C	D	E	F	G	H	I
1	DIVISION OF TAXES LEVIED								
2	(Levies Inside & Outside 10 Mill Limitation, Inclusive Of Debt Levies)								
3	(List All Levies Of The Taxing Authority)								
4	City of Cleveland Heights - 2026								
5								SCHEDULE 1	
6	I	II	III	IV	V	VI	VII	VIII	IX
7			Authorized		Number	Tax	Collection		\$ AMOUNT
8			By Voters	Levy	Of Years	Year	Year	Maximum	Requested
9	Fund	Purpose	On	Type	Levy	Begins/	Begins/	Rate	Of Budget
10			MM/DD/YY		To Run	Ends	Ends	Authorized	Commission
11	101-GENERAL FUND	Current Expenses		Inside and Charter		January 1, 2025	January 1, 2026	9.62	\$11,209,996.95
12	216-RECREATION FACILITIES IMPROVEMENT	Current Expenses		Charter		January 1, 2025	January 1, 2026	0.70	\$815,696.24
13	232-POLICE PENSION	Current Expenses		Charter		January 1, 2025	January 1, 2026	0.30	\$349,584.10
14	233-FIRE PENSION	Current Expenses		Charter		January 1, 2025	January 1, 2026	0.30	\$349,584.10
15	301-BOND RETIREMENT	Debt Service		Debt Millage		January 1, 2025	January 1, 2026	1.50	\$1,747,920.52
16									
17									
18									
19									
20									
21	Totals							12.42	\$14,472,782

	A	B	C	D	E	F	G
1	STATEMENT OF FUND ACTIVITY						
2	(List All Funds Individually)						
3							
4							SCHEDULE 2
5	I	II	III	IV	V	VI	VII
6		Beginning			Total	Total	Ending
7	Fund	Estimated			Resources	Estimated	Estimated
8	BY	Unencumbered	Property Taxes and	Other Sources	Available for	Expenditures &	Unencumbered
9	Type	Fund Balance	Local Government Revenue	Receipts	Expenditures	Encumbrances	Balance
10	101-GENERAL FUND	28,454,750.01	13,267,452.95	47,275,075.45	88,997,278.41	62,254,889.42	26,742,388.99
11	102-BUDGET STABILIZATION ACCOUNT	1,400,000.00	0.00	0.00	1,400,000.00	0.00	1,400,000.00
12	201-STREET MAINTENANCE FUND	3,686,764.57	0.00	2,366,400.00	6,053,164.57	4,329,294.97	1,723,869.60
13	202-FOUNDATION GRANTS FUND	93,815.91	0.00	0.00	93,815.91	0.00	93,815.91
14	203-FIRST SUBURBS CONSORTIUM FUND	2,501.21	0.00	0.00	2,501.21	0.00	2,501.21
15	204-COMMUNICATIONS DISPATCH FUND	0.43	0.00	0.00	0.43	0.00	0.43
16	205-PUBLIC WORKS MAINTENANCE FUND	282,123.17	0.00	0.00	282,123.17	267,357.00	14,766.17
17	206-LAW ENFORCEMENT TRUST FUND	609,412.79	0.00	169,830.00	779,242.79	87,182.82	692,059.97
18	207-DRUG LAW ENFORCEMENT FUND	774,207.00	0.00	255,000.00	1,029,207.00	198,390.00	830,817.00
19	208-COMMUNITY DEVELOPMENT BLOCK GRANT FUND	0.89	0.00	2,714,819.76	2,714,820.65	2,714,819.76	0.89
20	210-EPA BROWNFIELD GRANT	274,500.00	0.00	279,990.00	554,490.00	0.00	554,490.00
21	211-H.O.M.E. PROGRAM FUND	370,692.47	0.00	877,200.00	1,247,892.47	660,990.00	586,902.47
22	212- FEMA FUND	159,526.25	0.00	0.00	159,526.25	0.00	159,526.25
23	213-POLICE IMPROVEMENT FUND	23,079.49	0.00	10,200.00	33,279.49	21,452.32	11,827.17
24	214-LOCAL PROGRAMMING FUND	1,140,430.65	0.00	453,900.00	1,594,330.65	519,420.90	1,074,909.75
25	215-CAIN PARK FUND	182,427.34	0.00	1,946,670.00	2,129,097.34	1,883,995.10	245,102.24
26	216-RECREATIONAL FACILITIES IMPROVEMENT FUND	1,095,562.91	815,696.24	41,103.76	1,952,362.91	1,538,871.27	413,491.64
27	217-PUBLIC RIGHT OF WAY FUND	183,196.74	0.00	2,040.00	185,236.74	0.00	185,236.74
28	218-MISCELLANEOUS STATE GRANTS	368.00	0.00	0.00	368.00	0.00	368.00
29	221-INDIGENT DUI TREATMENT FUND	309,357.07	0.00	14,280.00	323,637.07	14,698.50	308,938.57

	A	B	C	D	E	F	G
1	STATEMENT OF FUND ACTIVITY						
2	(List All Funds Individually)						
3							
4							SCHEDULE 2
5	I	II	III	IV	V	VI	VII
6		Beginning			Total	Total	Ending
7	Fund	Estimated			Resources	Estimated	Estimated
8	BY	Unencumbered	Property Taxes and	Other Sources	Available for	Expenditures &	Unencumbered
9	Type	Fund Balance	Local Government Revenue	Receipts	Expenditures	Encumbrances	Balance
10	222-COURT COMPUTER FUND	213,591.11	0.00	51,000.00	264,591.11	74,940.29	189,650.82
11	223-DUI ENFORCEMENT EDUCATION FUND	140,242.00	0.00	4,080.00	144,322.00	0.00	144,322.00
12	224-COURT SECURITY GRANT	98,814.00	0.00	0.00	98,814.00	0.00	98,814.00
13	225-COURT SPECIAL PROJECTS FUND	2,260,887.22	0.00	84,660.00	2,345,547.22	84,026.58	2,261,520.64
14	226-LEAD SAFE FUND	513,017.00	0.00	1,390,976.04	1,903,993.04	1,554,793.70	349,199.34
15	227-NEIGHBORHOOD STABILIZATION PROGRAM FUND	123,583.81	0.00	0.00	123,583.81	0.00	123,583.81
16	228-COVID	243,563.00	0.00	357,829.26	601,392.26	352,958.00	248,434.26
17	230-STREET LIGHTING FUND	1,449,471.20	0.00	1,020,000.00	2,469,471.20	1,085,000.25	1,384,470.95
18	231-FORESTRY FUND	843,677.82	0.00	1,122,000.00	1,965,677.82	2,028,679.31	-63,001.49
19	232-POLICE PENSION FUND	196,957.30	349,584.10	0.00	546,541.40	390,303.00	156,238.40
20	233-FIRE PENSION FUND	318,272.20	349,584.10	0.00	667,856.30	390,303.00	262,218.00
21	234-EARNED BENEFITS FUND	16,840.51	0.00	0.00	16,840.51	306,000.00	-289,159.49
22	237-FIRST SUBURBS DEVELOPMENT COUNCIL	57,753.82	0.00	0.00	57,753.82	0.00	57,753.82
23	238-CORONAVIRUS RELIEF FUND	48.00	0.00	0.00	48.00	0.00	48.00
24	239-REFUSE GRANT FUND	27,259.78	0.00	0.00	27,259.78	0.00	27,259.78
25	240-FEDERAL MISCELLANEOUS GRANTS	0.00	0.00	1,461,880.32	1,461,880.32	1,461,880.32	0.00
26	241-LOCAL FISCAL RECOVERY	0.00	0.00	0.00	0.00	0.00	0.00
27	242-ONEOHIO OPIOD SETTLEMENT	129,840.31	0.00	20,400.00	150,240.31	0.00	150,240.31
28	244 - NOPEC FUND	3,500.00	0.00	204,000.00	207,500.00	205,500.00	2,000.00
29	260 - TOP-OF-THE-HILL TIF FUND	0.00	0.00	1,020,000.00	1,020,000.00	1,020,000.00	0.00
30	261- CEDAR LEE & MEADOWBROK TIF FUND	0.00	0.00	0.00	0.00	0.00	0.00
31	301-BOND RETIREMENT FUND	1,047,393.53	1,747,920.52	157,184.48	2,952,498.53	1,494,353.04	539,288.73
32	402-CAPITAL EQUIPMENT/IMPROVEMENTS FUND	3,562,227.28	0.00	0.00	3,562,227.28	3,562,227.28	0.00
33	411-ECONOMIC DEVELOPMENT FUND	10,918.72	0.00	1,020.00	11,938.72	1,020.00	10,918.72
34	412-CITY HALL MAINTENANCE FUND	161,221.53	0.00	29,580.00	190,801.53	21,331.66	169,469.87
35	415-RING ROAD CONSTRUCTION FUND	35,045.37	0.00	0.00	35,045.37	0.00	35,045.37

	A	B	C	D	E	F	G
1	STATEMENT OF FUND ACTIVITY						
2	(List All Funds Individually)						
3							
4							SCHEDULE 2
5	I	II	III	IV	V	VI	VII
6		Beginning			Total	Total	Ending
7	Fund	Estimated			Resources	Estimated	Estimated
8	BY	Unencumbered	Property Taxes and	Other Sources	Available for	Expenditures &	Unencumbered
9	Type	Fund Balance	Local Government Revenue	Receipts	Expenditures	Encumbrances	Balance
36	416-REFUSE CAPITAL FUND	1,242,165.03	0.00	130,560.00	1,372,725.03	536,840.71	835,884.32
37	601-WATER FUND	1,563,834.77	0.00	1,030,200.00	2,594,034.77	1,263,629.17	1,330,405.60
38	602-SEWER FUND	9,114,549.66	0.00	7,640,233.50	16,754,783.16	9,779,260.56	6,975,522.60
39	603-PARKING FUND	17,022.21	0.00	333,030.00	350,052.21	333,030.00	17,022.21
40	605-REFUSE FUND	612.39	0.00	3,306,330.00	3,306,942.39	3,306,330.00	612.39
41	606-AMBULANCE SERVICE FUND	1,026,338.62	0.00	1,284,690.00	2,311,028.62	1,785,091.60	525,937.02
42	701-HOSPITALIZATION	120,801.77	0.00	8,315,040.00	8,435,841.77	8,315,040.00	120,801.77
43	703-WORKERS COMP	204,766.68	0.00	0.00	204,766.68	0.00	204,766.68
44	804-OFFICE ON AGING DONATIONS FUND	21,407.75	0.00	0.00	21,407.75	1,785.00	19,622.75
45	808-YOUTH RECREATION DONATION FUND	107,387.73	0.00	510.00	107,897.73	5,100.00	102,797.73
46	809-POLICE MEMORIAL FUND	11,808.04	0.00	0.00	11,808.04	0.00	11,808.04
47	810-YOUTH ADVISORY COMMISSION FUND	71.20	0.00	0.00	71.20	0.00	71.20
48	811-JUVENILE DIVERSION PROGRAM FUND	9,389.85	0.00	12,240.00	21,629.85	12,240.00	9,389.85
49	850-FLEXIBLE SPENDING ACCOUNT	14,415.15	0.00	153,000.00	167,415.15	153,000.00	14,415.15
50	857-SALES TAX FUND	299.99	0.00	0.00	299.99	51.00	248.99
51	858-MISCELLANEOUS AGENCY FUND	1,585,631.64	0.00	108,120.00	1,693,751.64	115,003.68	1,578,747.96
52	864-NEORSO BILLING FUND	277.50	0.00	0.00	277.50	0.00	277.50
53							
54							
55	Total	26,494,905.49	2,447,088.73	29,238,563.60	58,180,557.82	39,639,718.15	17,606,647.60

	A	B	C	D	E	F
1	UNVOTED GENERAL OBLIGATION DEBT					
2	(Include General Obligation Debt To Be Paid From Inside/Charter Millage Only)					
3	(Do Not Include General Obligation Debt Being Paid By Other Sources)					
4	(Do Not Include Special Obligation Bonds & Revenue Bonds)					
5						
6	SCHEDULE 3					
7	I	II	III	IV	V	VI
8					Amount Required	
9				Principal Amount	To Meet	Amount Receivable
10			Final	Outstanding	Calendar Year	From Other Sources
11	Purpose Of Bonds Or Notes	Date Of	Maturity	At The Beginning	Principal & Interest	To Meet
12		Issue	Date	Of The Calendar Year	Payments	Debt Payments
13	Refund Series 2014 Ring Road	12/21	12/29	\$1,059,000.00	\$171,024.80	
14	2022 - Parking Deck Refunding Bonds	02/22	12/33	\$2,137,000.00	\$298,724.00	
15	2018 - Vehicle Bonds	2018	12/27	\$140,000.00	\$72,696.00	
16	2020 - Various Purpose Bonds - Restructuring	07/05	12/37	\$9,620,000.00	\$546,407.50	
17	2021 - Various Purpose Bonds	07/22	12/30	\$585,000.00	\$122,594.40	
18	2022 - Top of the Hill Bonds	04/22	12/31	\$835,000.00	\$150,690.00	
19	Totals			\$14,376,000.00	\$1,362,136.70	
20						
21						
22	Data Source: Mike Burns from Baird Bond Reports					



Date: June 16, 2025

To: City Council

From: Brian Iorio, Assistant Director of Community Development

Subject: Think Place Agency LLC professional consulting services contract for Noble Corridor Market Assessment

Purpose Statement: To authorize the Mayor to execute a contract with Think Place Agency LLC for an amount not exceed \$42,640 to provide professional consulting services necessary for the Noble Corridor Market Assessment. Such services would be allocated from ARPA funds; the funds for this previously were encumbered prior to December 31, 2024 and now would be assigned to Think Place via this resolution. The administration is suggesting emergency passage on First Reading to ensure that the ARPA funds are spent in the appropriate time and to also allow of the study to begin in order to inform the City's Noble Road Corridor Neighborhood planning effort.

Is this legislation recurring: Yes: _____ No: X

Is emergency language necessary: Yes: X No: _____

If yes, why? To ensure that the ARPA funds are spent in the appropriate time and to also allow of the study to begin in order to inform the City's Noble Road Corridor Neighborhood planning effort.

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

If yes, why? To ensure that the ARPA funds are spent in the appropriate time and to also allow of the study to begin in order to inform the City's Noble Road Corridor Neighborhood planning effort.

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

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

Proposed: 06/16/2025

RESOLUTION NO. 119-2025(PD), *First Reading*

By Mayor Seren

A resolution authorizing the Mayor to execute a contract with Think Place Agency, LLC to provide professional consulting services necessary for the Noble Corridor Market Assessment through the expenditure of ARPA funds; and declaring the necessity that this legislation become immediately effective as an emergency measure.

WHEREAS, this Council allocated One Hundred Thousand Dollars (\$100,000.00) for a Comprehensive Development Plan with respect to the Noble Corridor through the passage of Ordinance No. 179-2023;

WHEREAS, Think Place Agency, LLC ("Think Place") submitted a proposal to perform a Noble Corridor Market Assessment for the City; and

WHEREAS, the cost of said contract shall be paid from American Rescue Plan Act ("ARPA") funds obligated through an interagency memorandum of understanding between the Mayor and the Department of Planning and Development;

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

SECTION 1. The Mayor shall be and is hereby authorized to execute a contract to execute a contract with Think Place Agency, LLC to provide a commercial real estate market analysis, summary report and opportunity sites map, Market Opportunity Report, and any other related professional consulting services and deliverables necessary for the Noble Corridor Market Assessment, the cost of which shall not exceed Forty-Two Thousand, Six Hundred Forty and 00/100 Dollars (\$42,640.00). The contract shall contain any provisions the Director of Law deems necessary or advisable to protect the City's interests.

SECTION 2. 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 3. Notice of the passage of this Resolution shall be given by publishing the title and abstract of 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.

RESOLUTION NO. 119-2025(PD)

SECTION 4. 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 expend ARPA funds allocated for community investment by December 31, 2026. Wherefore, provided it receives the affirmative vote of five (5) 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 16, 2025

To: City Council

From: Brian Iorio, Assistant Director of Community Development

Subject: Lead Clearance Contractors professional services in furtherance of the City's Lead Safe Certification goals through the expenditure of ARPA funds.

Purpose Statement: To authorize the Mayor to execute contracts with various certified Lead Clearance Contractors to provide professional services in furtherance of the City's Lead Safe Certification goals. Such services would be allocated from ARPA funds; the funds for this previously were encumbered prior to December 31, 2024 and now would be assigned to the various Lead Clearance Contractors via this resolution. The administration is suggesting emergency passage on First Reading to ensure that the ARPA funds are spent in the appropriate time and to also allow the Lead Safe program to be implemented fully.

Is this legislation recurring: Yes: _____ No: X

Is emergency language necessary: Yes: X No: _____

If yes, why? To ensure that the ARPA funds are spent in the appropriate time and to also allow the Lead Safe program to be implemented fully.

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

If yes, why? To ensure that the ARPA funds are spent in the appropriate time and to also allow the Lead Safe program to be implemented fully.

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

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

Proposed: 06/16/2025

RESOLUTION NO. 120-2025(PSH), *First Reading*

By Mayor Seren

A resolution authorizing the Mayor to execute contracts with various certified Lead Clearance Contractors to provide professional services in furtherance of the City's Lead Safe Certification goals through the expenditure of ARPA funds; and declaring the necessity that this legislation become immediately effective as an emergency measure.

WHEREAS, this Council allocated One Million Dollars (\$1,000,000.00) for Lead Safe Programming through the passage of Ordinance No. 179-2023;

WHEREAS, the City has received proposals from several qualified contractors to perform lead clearance services at rates determined by the City in accordance with Exhibit "A", attached hereto and incorporated by reference;

WHEREAS, the cost of said contract shall be paid from American Rescue Plan Act ("ARPA") funds obligated through an interagency memorandum of understanding between the Mayor and the Department of Planning and Development;

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

SECTION 1. The Mayor shall be and is hereby authorized to execute contracts with the entities listed in Exhibit "A" to provide the lead clearance services necessary for the City's Lead Safe Programming objectives at rates established therein. The contracts shall contain any provisions the Director of Law deems necessary or advisable to protect the City's interests.

SECTION 2. 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 3. Notice of the passage of this Resolution shall be given by publishing the title and abstract of 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 4. 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 expend ARPA funds allocated for Lead Safe Programming by December 31, 2026.

RESOLUTION NO. 120-2025(PSH)

Wherefore, provided it receives the affirmative vote of five (5) 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 16, 2025

To: City Council

From: Brian Iorio, Assistant Director of Community Development

Subject: Romanin Concrete, Inc. and A & J Contractors, Inc. to provide the labor and materials necessary to implement the Exterior Repair of Residential Properties and Concrete Driveways, Aprons, Sidewalks & Pathways Projects through the expenditure of ARPA funds.

Purpose Statement: To authorize the Mayor to execute separate contracts with Romanin Concrete, Inc. and A & J Contractors, Inc. to provide the labor and materials necessary to implement the Exterior Repair of Residential Properties and Concrete Driveways, Aprons, Sidewalks & Pathways Projects through the expenditure of ARPA funds. Each contract would be for an amount not to exceed \$250,000. The funds for this previously were encumbered prior to December 31, 2024 and now would be assigned to Romanin and A & J via this resolution. The administration is suggesting emergency passage on First Reading to ensure that the ARPA funds are spent in the appropriate time and to also allow Exterior Repair of Residential Properties and Concrete Driveways, Aprons, Sidewalks & Pathways Projects to occur.

Is this legislation recurring: Yes: _____ No: X

Is emergency language necessary: Yes: X No: _____

If yes, why? To ensure that the ARPA funds are spent in the appropriate time and to also allow Exterior Repair of Residential Properties and Concrete Driveways, Aprons, Sidewalks & Pathways Projects to occur.

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

If yes, why? To ensure that the ARPA funds are spent in the appropriate time and to also allow Exterior Repair of Residential Properties and Concrete Driveways, Aprons, Sidewalks & Pathways Projects to occur.

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

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

Proposed: 06/16/2025

RESOLUTION NO. 121-2025(HB), *First Reading*

By Mayor Seren

A resolution authorizing the Mayor to execute contracts with Romanin Concrete, Inc. and A & J Cement Contractors, Inc. to provide the labor and materials necessary to implement the Exterior Repair of Residential Properties and Concrete Driveways, Aprons, Sidewalks & Pathways Projects through the expenditure of ARPA funds; and declaring the necessity that this legislation become immediately effective as an emergency measure.

WHEREAS, this Council allocated Two Million, Five Hundred Thousand and 00/100 Dollars (\$2,500,000.00) for Exterior Repars of Residential Properties through the passage of Ordinance No.179-2023;

WHEREAS, the Department of Planning and Development has received proposals from qualified contractors to provide the labor and materials necessary for the programs' objectives and wishes to contract with Romanin Concrete, Inc. and A & J Cement Contractors, Inc. for those purposes; and

WHEREAS, the cost of said contract shall be paid from American Rescue Plan Act ("ARPA") funds obligated through an interagency memorandum of understanding between the Mayor and the Department of Planning and Development;

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

SECTION 1. Notwithstanding any provision of The Mayor shall be and is hereby authorized to execute contracts with Romanin Concrete, Inc. and A & J Cement Contractors, Inc. to provide the labor and materials necessary to implement the Exterior Repair of Residential Properties and Concrete Driveways, Aprons, Sidewalks & Pathways Projects, the cost of each individual contract not to exceed Two Hundred Fifty Thousand and 00/100 Dollars (\$250,000.00). The contracts shall contain any provisions the Director of Law deems necessary or advisable to protect the City's interests.

SECTION 2. 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 3. Notice of the passage of this Resolution shall be given by publishing the title and abstract of contents, prepared by the Director of Law, once in one newspaper

RESOLUTION NO. 121-2025(HB)

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 3. 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 expend ARPA funds allocated for Exterior Repair of Residential Properties and Concrete Driveways, Aprons, Sidewalks & Pathways Projects by December 31, 2026. Wherefore, provided it receives the affirmative vote of five (5) 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

Proposed: 06/16/2025

ORDINANCE NO. 122-2025(MSES), *First Reading*

By Mayor Seren

An Ordinance authorizing the Mayor to execute a Master Cooperation Agreement for Preventative Maintenance Services with the County of Cuyahoga, Ohio, to provide pavement crack sealing and striping or asphalt surface preservation of portions of Coventry Road; and declaring the necessity that this legislation become immediately effective as an emergency measure.

WHEREAS, this Council passed Resolution No. 29-2021 on April 5, 2021, requesting the cooperation of the County in, and authorizing the City Manager to enter an agreement with County of Cuyahoga, Ohio ("County") for the purpose of, resurfacing the portion of Coventry Road from Fairhill Road to Euclid Heights Boulevard, and to apply to the County for approval to use County Motor Vehicle License Tax Funds to fund the improvement;

WHEREAS, the County is proposing to provide pavement preventative maintenance services for the portion of Coventry Road from Fairhill Road to Euclid Heights Boulevard in consideration of the City's consent to 1) the County's use of revenue in the County Motor Vehicle License Tax Fund, 2) the County's release from any obligation to maintain the roadway improvements that may exist, and 3) continue to maintain the roadway in accordance with post-construction Best Management Practices as outlined in the Municipal Storm Water Permit that is filed with the Ohio Environmental Protection Agency; and

WHEREAS, the City finds the County's proposal desirable and wishes to enter the Master Cooperation Agreement for Pavement Preventative Maintenance Services attached hereto as Exhibit "A" ("Agreement") for the purposes set forth therein;

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

SECTION 1. This Council finds that entering this Agreement constitutes a legitimate public purpose and hereby consents to the County completing the Project in accordance with plans, specifications, and estimates approved by the County.

SECTION 2. That the Mayor is hereby authorized to execute a contract with the County in a form, and subject to terms and conditions, substantially similar to those of the Agreement, which is hereby incorporated by reference.

SECTION 3. That the Mayor is hereby authorized to make application to the County for approval to use County Motor Vehicle License Tax Funds for the improvement.

ORDINANCE NO. 122-2025(MSES)

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 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 expediting highway improvement to promote highway safety. Wherefore, provided it receives the affirmative vote of five 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

MASTER COOPERATION AGREEMENT FOR PAVEMENT PREVENTATIVE MAINTENANCE SERVICES

This Master Agreement (the "Agreement") made and entered into this _____ (the Effective Date") and between County of Cuyahoga, Ohio, a body corporate and politic and a political subdivision of the State of Ohio organized and existing under the Charter of Cuyahoga County effective January 1, 2010, as same may have been amended, modified, and supplemented to the date hereof, on behalf of the Department of Public Works (the "County") and the following State of Ohio municipalities (hereinafter referenced individually as "Municipality and collectively as "Municipalities") identified as follows:

1. City of Bedford
2. City of Bedford Heights
3. City of Brook Park
4. City of Brooklyn
5. City of Cleveland
6. City of Cleveland Heights
7. Village of Cuyahoga Heights
8. City of East Cleveland
9. City of Highland Heights
10. City of Maple Heights
11. Village of Mayfield
12. City of Middleburg Heights
13. City of North Royalton
14. Village of Oakwood
15. City of Parma
16. City of Shaker Heights
17. City of South Euclid
18. City of Strongsville

RECITALS:

A. The Municipalities and the County have entered into agreements for the construction of certain roadway improvements where the Municipalities agreed to cooperate with the County and the County agreed to participate in the design and construction of such improvements (the "Cooperation Agreements"), further described as follows:

Municipality	Roadway Improvement	Limits
1. Cleveland Heights	Coventry Road	Fairhill Road to Euclid Heights Boulevard
2. Maple Heights	Dunham Road	Southern Corporation Line to Libby Road
3. Bedford	Forbes Road	Fair Oaks Road to Richmond Road
4. Bedford Heights	Forbes Road	Fair Oaks Road to Richmond Road
5. Oakwood Village	Forbes Road	Fair Oaks Road to Richmond Road
6. Cleveland	Grant Avenue	East 49 th Street to East 71 st Street

7. Cuyahoga Heights	Grant Avenue	East 49th Street to East 71st Street
8. Cleveland	Green Road	Euclid Avenue to Southern Corporation Line
9. Cleveland	Ivanhoe Road	Euclid Avenue to East 152nd Street
10. East Cleveland	Ivanhoe Road	Euclid Avenue to East 152nd Street
11. Brooklyn	Ridge Road	Pearl Road to Flowerdale Avenue
12. Cleveland	Ridge Road	Pearl Road to Flowerdale Avenue
13. Parma	Ridge Road	Pearl Road to Flowerdale Avenue
14. Brook Park	Sheldon Road	Engle Road to Smith Road
15. Middleburg Heights	Sheldon Road	Engle Road to Smith Road
16. South Euclid	South Green Road	Mayfield Road to Cedar Road
17. Middleburg Heights	Sprague Road Part 1	Webster Road to West 130th Street
18. North Royalton	Sprague Road Part 1	Webster Road to West 130th Street
19. Parma	Sprague Road Part 1	Webster Road to West 130th Street
20. Strongsville	Sprague Road Part 1	Webster Road to West 130th Street
21. Shaker Heights	Warrensville Center Road	Roadway segments north & south of Bridges 05.92 E&W
22. Parma	West Ridgewood Drive	Ridge Road to State Road
23. Highland Heights	Wilson Mills Road	Lander Road to Alpha Drive
24. Mayfield Village	Wilson Mills Road	Lander Road to Alpha Drive

B. The County recognizes the need to protect its financial investment and desires to provide to Municipalities pavement preventative maintenance services for the roadway improvements referenced in Section A; and

C. The Municipalities have recognized that such pavement preventative maintenance services are in the public interest and desire to supplement the original Cooperation Agreements to cooperate with the County in the provision of such services.

In consideration of the mutual agreements, promises, representations and warranties made herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. The foregoing recitals are incorporated herein as if fully rewritten herein.
2. The County will provide to Municipalities free of charge pavement crack sealing and striping or asphalt surface preservation for each roadway improvement described in Section A of the Recitals. Pavement crack sealing and striping or asphalt surface preservation are limited to the 2025 construction season and will be provided only one time.
3. Municipalities consent to the provision of pavement crack sealing and striping or asphalt surface preservation and such consent is hereby given to the County for each roadway improvements described in Section A of the Recitals.
4. The County will finance the pavement crack sealing, striping and asphalt surface preservation by an allocation from the County Motor Vehicle License Tax Fund.

5. Upon completion of crack sealing, striping and asphalt surface preservation work performed by the County, the Municipalities will continue to maintain all the roadways listed in Section A of the Recitals in accordance with the statutes relating thereto and agree to follow and maintain post-construction Best Management Practices as outlined in the Municipal Storm Water Permit that is filed with the Ohio Environmental Protection Agency (O.E.P.A.). The County will not be responsible for further maintenance of the roadway improvements.

6. This Agreement may be executed in multiple counterparts, each of which, when so executed, shall be deemed an original, and all of which shall together constitute one and the same document, and shall be binding on the signatories; and the signature of any party to any counterpart shall be deemed a signature to, and may be appended to, any other counterpart. This Agreement may be executed and delivered by facsimile or electronically in Microsoft Word or PDF format.

7. By entering into this Agreement, each Municipality agrees on to conduct this transaction by electronic means by agreeing that all documents requiring County signatures may be executed by electronic means, and that the electronic signatures affixed by the County to said documents shall have the same legal effect as if that signature was manually affixed to a paper version of the document. Municipality also agree on behalf of the aforementioned entities and persons to be bound by the provisions of Chapters 304 and 1306 of the Ohio Revised Code as they pertain to electronic transactions, and to comply with the electronic signature policy of the COUNTY.

[signatures on the following pages]

IN WITNESS WHEREOF, the parties hereto have affixed their signatures on the day and year mentioned above.

COUNTY OF CUYAHOGA, OHIO

By: _____
**Chris Ronayne, County Executive,
or designee pursuant to Executive Order
No. EO2023-0003, dated July 6, 2023**

CITY OF CLEVELAND HEIGHTS, OHIO

By: _____
Kahlil Seren, Mayor



Date: 6/2/2025

To: The Cleveland Heights City Council

From: The Division of Parks & Recreation

Subject: HVAC Service Contract

Purpose Statement: To authorize funds from 216.8301.2021.0 (O/S Maintenance) in the amount of \$120,000 to enter into a two-year service contract with Energy Management Specialists, LLC.

Is this legislation recurring: Yes: _____ No: X

Is emergency language necessary: Yes: X No: _____

If yes, why? The City currently has no service contract for preventative maintenance HVAC services in any of its properties.

Since 2019, the City has had an annual service contract with Energy Management Specialists, LLC (EMS) covering preventative maintenance for HVAC services in all city buildings. EMS is a legacy vendor, located in Cleveland. They are extremely responsive, providing timely service. They have proved to be more attuned to our buildings' needs than previously used contractors. They are one of the only approved, licensed and certified contractors locally for Building Automation Systems, which are used in our City Hall, Community Center and Service Garage. Other vendors would have to sub-out Building Automation Systems services.

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

If yes, why? Same as above.

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

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

Proposed: 06/16/2025

RESOLUTION NO. 124-2025(CRR), *First Reading*

By Mayor Seren

A Resolution authorizing the Mayor to execute a two-year service contract with Energy Management Specialists, LLC for preventative HVAC maintenance services; and declaring the necessity that this Resolution become immediately effective as an emergency measure.

WHEREAS, the City of Cleveland Heights requires professional preventative maintenance services for its heating, ventilation, and air conditioning (HVAC) systems at various municipal facilities, including City Hall, the Community Center, and the Service Garage; and

WHEREAS, Energy Management Specialists, LLC, a local, licensed, and certified provider of HVAC and Building Automation System services, has provided these services to the City since 2019 and has demonstrated a high degree of responsiveness and familiarity with the City's facilities and systems; and

WHEREAS, Energy Management Specialists, LLC is one of the few vendors locally qualified to directly service the City's Building Automation Systems, which are integral to the City's HVAC infrastructure; and

WHEREAS, the Division of Parks and Recreation has recommended entering into a two-year service contract in the amount of One Hundred Twenty Thousand Dollars (\$120,000.00), with funding allocated from account 216.8301.2021.0 (O/S Maintenance); and

WHEREAS, it is in the best interest of the City and its residents to continue contracting with Energy Management Specialists, LLC to ensure uninterrupted and expert service of its HVAC systems; and

WHEREAS, this Resolution constitutes an emergency measure for the reasons set forth in Section 3 herein.

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

SECTION 1. The Mayor be, and he is hereby, authorized to execute a two-year service contract with Energy Management Specialists, LLC in the amount of One Hundred Twenty Thousand Dollars (\$120,000.00), for preventative maintenance services for the City's HVAC systems. Said contract shall be subject to the approval of the Director of Law and shall be in form substantially similar to the agreement on file with the Clerk of Council.

RESOLUTION NO. 124-2025(CRR)

SECTION 2. The contract shall be paid for from account 216.8301.2021.0 (O/S Maintenance) as set forth in the City's approved budget.

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 of this Resolution to the City of Cleveland Heights website.

SECTION 5. It is necessary that this Resolution become immediately effective as an emergency measure 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 continue to perform maintenance on a regular basis. Wherefore, provided it receives the affirmative vote of five (5) 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

CITY OF CLEVELAND HEIGHTS

Cleveland Hts, OH 44118

Page One

WORK TO BE PERFORMED:

We agree to perform inspection and maintenance services, indicated below and the EQUIPMENT SERVICE TASKLIST attached.

The inspection and Maintenance Services to be performed as part of this Agreement include:

1. Four (4) HVAC inspections – One (1) major cooling inspection, one (1) major heating inspection, and two (2) minor midseason inspections to be performed by an ESCO/NATE Certified HVAC Service Technician at intervals of approximately three (3) months.
2. Major preventive maintenance as per the attached EQUIPMENT SERVICE TASKLIST.

VALUE ADDED SERVICES

- { X } AIR FILTER SERVICE - Labor and materials included to perform filter changes on each HVAC unit during each visit.
- { X } SERVICE TASKING SHEETS – to be provided to customer on each major HVAC inspection.
- { X } BELT SERVICE- Labor and materials included to perform belt changes on each HVAC unit once (1) per annum.
- { X } COMPRESSOR PROTECTION- Labor only to perform meg/ohm & acid/moisture test on each compressor and crankcase oil once (1) per annum, as needed.
- { X } LABOR DISCOUNT - Labor to be provided at a rate of \$95.00 per hour.
Non-Agreement rate is \$150.00 per hour.
- { X } COIL CLEANING – Labor and materials to clean and wash condenser coils once (1) per annum.
- { X } REMOVE AND CLEAN all burners and pilot assemblies once (1) per annum.
- { X } All miscellaneous inspection kits (i.e. lubricants, etc.) included in Agreement price.
- { X } If a lift is required to perform PM service, the City Of Cleveland Heights will be responsible for supplying lift or cost incurred after notified and quoted.

CITY OF CLEVELAND HEIGHTS

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Page Two

The services outlined in this Agreement will be performed during normal working hours, Monday through Friday (except Holidays), 8:00 A.M. through 5:00 P.M.

GENERAL PROVISIONS

The term "*Commercial Heating, Ventilating & Air Conditioning*", includes evaporators, evaporator fans and motors, condensers, condenser fans and motors, receivers, refrigerant, piping, heating elements, burners, protective devices and controls, but shall not include such components as cabinets and housings, bases and mountings, painting decorations or trim.

EXCLUSIONS

This Agreement does not cover electrical service, water treatment, structural, duct work, insulation, recording instruments, gages, thermometers, water supply and drains, air volume adjustment, plumbing or piping or work required by government and other codes and regulations.

There shall be no liability under this Agreement:

1. for any default, delay in performance or extra ordinary damage hereunder caused by any contingency beyond our control.
2. for any consequential damages of any nature whatsoever, including damages arising because of or resulting from a failure of a component part of the included equipment, or the inspection, maintenance, or repair of said equipment.
3. which in any way duplicated protection provided under any other existing warranty or contract.
4. for system design or performance in maintaining design conditions except through failures of equipment specifically covered herein.

The time, means and methods to be employed by the dealer in the performance of this Agreement are solely within the dealer discretion.

CITY OF CLEVELAND HEIGHTS

Cleveland Hts, OH 44118

Page Three

CONDITIONS

The services to be performed under this Agreement are not a guarantee against obsolescence or normal wear. Nor shall inspections be construed as an approval or guarantee of the condition of the equipment.

EQUIPMENT COVERAGE

As per Schedule "A" on page 5 of this Agreement

TERMS OF AGREEMENT

* This Agreement shall begin on May 1, 2025 and shall remain in force for two (2) years until April 30, 2027.

* For these services, including the coverage of the equipment in Schedule "A" you agree to pay Energy Management Specialists, Inc. Fifty-One Thousand Dollars and 00/100 Cents (\$51,000.00) PER YEAR. Due and payable in accordance with the following schedule:

\$12,750.00 Due and payable upon agreement signing.

\$12,750.00 Due and payable on August 1, 2025.

\$12,750.00 Due and payable on November 1, 2025.

\$12,750.00 Due and payable on February 1, 2026.

\$12,750.00 Due and payable on May 1, 2026.

\$12,750.00 Due and payable on August 1, 2026.

\$12,750.00 Due and payable on November 1, 2026.

\$12,750.00 Due and payable on February 1, 2027.

CITY OF CLEVELAND HEIGHTS

Cleveland Hts, OH 44118

Page Four

- This Agreement may be terminated upon non-payment of any amount, when due. Notification will be made of any payment which is not received when due, and if payment is not made within ten (10) days from the date of such notice, this Agreement shall automatically cease as of that date and we shall have no further obligation of any nature whatsoever.

HVAC REPAIRS

Repair Service, requested by Client, will be provided during normal working hours, 8:00 A. M. till 5:00 P.M. Monday through Friday (Except Holidays), on a preferential basis at the rate of \$95.00 per man-hour plus parts and materials. Non-Agreement Rate is \$150.00 per man-hour.

Emergency Service after normal working hours will be provided on a preferential basis and will be billed at \$150.00 per man-hour plus parts and materials.

Repair workmanship is Warranted for thirty (30) days from date of repair.

ACCEPTED BY:

**Mayor Kahlil Seren
City of Cleveland Heights
40 Severance Circle
Cleveland Hts, OH 44118**

REPRESENTATIVE

DATE

**Carl Montalto
Service Manager
Energy Management Specialist, Inc.
15800 Industrial Parkway
Cleveland, Ohio 44135**

REPRESENTATIVE

DATE

CITY OF CLEVELAND HEIGHTS

Cleveland Hts, OH 44118

Page Five

Exhibit "A"

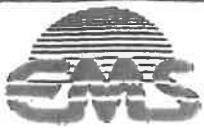
For Equipment Located at: MULTIPLE LOCATIONS

SEE ATTACHED EQUIPMENT LIST

SITE LOCATION	EQUIP ID	MAKE	MODEL	SERIAL	AGE	LOCATION
CITY HALL	RTU 1	TRANE	TCDD300B40AHB	840100598D	2008	ROOF
CITY HALL	AHU 1	CARRIER	39LD03ACFBK-BKF1A1	4317U30104	2017	MAINTENANCE
CITY HALL	AHU 2	CARRIER	39LD08ACEBB-BKK1A1	4317U30105	2017	MAINTENANCE
CITY HALL	AHU 3	CARRIER	39LDA06ACBBB-AKF111	4317U30106	2017	POLICE-CEILING
CITY HALL	AHU 4	TRANE	TWE090D300AA	12182UHWBA	2012	MIS ROOM
CITY HALL	COND 1	GOODMAN	GSX160361FA	1510208585		GROUND
CITY HALL	COND 2	CARRIER	38AUZA08A0A0A6	2317C93145		ROOF
CITY HALL	COND 3	CARRIER	38AUZA08A0A0A0A0A	3917C92084	2017	ROOF
CITY HALL	COND 4	TRANE	TTA090D400AA	12385SAXYA	2018	GROUND
CITY HALL	MAIN AHU	TRANE	MCCB080UA0COUB	K08J06715A		BOILER RM
CITY HALL	MAIN COND	TRANE	RAUCD104EQ032	C08J09620		GROUND
CITY HALL	BOILER 1	CLEAVER BROOKS	WTW-703-1500	3G009039		BOILER RM
CITY HALL	BOILER 2	CLEAVER BROOKS	WTW-703-1500	3G009040		BOILER RM
CITY HALL	HWT 1	AO SMITH	FCG 75 300	1017A023156	2010	BOILER RM
CITY HALL	HWT 2	AO SMITH	FCG 75 300	1235A006028	2012	BOILER RM
CITY HALL	AIR COMP	DEVILBISS	UDN-5045	10463		90 PSI MAX
CITY HALL	DRYER	SPEEDAIRE	4XX32	G025A115010255		
CITY HALL	PUMP 1	TACO	BB2508			BOILER RM
CITY HALL	PUMP 2	TACO	BB2508 6.5			BOILER RM
CITY HALL	PUMP 3	TACO	1610C2N1	ABOVE OTHER PUMPS		JAIL REHEAT
CITY HALL	EF 1	ILLEGIBLE				LOWER
CITY HALL	EF 2	ILLEGIBLE				POLICE AREA
CITY HALL	EF 3	ILLEGIBLE				MENS RESTROOM
CITY HALL	EF 4	ILLEGIBLE				WOMENS RESTROOM
CITY HALL	RELIEF 1	ILLEGIBLE				UPPER ROOF
CITY HALL	RELIEF 2	ILLEGIBLE				UPPER ROOF
CITY HALL	BOILER	FULTON	EDR-1500	4431-HFTC		
CITY HALL	BOILER	FULTON	EDR-1500	4360-HFTC		
COMMUNITY CENTER	AHU-1	CARRIER	39LD2102AB103112	3989T05449	2017	BEHIND LADIES RR
COMMUNITY CENTER	COND-1	CARRIER	38AUDC25A0A6A2CO	4017P30340	2017	ZAMBONI ROOF HATCH
COMMUNITY CENTER	AHU-2	CARRIER	39LG12MBB--AKP111	4317U30112	2017	2ND FLR STORAGE
COMMUNITY CENTER	COND-2	CARRIER	38AUDC16A0A6A0A200	4117P30399	2017	ZAMBONI ROOF HATCH
COMMUNITY CENTER	AHU-3	CARRIER	39LG12MBB--AKP1A1	4317V30114	2017	2ND FLR RM 5
COMMUNITY CENTER	COND-3	CARRIER	38AUDC16A0A6A0A2C0	4017P30247	2017	ZAMBONI ROOF HATCH
COMMUNITY CENTER	AHU-4	CARRIER	39LH12AA-JB-DKP1A1	4317U30113	2017	MAINTENANCE RM
COMMUNITY CENTER	COND-4	CARRIER	38AUDC16A0A6A0A2C0	4017P30220	2017	ZAMBONI ROOF HATCH
COMMUNITY CENTER	AHU-5	CARRIER	39LH12AA-JB-DKP1A1	4317U30115	2017	OUTSIDE DOOR
COMMUNITY CENTER	COND-5	CARRIER			2017	
COMMUNITY CENTER	AHU-6	CARRIER	39LD10AA-BH-CGF1A9	4317U30119	2017	NEXT TO 2ND FLR KITCHEN
COMMUNITY CENTER	COND-6	CARRIER	38AUDA14A0A6A0A2C0	4017C92302	2017	ZAMBONI ROOF HATCH
COMMUNITY CENTER	AHU-8	CARRIER	39THL4KDA-G-55Q-AB	2700F15089	X	ABOVE FITNESS
COMMUNITY CENTER	COND-8	CARRIER	38APD06064A12190	4317060672	2017	MIDDLE ROOF
COMMUNITY CENTER	AHU-9	CARRIER	39THE4KCA81107--AB	3100F20739	X	ABOVE FITNESS
COMMUNITY CENTER	COND-9	CARRIER	38APS03064A12190	1718Q62017	2017	MIDDLE ROOF
COMMUNITY CENTER	AHU-10	CARRIER	39THH4KC611071-AB	3000F19697		OUTSIDE TRACK DOOR
COMMUNITY CENTER	COND-10	CARRIER	38APD05064A12190	4317Q60647	2017	OUSIDE TRACK DOOR
COMMUNITY CENTER	BOILER-1	FULTON	EDR-1500	4426-HFTC	2017	BOILER ROOM
COMMUNITY CENTER	BOILER-2	FULTON	EDR-1500	4368-HFTC	2017	BOILER ROOM
COMMUNITY CENTER	HW BOILER	LAARS	NTV1000NXX1	G17403811	2017	BOILER ROOM
COMMUNITY CENTER	HR-1	DES-CHAMPS	PV-W4-CVT	41106	2000	N. RINK ROOF
COMMUNITY CENTER	HR-2	DES-CHAMPS	PV-W4-CVT	41107	2000	GYM MEZZ
COMMUNITY CENTER	DEHUM-1	DECTRON	DI24-43	2104	2000	SOUTH RINK
COMMUNITY CENTER	DEHUM-2	DECTRON	DI24-43			SOUTH RINK
COMMUNITY CENTER	EF-1	COOK				N. RINK ZAMBONI
COMMUNITY CENTER	EF-2	COOK				N. RINK MECH
COMMUNITY CENTER	EF-3	COOK				N. RINK CONCESSIONS
COMMUNITY CENTER	EF-4	COOK				TRANSFORMER RM
COMMUNITY CENTER	EF-5	COOK				SENIOR CTR
COMMUNITY CENTER	EF-6	COOK				GYM
COMMUNITY CENTER	EF-7	COOK				GYM
COMMUNITY CENTER	EF-8	COOK				BOILER ROOM
COMMUNITY CENTER	FPVAVS	# 1-14	SENIOR CENTER	11-18X20X1		SENIOR CENTER
COMMUNITY CENTER	UH 1-5	VULCAN	HV-156S			NORTH RINK
COMMUNITY CENTER	UH-6	VULCAN	HV-156S			GYM MEZZ
COMMUNITY CENTER	CUH 1-8	VULCAN				ENTRANCES
COMMUNITY CENTER	HWP 1&2	B&G	7.5 HP		2017	BOILER RM
COMMUNITY CENTER	BOOST PUMP	B&G	17707162-100		2017	GYM MEZZ
COMMUNITY CENTER	RECIR PUMP	B&G	P63ACV-1179		2017	BOILER RM
COMMUNITY CENTER	HWP 4	B&G	1-12 HP			AHU-4
COMMUNITY CENTER	HWP 5	B&G	1-12 HP			AHU-5
COMMUNITY CENTER	RTU-1	CARRIER	48ACV020CLM62AFR	2518V47624	2017	ICE RINK
COMMUNITY CENTER	RTU-2	CARRIER	48ABT020CLM62AFR	2518U47625	2017	ICE RINK
FIRE STATION #1	RTU-1	AM STANDARD	YSC072H3RHA	183814151L	2018	W ROOF
FIRE STATION #1	RTU-2	AM STANDARD	YSC036E3EMAIU	160211079L	2016	E ROOF
FIRE STATION #1	RTU-3	AM STANDARD	YSC060E3EHAIN	142512346L	2014	E ROOF
FIRE STATION #1	AHU-1	AMANA	ARUF60D14AB	1303347813	2013	MECH RM
FIRE STATION #1	COND-1	AMANA	ASX160601FA	1404304586	2014	GROUND
FIRE STATION #1	AHU-2	AMANA	ARUF60D14AB	1303347808	2013	MECH RM
FIRE STATION #1	COND-2	AMANA	ASX160601FA	1404038495	2014	GROUND

FIRE STATION #1	MUA	GREENHECK	IGX-108-H12-3	01K21050	2012	KITCHEN
FIRE STATION #1	EF-1	GREENHECK	CUBE-161HP-10-6	12666131-1111	2012	KITCHEN
FIRE STATION #1	EF-2	PORTER	PVC24D	100-24-5106-S		TANK RM
FIRE STATION #1	RECIR FAN	NA	NA	NA		GYM
FIRE STATION #1	DSS-1	DAIKIN	FTXN18KV3U	E012513	2013	MECH RM
FIRE STATION #1	DSS-0	DAIKIN	RXN18KEV3U	C005613	2013	E ROOF
FIRE STATION #1	BOILER	WEIL-MCLAIN	399-CTNG	3	2010	MECH RM
FIRE STATION #1	HWT-1	BRADFORD WH	M1100T6BN	FM12786503	2010	MECH RM
FIRE STATION #1	HWT-2	BRADFORD WH	M1100T6BN	GC13172186	2020	MECH RM
FIRE STATION #1	UH-1	STIRLING	CF-250	C8738027	2010	2ND FLR GARAGE
FIRE STATION #1	UH-2	STIRLING	CF-250	C8548862	2010	2ND FLR GARAGE
FIRE STATION #1	UH-3	TRANE	UHSA186WZAAA	D82H3323	X	MECH RM
FIRE STATION #1	TH-1	CO RAY VAC	CRVB-8	1708-027-080-0014	2014	E GARAGE
FIRE STATION #1	TH-2	CO RAY VAC	CRVB-8	1706-027-080-0007	2014	E GARAGE
FIRE STATION #1	TH-3	CO RAY VAC	CRVB-8	NA	2014	W GARAGE
FIRE STATION #1	TH-4	CO RAY VAC	CRVB-8	NA	2014	W GARAGE
FIRE STATION #1	TH-5	CO RAY VAC	CRVB-4	1707-027-040-0009	2014	UTILITY RM
FIRE STATION #1	PUMP 1	BELL & GOSSET	E6035	NA	2010	BOILER PUMP
FIRE STATION #1	PUMP 2	ARMSTRONG	816032MF-000	NA	2014	CENTRAL PUMP
FIRE STATION #1	PUMP 3	ARMSTRONG	E8-2	NA	2014	CENTRAL PUMP
FIRE STATION #1	PUMP 4	ARMSTRONG	816023-001	NA	2020	DOMESTIC RET
FIRE STATION #2	AHU-1	GOODMAN	ARUF42C14AA	1206500787	2012	BOILER RM
FIRE STATION #2	COND-1	GOODMAN	ASX160421FA	1307018204	2012	OUTSIDE REAR
FIRE STATION #2	AHU-2	GOODMAN	ARUF48D14AB	1303361095	2012	BOILER RM
FIRE STATION #2	COND-2	GOODMAN	ASX160481FA	1310194644	2012	OUTSIDE REAR
FIRE STATION #2	AHU-3	YORK	P3DHB12N05501D	WGLM00175	2000	DAY RM CEILING
FIRE STATION #2	COND-3	YORK	H1RC030S06D	WEKMO07126	2000	OUSIDE EAST
FIRE STATION #2	AHU-4	TRANE	TVCB03A0CSDLL00	K82H71599	1999	MECH ROOM
FIRE STATION #2	BOILER	WEIL-MCLAIN	399-CTNG	550201422	2012	MECH ROOM
FIRE STATION #2	EF	GREENHECK	CUBE-141-10-6	2110150	2012	ROOF
FIRE STATION #2	MUA	GREENHECK	RSF-90-3	2107248	2012	ROOF
FIRE STATION #2	DSS	DAIKIN	RXN15KEVJUS	G001163	2012	LOCKER RM
FIRE STATION #2	UH-1	MODINE	28ER97T12	5658-81	1981	LAUNDRY
FIRE STATION #2	UH-2	MODINE	40VC11T12	81-7402	1981	GYM
FIRE STATION #2	UH-3	MODINE	28ER97T12	5659-81	1981	GYM
FIRE STATION #2	UH-4	MODINE	158ER18T10	5453-81	1981	HOSE ROOM
FIRE STATION #2	TH-1	CO RAY VAC	ILLEGIBLE	ILLEGIBLE	X	WEST GARAGE
FIRE STATION #2	TH-2	CO RAY VAC	ILLEGIBLE	ILLEGIBLE	X	WEST GARAGE
FIRE STATION #2	TH-3	CO RAY VAC	ILLEGIBLE	ILLEGIBLE	X	EAST GARAGE
FIRE STATION #2	TH-4	CO RAY VAC	ILLEGIBLE	ILLEGIBLE	X	EAST GARAGE
FORESTRY DIVISION	AHU 1	CARRIER	59SC2D080E21-20	0220A60155	2020	UNDER BULLPEN
FORESTRY DIVISION	COND 1	PAYNE	PA16NA04200GABAA	4020X58493	2020	GROUND
POLICE ACADEMY FIRING RANGE PRECINCT #1	RTU-1	LENNOX	KCB092S4BN1Y	5618L00984	2018	ROOF
POLICE ACADEMY FIRING RANGE PRECINCT #1	RTU-2	RHEEM	RRCF-075CK	B4062BTCAC65		SOUTH ROOF
POLICE ACADEMY FIRING RANGE PRECINCT #1	BOILER	HYDROTHERM	MR-750B	MNF-2047		BASEMENT
POLICE ACADEMY FIRING RANGE PRECINCT #1	HWT	AO SMITH	GCR-40 400	1916114519272	2019	BASEMENT
POLICE ACADEMY FIRING RANGE PRECINCT #1	EF-1	GREENHECK	ILLEGIBLE	ILLEGIBLE		ROOF
POLICE ACADEMY FIRING RANGE PRECINCT #1	EF-2	GREENHECK	ILLEGIBLE	ILLEGIBLE		ROOF
POLICE ACADEMY PRECINCT #2	BOILER	WEIL MCLAIN	LGB-2		2016	BASEMENT
POLICE ACADEMY PRECINCT #2	AC-1	LG	LW1816ERY7	704TATGEX137		2ND FLR CONF
POLICE ACADEMY PRECINCT #2	AC-2	LG	ILLEGIBLE	ILLEGIBLE		2ND FLR CONF
POLICE ACADEMY PRECINCT #2	AC-3	PERFECT AIRE	5PAC12000	ILLEGIBLE	2017	COMMANDER OFFICE
POLICE ACADEMY PRECINCT #2	AC-4	PERFECT AIRE	4PAC8000	24033545803741900	2017	FILE ROOM
POLICE ACADEMY PRECINCT #2	HWT	AO SMITH	PCG75300	1339A030119		BASEMENT
POLICE PRECINCT #3	UH-1	REZNOR	F200-E	BNK95Q3N3627LX		MID-GARAGE
POLICE PRECINCT #3	UH-2	MODINE	PD75AA011	3001102509-6283		REAR GARAGE
POLICE PRECINCT #3	RTU	LUXAIRE	ZD-05HIZAIABIA2	NZN0457843	2021	ROOF
SERVICE GARAGE	RTU-1	TRANE	YCD120C3MOAC	R51100827D	2000	ROOF
SERVICE GARAGE	RTU-2	CARRIER	48KCTA06B2A5A0	4017C79457	2017	ROOF
SERVICE GARAGE	AHU	CARRIER	FB4CNP036	4117A68245	2017	CLOSET
SERVICE GARAGE	COND	CARRIER	24AHA436A300	3017X93361	2017	ROOF
SERVICE GARAGE	MUA-1	RUPP AIR	RAM-M-33	894992	2009	ROOF
SERVICE GARAGE	MUA-2	LOREN COOK	200KSPB	NA		ROOF
SERVICE GARAGE	BOILER	APEX	APX425C	65614835	2017	MECH RM
SERVICE GARAGE	AIR COMP	QUINCY	QT-16	112362-200	2011	MECH RM
SERVICE GARAGE	HWT 1	AO SMITH	FCG-75-270	L06A01997	2007	MECH
SERVICE GARAGE	HWT 2	AO SMITH	FCG-75-270	1339A030120	2008	MECH
SERVICE GARAGE	UH 1	MODINE	2801H14204D		2003	MECH
SERVICE GARAGE	UH 2	MODINE	HSB86S01	38014906-7356	X	HALLWAY
SERVICE GARAGE	UH 3	MODINE	UCC750-17	03-W-066	1966	1ST FLR LK RM
SERVICE GARAGE	UH 4	MODINE	C70-01	ILLEGIBLE	1966	LOBBY
SERVICE GARAGE	UHS (18)	ILLEGIBLE	ILLEGIBLE	ILLEGIBLE	X	MAIN GARAGE
SERVICE GARAGE	UHS (4)	ILLEGIBLE	ILLEGIBLE	ILLEGIBLE	X	MECH SHOP
SERVICE GARAGE	UHS (3)	MODINE	ILLEGIBLE	ILLEGIBLE	X	TILE SHOP
SERVICE GARAGE	EF-1	GREENHECK	ILLEGIBLE	ILLEGIBLE	1989	VEHICLE WORKSHOP
SERVICE GARAGE	DSS IN	CARRIER	40MAHBQ1ZXA3	4820V20812	2021	2ND FLR CONF
SERVICE GARAGE	DSS OUT	CARRIER	38MARBQ12AA3	4820V29794	2021	ROOF
STREETS DIVISION	AC-1	HOME POINT	MWDUK-05DM1	2.40499E+20	2020	RECEPTIONIST
STREETS DIVISION	AC-2	PERFECT AIRE	ILLEGIBLE	ILLEGIBLE	2020	LUNCHROOM
STREETS DIVISION	AC-3	LG	ILLEGIBLE	ILLEGIBLE	2021	GARAGE OFFICE

STREETS DIVISION	DSS IN	CARRIER	40MAHBQ09XA3	3221V14081	2021	KURTS OFFICE
STREETS DIVISION	DSS OUT	CARRIER	38MARBQ09AA3	1621V26727	2021	ROOF
SUPERIOR ROAD SCHOOL HOUSE	AHU 1	TRANE	TUX080C960C2	122125237G	2008	BASEMENT
SUPERIOR ROAD SCHOOL HOUSE	COND 1	TRANE	TTP060D100A0	R253TIVCJF	2008	GROUND
SUPERIOR ROAD SCHOOL HOUSE	AHU 2	TRANE	TUX080C960C2	R2133WG7G	2008	2ND FLR
SUPERIOR ROAD SCHOOL HOUSE	COND 2	TRANE	TTP060D100A0	R2323HUF	2008	GROUND
SUPERIOR ROAD SCHOOL HOUSE	UH 1	MARLEY	AWH4204D	NA	2010	VESTIBULE
SUPERIOR ROAD SCHOOL HOUSE	UH 2	MARLEY	AWH4204D	NA	2010	MENS RR
SUPERIOR ROAD SCHOOL HOUSE	UH 3	MARLEY	AWH4204D	NA	2010	WOMENS RR
TRADES SHOP	AHU #1	LUXAIRE	TG8S100C20MP11A	WIN2366253	2012	MECH RM
TRADES SHOP	COND #1	LUXAIRE	TCGD42S41S3A	WIL1327743	2012	ROOF
TRADES SHOP	HWT	RHEEM	PR0650-38N RH60	Q242027586	2020	MECH RM
TRANSFER STATION	UH-1	REZNOR	UDAP200	BN1796EN17364X	2014	1ST FLR BAY
TRANSFER STATION	UH-2	BRYANT	65A85	859928	1985	1ST FLR BULLPEN
TRANSFER STATION	UH-3	REZNOR	UDAP200	BML796EN61808X	1985	2ND FLR SOUTH
TRANSFER STATION	UH-4	REZNOR	UDAP400	BNL7963N61808X	2014	2ND FLR WALKWAY
TRANSFER STATION	UH-5	REZNOR	UDAP400	BNL7963N83070X	2014	2ND FLR CATWALK
TRANSFER STATION	EF-1	NA	NA	NA	X	BATHROOM
TRANSFER STATION	EF-2	COOK	245ACE245C7B	240S775891-0010000702	2004	ROOF
WATER/SEWER DIVISION	RTU	TRANE	YCD120C3MOAC	R14100848D	2000	ROOF
WATER/SEWER DIVISION	UH	MORRIS	BMF250	K05596230005	2000	GARAGE
WATER/SEWER DIVISION	BOILER	WEIL MCLAIN	EG-55-P1	996605	1999	UTILITY RM
WATER/SEWER DIVISION	HWT	A/O SMITH	GVC50-2000	1109A011707	2006	UTILITY RM



ENERGY
MANAGEMENT
SPECIALISTS, Inc.

OH Lic. #20803

PACKAGED HEATING EQUIPMENT SERVICE TASKLIST

- ☐ Heating Start-Up
☐ Quarterly Winter Inspection

Customer: _____ **Date:** _____
Address: _____ **City/Zip:** _____
Make: _____ **Type:** _____
Model: _____ **Location:** _____
Serial: _____ **Electrical:** _____

Equipment Condition Key: ☒ = OK A = Additional Service Recommended R = Repair or Replace

Temperature Controls

_____ Thermostat: Set Point: _____ O/A D.B.: _____ O/A W.B.: _____
_____ Heater Anticipator Set: _____ Amps: _____
_____ Wiring & Connections / Disconnect
_____ Starters / Contactors / Relays
_____ Pressure Controls / Auxiliary Temperature Controls
_____ Defrost Timer / Crankcase Heater, Amps: _____

Air Handler

_____ Fan & Motor Bearings, Lubrication
_____ Belt Condition & Tension Quantity: _____ Size: _____
_____ Sheaves, Pulleys & Alignment
_____ Filters QTY: _____ Size: _____
_____ QTY: _____ Size: _____
_____ QTY: _____ Size: _____
_____ QTY: _____ Size: _____
_____ Dampers, Lubrication
_____ Coil Condition / Pressure Drop (inches water column) TXV / AXV / Cap Tube
_____ Condensate Pan & Drain Fixed Orifice
_____ Blower / Fan Rotation
_____ Motor Volts: _____ Amps: _____ Phase: _____
_____ FLA: _____ RLA: _____ RPM: _____
_____ Panels / Insulation

Economizers:

_____ Dampers / Motors / Linkage, Lubrication
_____ Outside Air Inlet
_____ Discharge / Purge Fan
_____ Changeover Control
_____ Filters QTY: _____ Size: _____ DP / Washable
_____ R.A. Temperature - M.A. Temperature
_____ R.A. Temperature - O.A. Temperature = _____ % OA

Heating:

_____ Inspect & Clean Burners
_____ Inspect & Clean Pilots / Sparker
_____ Check Electrode Cap
_____ Clean Flame Rod
_____ Inspect Heat Exchanger & Breaching
_____ Inspect Exhaust Baffles
_____ Inspect Ventor Wheel
_____ Lubrication: Ventor Motor
_____ Hot Surface Ignitor Resistance _____
_____ Main Line Gas Pressure _____
_____ Inlet Gas Pressure _____
_____ Mainfold Gas Pressure _____
_____ Adjust Primary Air _____
_____ Hot Surface Ignitor AMP _____
_____ Ventor Motor AMP _____
_____ Check for Leaks: Water / Gas
_____ Check Fan Limit
_____ Check Primary Control - Micro Amp Reading is _____
_____ Return Static Pressures _____
_____ Supply Static Pressures _____
_____ External Static Pressures _____ Rated at: _____
_____ Filter Static Drop _____
_____ Check Strip Heat: Kilowatts: _____ Voltage: _____ Phase: _____
_____ Amps: _____
_____ Temperature Rise: Low Fire: _____ High Fire: _____

Comments:

Owner/Agent Signature**Technician**



ENERGY
MANAGEMENT
SPECIALISTS, Inc.

OH Lic. #20503

AIR CONDITIONING EQUIPMENT SERVICE TASKLIST

☐ A/C Start-Up

☐ Quarterly Summer Inspection

Customer: _____

Date: _____

Address: _____

City/Zip: _____

Make: _____

Unit ID: _____

Model: _____

Location: _____

Serial: _____

Area: _____

Additional: _____

Electrical: _____

Equipment Condition Key: A = Additional Service Recommended R = Repaired or Replaced

Temperature Controls / Electrical:

_____ Thermostat

Set Point: _____

_____ Wiring / Connections / Contacts

_____ Disconnect

_____ Starters / Contactors / Relays

_____ Pressure Controls / Auxiliary Temperature Controls

_____ Defrost Timer / Crankcase Heater

Amps: _____

_____ 120 Volt Outlet

Evaporating Unit (Air Cooled):

_____ Fan & Motor Bearings, Lubrication

_____ Belt Condition & Tension

Quantity: _____

Size: _____

_____ Sheaves, Pulleys & Alignment

_____ Filters

Quantity: _____

Size: _____

Quantity: _____

Size: _____

_____ Dampers, Lubrication

_____ Metering Device (TXV / AXV / Cap Tube / Fixed Orifice)

_____ Coil Condition

_____ Coil Pressure Drop

Reading: _____

_____ Static Pressure

Return Static: _____

Supply Static: _____

External Static: _____

Rated: _____

_____ Condensate Pan & Drain: BLOW OUT & CLEAN

_____ Blower / Fan Rotation

_____ Motor

Volts: _____

Amps: _____

FLA: _____

HP: _____

Phase: _____

RPM: _____

_____ Panels / Insulation

PACKAGED AIR CONDITIONING EQUIPMENT SERVICE TASKLIST

Condenser (Air Cooled):

	#1	#2	#3	#4
Fan & Motor Bearings, Lubrication				
Fan:				
Fan Blade Condition:				
Coil Condition:				
Pressure Drop:				
Fan Rotation:				
Volts:				
Amps:				
FLA:				
HP:				
RPM:				

Compressor:

Starting Components _____ Refrigerant: _____
 Oil Level _____ Refrigerant Charge: _____
 Acid Test (If Needed) _____
 Compressor _____

	#1	#2
Suction Line Temp / Condensing Temp:		
Sat. Evap. Temp / Liquid Line Temp:		
Super Heat / Subcooling:		
Return Air Temp / Cond. Out Temp:		
Supply Air Temp / Cond. In Temp:		
Evaporator TD / Condenser TD:		
Volts:		
Amps:		
LRA:		
RLA:		

IA DB: _____ IA WB: _____ OA DB: _____ OA WB: _____

Pump Down Capacity _____
 Noise / Vibration _____
 Unloaders / Bypass Valves _____

CFM	DTD	SEER	CTOA
400	35	6 to 9	30
350	40	10 to 12	25
		13 to 14	20
		15 +	15

Economizers:

Dampers / Motors / Linkage, Lubrication _____
 Outside Air Inlet / Filters _____
 Discharge / Purge Fan _____ Volts: _____ Amps: _____ RLA: _____
 Changeover Control _____
 Discharge Air Sensor _____ S.A. Temperature: _____
 Minimum Position _____ % OA: _____

Comments:

Owner/Agent Signature

Technician



ENERGY
MANAGEMENT
SPECIALISTS, Inc.

OH Lic. #20503

BOILER HEATING EQUIPMENT SERVICE TASK LIST

- ☐ Heating Start-Up
☐ Quarterly Winter Inspection

Customer: _____

Date: _____

Address: _____

City/Zip: _____

Make: _____

Type: Steam _____ Water _____

Model: _____

Location: _____

Serial: _____

Electrical: _____

Equipment Condition Key: ☒ = OK A = Additional Service Recommended R = Repair or Replace

Temperature Controls: _____ Aqua Stat _____ Outdoor Reset _____ Computer _____ Pressure Stat

Thermostat: Set Pt: _____ O/A D.B.: _____ O/A W.B.: _____

_____ Wiring & Connections / Disconnect

_____ Starters / Contactors / Relays

HOT WATER BOILER

_____ Pump Bearings, Lubrication

_____ Pump Coupler

_____ Clean PRV Screen

_____ Check Back Flow Preventor

_____ Flush Expansion Tank

_____ Clean Gauge Glass Expansion Tank

_____ Blow Down Boiler

_____ Inspect Air Vents

_____ Blow Down Lwc.

_____ Clean Electronic Lwc. Sensor

STEAM BOILER

_____ Inspect Air Vent Dry Pipe

_____ 1 Pipe System _____ 2 Pipe System

_____ Steam Press. Setting

Feeder: _____ Name _____ Type _____

_____ Flush Wet Pipe

_____ Number _____

_____ Clean Gauge Glass

_____ Manual _____ Automatic

_____ Blow Down Gauge Glass

_____ Blow Down Boiler

_____ Blow Down Lwc.

_____ Clean Siphons

_____ Inspect Water Feeder

_____ Panel & Insulation

_____ Hartford Loop

_____ Check Back Flow Preventer

_____ Open & Inspect Make-Up Water Inlet

COMBUSTION AIR:

_____ Dampers / Motors / Linkage, Lubrication
 _____ Outside Air Inlet Size _____
 _____ Clean Screens

HEATING:

_____ Inspect & Clean Burners
 _____ Inspect & Clean Pilots / Sparker
 _____ Check Electrode Cap
 _____ Clean Flame Rod
 _____ Inspect Heat Exchanger & Breaching
 _____ Barometric Damper
 _____ Inspect Ventor Wheel
 _____ Lubrication: Ventor Motor
 _____ Hot Surface Ignitor Resistance _____
 _____ Main Line Gas Pressure _____
 _____ Inlet Gas Pressure _____
 _____ Manifold Gas Pressure _____
 _____ Adjust Primary Air _____
 _____ Hot Surface Ignitor AMP _____
 _____ Ventor Motor AMP _____
 _____ Check for Gas Leaks
 _____ Check For Water/Steam Leaks
 _____ Check Primary Control - Micro Amp Reading is: _____
 _____ Temperature Drop: Supply: _____ Return: _____
 _____ Pump Motor Volts: _____ Amp: _____ Phase: _____
 HP: _____ FLA: _____ RLA: _____ RPM: _____
 Name: _____ Bearing Assembly: _____
 _____ Pump Motor Volts: _____ Amp: _____ Phase: _____
 HP: _____ FLA: _____ RLA: _____ RPM: _____
 Name: _____ Bearing Assembly: _____
 _____ Pump Motor Volts: _____ Amp: _____ Phase: _____
 HP: _____ FLA: _____ RLA: _____ RPM: _____
 Name: _____ Bearing Assembly: _____

Comments:

 Owner/Agent Signature

 Technician



Date: 6/2/2025

To: The Cleveland Heights City Council

From: The Division of Parks & Recreation

Subject: Ice Rink Maintenance Service Contract

Purpose Statement: To authorize funds from 216.8301.2025.0 (Recreation Facility Fund / Park Maintenance) to enter into a 5-year contract with Tempest, Inc. in the amount of \$33,540 annually (for a total amount of \$167,700.00) for the purpose of providing preventative maintenance services to the Community Center's North Ice Rink.

Is this legislation recurring: Yes: _____ No: X

Is emergency language necessary: Yes: X No: _____

If yes, why? The City currently has no preventative maintenance contract for the North Ice Rink.

Tempest, Inc. is the only local vendor providing ice rink maintenance services. The next closest vendor is located in Erie, Pennsylvania. Since 2011, Tempest has serviced the ice rinks' compressors, dehumidifier and refrigeration systems. Entering in to a five-year contract, rather than an annual one, will guarantee the cost will not rise over the course of that time period.

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

If yes, why? Same as above

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

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

Proposed: 06/16/2025

RESOLUTION NO. 125-2025(CRR), *First Reading*

By Mayor Seren

A Resolution authorizing the Mayor to execute an agreement with Tempest, Inc. for preventative maintenance services to the North Ice Rink at the Cleveland Heights Community Center; and declaring the necessity that this legislation become immediately effective as an emergency measure.

WHEREAS, the City of Cleveland Heights seeks to maintain high-quality recreational facilities, including the North Ice Rink at the Community Center; and

WHEREAS, preventative maintenance is essential for the safe and efficient operation of the rink's compressors, dehumidifier, and refrigeration systems; and

WHEREAS, Tempest, Inc. has provided reliable service to the City since 2011 and is the only local vendor specializing in ice rink maintenance services, with the next nearest provider located in Erie, Pennsylvania; and

WHEREAS, the City's current lack of a preventative maintenance contract necessitates immediate action to ensure the continued operation and safety of the North Ice Rink; and

WHEREAS, the City desires to enter into a five-year contract with Tempest, Inc. for preventative maintenance services at an annual cost of \$33,540, for a total amount of \$167,700.00, to be paid from Fund 216.8301.2025.0 (Recreation Facility Fund / Park Maintenance); and

WHEREAS, it is in the best interest of the City and its residents to authorize the Mayor to execute said contract without delay;

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

SECTION 1. The Mayor be, and is hereby, authorized to enter into a five-year agreement with Tempest, Inc. for the provision of preventative maintenance services for the North Ice Rink at the Cleveland Heights Community Center, at an annual cost of \$33,540, for a total of \$167,700.00, to be paid from Recreation Facility Fund 216.8301.2025.0. Said contract shall be subject to the approval of the Director of Law and shall be in form substantially similar to the agreement on file with the Clerk of Council.

SECTION 2. 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,

RESOLUTION NO. 125-2025(CRR)

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 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 4. 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 ensure uninterrupted preventative maintenance services for the City's ice rink. 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



TEMPEST, Inc.
12750 Berea Road
Cleveland, OH 44111
PH: 216/883-6500
FX: 216/883-6766
www.tempest-eng.com

January 01, 2025

Mr. Thomas Fidenza, Facilities Director
Parks and Recreation Director
City of Cleveland Heights
40 Severance Circle
Cleveland Heights, Ohio 44118-1576

REFERENCE: 2025 ANNUAL TOTAL PREVENTIVE MAINTENANCE PROGRAM FOR ONE YEAR ON TEMPEST ICE
RINK REFRIGERATION PACKAGE # 3107.

Dear Mr. Fidenza:

We would like to thank you for the opportunity for Tempest, Inc. ("Tempest") to provide to City of Cleveland Heights (the "Customer") the Preventive Maintenance Program set forth in this agreement (the "Agreement"). The specific preventative maintenance services Tempest agrees to provide to Customer are set forth on Exhibit A attached hereto (the "Services") and apply to the equipment described in the Services (the "Equipment"). The Services will be provided on and subject to the following terms and conditions:

1. Term. The term of this Agreement commences on January 01, 2025 continues for a period of one year (the "Initial Term"). Upon expiration of the Initial Term, the term of this Agreement may be renewed for an additional one year terms if the Customer provides written notice for renewal at least thirty (30) days before the end of the term. Upon expiration of the Initial Term, the term of this Agreement may be renewed for additional one-year term from the commencement of the Initial Term if the Initial Term or any Renewal Term is renewed for any Renewal Term(s), the terms and conditions of this Agreement during each such Renewal Term will be the same as the Initial Term in effect immediately prior to such renewal for up to one year from the commencement of the Initial Term, except as provided in Section 2 below. If this agreement is not renewed by the Customer, this Agreement, then, unless earlier terminated in accordance with its terms, this Agreement terminates on the expiration of the Initial term or then-current Renewal Term, as applicable.

2. Price. In consideration of Tempest's provision of the Services, Customer shall pay the fees set forth on Exhibit B attached hereto. At least 30 days before the expiration of the Initial Term or any Renewal Term, Tempest may increase the fees payable by Customer hereunder by providing written notice of such increase to Customer. Any fee increase will take effect upon the first day of the first Renewal Term following delivery of the notice. Where Services are provided on a time and materials basis, the fees payable for such Services shall be calculated in accordance with Tempest's then hourly fee rates for its personnel. Customer shall make all payments hereunder in immediately available funds in US dollars. Customer shall pay interest on all late payments at the lesser of the rate of

1.5% per month or the highest rate permissible under applicable law, calculated daily and compounded monthly. Customer shall reimburse Tempest for all costs incurred in collecting any late payments, including, without limitation, attorneys' fees. Any recommendations Tempest suggest, including replacing any part of the Equipment or purchasing additional goods or services will be at Customer's sole cost and expense.

3. Services. Tempest shall perform the Services: (a) using personnel of required skill, experience and qualifications and in a professional and workmanlike manner in accordance with commercially reasonable industry standards for similar services and shall devote adequate resources to meet its obligations under this Agreement, and (b) in compliance with all applicable laws, rules and regulations (the "Services Warranty"). The Services are the only services Tempest is providing and Tempest is not required to make any repairs or provide any services other than the Services. Without limiting the foregoing, Tempest: (x) is not required to identify or remove or dispose of any hazardous materials (if hazardous materials are discovered Tempest may suspend performance of the Services without liability until Customer removes the hazardous materials), (y) is not responsible for provided any services or repairs to the Equipment necessitated by system design deficiencies (_____). The Services will be provided during normal working hours. Customer acknowledges that Tempest may be required (and Customer hereby authorizes Tempest) to start and stop the Equipment and use all available facilities and building services as may be necessary to perform the Services.

4. [Sale of Parts.]

5. Customer Responsibilities. Customer agrees: (a) to operate and maintain the Equipment in good working order and condition, in accordance with industry accepted practices, and in compliance with all applicable laws, rules and regulations, (b) comply with all instructions and guidelines for the Equipment issued by Tempest and/or the manufacturer of the Equipment, (c) promptly notify Tempest of any irregularities in the normal operation of the Equipment, (d) grant Tempest access to Customer's premises and the Equipment to enable Tempest to perform the Services, (e) not subject the Equipment to abuse, misuse, neglect, negligence, accident, improper testing, improper installation, improper storage, improper handling, abnormal physical stress, or abnormal environmental conditions, and (f) not allow any third party to provide the Services. If Customer breaches this Section 5 (or any other provision of this Agreement, then in addition to any other rights and remedies available to Tempest, Tempest may terminate this Agreement at any time.

6. Warranty Exclusion. OTHER THAN THE SERVICES WARRANTY DESCRIBED IN SECTION 3, TEMPEST: (A) HEREBY DISCLAIMS ALL WARRANTIES, WHETHER EXPRESS, IMPLIED, STATUTORY, OR OTHERWISE UNDER THIS AGREEMENT, AND (B) SPECIFICALLY DISCLAIMS ALL IMPLIED WARRANTIES OF MERCHANTABILITY, AND FITNESS FOR A PARTICULAR PURPOSE. Without limiting the foregoing, Tempest does not make any representations or warranties as to the as the operating condition or performance of the Equipment.

7. Limitations. In no event will Tempest be liable to Customer or to any third party for any loss of use, revenue or profit, for any increased operating costs, or for any consequential, incidental, indirect, exemplary, special or punitive damages, whether arising out of breach of contract, tort (including negligence) or otherwise, regardless of

whether such damage was foreseeable and whether or not such party has been advised of the possibility of such damages. In no event will Tempest's liability arising out of or related to this agreement, whether arising out of or related to breach of contract, tort (including negligence) or otherwise, exceed the aggregate amounts paid or payable to Tempest pursuant to this Agreement in the one year period preceding the event giving rise to the claim.

8. Force Majeure. No party shall be liable or responsible to the other party, nor be deemed to have defaulted under or breached this Agreement, for any failure or delay in fulfilling or performing any term of this Agreement (except for any obligations to make payments to the other party hereunder), when and to the extent such failure or delay is caused by or results from acts beyond the affected party's reasonable control, including, without limitation: acts of God; flood, fire or explosion; war, invasion, riot or other civil unrest; actions, embargoes or blockades in effect on or after the date of this Agreement; national or regional emergency; strikes, labor stoppages or slowdowns or other industrial disturbances; compliance with any law or governmental order, rule, regulation or direction, or any action taken by a governmental or public authority; shortage of adequate power or telecommunications or transportation facilities; or any other event which is beyond the reasonable control of such party (each a "Force Majeure Event"). Tempest is not responsible for any loss or damage to Equipment that has been subject to a Force Majeure Event or for providing any service to or otherwise repairing Equipment that has been damaged as a result of a Force Majeure Event.

9. Entire Agreement; Amendments. This Agreement, together with all Exhibits and any other documents incorporated herein by reference, constitutes the sole and entire agreement of the parties to this Agreement with respect to the subject matter contained herein, and supersedes all prior and contemporaneous understandings and agreements, both written and oral, with respect to such subject matter. Without limiting the foregoing, this Agreement supersedes any purchase order or terms and conditions Customer has submitted or hereafter submits to Tempest. This Agreement may only be amended, modified or supplemented by an agreement in writing signed by each party hereto. No waiver by any party of any of the provisions hereof shall be effective unless explicitly set forth in writing and signed by the party so waiving.

10. Assignment. Customer may not assign any of its rights or delegate any of its obligations under this Agreement without Tempest's prior written consent.

11. Governing Law. This Agreement shall be governed by and construed in accordance with the internal laws of the State of Ohio without giving effect to any choice or conflict of law provision or rule (whether of the State of Ohio or any other jurisdiction) that would cause the application of laws of any jurisdiction other than those of the State of Ohio. Any legal suit, action or proceeding arising out of or related to this Agreement or the Services provided hereunder shall be instituted exclusively in the federal courts of the United States or the courts of the State of Ohio in each case located in the city of Cleveland and County of Cuyahoga, and each party irrevocably submits to the exclusive jurisdiction of such courts in any such suit, action or proceeding. Service of process, summons, notice or other document by mail to such party's address set forth herein shall

be effective service of process for any suit, action or other proceeding brought in any such court.

12. Miscellaneous. This Agreement may be executed in counterparts, each of which shall be deemed an original, but all of which together shall be deemed to be one and the same agreement. A signed copy of this Agreement delivered by facsimile, e-mail or other means of electronic transmission shall be deemed to have the same legal effect as delivery of an original signed copy of this Agreement. If any action, suit, or other legal or administrative proceeding is instituted or commenced by either party hereto against the other party arising out of or related to this Agreement, the prevailing party shall be entitled to recover its reasonable attorneys' fees and court costs from the non-prevailing party.

[Signature Page Follows]

TEMPEST, INC.

By: _____

ACCEPTED and AGREED:

By: _____

Date: _____

Exhibit A:

The scope of our program shall be an Annual Total Preventative Maintenance Program for 2025 on Tempest Chiller Package # 3107.

Ice Rink Refrigeration Equipment:

- (3) 456 XL Vilter Compressors
- (1) Compressor Skid to include all related components
- (1) System PLC controller
- (1) Evaporative Condenser
- (1) De-humidification packaged unit
- (3) Glycol Pumps
- (2) Condenser Pumps
- (1) Compressor cooling pump
- (1) Underfloor pump
- (1) De-humidification heat recirculation pump
-

This Total Preventative Maintenance Program shall include:

- Regular and systematic preventive maintenance inspection on a monthly basis
- Furnish and install all the necessary repairs and renewal parts, lubricants, maintenance parts and materials, repair, etc. unless excluded or per the terms and special provisions listed below.
- Check performance, calibrate and repair all equipment, safety devices, temperature and capacity controls, gauges, thermometers, and similar components unless excluded or per the terms and special conditions listed below. Proper calibration of all controls is required.
- Annually clean and inspect the evaporative condenser.
- Change the oil and oil filters after the 5000 hour mark on each compressor. There after perform an internal inspection down to crank on one compressor and oil and oil filter change annually on the other two compressors.
- Emergency service in accordance with the terms and special provisions listed below.
- Check list tailored to the equipment, facility, and specific application.

Exclusions from this Total Preventative Maintenance Program:

- Equipment casings subject to deterioration from weather and age other than the responsibility to scrape and paint them to minimize deterioration.
- Repair or replacement of non-maintainable parts of the systems (s) such as but not limited to piping, shell and tube or plate and frame (evaporators, condensers, chillers, electrical components, motors, starters and heat exchangers) and other non-moving parts not limited to insulating material, electrical wiring, structural supports, and other non-moving parts are not included in this agreement.

- Upgrades or changes to the design of the system to include electrical, piping, refrigerant charge, etc.
- NH3 charge and glycol charge,
- The replacement desiccant for the dehumidification system
- Replacement of major components such as compressors, oil separators, pumps, motors, vessels, large valves, piping, etc.
- Any equipment, components, piping, components, Etc. that are damaged by an act of Mother Nature.
- Any equipment, piping, components, Etc. that are damaged by others outside of Tempest, Inc. employees or subcontractors.
- All under floor piping and subsequent glycol replacement.
- Replacement equipment. This program covers maintenance and service. If any equipment needs to be replaced, we will provide a written proposal and proceed upon approval from the owner.
- Insulation repairs or replacement of insulation
- General housekeeping not related to our scope.
- Power failures or equipment or parts that are damaged due to power supply, turned off breakers, or false alarm calls.

Exhibit B:

Price per month is \$ 2,795.00 for an annual cost of \$ 33,540.00. This price is based on a one-year agreement and will commence on January 1, 2025 and end on December 31, 2026.

This program covers the Tempest Chiller Package # 3107 and the Dehumidification system.

Any work, parts & materials, equipment, Etc. over and above or excluded from this proposal, will be brought to the attention of the proper city personnel and will be completed and billed on a time and material basis or per written quote upon approval from the city.

Date: 6/13/2025

To: City Council

From: Brian Anderson, Assistant Director of Economic Development

Subject: Legislation to approve an amendment to the purchase agreement of City-owned property for a senior affordable housing project by National Church Residences

Purpose Statement:

To approve legislation authorizing the Mayor to execute an amendment to the previously approved real estate purchase agreement for the sale of certain real property consisting of approximately 1.049 acres of vacant land on Lancashire Road, and identified as Permanent Parcels Nos. 685-110-24 and 685-11-004. The sale of this City-owned property would facilitate the development of a senior affordable housing project consisting of 71-residential units that would also utilize the vacant Unitarian Church property on Lancashire Road.

The original agreement provided for a 120-day due diligence period, that expires June 25, 2025. The project was not selected in the most recent affordable housing tax credit cycle in May. National Church Residences is assessing other paths forward to obtain the necessary financing to continue with the project. This legislation would extend the due diligence phase to October 31, 2025

Is this legislation recurring: Yes: _____ No: X

Is emergency language necessary: Yes: X No: _____

If yes, why? Having the legislation go immediately into effect would allow the amendment to be executed before the current due diligence phase expires.

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

If yes, why? Having the legislation passed on first reading would allow the amendment to be executed before the current due diligence phase expires.

If funding is required, is it already budgeted for? Yes: N/A No: N/A

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

N/A

Proposed: 06/16/2025

ORDINANCE NO. 126-2025(PD): *First Reading*

By Mayor Seren

An Ordinance authorizing the Mayor to execute an amendment to a real estate purchase agreement with National Church Residences dated February 25, 2025 for the sale of certain real property consisting of approximately 1.049 acres of vacant land on Lancashire Road, and identified as Permanent Parcels Nos. 685-11-024 and 685-11-004 for the purpose of extending the due diligence and inspection period therein to October 31, 2025; and declaring the necessity that this legislation become immediately effective as an emergency measure.

WHEREAS, certain real property identified as Permanent Parcels No. 685-11-024 and 685-11-004, and consisting of vacant land on Lancashire Road, Cleveland Heights, Ohio (the "Property") is currently owned by the City and used for public parking lots; and

WHEREAS, on February 25, 2025, the City and National Church Residences ("Purchaser") entered into a purchase agreement ("Purchase Agreement") for the sale of the Property for redevelopment; and

WHEREAS, the Purchase Agreement provides the Purchaser a due diligence and inspection period that expires on June 25, 2025; and

WHEREAS, the Mayor and Purchaser now desire to amend the Purchase Agreement for the purpose of extending the due diligence and inspection period therein to October 31, 2025; 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 an amendment to the Purchase Agreement for the purpose set forth above.

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

SECTION 1. The Mayor is hereby authorized to execute an amendment to the Purchase Agreement substantially in accordance with the terms of the draft amendment attached hereto as Exhibit A, for the purpose of extending the due diligence and inspection period therein to October 31, 2025.

SECTION 2. 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.

ORDINANCE NO. 126-2025(PD)

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 to the City of Cleveland Heights website.

SECTION 4. 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 extension of the due diligence and inspection period before the expiration of the same. Wherefore, provided it receives the affirmative vote of five (5) or more of the members elected or appointed to this Council, this Resolution 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

**FIRST AMENDMENT
TO
REAL ESTATE PURCHASE AGREEMENT**

THIS FIRST AMENDMENT (“Amendment”) to a certain REAL ESTATE PURCHASE AGREEMENT (“Agreement”) dated February 25, 2025 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 **NATIONAL CHURCH RESIDENCES**, an non-profit corporation, with its principal place of business located at 2245 N. Bank Dr., Columbus, Ohio 43220 (“Purchaser”), is entered into this ____ day of _____, 2025.

WHEREAS, Seller and Purchaser entered into the Agreement to provide for the purchase and sale of the Property, as defined within the Agreement; and

WHEREAS, the Agreement provides for a 120-day Inspection Period to conduct due diligence and inspections of the Property, which is set to expire on June 25, 2025; and

WHEREAS, Seller and Purchaser desire to extend the Inspection Period to October 31, 2025; and

WHEREAS, Seller and Purchaser desire to enter into this Amendment to extend the Inspection Period as set forth herein.

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 to amend the Agreement as follows:

1. Defined Terms; Recitals. All capitalized terms used and defined in the Agreement shall have the same meanings herein. The recitals set forth above are incorporated herein as if fully rewritten herein.
2. Due Diligence/Inspection Period. Section 3.3 of the Agreement, entitled “Due Diligence,” is hereby amended and restated as follows:

“3.3 Due Diligence. For a period commencing upon the Effective Date, and continuing Until October 31, 2025 (“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. Balance of Agreement. The balance of the Agreement not otherwise modified herein shall remain unmodified and in full force and effect.
4. Counterparts. This Amendment 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 Amendment and shall effectively amend the Agreement.

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

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

SELLER:

CITY OF CLEVELAND HEIGHTS, OHIO

Kahlil Seren, Mayor

Date: _____

PURCHASER:

NATIONAL CHURCH RESIDENCES

By: _____

Name: _____

Title: _____

Date: _____

Approved as to form and correctness:

William R. Hanna, Law Director

Proposed: 06/16/2025

RESOLUTION NO. 130-2025(MSES), *First Reading*

By Mayor Seren

A Resolution authorizing the Mayor to execute an agreement with Wade Trim, Inc. of Ohio, for professional design engineering and associated services relating to control of sanitary sewer overflows and illicit connections on Cleveland Heights Boulevard, and compliance with the partial consent decree with the USEPA; and declaring the necessity that this legislation become immediately effective as an emergency measure.

WHEREAS, it is necessary to retain an engineering firm to perform design services related to control of sanitary sewer overflows (“SSOs”) and illicit connections, and to monitor compliance with the requirements of the partial consent decree, which services will include reporting, SSO monitoring, sewer cleaning and assessment including dye testing of locations on Cleveland Heights Boulevard and Montevista Road, field investigations, project implementation and supporting communications with the USEPA; and

WHEREAS, the Mayor has determined that the services of Wade Trim have well served the City’s needs for professional engineering services in connection with the City’s SSO Control project and compliance with the partial consent decree; and

WHEREAS, such professional engineering services are professional services for which no bidding is necessary.

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

SECTION 1. The Mayor shall be and is hereby authorized to execute an agreement with Wade Trim, Inc. of Ohio to provide professional design engineering services related to illicit connections on Cleveland Heights Boulevard, monitoring of compliance with the partial consent decree, for 2025-2026. The terms of the agreement shall be substantially in accordance with the engineer’s proposal dated June 9, 2025, a copy of which is on file with the Clerk of Council. Compensation for the services detailed therein shall be paid for work actually performed at the rates described therein and in no event shall exceed One Million Eight Hundred and Ninety-Seven Thousand Dollars (\$1,897,000.00), including expenses. All agreements and documents hereunder shall be approved as to form 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 Resolution were taken in an open meeting of this Council, and that

RESOLUTION NO. 130-2025(MSES)

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 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 4. 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 timely meet partial consent decree requirements. Wherefore, provided it receives the affirmative vote of five (5) 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



Professional Services Agreement (Short Form)

Agreement

To engage the Services of Wade Trim Inc. as a Design, Planning, Testing and/or Land Survey Professional.

This Agreement, entitled Cleveland Heights Sanitary Sewer Overflow Control (2025-2026) between the City of Cleveland Heights, 40 Severance Circle, Cleveland Heights OH, 44118, hereinafter called "Owner," and Wade Trim 1621 Euclid Avenue Suite 900, Cleveland OH, 44115, hereinafter called "Professional," is as follows:

The Owner and Professional, for mutual consideration hereinafter set forth, agree as follows:

A. Professional agrees to perform certain professional services for Owner as follows:

See attached proposal (Exhibit A) dated June 9, 2025.

B. Owner agrees to pay Professional as compensation for Professional's services as follows:

Compensation for the proposed scope of services is detailed in Exhibit A and Exhibit B. Said compensation shall be a not to exceed fee of \$1,897,000.

C. Owner agrees to establish an allowance of \$0 for additional services on this Project.

D. The Owner and Professional agree to conditions as set forth on the reverse side in the General Provisions of this Agreement.

E. The Owner and Professional agree to the following schedule:

Work described in the attached scope of services will be completed within 2 years.

F. Professional has the option to render this Agreement null and void, if it is not executed within 60 days.

Owner:

Professional:

By: Kahlil Seren
(Print Name)

By: Matt Leach, P.E.
(Print Name)

Title: Mayor

Title: Vice President

Date Signed: _____

Date Signed: _____

General Provisions

1.01 Basic Agreement

A. Professional shall provide, or cause to be provided, the services set forth in this Agreement, and Owner shall pay Professional for such Services as set forth herein.

2.01 Payment Procedures

A. *Preparation of Invoices.* Professional will prepare a monthly invoice in accordance with Professional's standard invoicing practices and submit the invoice to Owner.

B. *Payment of Invoices.* Invoices are due and payable within 30 days of receipt. If Owner fails to make any payment due Professional for services and expenses within 30 days after receipt of Professional's invoice, the amounts due Professional will be increased at the rate of 1.0% per month (or the maximum rate of interest permitted by law, if less) from said thirtieth day. In addition, Professional may, without liability, after giving seven days written notice to Owner, suspend services under this Agreement until Professional has been paid in full all amounts due for services, expenses, and other related charges. Payments will be credited first to interest and then to principal.

3.01 Additional Services

A. If authorized by Owner, or if required because of changes in the Project, Professional shall furnish services in addition to those set forth above.

B. Owner shall pay Professional for such additional services as follows: For additional services of Professional's employees engaged directly on the Project an amount equal to the cumulative hours charged to the Project by each class of Professional's employees times standard hourly rates for each applicable billing class; plus reimbursable expenses and Professional's consultants' charges with a 15% mark-up, if any.

4.01 Termination

A. The obligation to provide further services under this Agreement may be terminated:

1. For cause,

a. By either party upon 30 days written notice in the event of substantial failure by the other party to perform in accordance with the Agreement's terms through no fault of the terminating party.

b. By Professional:

1) upon seven days written notice if Professional believes that Professional is being requested by Owner to furnish or perform services which are outside of the agreed upon scope of services without compensation, which are contrary to Professional's responsibilities as a licensed professional; or

2) upon seven days written notice if the Professional's services for the Project are delayed or suspended for more than 90 days for reasons beyond Professional's control.

3) Professional shall have no liability to Owner on account of such termination.

c. Notwithstanding the foregoing, this Agreement will not terminate as a result of a substantial failure under paragraph 4.01.A.1.a if the party receiving such notice begins, within seven days of receipt of such notice, to correct its failure and proceeds diligently to cure such failure within no more than 30 days of receipt of notice; provided, however, that if and to the extent such substantial failure cannot be reasonably cured within such 30 day period, and if such party has diligently attempted to cure the same and thereafter continues diligently to cure the same, then the cure period provided for herein shall extend up to, but in no case more than, 60 days after the date of receipt of the notice.

2. For convenience, by Owner effective upon the receipt of notice by Professional.

B. The terminating party under paragraphs 4.01.A.1 or 4.01.A.2 may set the effective date of termination at a time up to 30 days later than otherwise provided to allow Professional to demobilize personnel and equipment from the Project site, to complete tasks whose value would otherwise be lost, to prepare notes as to the status of completed and uncompleted tasks, and to assemble Project materials in orderly files. Professional shall be compensated for Basic Services performed through the date of termination as set forth herein and for work performed per 4.01.B in the manner set forth in 3.01.

5.01 Controlling Law

A. This Agreement is to be governed by the law of the state in which the Project is located.

6.01 Successors, Assigns, and Beneficiaries

A. Owner and Professional each is hereby bound and the partners, successors, executors, administrators, employees and legal representatives of Owner and Professional (and to the extent permitted by paragraph 6.01.B the assigns of Owner and Professional) are hereby bound to the other party to this Agreement and to the partners, successors, executors, administrators, and legal representatives (and said assigns) of such other party, in respect of all covenants, agreements, and obligations of this Agreement.

B. Neither Owner nor Professional may assign, sublet, or transfer any rights under or interest (including, but without limitation, moneys that are due or may become due) in this Agreement without the written consent of the other, except to the extent that any assignment, subletting, or transfer is mandated or restricted by law. Unless specifically stated to the contrary in any written consent to an assignment, no assignment will release or discharge the assignor from any duty or responsibility under this Agreement.

7.01 General Considerations

A. The standard of care for all professional engineering and related services performed or furnished by Professional under this Agreement will be the care and skill ordinarily used by members of the subject profession practicing under similar circumstances at the same time and in the same locality. Professional makes no warranties, express or implied, under this Agreement or otherwise, in connection with Professional's services. Professional and its consultants may use or rely upon the design services of others, including, but not limited to, contractors, manufacturers, and suppliers and Professional shall not be responsible for design services provided by others.

B. Professional shall not at any time supervise, direct, or have control over any contractor's work, nor shall Professional have authority over or responsibility for the means, methods, techniques, sequences, or procedures of construction selected or used by any contractor, for safety precautions and programs incident to a contractor's work progress, nor for any failure of any contractor to comply with laws and regulations applicable to contractor's work.

C. Professional neither guarantees the performance of any contractor nor assumes responsibility for any contractor's failure to furnish and perform its work in accordance with the contract between Owner and such contractor.

D. Professional shall not be responsible for the acts or omissions of any contractor, subcontractor, or supplier, or of any contractor's agents or employees or any other persons (except Professional's own employees) at the Project site or otherwise furnishing or performing any of construction work; or for any decision made on interpretations or clarifications of the construction contract given by Owner without consultation and advice of Professional.

E. The provisions of Exhibits A and B to this Agreement supersede and render null and void any contrary provisions in these General Provisions.

F. All design documents prepared or furnished by Professional are instruments of service, and Professional retains an ownership and property interest (including the copyright and the right of reuse) in such documents, whether or not the Project is completed.

G. To the fullest extent permitted by law, Owner and Professional (1) waive against each other, and the other's employees, officers, directors, agents, insurers, partners, and consultants, any and all claims for or entitlement to special, incidental, indirect, or consequential damages arising out of, resulting from, or in any way related to the Project, and (2) agree that Professional's total liability to Owner under this Agreement shall be limited to \$50,000 or the total amount of compensation received by Professional, whichever is less.

H. The parties acknowledge that Professional's scope of services does not include any services related to a Hazardous Environmental Condition (including but not limited to the presence of asbestos, PCBs, petroleum, hazardous substances or waste, and radioactive materials). If Professional or any other party encounters a Hazardous Environmental Condition, Professional may, at its option and without liability for consequential or any other damages, suspend performance of services on the portion of the Project affected thereby until Owner: (i) retains appropriate specialist consultants or contractors to identify and, as appropriate, abate, remediate, or remove the Hazardous Environmental Condition; and (ii) warrants that the Site is in full compliance with applicable Laws and Regulations.

8.01 Dispute Resolution

Except for debt collection cases for less than \$25,000, and except as otherwise provided herein, all claims, counterclaims, disputes and other matters in question between the parties hereto arising out of or relating to this Agreement or the breach thereof will be decided by arbitration in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association then obtaining, subject to the limitations and restrictions stated below. This agreement to arbitrate and any other agreement or consent to arbitrate entered into in accordance herewith as provided in this paragraph will be specifically enforceable under the prevailing arbitration law of any court having jurisdiction. Notice of demand for arbitration must be filed in writing with the other parties to this Agreement and with the American Arbitration Association. The demand must be made within a reasonable time after the claim, dispute, or other matter in question has arisen. In no event may the demand for arbitration be made after the expiration of one year from the date the cause of action accrued. The cause of action whether based in tort, contract, indemnity, contribution, or any other form of action, legal or equitable, shall be deemed to have accrued at the time the party asserting the claim either knew or, by the exercise of reasonable diligence, should have known of the existence of the facts underlying such claim, dispute or other matter in question regardless of when damages occur. After the expiration of said one year, any claim between the parties hereto shall be barred. No arbitration arising out of, or relating to this Agreement may include, by consolidation, joinder or in any other manner, any person or entity who is not a party to this Agreement.

The award rendered by the arbitrators will be final, not subject to appeal and judgment may be entered upon it in any court having jurisdiction thereof.

9.01 Total Agreement

A. This Agreement (together with any expressly incorporated appendix), constitutes the entire agreement between Owner and Professional, supersedes all prior written or oral understandings, and becomes binding as if fully executed at the time Professional commences work. To the extent that the terms of any appendices or documents referenced in this Agreement conflict with the terms of this Agreement, the terms of this Agreement shall govern. This Agreement may only be amended, supplemented, modified, or canceled by a duly executed written instrument.



Cleveland Heights Sanitary Sewer Overflow Control
ENGINEERING AND FIELD SUPPORT

SCOPE OF SERVICES (2025 – 2026)

June 9, 2025



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OVERVIEW

This scope describes the services to be provided by Wade Trim to implement and support compliance with the 2017 Partial Consent Decree (CD) between the United States Environmental Protection Agency (USEPA) and the City of Cleveland Heights (City). This contract provides continued engineering and field support for implementation of the Cleveland Heights Partial CD to control sanitary sewer overflows (SSOs). A key part of this work focuses on executing the USEPA approved Capacity, Management Operation and Maintenance (CMOM) Program to reduce SSOs and for continued implementation of the Integrated Overflow Control Master Plan (IOCMP).

Under this contract, Wade Trim will also provide assistance to the City in their Northeast Ohio Regional Sewer District (NEORS) permitting and funding compliance.

Activities for this contract will include the following:

- Task 1: Contract Administration
- Task 2: Consent Decree Compliance
 - Annual Report
 - CMOM Program Review
 - Sanitary Sewer System Cleaning and Inspections
 - Real-time Flow Monitoring
 - Collection System Model Management
 - USEPA Submittal Updates
 - Part 2 CD Negotiation
- Task 3: Project Implementation
 - IOCMP Implementation
 - MCIP Program Support

The services proposed in this contract will cover two years of assistance to the City following authorized notice to proceed.

Proposed Project Team

The Project Team will include the same core consultants as the previous contract (Amendment 5, 2022-2024). Equix is being added to the team to help support sanitary sewer cleaning and inspection activities.

The proposed subconsultants and their key respective work activities are as follows:

- Wade Trim
 - Contract management, Consent Decree compliance, real time flow monitoring, collection system model management, and IOCMP implementation
- Brown and Caldwell

- CMOM Program support including oversight of subconsultants conducting cleaning and sewer system closed circuit televising (CCTV), sewer system infiltration and inflow (I/I) testing and analysis, sewer system field investigations, condition assessment, and data analysis and management
- C&K Industrial Services
 - Sewer cleaning, sewer system CCTV, and support for other field inspection and investigations
- K.E. McCartney and Associates (KEM)
 - Annual real-time flow monitoring and rain gauge installation
- Equix
 - Support sewer cleaning and CCTV inspections

PROPOSED SCOPE

Task 1: Contract Administration and Management

This work includes monthly progress meetings between the consultant team and City staff. Monthly meetings will be attended by Wade Trim's Project Manager with other team members joining on an as needed basis. Additional meetings can be scheduled, as agreed upon by Wade Trim and the City. Wade Trim will develop meeting agendas, distribute meeting minutes, and identify action items. Scope also includes consultant team coordination and contracting, invoice processing, project controls, and work scheduling.

Task 2: Consent Decree Compliance

The following subtasks relate to the City's compliance with Part 1 of the partial CD including:

- Annual CD reporting (March 31)
- Annual real-time monitoring of the 10 most active SSOs and post-construction monitoring for completed projects
- Annual sewer cleaning, televising, condition assessment, and information management per the CD required CMOM program
- Additional field investigations, such as private property dyed water testing to confirm I/I contribution
- Quality reviews and tracking of collected field data
- Reviews, responses, and negotiation with USEPA regarding CD reports and other submittals
- Engineering support for CD negotiations

Task 2.1: EPA Annual Report

Cleveland Heights is required to submit an annual report by March 31 of each year to summarize progress and results of the CD activities as detailed in section VII, paragraph 43 of the CD. The Wade Trim team will provide information and assistance in developing a draft report for City review and submittal to USEPA. Wade Trim Team will summarize SSO activations based on real time monitoring, summarize and map cleaning and inspection progress, and will review the report for other needed annual updates. The March report covers the activities of the previous calendar year. The City will

submit the report to USEPA. Wade Trim will provide one round of written responses to USEPA comments on the Annual Report. Responses will be provided to the City, with the assumption that the City will provide to USEPA.

Task 2.2: CMOM Program Review

According to the USEPA approved 2018 CMOM, program performance evaluations are to occur every three years. This task includes effort for Wade Trim to support the City's audit of the CMOM Implementation Plan to meet this USEPA requirement, up to the allocated budgeted amount. The Wade Trim team will compile information regarding gravity sewer cleaning, gravity sewer inspection, and SSO events so that the City can verify CMOM program milestones, time frames, and performance measures listed in the CMOM's Implementation Plan.

Task 2.3: Sewer Cleaning and Inspection

The Wade Trim Team will oversee and track the required sewer cleaning program that will include cleaning crews from Cleveland Heights, C&K Industrial Services, Equix, and Cuyahoga County Department of Public Works. The purpose of the gravity system maintenance program is to clean the gravity pipes and conduct inspections and repairs on pipes and manholes by various methods to help prevent SSOs, reduce I/I, and improve performance of the collection system infrastructure. The City maintains over 124 miles (656,952 LF) worth of gravity sanitary sewer pipes.

The CD requires the following sewer cleaning program:

- Routine Sewer Cleaning – clean each sewer segment at least once every five years.
- Clean a minimum of 25 miles of sanitary sewers each calendar year.
- Maintain information on the nature and amount of material removed.
- Conduct high-frequency cleaning in hot-spot sewer segments determined to have recurring accumulation of fats, oils, grease, and/or root (FROG) buildup.

The CD requires the following of the sewer inspection program:

- Routine Inspection – inspect entire sewer system, including manholes, on a 10-year cycle.
- Evaluate condition using NASSCO PACP/MACP pipe/manhole condition rating system.
- Document condition.
- 5-year Inspection – inspect portions of the system where condition is determined to be grade 3 or worse on a 5-year cycle.
- Document inspection work completed in the Annual Report.

Brown and Caldwell will provide overall leadership and data collection and reviews for field activities and support for field investigations including:

- Preparing work orders for cleaning and CCTV activities
- CCTV data management through industry standard CCTV software.
- Manhole and CCTV inspection reviews

- Field investigations
- Tracking CD requirements
- ArcGIS Online (AGO) data management
- Manage subconsultants invoices, project controls, and work scheduling of CMOM Activities.

Oversight and Management of CMOM Activities

Brown and Caldwell will be responsible for overseeing and tracking sewer cleaning, sewer inspection, and additional sewer system field investigations, as approved by the City. Brown and Caldwell will coordinate, provide field and office support, and create work area maps for City, County, and subconsultant field crews. This work includes providing oversight of technical aspects of CCTV work and providing crew with in-person instruction on relevant technical requirements when new crews begin inspecting sewers.

Cleaning Sewer System

C&K Industrial Services and Equix, contracted under Brown and Caldwell, will provide sewer cleaning. Outside of this contract, Cleveland Heights and Cuyahoga County Department of Public Works will support cleaning services. Approximately two work areas of cleaning only will be assigned under this two-year contract to C&K/Equix. Assumed sewer cleaning quantities are detailed in **Table 1**. It is assumed that heavy cleaning will be needed in ~ 20% of this assigned area. It is assumed that the City and County will conduct all high-frequency cleaning in hot-spot sewer segments determined to have recurring accumulation of fats, oils, grease, and/or root (FROG) buildup.

Sewer System Inspection

C&K Industrial Services and Equix, contracted under Brown and Caldwell, will provide CCTV inspection and NASSCO PACP/MACP¹ ratings. Assumed sewer inspections completed under this contract are detailed in **Table 1**. Outside of this contract, Cleveland Heights and Cuyahoga County Department of Public Works will also support inspection services and NASSCO ratings. Approximately 72,000 LF will be assigned for precleaning and CCTV inspection per year under this two-year contract (144,000 LF total; 4 work areas). Precleaning assignment means that all pipes that are inspected are cleaned beforehand. It is assumed that the City will maintain invert plates and complete all CD required manhole inspections.

¹ National Association of Sewer Service Companies – Pipeline/Manhole Assessment Certification Program

Table 1: Expected Sanitary Sewer Cleaning and Inspection Lengths (2025-2026)

	Routine Cleaning (Cleaning Only)			Routine Inspection (Includes Cleaning)			5-yr Inspection Cycle (Includes Cleaning)		
	Expected* (LF)	City (LF)	Wade Trim Team (LF)	Expected^ (LF)	City (LF)	Wade Trim Team (LF)	Expected~ (LF)	City (LF)	Wade Trim Team (LF)
2023 (actual)	132,000	18,641	123,755	114,531	18,641	103,186	86,322	18,641	123,755
2024 (actual)	132,000	49,713	90,908	113,620	29,991	79,899	83,998	49,713	90,908
2025	132,000	65,700	66,300	114,150	67,350	46,800	71,052	41,118	29,934
2026	132,000	65,700	66,300	114,150	67,350	46,800	71,052	41,118	29,934

*average annual length needed to meet CD minimum cleaning frequency (CD Appendix B. E. 13. a.). All pipes are to be cleaned at least once every five years.

^average annual length needed to meet CD minimum inspection frequency (CD Appendix B. F. 18). All pipes need to be inspected on a 10-year basis.

~average annual length needed to meet CD inspection frequency for pipes in poor condition (CD Appendix B. F. 18 c.). All pipes with a grade 3 condition or worse need to be inspected on a 5-year cycle.

Data Management

Brown and Caldwell will compile cleaning and inspection data from subconsultants, the City crews, and County crews. The City's, County's, and subconsultants' cleaning and inspection pdf reports, CCTV videos, and spatial extents will be sent to Brown and Caldwell for integration into AGO. Inspection reports will be attached to the GIS pipe video monitoring dataset. Inspection videos will be managed through Brown and Caldwell's inspection management platform and made accessible through AGO links. AGO Map Change Requests will be submitted to NEORS, as needed, so that the City's records are accurate and updated in the NEORS Local Collection System Infrastructure dataset. Brown and Caldwell will provide field and office support for any pending C&K CCTV field crew requests. Assessing compliance with NASSCO standards and verifying completeness of inspections with punch list development, as needed, will also be completed.

CCTV inspection and cleaning progress updates will be provided quarterly to the City. The City will be notified through email and regular meetings of significant deficiencies as inspection reports are incorporated into AGO. C&K and Equix cleaning and inspection data will be integrated into the City's Lucity system quarterly. Cleaning and inspection data from 2018 through 2024 will also be integrated into the City's Lucity database.

Field Investigations

Sewer system investigations and other engineering support may be needed to address critical field findings encountered during sewer system cleaning and inspection. An allowance has been included to support investigations and definition of remedial measures to address critical sewer system condition and/or performance problems such as basement backups, illicit connections, and new SSOs and/or illicit connections identified. Inflow/Infiltration testing, potholing, and other activities will be performed under this task, as approved by the City, up to the allocated amount.

Task 2.4: Flow Monitoring

Flow Monitoring Plan Updates

Wade Trim will review and update the Real Time Flow Monitoring Plan, developed in 2017, based on completed SSO control projects and resulting changes to the most active SSOs. Annual updates of the Real Time Flow Monitoring Plan will define the new locations for real time monitoring for the next season. Real time flow monitoring will also occur in proposed improvement project locations so that pre-construction monitoring can inform project design and can be compared to post-construction observations. Post-construction monitoring of completed projects will also occur. Wade Trim will complete this plan update process twice during the 2-year contract period.

Real Time Flow Monitoring

The Wade Trim team will conduct electronic depth and velocity monitoring using digital, continuously-recording, real-time telemetered flow monitors to comply with CD requirements. Real time monitoring will occur at ten known SSO locations, as identified in the updated Flow Monitoring Plan, for a period

of at least three months, but no more than five months each year. Up to one rain gauge will be installed during flow monitoring. Monitoring will occur during the period from April to September in 2025 and 2026.

SSO Trends Analysis

Overflows and rainfall will be evaluated to assess changes in sewer system performance. Cleveland Heights uses a system of tethered blocks to monitor SSO activations not monitored with real-time monitoring. As a part of CD requirements, the City submits monthly SSO reports detailing the tethered block data to the EPA. These reports summarize the location, activation time, duration, and estimated volume of SSOs. The Wade Trim Team will evaluate available tethered block monitoring data and real time flow monitoring data to evaluate overflow trends, inform Real Time Flow Monitoring Plan updates, and to determine progress towards SSO elimination. Wade Trim will provide the City with a Technical Memorandum documenting the trend analysis and results. The overflow trends will also be compared to model results to ensure that frequently overflowing SSOs are properly identified by the Collection System Model.

Task 2.5: Collection System Model Management

Model Update

The Collection System Model, first developed in 2017 under the Heights-Hilltop Local Sewer System Evaluation Study, will continue to be updated to incorporate completed SSO control projects and other recent system changes through 2025. The updated model will then be recalibrated, where needed, to existing 2025 conditions. Recalibration will be achieved through information gathered by the Real Time Flow Monitoring program and post-construction monitoring. Improved simulations of system performance will update understanding of capacity deficiencies and SSO activations. Wade Trim will develop a Technical Memorandum documenting model updates and revised system performance. The updated model will be used to evaluate and support further IOCMP implementation and other recommended system improvements.

Ongoing Model Management

Wade Trim will oversee management of the City's Collection System Model and incorporation of future system changes and projects. Wade Trim will maintain an updated model to illustrate system performance to extent possible using the proposed budget and to meet CD mandates. Wade Trim will provide model support for additional requested City evaluations. For each request, Wade Trim will develop a scope and budget for City approval, up to the proposed task budget amount.

Task 2.6: USEPA Submittal Updates

This work entails responding to the USEPA review of submitted documents. The CD required submittal of several reports including the Phase 1 and Phase 2 SSES reports, Capacity Assessment Report, and the Integrated Overflow Control Master Plan. USEPA may provide review comments and/or questions regarding any of the submitted reports but has not done so since submittal of the

IOCMP in May 2021. Once comments are received, the Wade Trim team will develop for City approval a scope of effort and request for budget authorization, up to \$160,000, for additional analysis, comment responses, report updates, and USEPA meeting preparation. This budget will be available on an authorized basis to resolve questions and gain USEPA approval of the required submittals. The detailed schedule for report reviews, edits, and responses to USEPA comments is unknown and dependent on the USEPA response timeline.

Task 2.7: Part 2 Consent Decree Negotiation Support

This task supports negotiation with the USEPA for Part 2 of the CD. Upon USEPA acceptance of the IOCMP, Part 2 is expected to be negotiated and executed to define and require the long-term plan for IOCMP implementation. Once Part 2 negotiations are to continue, the Wade Trim team will develop for City approval a scope of effort and request for budget authorization, up to \$140,000, for additional analysis and support to negotiate the second CD. The detailed schedule for CD negotiations is unknown and dependent on the USEPA timeline.

Task 3: Project Implementation

Support for project identification will advance the goal of providing adequate capacity in the sanitary sewer system and eliminating SSOs. Future projects and potential funding opportunities will include a focus on reducing I/I sources and improving stormwater management so that sanitary sewer system peak flows and volumes are reduced. Implementation planning, program management, and NEORSD Member Community Infrastructure Program (MCIP) grant funding coordination will be conducted.

Task 3.1: IOCMP Implementation

The City submitted its IOCMP to USEPA in May 2021, as required by its 2017 Partial CD. This task provides engineering support for IOCMP Implementation and SSO control capital improvement project planning. The Wade Trim Team will provide support to plan and schedule projects to optimize use of available funds. Wade Trim will update a project summary table, and associated ArcGIS Online data, twice a year. Separate design and construction engineering contracts will accompany the individual capital improvement projects.

Task 3.2: MCIP Program Support

The Wade Trim Team will develop applications and provide ongoing support for the City's MCIP projects with NEORSD. Wade Trim will compile quarterly progress reports, project deliverables, and reimbursement requests for the City's MCIP projects. Wade Trim will also be available to meet with NEORSD and the City up to four times per year to provide an update on the City's sewer improvements. MCIP project data in AGO will also be updated quarterly. Wade Trim will develop up to one MCIP application per application cycle.

Task 4: Investigations and Alternatives Analysis

This task supports sewer system investigations and other engineering support needed to address critical field findings. Investigations alternative evaluations seek to define remedial measures to address critical sewer system condition and/or performance problems such as basement backups, illicit connections, and new SSOs.

Task 4.1 Cleveland Heights Boulevard Illicit Connections

This scope of services will support investigation of illicit connections on Cleveland Heights Blvd and nearby streets and evaluation of possible solutions. During pipe replacement of the sanitary mainline segment SA16ALOC0-SA16ALOC1 under Sanitary Sewer Pipe Repair Project (SSPRP) Phase 1, it was discovered that the sanitary sewer was on top of the storm sewer. Due to this configuration, seven laterals were found to be illicit (sanitary lateral connected to the storm sewer). Due to elevations of the storm and sanitary mainlines and the scope of SSPRP Phase 1, the connections were reconnected as they were found. Record drawings showed that this configuration may also be present along Montevista Rd, so there may be other illicit connections.

The Wade Trim Team will review existing information and perform field investigations and tests to determine connectivity of the existing sewers and laterals. Determining the connectivity of the existing sewers will confirm record drawing information, define extents of the illicit connections, and assist in formulating alternatives.

Investigations

Review Existing Information

The team will review existing information to better understand existing conditions. This will include review of record drawings for sewer configuration, existing manhole inspections for sanitary sewer depths, and existing CCTV data for active lateral connections.

Connectivity and Flow Investigations

Investigations will determine if six storm sewers flow into sanitary sewers downstream of Cleveland Heights Blvd / Montevista Rd. This investigation will include CCTV of existing storm sewers and dye testing storm sewers while observing sanitary manholes. If storm pipes are connected to sanitary pipes downstream, then the illicit connections do not discharge to the environment. Investigation areas include the intersection of Cleveland Heights Blvd and Parkdale Rd, the intersection of Montevista Rd and Cleveland Heights Blvd, and Glenwood Rd, as shown in Figure 1. This work will also include checking and resetting six invert plates on Parkdale Rd. To confirm there are no connections of the existing storm to the existing sanitary, the storm will be followed to determine if dry weather flow reaches St Louis Elementary school by performing CCTV on the storm sewers and possible dye testing to confirm the flow path. Results from all the connectivity tests will be recorded in AGOL in the Field Investigation layer.

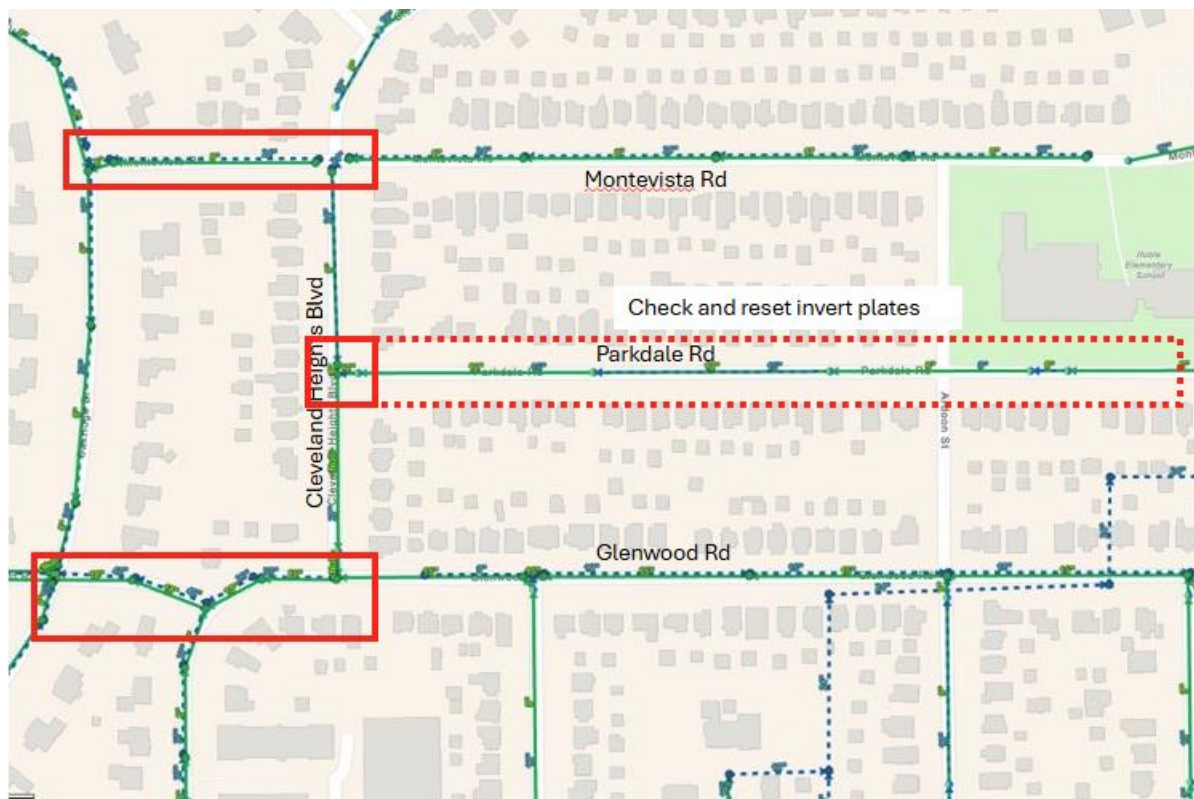


Figure 1: Connectivity Investigations

Dye Tests

Dye testing of sanitary drains at 12 locations will be used to determine the extent of illicit connections. Private property tests will be conducted at seven houses on Montevista, Noble Elementary school, and four houses on Cleveland Heights Blvd, as shown in Figure 2. Proposed addresses are listed in Table 2. Specific residences may be swapped for others not explicitly listed if owners do not permit access or are not at home at time of testing. Private property dye testing will introduce dyed water into toilets while observing flow through the sewer connections. Dye test results will be recorded on AGOL in the CH Residential Dye Test layer. If all tests during this phase indicate illicit connections, assume all sewers are illicitly connected and defer to future contractor to finish testing remaining houses prior to reconnecting each house.

This task also includes dye testing of all catch basins on Montevista Rd and Cleveland Heights Blvd, and the results will be recorded on AGOL in the Catch Basin Testing layer.

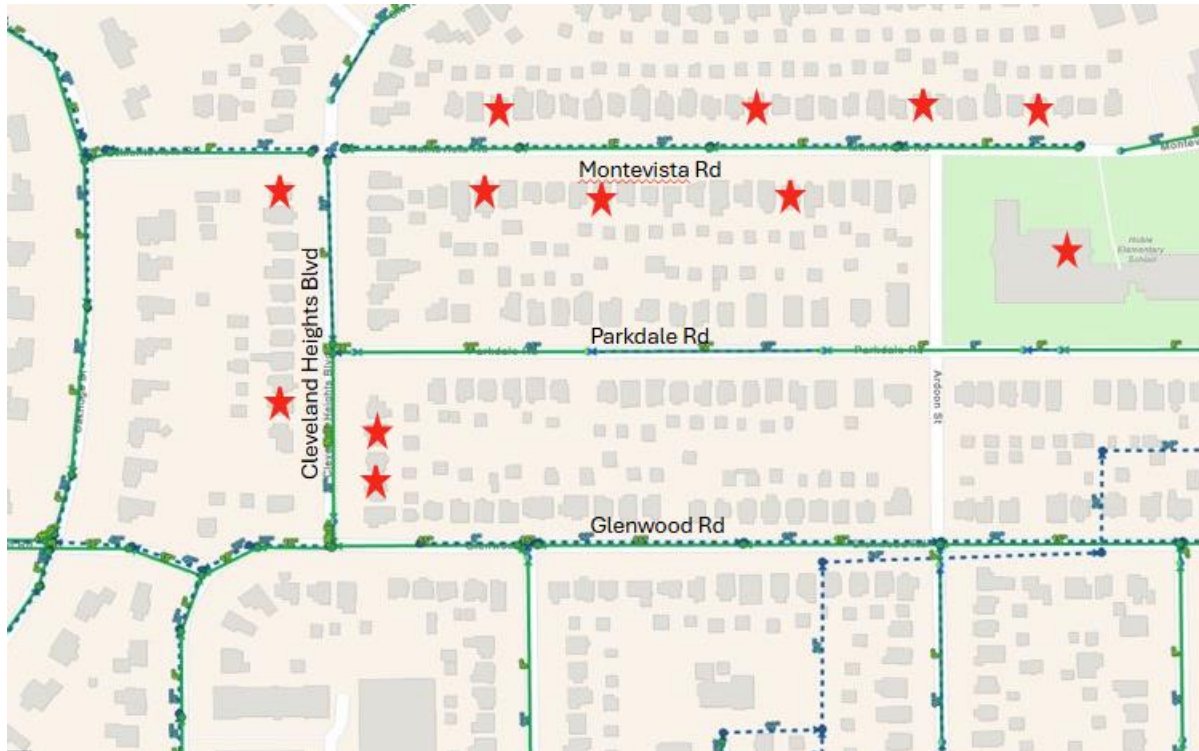


Figure 2: Private Property Testing Locations

Table 2: Proposed Dye Testing Locations

Addresses

3873 MONTEVISTA RD, CLEVELAND HEIGHTS, OH, 44121

3853 MONTEVISTA RD, CLEVELAND HEIGHTS, OH, 44121

3825 MONTEVISTA RD, CLEVELAND HEIGHTS, OH, 44121

3781 MONTEVISTA RD, CLEVELAND HEIGHTS, OH, 44121

3778 MONTEVISTA RD, CLEVELAND HEIGHTS, OH, 44121

3796 MONTEVISTA RD, CLEVELAND HEIGHTS, OH, 44121

3832 MONTEVISTA RD, CLEVELAND HEIGHTS, OH, 44121

1293 ARDOON AVE, CLEVELAND HEIGHTS, OH, 44121

1274 CLEVELAND HEIGHTS BLVD, CLEVELAND HEIGHTS, OH, 44121

1326 CLEVELAND HEIGHTS BLVD, CLEVELAND HEIGHTS, OH, 44121

1319 CLEVELAND HEIGHTS BLVD, CLEVELAND HEIGHTS, OH, 44121

1331 CLEVELAND HEIGHTS BLVD, CLEVELAND HEIGHTS, OH, 44121

Surveys

Elevation surveys will be completed for select manholes and laterals.

Manhole Surveys

The team will perform 14 manhole elevation surveys on Montevista Rd, Cleveland Heights Blvd, Parkdale Rd, and Glenwood Rd, as shown in Figure 3. These surveys will be used to confirm sewer elevation along the alignment and to find closest feasible discharge point if the sewer needs to be replaced.

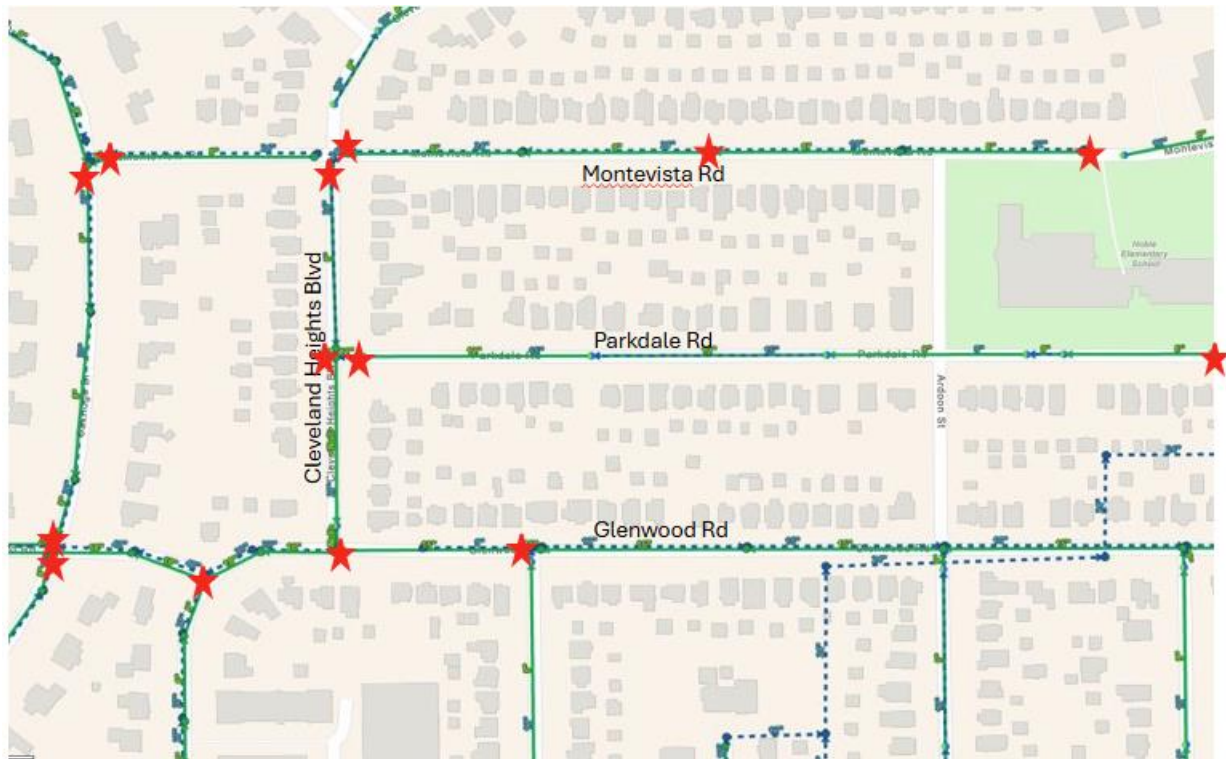


Figure 3: Manhole Elevation Survey Locations

Lateral Surveys

Surveys will be conducted to determine lateral elevations. This may include measure downs to test tees, if possible, CCTV lateral launch with sonde location, or vacuum extraction in the tree lawns at laterals to determine the top of pipe elevation. A minimum of seven potholes will be completed using vacuum extraction to determine the elevations of the seven illicit connections found during SSPRP Phase 1, as shown in Figure 4. The laterals are assumed to be found in the same trench as indicated by existing records. The remaining extent of this task will be determined by the results of the dye testing. Additional laterals confirmed to be illicit connections, beyond those shown in Figure 4, will be surveyed as authorized by the City. The results of these surveys will help determine the feasibility of redirecting laterals.



Figure 4: Seven Confirmed Illicit Connections on Cleveland Heights Blvd between Montevista and Parkdale Rd

Alternatives Analysis

Based on that data gathered in the flow investigations and surveys, the team will evaluate the feasibility of possible solutions. The results of the investigations and surveys will be compiled into a summary Technical Memorandum (TM). The TM will also include an evaluation of potential alternatives and make a recommendation for next steps. Possible solutions include:

1. Redirect laterals from right-of-way to mainline
2. Redirect laterals from house to mainline
3. Mainline options to assess
 - a. “Flip” sewer service by redirecting all storm flow into top pipe and all sanitary flow into bottom pipe. This would include changes to sewer connection from Parkdale Rd and sewer connection on Glenwood Rd.
 - b. Install new sewer.

FEE SUMMARY

Wade Trim understands that the City would like to continue maximizing City staff involvement in the CD activities and will work to support Cleveland Heights in that objective. Attached **Exhibit B** details the proposed budget for this two-year contract. Proposed budgets for each task are also summarized in **Table 3**. We will work to maximize Cleveland Heights staff involvement to minimize effort by our team.

Table 3: Proposed Task Fees (Two-Year Scope)

Task	Description	Fee
1	Contract Management	\$180,000
2	CD Compliance	\$1,432,000
2.1	EPA Annual Report	\$22,000
2.2	CMOM Program Review	\$10,000
2.3	Sewer Cleaning and Inspection	\$820,000
2.4	Flow Monitoring	\$220,000
2.5	Collection System Model Management	\$60,000
2.6	USEPA Submittal Updates	\$160,000
2.7	Part 2 CD Negotiations	\$140,000
3	Project Implementation	\$170,000
3.1	IOCMP Implementation	\$70,000
3.2	MCIP Program Support	\$100,000
4	Investigations and Alternatives Analysis	\$130,000
4.1	Cleveland Heights Blvd Illicit Connections	\$130,000
TOTAL:		\$1,897,000

The Wade Trim team is positioned to provide additional field and/or office services to assist the City in delivering the required CD activities, as requested by the City.

PROJECT SCHEDULE

These services will extend through a period of two years following a contract signed by the City. Work under this contract is expected to be complete in 2027. The Wade Trim Team will not be responsible for delays caused by the City, its crews, or contractors that are hired by the City. Delays or time extensions or specific deadlines caused by others, including USEPA, may also require additional compensation to complete the required work, and/or meet the future schedule that may be negotiated with USEPA.

Cleveland Heights Sanitary Sewer Overflow Control (2025-2026)

Exhibit B

6/9/2025

Year 1	Total	Wade Trim	BC	C&K/Equix/Sub-Consultant	KEM	Contract Total (2 years)
Task 1 Contract Management	\$ 82,500.00	\$ 82,500.00				\$ 165,000.00
1.1 Contract Admin	\$ 82,500.00	\$ 82,500.00				
Task 2 CD Compliance	\$ 716,000.00	\$ 236,000.00	\$ 142,000.00	\$ 258,000.00	\$ 80,000.00	\$ 1,432,000.00
2.1 EPA Annual Report	\$ 11,000.00	\$ 11,000.00				\$ 22,000.00
2.2 CMOM Program Review	\$ 5,000.00	\$ 5,000.00				\$ 10,000.00
2.3 Sewer Cleaning and Inspection	\$ 410,000.00	\$ 10,000.00	\$ 142,000.00	\$ 258,000.00		\$ 820,000.00
2.3.1 Oversight and Management of CMOM Activities	\$ 47,250.00	\$ 5,000.00	\$ 42,250.00			
2.3.2 Cleaning Sewer System	\$ 26,000.00			\$ 26,000.00		
2.3.3 Sewer System Inspection	\$ 211,250.00		\$ 29,250.00	\$ 182,000.00		
2.3.4 Data Management	\$ 50,500.00	\$ 5,000.00	\$ 45,500.00			
2.3.5 Field Investigations	\$ 75,000.00		\$ 25,000.00	\$ 50,000.00		
2.4 Flow Monitoring	\$ 110,000.00	\$ 30,000.00			\$ 80,000.00	\$ 220,000.00
2.4.1 Flow Monitoring Plan Updates	\$ 90,000.00	\$ 10,000.00			\$ 80,000.00	
2.4.2 Real Time Flow Monitoring	\$ 5,000.00	\$ 5,000.00				
2.4.3 SSO Trend Analysis	\$ 15,000.00	\$ 15,000.00				
2.5 Collection System Model Management	\$ 30,000.00	\$ 30,000.00				\$ 60,000.00
2.5.1 Model Update	\$ 20,000.00	\$ 20,000.00				
2.5.2 Ongoing Model Management	\$ 10,000.00	\$ 10,000.00				
2.6 USEPA Submittal Updates	\$ 80,000.00	\$ 80,000.00				\$ 160,000.00
2.7 Part 2 Consent Decree Negotiation Support	\$ 70,000.00	\$ 70,000.00				\$ 140,000.00
Task 3 Project Implementation	\$ 85,000.00	\$ 85,000.00				\$ 170,000.00
3.1 IOCMP Implementation	\$ 35,000.00	\$ 35,000.00				\$ 70,000.00
3.2 MCIP Program Support	\$ 50,000.00	\$ 50,000.00				\$ 100,000.00
Task 4 Investigations and Alternatives Analysis	\$ 65,000.00	\$ 5,000.00	\$ 33,000.00	\$ 27,000.00		\$ 130,000.00
4.1 Cleveland Heights Boulevard Illicit Connections	\$ 65,000.00	\$ 5,000.00	\$ 33,000.00	\$ 27,000.00		\$ 130,000.00
4.1.1 Investigations	\$ 22,000.00		\$ 10,000.00	\$ 12,000.00		
4.1.2 Surveys	\$ 23,000.00		\$ 8,000.00	\$ 15,000.00		
4.1.3 Alternatives Analysis	\$ 20,000.00	\$ 5,000.00	\$ 15,000.00			
Total						\$ 1,897,000.00
Year 1 Total	\$ 948,500.00	\$ 408,500.00	\$ 175,000.00	\$ 285,000.00	\$ 80,000.00	



Date: 6/10/2025

To: City Council

From: Andres Gonzalez, Director of Parks & Recreation

Subject: Park Vehicles

Purpose Statement: To authorize the purchase a Ford Escape Hybrid, an F250, and F350 and an F550 all upfitted with snow plow packages and salt spreaders. Classic Ford of Madison has the vehicles on the lot, is able to upfit the vehicles on site and are giving us the vehicles below state contract pricing.

Is this legislation recurring: Yes: _____ No: X

Is emergency language necessary: Yes: X No: _____

If yes, why? We are hoping to purchase the vehicles prior to city council going on summer recess for our use this summer and fall.

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

If yes, why? Same as above.

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

It was a capital item approved by council in the budget with funds available in account 402.8201.3003.0

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

Proposed: 06/16/2025

RESOLUTION NO. 131-2025(CRR), *First Reading*

By Mayor Seren

A Resolution authorizing the Mayor to enter into an agreement with Classic Ford of Madison for the acquisition of one 2025 Ford F-250 4X4 Reg cab; one 2025 Ford F-350 Cab/C 4X4 Supercab; one 2025 Ford F-550 Cab/C 4X5 Reg Cab; and one 2025 Ford Escape ST-Line 4WD Hybrid for the Department of Parks and Recreation; and declaring the necessity that this legislation become immediately effective as an emergency measure.

WHEREAS, in order to meet operational needs, it is necessary to purchase these four (4) vehicles for the Department of Parks and Recreation; and

WHEREAS, Section 171.02(bb) of the Cleveland Heights Codified Ordinances authorizes the purchase of personal property without obtaining competitive bids when the Mayor determines that the property can be obtained from a party at prices lower than would be obtained by utilizing the Ohio Department of Administrative Services cooperative purchasing program; and

WHEREAS, the Mayor has determined that the Ford vehicles needed by the Department of Parks and Recreation, namely one 2025 Ford F-250 4X4 Reg cab; one 2025 Ford F-350 Cab/C 4X4 Supercab and one 2025 Ford F-550 Cab/C 4X5 Reg Cab, may be purchased from Classic Ford of Madison at lower base prices than could be obtained through the Ohio Department of Administrative Services cooperative purchasing contract RSI025486, and that it would be in the City's best interests to purchase said vehicles from this vendor, together with a 2025 Ford Escape ST-Line 4WD Hybrid vehicle, the price of which is below the bidding threshold, and to have the vehicles upfitted by the same vendor.

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 execute any and all agreements necessary for the purchase of one 2025 Ford F-250 4X4 Reg cab for the base price of Forty Five Thousand Six Hundred and Twenty One Dollars (\$45,621), plus Sixteen Thousand Four Hundred and Forty-Eight Dollars (\$16,448) in upfitting charges to include a plow and Tommy Lift Gate, plus destination, delivery, tag and title charges, all not to exceed the sum of Sixty Four Thousand One Hundred and Ninety-Nine Dollars (\$64,199); one 2025 Ford F-350 Cab/C 4X4 Supercab for the base price of Fifty Three Thousand Two Hundred and Twenty-Two Dollars (\$53,222) plus Thirty Five Thousand Nine Hundred Eighty Six Dollars (\$35,986) in upfitting charges to include salt spreader, dump power take-off unit and plow, plus destination, delivery, tag and title charges, all not to exceed the sum of Ninety-One Thousand Three Hundred and Thirty Eight Dollars

RESOLUTION NO. 131-2025(CRR)

(\$91,338); one 2025 Ford F-550 Cab/C 4X5 Reg Cab for the base price of \$57,565 plus Thirty Seven Thousand Five Hundred and Seventy One Dollars (\$37,571) in upfitting with equipment including salt spreader, dump power take-off unit and plow, plus destination, delivery, tag and title charges, all not to exceed the sum of Ninety Seven Thousand Two Hundred and Sixty-Six Dollars (\$97,266.00); and one 2025 Ford Escape ST-Line 4WD Hybrid, with Tech Pack 2, for Thirty Seven Thousand Two Hundred Eighty Six Dollars (\$37,286) including destination, delivery, tag and title fees, all from Classic Ford of Madison pursuant to Section 171.02(bb) of the Cleveland Heights Codified Ordinances, with any other bidding requirements of Chapter 171 hereby waived. All contracts hereunder shall be approved as to form 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 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 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 to 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 the public peace, health and safety of the inhabitants of the City of Cleveland Heights, such emergency being the meet vendor deadlines in order to promptly obtain vehicles needed by the Parks and Recreation Department to properly provide services to benefit the public, which vehicles are in short supply, and to avoid anticipated price increases. Wherefore, provided it receives the affirmative vote of five (5) 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

RESOLUTION NO. 131-2025(MSES)

PASSED:

Presented to Mayor: _____ Approved: _____

KAHLIL SEREN
Mayor

PDT_CODE	PDT_LABEL	PDT_SUP_CODE_M	PDT_SUP_REF	ITEM_SUP_CODE	ITEM_SUP_EMAIL	ITEM_CTR_REF	ITEM_PUBLIC_PRICE	ITEM_UNIT
6AT-130-1	ITEM #6AT-130, CARGO VAN FULL SIZE 7,000 LB. 130" WB; Ford MY2025 Transit E1Y/101A	Ford	E1Y/101A (6AT)	000056788	dpowers@gomontrose.com	RSI025486	46,800.00	EA
6AT-130-4	Additional Set of Keys with FOB Enabling Electronic Keyless Entry	Ford	DLR/86F	000056788	dpowers@gomontrose.com	RSI025486	400.00	EA
6AT-130-5	Metal (Behind Seats) Safety Partition	Montrose Ford	DLR	000056788	dpowers@gomontrose.com	RSI025486	1,200.00	EA
6AT-130-6	Plexiglass (Behind Seats) Safety Partition	Ford	47U	000056788	dpowers@gomontrose.com	RSI025486	900.00	EA
6AT-130-7	Seat Belt Extender (1 Unit)	Montrose Ford	DLR	000056788	dpowers@gomontrose.com	RSI025486	20.00	EA
6AT-130-8	Cloth Seat Covering (Specify on PO)	Ford	219/CB	000056788	dpowers@gomontrose.com	RSI025486	0.00	EA
6AT-130-9	Rear Step Bumper	Montrose Ford	DLR	000056788	dpowers@gomontrose.com	RSI025486	600.00	EA
6AT-130-10	Privacy Glass All Around	Ford	92E	000056788	dpowers@gomontrose.com	RSI025486	225.00	EA
6AT-130-11	No Windows (DEDUCT \$350.00)	Ford	RMV 17B	000056788	dpowers@gomontrose.com	RSI025486	0.00	AMT
6AT-130-12	Rear Windows Only (DEDUCT \$150.00)	Ford	17A	000056788	dpowers@gomontrose.com	RSI025486	0.00	AMT
6AT-130-13	Backup Alarm	Ford	43B	000056788	dpowers@gomontrose.com	RSI025486	140.00	EA
6AT-130-14	Medium Room - OEM Supplied; Cargo Height 72"	Ford	E1C/148	000056788	dpowers@gomontrose.com	RSI025486	2,400.00	EA
6AT-130-16	Minimum Delivery Charge	Montrose Ford	DLR	000056788	dpowers@gomontrose.com	RSI025486	150.00	EA
6AT-130-18	Additional Option Package: All Wheel Drive	Ford	E2Y	000056788	dpowers@gomontrose.com	RSI025486	4,000.00	EA
6AT-130-19	Additional Option Package: Upfitted Package	Ford	67C	000056788	dpowers@gomontrose.com	RSI025486	750.00	EA
7AT-130-1	ITEM #7AT-130, CARGO VAN FULL SIZE 8,600 LB. 130" WB; Ford MY2025 Transit E1Y/101A	Ford	E1Y/101A (7AT-130)	000056788	dpowers@gomontrose.com	RSI025486	46,800.00	EA
7AT-130-4	Additional Set of Keys with FOB Enabling Electronic Keyless Entry	Ford	DLR/86F	000056788	dpowers@gomontrose.com	RSI025486	400.00	EA
7AT-130-5	Metal (Behind Seats) Safety Partition	Montrose Ford	DLR	000056788	dpowers@gomontrose.com	RSI025486	1,200.00	EA
7AT-130-6	Plexiglass (Behind Seats) Safety Partition	Ford	47U	000056788	dpowers@gomontrose.com	RSI025486	900.00	EA
7AT-130-7	Seat Belt Extender (1 Unit)	Montrose Ford	DLR	000056788	dpowers@gomontrose.com	RSI025486	20.00	EA
7AT-130-8	Cloth Seat Covering (Specify on PO)	Ford	219/CB	000056788	dpowers@gomontrose.com	RSI025486	0.00	EA
7AT-130-9	Rear Step Bumper	Montrose Ford	DLR	000056788	dpowers@gomontrose.com	RSI025486	600.00	EA
7AT-130-10	Privacy Glass All Around	Ford	92E	000056788	dpowers@gomontrose.com	RSI025486	225.00	EA
7AT-130-11	No Windows (DEDUCT \$350.00)	Ford	RMV 17B	000056788	dpowers@gomontrose.com	RSI025486	0.00	AMT
7AT-130-12	Rear Windows Only (DEDUCT \$150.00)	Ford	17A	000056788	dpowers@gomontrose.com	RSI025486	0.00	AMT
7AT-130-13	Backup Alarm	Ford	43B	000056788	dpowers@gomontrose.com	RSI025486	140.00	EA
7AT-130-14	Running Boards	Ford	68J	000056788	dpowers@gomontrose.com	RSI025486	655.00	EA
7AT-130-15	Tow Hitch/ 7-Pin Receptacle/Brake Controller	Ford	67D/53B	000056788	dpowers@gomontrose.com	RSI025486	850.00	EA
7AT-130-16	7-Pin Trailer Receptacle Wiring (See Supplement A)	Montrose Ford	DLR	000056788	dpowers@gomontrose.com	RSI025486	150.00	EA
7AT-130-17	Medium Roof - OEM Supplied; Cargo Height 72"	Ford	E1C/148	000056788	dpowers@gomontrose.com	RSI025486	2,400.00	EA
7AT-130-18	Cargo Area LED Lighting Package	Ford	15F	000056788	dpowers@gomontrose.com	RSI025486	71.00	EA
7AT-130-20	Minimum Delivery Charge	Montrose Ford	DLR	000056788	dpowers@gomontrose.com	RSI025486	150.00	EA
7AT-130-22	Additional Option Package: All Wheel Drive	Ford	E2Y	000056788	dpowers@gomontrose.com	RSI025486	4,000.00	EA
7AT-130-23	Additional Option Package: Upfitted Package	Ford	67C	000056788	dpowers@gomontrose.com	RSI025486	750.00	EA
7AT-148-1	ITEM #7AT-148, CARGO VAN FULL SIZE 8,600 LB. 148" WB; Ford MY2025 Transit E1Y/101A/148	Ford	E1Y/101A/148	000056788	dpowers@gomontrose.com	RSI025486	48,000.00	EA
7AT-148-4	Additional Set of Keys with FOB Enabling Electronic Keyless Entry	Ford	DLR/86F	000056788	dpowers@gomontrose.com	RSI025486	400.00	EA
7AT-148-5	Metal (Behind Seats) Safety Partition	Montrose Ford	DLR	000056788	dpowers@gomontrose.com	RSI025486	1,200.00	EA
7AT-148-6	Plexiglass (Behind Seats) Safety Partition	Ford	47U	000056788	dpowers@gomontrose.com	RSI025486	900.00	EA
7AT-148-7	Seat Belt Extender (1 Unit)	Montrose Ford	DLR	000056788	dpowers@gomontrose.com	RSI025486	20.00	EA
7AT-148-8	Cloth Seat Covering (Specify on PO)	Ford	219/CB	000056788	dpowers@gomontrose.com	RSI025486	0.00	EA
7AT-148-9	Rear Step Bumper	Montrose Ford	DLR	000056788	dpowers@gomontrose.com	RSI025486	600.00	EA
7AT-148-10	Privacy Glass All Around	Ford	92E	000056788	dpowers@gomontrose.com	RSI025486	225.00	EA
7AT-148-11	No Windows (DEDUCT \$350.00)	Ford	RMV 17B	000056788	dpowers@gomontrose.com	RSI025486	0.00	AMT
7AT-148-12	Rear Windows Only (DEDUCT \$150.00)	Ford	17A	000056788	dpowers@gomontrose.com	RSI025486	0.00	AMT
7AT-148-13	Backup Alarm	Ford	43B	000056788	dpowers@gomontrose.com	RSI025486	140.00	EA
7AT-148-14	Running Boards	Ford	68J	000056788	dpowers@gomontrose.com	RSI025486	655.00	EA
7AT-148-15	Tow Hitch/ 7-Pin Receptacle/Brake Controller	Ford	67D/53B	000056788	dpowers@gomontrose.com	RSI025486	850.00	EA
7AT-148-16	7-Pin Trailer Receptacle Wiring (See Supplement A)	Montrose Ford	DLR	000056788	dpowers@gomontrose.com	RSI025486	150.00	EA
7AT-148-17	Medium Roof - OEM Supplied; Cargo Height 72"	Ford	E1C	000056788	dpowers@gomontrose.com	RSI025486	2,000.00	EA
7AT-148-18	High Roof - OEM Supplied; Cargo Height 81"	Ford	R1X	000056788	dpowers@gomontrose.com	RSI025486	4,500.00	EA
7AT-148-19	Cargo Area LED Lighting Package	Ford	15F	000056788	dpowers@gomontrose.com	RSI025486	71.00	EA
7AT-148-21	Minimum Delivery Charge	Montrose Ford	DLR	000056788	dpowers@gomontrose.com	RSI025486	150.00	EA
7AT-148-23	Additional Option Package: All Wheel Drive	Ford	E2Y	000056788	dpowers@gomontrose.com	RSI025486	5,200.00	EA
7AT-148-24	Additional Option Package: Upfitted Package	Ford	67C	000056788	dpowers@gomontrose.com	RSI025486	750.00	EA
8AT-148-1	ITEM #8AT-148, CARGO VAN FULL SIZE 9,500 LB. 148" WB; Ford MY2025 Transit W1Y/101A/148	Ford	W1Y/101A/148	000056788	dpowers@gomontrose.com	RSI025486	50,000.00	EA
8AT-148-4	Additional Set of Keys with FOB Enabling Electronic Keyless Entry	Ford	DLR/86F	000056788	dpowers@gomontrose.com	RSI025486	400.00	EA
8AT-148-5	Metal (Behind Seats) Safety Partition	Montrose Ford	DLR	000056788	dpowers@gomontrose.com	RSI025486	1,200.00	EA
8AT-148-6	Plexiglass (Behind Seats) Safety Partition	Ford	47U	000056788	dpowers@gomontrose.com	RSI025486	900.00	EA
8AT-148-7	Seat Belt Extender (1 Unit)	Montrose Ford	DLR	000056788	dpowers@gomontrose.com	RSI025486	20.00	EA
8AT-148-8	Cloth Seat Covering (Specify on PO)	Ford	219/CB	000056788	dpowers@gomontrose.com	RSI025486	0.00	EA
8AT-148-9	Rear Step Bumper	Montrose Ford	DLR	000056788	dpowers@gomontrose.com	RSI025486	600.00	EA
8AT-148-10	Privacy Glass All Around	Ford	92E	000056788	dpowers@gomontrose.com	RSI025486	225.00	EA
8AT-148-11	No Windows (DEDUCT \$350.00)	Ford	RMV 17B	000056788	dpowers@gomontrose.com	RSI025486	0.00	AMT
8AT-148-12	Rear Windows Only (DEDUCT \$150.00)	Ford	17A	000056788	dpowers@gomontrose.com	RSI025486	0.00	AMT

PDT_CODE	PDT_LABEL	PDT_SUP_CODE_M	PDT_SUP_REF	ITEM_SUP_CODE	ITEM_SUP_EMAIL	ITEM_CTR_REF	ITEM_PUBLIC_PRICE	ITEM_UNIT
8AT-148-13	Backup Alarm	Ford	43B	000056788	dpowers@gomontrose.com	RSI025486	140.00	EA
8AT-148-14	Running Boards	Ford	68J	000056788	dpowers@gomontrose.com	RSI025486	655.00	EA
8AT-148-15	Tow Hitch/ 7-Pin Receptacle/Brake Controller	Ford	67D/53B	000056788	dpowers@gomontrose.com	RSI025486	850.00	EA
8AT-148-16	7-Pin Trailer Receptacle Wiring (See Supplement A)	Montrose Ford	DLR	000056788	dpowers@gomontrose.com	RSI025486	150.00	EA
8AT-148-17	Medium Roof - OEM Supplied; Cargo Height 72"	Ford	W9C	000056788	dpowers@gomontrose.com	RSI025486	1,200.00	EA
8AT-148-18	High Roof - OEM Supplied; Cargo Height 81"	Ford	W1X	000056788	dpowers@gomontrose.com	RSI025486	2,100.00	EA
8AT-148-20	Minimum Delivery Charge	Montrose Ford	DLR	000056788	dpowers@gomontrose.com	RSI025486	150.00	EA
8AT-148-22	Additional Option Package: All Wheel Drive	Ford	W2Y	000056788	dpowers@gomontrose.com	RSI025486	4,000.00	EA
8AT-148-23	Additional Option Package: Upfitted Package	Ford	67C	000056788	dpowers@gomontrose.com	RSI025486	750.00	EA
9AT-148-1	ITEM #9AT-148, CARGO VAN FULL SIZE 10,300 LB. 148" WB DRW; Ford MY2025 Transit U8X/101A/148-EL	Ford	U8X/101A/148-EL	000056788	dpowers@gomontrose.com	RSI025486	56,000.00	EA
9AT-148-4	Additional Set of Keys with FOB Enabling Electronic Keyless Entry	Ford	DLR/86F	000056788	dpowers@gomontrose.com	RSI025486	400.00	EA
9AT-148-5	Metal (Behind Seats) Safety Partition	Montrose Ford	DLR	000056788	dpowers@gomontrose.com	RSI025486	1,800.00	EA
9AT-148-6	Plexiglass (Behind Seats) Safety Partition	Ford	47T	000056788	dpowers@gomontrose.com	RSI025486	1,300.00	EA
9AT-148-7	Seat Belt Extender (1 Unit)	Montrose Ford	DLR	000056788	dpowers@gomontrose.com	RSI025486	20.00	EA
9AT-148-8	Cloth Seat Covering (Specify on PO)	Ford	219/CB	000056788	dpowers@gomontrose.com	RSI025486	0.00	EA
9AT-148-9	Rear Step Bumper	Montrose Ford	DLR	000056788	dpowers@gomontrose.com	RSI025486	600.00	EA
9AT-148-10	Privacy Glass All Around (Specify on PO)	Ford	92E	000056788	dpowers@gomontrose.com	RSI025486	0.00	EA
9AT-148-11	No Windows (DEDUCT \$350.00)	Ford	RMV 17B	000056788	dpowers@gomontrose.com	RSI025486	0.00	AMT
9AT-148-12	Rear Windows Only (DEDUCT \$150.00)	Ford	17A	000056788	dpowers@gomontrose.com	RSI025486	0.00	AMT
9AT-148-13	Backup Alarm	Ford	43B	000056788	dpowers@gomontrose.com	RSI025486	140.00	EA
9AT-148-14	Running Boards	Ford	68J	000056788	dpowers@gomontrose.com	RSI025486	655.00	EA
9AT-148-15	Tow Hitch/ 7-Pin Receptacle/Brake Controller	Ford	67D/53B	000056788	dpowers@gomontrose.com	RSI025486	850.00	EA
9AT-148-16	7-Pin Trailer Receptacle Wiring (See Supplement A)	Montrose Ford	DLR	000056788	dpowers@gomontrose.com	RSI025486	150.00	EA
9AT-148-18	Minimum Delivery Charge	Montrose Ford	DLR	000056788	dpowers@gomontrose.com	RSI025486	150.00	EA
9AT-148-20	Additional Option Package: All Wheel Drive	Ford	U8U	000056788	dpowers@gomontrose.com	RSI025486	5,000.00	EA
9AT-148-21	Additional Option Package: Upfitted Package	Ford	67C	000056788	dpowers@gomontrose.com	RSI025486	750.00	EA
12AT-1	ITEM #12AT, PICKUP MID SIZE 2WD GASOLINE; Ford MY2025 Maverick AWD W8B/102A	Ford	W8B/102A	000056788	dpowers@gomontrose.com	RSI025486	28,500.00	EA
12AT-4	Additional Set of Keys with FOB Enabling Electronic Keyless Entry	Montrose Ford	DLR	000056788	dpowers@gomontrose.com	RSI025486	400.00	EA
12AT-5	Seat Belt Extender (1 Unit)	Montrose Ford	DLR	000056788	dpowers@gomontrose.com	RSI025486	20.00	EA
12AT-7	Bed Liner	Ford	96G-SPRAY	000056788	dpowers@gomontrose.com	RSI025486	500.00	EA
12AT-8	Tow Hitch / 7-Pin Receptacle / Brake Controller	Ford	53Q/66C	000056788	dpowers@gomontrose.com	RSI025486	1,650.00	EA
12AT-9	7-Pin Trailer Receptacle Wiring	Ford	REQ. 53Q/66C	000056788	dpowers@gomontrose.com	RSI025486	150.00	EA
12AT-10	Backup Alarm	Montrose Ford	DLR	000056788	dpowers@gomontrose.com	RSI025486	150.00	EA
12AT-12	Minimum Delivery Charge	Montrose Ford	DLR	000056788	dpowers@gomontrose.com	RSI025486	150.00	EA
12AT-14	Additional Option Package: Hard Tri-Fold Tonneau	Ford	21K	000056788	dpowers@gomontrose.com	RSI025486	1,500.00	EA
12ATH-1	ITEM #12ATH, PICKUP MID SIZE 2WD HYBRID; Ford MY2025 Maverick Hybrid 2WD/W8A/100A	Ford	W8A/100A	000056788	dpowers@gomontrose.com	RSI025486	27,500.00	EA
12ATH-4	Additional Set of Keys with FOB Enabling Electronic Keyless Entry	Montrose Ford	DLR	000056788	dpowers@gomontrose.com	RSI025486	400.00	EA
12ATH-5	Seat Belt Extender (1 Unit)	Montrose Ford	DLR	000056788	dpowers@gomontrose.com	RSI025486	20.00	EA
12ATH-6	Cloth Seat Covering (Specify on PO)	Ford	9/W	000056788	dpowers@gomontrose.com	RSI025486	0.00	EA
12ATH-7	Bed Liner	Ford	96G	000056788	dpowers@gomontrose.com	RSI025486	500.00	EA
12ATH-8	Tow Hitch / 7-Pin Receptacle / Brake Controller	Ford	60B/DLR/DLR	000056788	dpowers@gomontrose.com	RSI025486	1,000.00	EA
12ATH-9	7-Pin Trailer Receptacle Wiring	Montrose Ford	DLR	000056788	dpowers@gomontrose.com	RSI025486	150.00	EA
12ATH-10	Backup Alarm	Montrose Ford	DLR	000056788	dpowers@gomontrose.com	RSI025486	150.00	EA
12ATH-12	Minimum Delivery Charge	Montrose Ford	DLR	000056788	dpowers@gomontrose.com	RSI025486	150.00	EA
12ATH-14	Additional Option Package: Hard Tri-Fold Tonneau	Ford	21K	000056788	dpowers@gomontrose.com	RSI025486	1,500.00	EA
13AT-1	ITEM #13AT, PICKUP MID SIZE 4WD GASOLINE; Ford MY2025 Maverick AWD W8B/102A	Ford	W8B/102A	000056788	dpowers@gomontrose.com	RSI025486	29,000.00	EA
13AT-4	Additional Set of Keys with FOB Enabling Electronic Keyless Entry	Montrose Ford	DLR	000056788	dpowers@gomontrose.com	RSI025486	400.00	EA
13AT-5	Seat Belt Extender (1 Unit)	Montrose Ford	DLR	000056788	dpowers@gomontrose.com	RSI025486	20.00	EA
13AT-6	Cloth Seat Covering (Specify on PO)	Ford	9/W	000056788	dpowers@gomontrose.com	RSI025486	0.00	EA
13AT-7	Bed Liner	Ford	96G	000056788	dpowers@gomontrose.com	RSI025486	500.00	EA
13AT-8	Tow Hitch / 7-Pin Receptacle / Brake Controller	Ford	53Q/66C	000056788	dpowers@gomontrose.com	RSI025486	1,650.00	EA
13AT-9	7-Pin Trailer Receptacle Wiring	Montrose Ford	DLR	000056788	dpowers@gomontrose.com	RSI025486	150.00	EA
13AT-10	Backup Alarm	Montrose Ford	DLR	000056788	dpowers@gomontrose.com	RSI025486	150.00	EA
13AT-12	Minimum Delivery Charge	Montrose Ford	DLR	000056788	dpowers@gomontrose.com	RSI025486	150.00	EA
13AT-14	Additional Option Package: Hard Tri-Fold Tonneau	Ford	21K	000056788	dpowers@gomontrose.com	RSI025486	1,500.00	EA
13ATH-1	ITEM #13ATH, PICKUP MID SIZE 4WD HYBRID; Ford MY2025 Maverick Hybrid AWD W8B/101A	Ford	W8B/101A	000056788	dpowers@gomontrose.com	RSI025486	30,000.00	EA
13ATH-4	Additional Set of Keys with FOB Enabling Electronic Keyless Entry	Montrose Ford	DLR	000056788	dpowers@gomontrose.com	RSI025486	400.00	EA
13ATH-5	Seat Belt Extender (1 Unit)	Montrose Ford	DLR	000056788	dpowers@gomontrose.com	RSI025486	20.00	EA
13ATH-6	Cloth Seat Covering (Specify on PO)	Ford	9/W	000056788	dpowers@gomontrose.com	RSI025486	0.00	EA
13ATH-7	Bed Liner	Ford	96G	000056788	dpowers@gomontrose.com	RSI025486	500.00	EA
13ATH-8	Tow Hitch / 7-Pin Receptacle / Brake Controller	Ford	60B/DLR/DLR	000056788	dpowers@gomontrose.com	RSI025486	1,000.00	EA
13ATH-9	7-Pin Trailer Receptacle Wiring	Montrose Ford	DLR	000056788	dpowers@gomontrose.com	RSI025486	150.00	EA
13ATH-10	Backup Alarm	Montrose Ford	DLR	000056788	dpowers@gomontrose.com	RSI025486	150.00	EA

PDT_CODE	PDT_LABEL	PDT_SUP_CODE_M	PDT_SUP_REF	ITEM_SUP_CODE	ITEM_SUP_EMAIL	ITEM_CTR_REF	ITEM_PUBLIC_PRICE	ITEM_UNIT
13ATH-12	Minimum Delivery Charge	Montrose Ford	DLR	000056788	dpowers@gomontrose.com	RSI025486	150.00	EA
13ATH-14	Additional Option Package: Hard Tri-Fold Tonneau	Ford	21K	000056788	dpowers@gomontrose.com	RSI025486	1,500.00	EA
33AT-1	ITEM #33AT, CAB & CHASSIS 12,800 LB 4WD REG CAB DRW; Ford MY2025 F350 F3H/640A	Ford	F3H/640A	000056788	dpowers@gomontrose.com	RSI025486	55,000.00	EA
33AT-4	Additional Set of Keys with FOB Enabling Electronic Keyless Entry	Montrose Ford	DLR	000056788	dpowers@gomontrose.com	RSI025486	400.00	EA
33AT-5	Seat Belt Extender (1 Unit)	Montrose Ford	DLR	000056788	dpowers@gomontrose.com	RSI025486	20.00	EA
33AT-6	Vinyl Seat Covering (Specify on PO)	Ford	A/S	000056788	dpowers@gomontrose.com	RSI025486	0.00	EA
33AT-7	Tow Hitch / 7-Pin Receptacle / Brake Controller	Ford	52B	000056788	dpowers@gomontrose.com	RSI025486	270.00	EA
33AT-8	7-Pin Trailer Receptacle Wiring	Montrose Ford	DLR	000056788	dpowers@gomontrose.com	RSI025486	150.00	EA
33AT-9	All Terrain Tires	Ford	TBM	000056788	dpowers@gomontrose.com	RSI025486	200.00	EA
33AT-11	Backup Alarm	Ford	76C	000056788	dpowers@gomontrose.com	RSI025486	200.00	EA
33AT-12	6-Door Utility Body	Montrose Ford	DLR	000056788	dpowers@gomontrose.com	RSI025486	11,500.00	EA
33AT-13	2 Yard Dump Body	Montrose Ford	DLR	000056788	dpowers@gomontrose.com	RSI025486	13,000.00	EA
33AT-14	84" CA in lieu of 60" CA (N/A with 2 Yard Dump Body)	Ford	169"	000056788	dpowers@gomontrose.com	RSI025486	150.00	EA
33AT-15	Diesel Engine	Ford	99T/44G/X4N	000056788	dpowers@gomontrose.com	RSI025486	9,500.00	EA
33AT-17	Dual Batteries	Ford	86M	000056788	dpowers@gomontrose.com	RSI025486	210.00	EA
33AT-18	Heavy Duty Alternator (220 Amp Minimum)	Ford	67A/86M	000056788	dpowers@gomontrose.com	RSI025486	250.00	EA
33AT-19	Manufacturer Snow Plow Prep Package (Includes HD Suspension, HD Alternator, HD Transmission Cooling, Skid Plates, Etc.) Does not include Snow Plow	Ford	473	000056788	dpowers@gomontrose.com	RSI025486	230.00	EA
33AT-20	Snow Plow Package for DRW (order w/Snow Plow Prep Package).	Montrose Ford	DLR	000056788	dpowers@gomontrose.com	RSI025486	8,000.00	EA
33AT-22	Minimum Delivery Charge	Montrose Ford	DLR	000056788	dpowers@gomontrose.com	RSI025486	150.00	EA
34AT-1	ITEM #34AT, CAB & CHASSIS 12,800 LB 2WD EXT CAB DRW; Ford MY2025 F350 X3G/640A	Ford	X3G/640A	000056788	dpowers@gomontrose.com	RSI025486	53,500.00	EA
34AT-4	Additional Set of Keys with FOB Enabling Electronic Keyless Entry	Montrose Ford	DLR	000056788	dpowers@gomontrose.com	RSI025486	400.00	EA
34AT-5	Seat Belt Extender (1 Unit)	Montrose Ford	DLR	000056788	dpowers@gomontrose.com	RSI025486	20.00	EA
34AT-6	Vinyl Seat Covering (Specify on PO)	Ford	A/S	000056788	dpowers@gomontrose.com	RSI025486	0.00	EA
34AT-7	Tow Hitch / 7-Pin Receptacle / Brake Controller	Ford	52B	000056788	dpowers@gomontrose.com	RSI025486	270.00	EA
34AT-8	7-Pin Trailer Receptacle Wiring	Montrose Ford	DLR	000056788	dpowers@gomontrose.com	RSI025486	150.00	EA
34AT-9	All Terrain Tires	Ford	TBM	000056788	dpowers@gomontrose.com	RSI025486	200.00	EA
34AT-11	Backup Alarm	Ford	76C	000056788	dpowers@gomontrose.com	RSI025486	200.00	EA
34AT-12	6-Door Utility Body	Montrose Ford	DLR	000056788	dpowers@gomontrose.com	RSI025486	11,500.00	EA
34AT-13	2 Yard Dump Body	Montrose Ford	DLR	000056788	dpowers@gomontrose.com	RSI025486	13,000.00	EA
34AT-16	Dual Batteries	Ford	86M	000056788	dpowers@gomontrose.com	RSI025486	210.00	EA
34AT-17	Heavy Duty Alternator (220 Amp Minimum)	Ford	67A/86M	000056788	dpowers@gomontrose.com	RSI025486	250.00	EA
34AT-19	Minimum Delivery Charge	Montrose Ford	DLR	000056788	dpowers@gomontrose.com	RSI025486	150.00	EA
35AT-1	ITEM #35AT, CAB & CHASSIS 12,800 LB 4WD EXT CAB DRW' Ford MY2025 F350 X3H/640A	Ford	X3H/640A	000056788	dpowers@gomontrose.com	RSI025486	56,500.00	EA
35AT-4	Additional Set of Keys with FOB Enabling Electronic Keyless Entry	Montrose Ford	DLR	000056788	dpowers@gomontrose.com	RSI025486	400.00	EA
35AT-5	Seat Belt Extender (1 Unit)	Montrose Ford	DLR	000056788	dpowers@gomontrose.com	RSI025486	20.00	EA
35AT-6	Vinyl Seat Covering (Specify on PO)	Ford	A/S	000056788	dpowers@gomontrose.com	RSI025486	0.00	EA
35AT-7	Tow Hitch / 7-Pin Receptacle / Brake Controller	Ford	52B	000056788	dpowers@gomontrose.com	RSI025486	270.00	EA
35AT-8	7-Pin Trailer Receptacle Wiring	Montrose Ford	DLR	000056788	dpowers@gomontrose.com	RSI025486	150.00	EA
35AT-9	All Terrain Tires	Ford	TBM	000056788	dpowers@gomontrose.com	RSI025486	200.00	EA
35AT-11	Backup Alarm	Ford	76C	000056788	dpowers@gomontrose.com	RSI025486	200.00	EA
35AT-12	6-Door Utility Body	Montrose Ford	DLR	000056788	dpowers@gomontrose.com	RSI025486	11,500.00	EA
35AT-13	2 Yard Dump Body	Montrose Ford	DLR	000056788	dpowers@gomontrose.com	RSI025486	13,000.00	EA
35AT-14	Diesel Engine	Ford	99T/44G/X4N	000056788	dpowers@gomontrose.com	RSI025486	9,500.00	EA
35AT-16	Dual Batteries	Ford	86M	000056788	dpowers@gomontrose.com	RSI025486	210.00	EA
35AT-17	Heavy Duty Alternator (220 Amp Minimum)	Ford	67A/86M	000056788	dpowers@gomontrose.com	RSI025486	250.00	EA
35AT-18	Manufacturer Snow Plow Prep Package (Includes HD Suspension, HD Alternator, HD Transmission Cooling, Skid Plates, Etc.) Does not include Snow Plow	Ford	473	000056788	dpowers@gomontrose.com	RSI025486	230.00	EA
35AT-19	Snow Plow Package for DRW (order w/Snow Plow Prep Package).	Montrose Ford	DLR	000056788	dpowers@gomontrose.com	RSI025486	8,000.00	EA
35AT-21	Minimum Delivery Charge	Montrose Ford	DLR	000056788	dpowers@gomontrose.com	RSI025486	150.00	EA
36AT-1	ITEM #36AT, CAB & CHASSIS 12,800 LB 2WD CREW CAB DRW; Ford MY2025 F350 W3G/640A	Ford	W3G/640A	000056788	dpowers@gomontrose.com	RSI025486	54,750.00	EA
36AT-4	Additional Set of Keys with FOB Enabling Electronic Keyless Entry	Montrose Ford	DLR	000056788	dpowers@gomontrose.com	RSI025486	400.00	EA
36AT-5	Seat Belt Extender (1 Unit)	Montrose Ford	DLR	000056788	dpowers@gomontrose.com	RSI025486	20.00	EA
36AT-6	Vinyl Seat Covering (Specify on PO)	Ford	A/S	000056788	dpowers@gomontrose.com	RSI025486	0.00	EA
36AT-7	Tow Hitch / 7-Pin Receptacle / Brake Controller	Ford	52B	000056788	dpowers@gomontrose.com	RSI025486	270.00	EA
36AT-8	7-Pin Trailer Receptacle Wiring	Montrose Ford	DLR	000056788	dpowers@gomontrose.com	RSI025486	150.00	EA
36AT-9	All Terrain Tires	Ford	TBM	000056788	dpowers@gomontrose.com	RSI025486	200.00	EA
36AT-11	Backup Alarm	Ford	76C	000056788	dpowers@gomontrose.com	RSI025486	200.00	EA
36AT-12	6-Door Utility Body	Montrose Ford	DLR	000056788	dpowers@gomontrose.com	RSI025486	11,500.00	EA
36AT-13	2 Yard Dump Body	Montrose Ford	DLR	000056788	dpowers@gomontrose.com	RSI025486	13,000.00	EA
36AT-14	Diesel Engine	Ford	99T/44G/X4N	000056788	dpowers@gomontrose.com	RSI025486	9,500.00	EA
36AT-16	Dual Batteries	Ford	86M	000056788	dpowers@gomontrose.com	RSI025486	210.00	EA
36AT-17	Heavy Duty Alternator (220 Amp Minimum)	Ford	67A/86M	000056788	dpowers@gomontrose.com	RSI025486	250.00	EA
36AT-19	Minimum Delivery Charge	Montrose Ford	DLR	000056788	dpowers@gomontrose.com	RSI025486	150.00	EA

PDT_CODE	PDT_LABEL	PDT_SUP_CODE_M	PDT_SUP_REF	ITEM_SUP_CODE	ITEM_SUP_EMAIL	ITEM_CTR_REF	ITEM_PUBLIC_PRICE	ITEM_UNIT
38AT-1	ITEM #38AT, CAB & CHASSIS 16,000 LB 2WD REG CAB DRW; Ford MY2025 F450 F4G/650A	Ford	F4G/650A	000056788	dpowers@gomontrose.com	RSI025486	55,500.00	EA
38AT-4	Additional Set of Keys with FOB Enabling Electronic Keyless Entry	Montrose Ford	DLR	000056788	dpowers@gomontrose.com	RSI025486	400.00	EA
38AT-5	Seat Belt Extender (1 Unit)	Montrose Ford	DLR	000056788	dpowers@gomontrose.com	RSI025486	20.00	EA
38AT-6	Cloth Seat Covering	Ford	C/S	000056788	dpowers@gomontrose.com	RSI025486	100.00	EA
38AT-7	Tow Hitch / 7-Pin Receptacle / Brake Controller	Ford	52B	000056788	dpowers@gomontrose.com	RSI025486	270.00	EA
38AT-8	7-Pin Trailer Receptacle Wiring	Montrose Ford	DLR	000056788	dpowers@gomontrose.com	RSI025486	150.00	EA
38AT-9	All Terrain Tires	Ford	TBM	000056788	dpowers@gomontrose.com	RSI025486	200.00	EA
38AT-11	Backup Alarm	Ford	76C	000056788	dpowers@gomontrose.com	RSI025486	200.00	EA
38AT-12	6-Door Utility Body	Montrose Ford	DLR	000056788	dpowers@gomontrose.com	RSI025486	11,500.00	EA
38AT-13	2 Yard Dump Body	Montrose Ford	DLR	000056788	dpowers@gomontrose.com	RSI025486	13,000.00	EA
38AT-14	84" CA in lieu of 60"CA (N/A with 2 Yard Dump Body)	Ford	169"	000056788	dpowers@gomontrose.com	RSI025486	150.00	EA
38AT-15	Diesel Engine	Ford	99T/44G/X4N	000056788	dpowers@gomontrose.com	RSI025486	9,500.00	EA
38AT-17	Dual Batteries	Ford	86M	000056788	dpowers@gomontrose.com	RSI025486	210.00	EA
38AT-18	Heavy Duty Alternator (220 Amp Minimum)	Ford	67A/86M	000056788	dpowers@gomontrose.com	RSI025486	250.00	EA
38AT-20	Minimum Delivery Charge	Montrose Ford	DLR	000056788	dpowers@gomontrose.com	RSI025486	150.00	EA
39AT-1	ITEM #39AT, CAB & CHASSIS 16,000 LB 4WD REG CAB DRW; Ford MY2025 F450 W4G/650A	Ford	F4H/650A	000056788	dpowers@gomontrose.com	RSI025486	58,250.00	EA
39AT-4	Additional Set of Keys with FOB Enabling Electronic Keyless Entry	Montrose Ford	DLR	000056788	dpowers@gomontrose.com	RSI025486	400.00	EA
39AT-5	Seat Belt Extender (1 Unit)	Montrose Ford	DLR	000056788	dpowers@gomontrose.com	RSI025486	20.00	EA
39AT-6	Cloth Seat Covering	Ford	C/S	000056788	dpowers@gomontrose.com	RSI025486	100.00	EA
39AT-7	Tow Hitch / 7-Pin Receptacle / Brake Controller	Ford	52B	000056788	dpowers@gomontrose.com	RSI025486	270.00	EA
39AT-8	7-Pin Trailer Receptacle Wiring	Montrose Ford	DLR	000056788	dpowers@gomontrose.com	RSI025486	150.00	EA
39AT-9	All Terrain Tires	Ford	TBM	000056788	dpowers@gomontrose.com	RSI025486	200.00	EA
39AT-11	Backup Alarm	Ford	76C	000056788	dpowers@gomontrose.com	RSI025486	200.00	EA
39AT-12	6-Door Utility Body	Montrose Ford	DLR	000056788	dpowers@gomontrose.com	RSI025486	11,500.00	EA
39AT-13	2 Yard Dump Body	Montrose Ford	DLR	000056788	dpowers@gomontrose.com	RSI025486	13,000.00	EA
39AT-14	84" CA in lieu of 60"CA (N/A with 2 Yard Dump Body)	Ford	169"	000056788	dpowers@gomontrose.com	RSI025486	150.00	EA
39AT-15	Diesel Engine	Ford	99T/44G/X4N	000056788	dpowers@gomontrose.com	RSI025486	9,500.00	EA
39AT-17	Dual Batteries	Ford	86M	000056788	dpowers@gomontrose.com	RSI025486	210.00	EA
39AT-18	Heavy Duty Alternator (220 Amp Minimum)	Ford	67A/86M	000056788	dpowers@gomontrose.com	RSI025486	250.00	EA
39AT-19	Manufacturer Snow Plow Prep Package (Includes HD Suspension, HD Alternator, HD Transmission Cooling, Skid Plates, Etc.) Does not include Snow Plow	Ford	473	000056788	dpowers@gomontrose.com	RSI025486	230.00	EA
39AT-20	Snow Plow Package (order w/Snow Plow Prep Package).	Montrose Ford	DLR	000056788	dpowers@gomontrose.com	RSI025486	8,000.00	EA
39AT-22	Minimum Delivery Charge	Montrose Ford	DLR	000056788	dpowers@gomontrose.com	RSI025486	150.00	EA
40AT-1	ITEM #40AT, CAB & CHASSIS 16,000 LB 2WD CREW CAB DRW; Ford MY2025 F450 W4H/650A	Ford	W4G/650A	000056788	dpowers@gomontrose.com	RSI025486	57,750.00	EA
40AT-4	Additional Set of Keys with FOB Enabling Electronic Keyless Entry	Montrose Ford	DLR	000056788	dpowers@gomontrose.com	RSI025486	400.00	EA
40AT-5	Seat Belt Extender (1 Unit)	Montrose Ford	DLR	000056788	dpowers@gomontrose.com	RSI025486	20.00	EA
40AT-6	Cloth Seat Covering	Ford	C/S	000056788	dpowers@gomontrose.com	RSI025486	100.00	EA
40AT-7	Tow Hitch / 7-Pin Receptacle / Brake Controller	Ford	52B	000056788	dpowers@gomontrose.com	RSI025486	270.00	EA
40AT-8	7-Pin Trailer Receptacle Wiring	Montrose Ford	DLR	000056788	dpowers@gomontrose.com	RSI025486	150.00	EA
40AT-9	All Terrain Tires	Ford	TBM	000056788	dpowers@gomontrose.com	RSI025486	200.00	EA
40AT-11	Backup Alarm	Ford	76C	000056788	dpowers@gomontrose.com	RSI025486	200.00	EA
40AT-12	6-Door Utility Body	Montrose Ford	DLR	000056788	dpowers@gomontrose.com	RSI025486	11,500.00	EA
40AT-13	2 Yard Dump Body	Montrose Ford	DLR	000056788	dpowers@gomontrose.com	RSI025486	13,000.00	EA
40AT-14	84" CA in lieu of 60"CA (N/A with 2 Yard Dump Body)	Ford	203"	000056788	dpowers@gomontrose.com	RSI025486	150.00	EA
40AT-15	Diesel Engine	Ford	99T/44G/X4N	000056788	dpowers@gomontrose.com	RSI025486	9,500.00	EA
40AT-17	Dual Batteries	Ford	86M	000056788	dpowers@gomontrose.com	RSI025486	210.00	EA
40AT-18	Heavy Duty Alternator (220 Amp Minimum)	Ford	67A/86M	000056788	dpowers@gomontrose.com	RSI025486	250.00	EA
40AT-20	Minimum Delivery Charge	Montrose Ford	DLR	000056788	dpowers@gomontrose.com	RSI025486	150.00	EA
41AT-1	ITEM #41AT, CAB & CHASSIS 16,000 LB 4WD CREW CAB DRW; Ford MY2025 F450 W4H/650A	Ford	W4H/650A	000056788	dpowers@gomontrose.com	RSI025486	61,000.00	EA
41AT-4	Additional Set of Keys with FOB Enabling Electronic Keyless Entry	Montrose Ford	DLR	000056788	dpowers@gomontrose.com	RSI025486	400.00	EA
41AT-5	Seat Belt Extender (1 Unit)	Montrose Ford	DLR	000056788	dpowers@gomontrose.com	RSI025486	20.00	EA
41AT-6	Cloth Seat Covering	Ford	C/S	000056788	dpowers@gomontrose.com	RSI025486	100.00	EA
41AT-7	Tow Hitch / 7-Pin Receptacle / Brake Controller	Ford	52B	000056788	dpowers@gomontrose.com	RSI025486	270.00	EA
41AT-8	7-Pin Trailer Receptacle Wiring	Montrose Ford	DLR	000056788	dpowers@gomontrose.com	RSI025486	150.00	EA
41AT-9	All Terrain Tires	Ford	TBM	000056788	dpowers@gomontrose.com	RSI025486	200.00	EA
41AT-11	Backup Alarm	Ford	76C	000056788	dpowers@gomontrose.com	RSI025486	200.00	EA
41AT-12	6-Door Utility Body	Montrose Ford	DLR	000056788	dpowers@gomontrose.com	RSI025486	11,500.00	EA
41AT-13	2 Yard Dump Body	Montrose Ford	DLR	000056788	dpowers@gomontrose.com	RSI025486	13,000.00	EA
41AT-14	84" CA in lieu of 60"CA (N/A with 2 Yard Dump Body)	Ford	203"	000056788	dpowers@gomontrose.com	RSI025486	150.00	EA
41AT-15	Diesel Engine	Ford	99T/44G/X4N	000056788	dpowers@gomontrose.com	RSI025486	9,500.00	EA
41AT-17	Dual Batteries	Ford	86M	000056788	dpowers@gomontrose.com	RSI025486	210.00	EA
41AT-18	Heavy Duty Alternator (220 Amp Minimum)	Ford	67A/86M	000056788	dpowers@gomontrose.com	RSI025486	250.00	EA
41AT-19	Manufacturer Snow Plow Prep Package	Ford	473	000056788	dpowers@gomontrose.com	RSI025486	230.00	EA
41AT-20	Snow Plow Package (order w/Snow Plow Prep Package).	Montrose Ford	DLR	000056788	dpowers@gomontrose.com	RSI025486	8,000.00	EA

PDT_CODE	PDT_LABEL	PDT_SUP_CODE_M	PDT_SUP_REF	ITEM_SUP_CODE	ITEM_SUP_EMAIL	ITEM_CTR_REF	ITEM_PUBLIC_PRICE	ITEM_UNIT
41AT-22	Minimum Delivery Charge	Montrose Ford	DLR	000056788	dpowers@gomontrose.com	RSI025486	150.00	EA
42AT-1	ITEM #42AT, CAB & CHASSIS 18,000 LB 2WD REG CAB DRW; Ford MY2025 F550 F5G/660A	Ford	F5G/660A	000056788	dpowers@gomontrose.com	RSI025486	56,000.00	EA
42AT-4	Additional Set of Keys with FOB Enabling Electronic Keyless Entry	Montrose Ford	DLR	000056788	dpowers@gomontrose.com	RSI025486	400.00	EA
42AT-5	Seat Belt Extender (1 Unit)	Montrose Ford	DLR	000056788	dpowers@gomontrose.com	RSI025486	20.00	EA
42AT-6	Cloth Seat Covering	Ford	C/S	000056788	dpowers@gomontrose.com	RSI025486	100.00	EA
42AT-7	Tow Hitch / 7-Pin Receptacle / Brake Controller	Ford	52B	000056788	dpowers@gomontrose.com	RSI025486	270.00	EA
42AT-8	7-Pin Trailer Receptacle Wiring	Montrose Ford	DLR	000056788	dpowers@gomontrose.com	RSI025486	150.00	EA
42AT-9	All Terrain Tires	Ford	TBM	000056788	dpowers@gomontrose.com	RSI025486	200.00	EA
42AT-11	Backup Alarm	Ford	76C	000056788	dpowers@gomontrose.com	RSI025486	200.00	EA
42AT-12	6-Door Utility Body	Montrose Ford	DLR	000056788	dpowers@gomontrose.com	RSI025486	11,500.00	EA
42AT-13	2 Yard Dump Body	Montrose Ford	DLR	000056788	dpowers@gomontrose.com	RSI025486	13,000.00	EA
42AT-14	Diesel Engine	Ford	99T/44G/X4N	000056788	dpowers@gomontrose.com	RSI025486	9,500.00	EA
42AT-16	Dual Batteries	Ford	86M	000056788	dpowers@gomontrose.com	RSI025486	210.00	EA
42AT-17	Heavy Duty Alternator (220 Amp Minimum)	Ford	67A/86M	000056788	dpowers@gomontrose.com	RSI025486	250.00	EA
42AT-18	84" CA in lieu of 60"CA (N/A with 2 Yard Dump Body)	Ford	169"	000056788	dpowers@gomontrose.com	RSI025486	250.00	EA
42AT-20	Minimum Delivery Charge	Montrose Ford	DLR	000056788	dpowers@gomontrose.com	RSI025486	150.00	EA
43AT-1	ITEM #43AT, CAB & CHASSIS 18,000 LB 4WD REG CAB DRW; Ford MY2025 F550 F5H/660A	Ford	F5H/660A	000056788	dpowers@gomontrose.com	RSI025486	58,500.00	EA
43AT-4	Additional Set of Keys with FOB Enabling Electronic Keyless Entry	Montrose Ford	DLR	000056788	dpowers@gomontrose.com	RSI025486	400.00	EA
43AT-5	Seat Belt Extender (1 Unit)	Montrose Ford	DLR	000056788	dpowers@gomontrose.com	RSI025486	20.00	EA
43AT-6	Cloth Seat Covering	Ford	C/S	000056788	dpowers@gomontrose.com	RSI025486	100.00	EA
43AT-7	Tow Hitch / 7-Pin Receptacle / Brake Controller	Ford	52B	000056788	dpowers@gomontrose.com	RSI025486	270.00	EA
43AT-8	7-Pin Trailer Receptacle Wiring	Montrose Ford	DLR	000056788	dpowers@gomontrose.com	RSI025486	150.00	EA
43AT-9	All Terrain Tires	Ford	TBM	000056788	dpowers@gomontrose.com	RSI025486	200.00	EA
43AT-11	Backup Alarm	Ford	76C	000056788	dpowers@gomontrose.com	RSI025486	200.00	EA
43AT-12	6-Door Utility Body	Montrose Ford	DLR	000056788	dpowers@gomontrose.com	RSI025486	11,500.00	EA
43AT-13	2 Yard Dump Body	Montrose Ford	DLR	000056788	dpowers@gomontrose.com	RSI025486	13,000.00	EA
43AT-14	84" CA in lieu of 60"CA (N/A with 2 Yard Dump Body)	Ford	169"	000056788	dpowers@gomontrose.com	RSI025486	150.00	EA
43AT-15	Diesel Engine	Ford	99T/44G/X4N	000056788	dpowers@gomontrose.com	RSI025486	9,500.00	EA
43AT-17	Dual Batteries	Ford	86M	000056788	dpowers@gomontrose.com	RSI025486	210.00	EA
43AT-18	Heavy Duty Alternator (220 Amp Minimum)	Ford	67A/86M	000056788	dpowers@gomontrose.com	RSI025486	250.00	EA
43AT-19	Manufacturer Snow Plow Prep Package (Includes HD Suspension, HD Alternator, HD Transmission Cooling, Skid Plates, Etc.) Does not include Snow Plow	Ford	473	000056788	dpowers@gomontrose.com	RSI025486	230.00	EA
43AT-20	Snow Plow Package (order w/Snow Plow Prep Package).	Montrose Ford	DLR	000056788	dpowers@gomontrose.com	RSI025486	8,000.00	EA
43AT-22	Minimum Delivery Charge	Montrose Ford	DLR	000056788	dpowers@gomontrose.com	RSI025486	150.00	EA
44AT-1	ITEM #44AT, CAB & CHASSIS 18,000 LB 2WD CREW CAB DRW; Ford MY2025 F550 W5G/660A	Ford	W5G/660A	000056788	dpowers@gomontrose.com	RSI025486	58,500.00	EA
44AT-4	Additional Set of Keys with FOB Enabling Electronic Keyless Entry	Montrose Ford	DLR	000056788	dpowers@gomontrose.com	RSI025486	400.00	EA
44AT-5	Seat Belt Extender (1 Unit)	Montrose Ford	DLR	000056788	dpowers@gomontrose.com	RSI025486	20.00	EA
44AT-6	Cloth Seat Covering	Ford	C/S	000056788	dpowers@gomontrose.com	RSI025486	100.00	EA
44AT-7	Tow Hitch / 7-Pin Receptacle / Brake Controller	Ford	52B	000056788	dpowers@gomontrose.com	RSI025486	270.00	EA
44AT-8	7-Pin Trailer Receptacle Wiring	Montrose Ford	DLR	000056788	dpowers@gomontrose.com	RSI025486	150.00	EA
44AT-9	All Terrain Tires	Ford	TBM	000056788	dpowers@gomontrose.com	RSI025486	200.00	EA
44AT-11	Backup Alarm	Ford	76C	000056788	dpowers@gomontrose.com	RSI025486	200.00	EA
44AT-12	6-Door Utility Body	Montrose Ford	DLR	000056788	dpowers@gomontrose.com	RSI025486	11,500.00	EA
44AT-13	2 Yard Dump Body	Montrose Ford	DLR	000056788	dpowers@gomontrose.com	RSI025486	13,000.00	EA
44AT-14	84" CA in lieu of 60"CA (N/A with 2 Yard Dump Body)	Ford	203"	000056788	dpowers@gomontrose.com	RSI025486	150.00	EA
44AT-15	Diesel Engine	Ford	99T/44G/X4N	000056788	dpowers@gomontrose.com	RSI025486	9,500.00	EA
44AT-17	Dual Batteries	Ford	86M	000056788	dpowers@gomontrose.com	RSI025486	210.00	EA
44AT-18	Heavy Duty Alternator (220 Amp Minimum)	Ford	67A/86M	000056788	dpowers@gomontrose.com	RSI025486	250.00	EA
44AT-20	Minimum Delivery Charge	Montrose Ford	DLR	000056788	dpowers@gomontrose.com	RSI025486	150.00	EA
45AT-1	ITEM #45AT, CAB & CHASSIS 18,000 LB 4WD CREW CAB DRW; Ford MY2025 F550 W5G/660A	Ford	W5H/660A	000056788	dpowers@gomontrose.com	RSI025486	61,500.00	EA
45AT-4	Additional Set of Keys with FOB Enabling Electronic Keyless Entry	Montrose Ford	DLR	000056788	dpowers@gomontrose.com	RSI025486	400.00	EA
45AT-5	Seat Belt Extender (1 Unit)	Montrose Ford	DLR	000056788	dpowers@gomontrose.com	RSI025486	20.00	EA
45AT-6	Cloth Seat Covering	Ford	C/S	000056788	dpowers@gomontrose.com	RSI025486	100.00	EA
45AT-7	Tow Hitch / 7-Pin Receptacle / Brake Controller	Ford	52B	000056788	dpowers@gomontrose.com	RSI025486	270.00	EA
45AT-8	7-Pin Trailer Receptacle Wiring	Montrose Ford	DLR	000056788	dpowers@gomontrose.com	RSI025486	150.00	EA
45AT-9	All Terrain Tires	Ford	TBM	000056788	dpowers@gomontrose.com	RSI025486	200.00	EA
45AT-11	Backup Alarm	Ford	76C	000056788	dpowers@gomontrose.com	RSI025486	200.00	EA
45AT-12	6-Door Utility Body	Montrose Ford	DLR	000056788	dpowers@gomontrose.com	RSI025486	11,500.00	EA
45AT-13	2 Yard Dump Body	Montrose Ford	DLR	000056788	dpowers@gomontrose.com	RSI025486	13,000.00	EA
45AT-14	84" CA in lieu of 60"CA (N/A with 2 Yard Dump Body)	Ford	203"	000056788	dpowers@gomontrose.com	RSI025486	150.00	EA
45AT-15	Diesel Engine	Ford	99T/44G/X4N	000056788	dpowers@gomontrose.com	RSI025486	9,500.00	EA
45AT-17	Dual Batteries	Ford	86M	000056788	dpowers@gomontrose.com	RSI025486	210.00	EA
45AT-18	Heavy Duty Alternator (220 Amp Minimum)	Ford	67A/86M	000056788	dpowers@gomontrose.com	RSI025486	250.00	EA

PDT_CODE	PDT_LABEL	PDT_SUP_CODE_M	PDT_SUP_REF	ITEM_SUP_CODE	ITEM_SUP_EMAIL	ITEM_CTR_REF	ITEM_PUBLIC_PRICE	ITEM_UNIT
45AT-19	Manufacturer Snow Plow Prep Package (Includes HD Suspension, HD Alternator, HD Transmission Cooling, Skid Plates, Etc.) Does not include Snow Plow	Ford	473	000056788	dpowers@gomontrose.com	RSI025486	230.00	EA
45AT-20	Snow Plow Package (order w/Snow Plow Prep Package).	Montrose Ford	DLR	000056788	dpowers@gomontrose.com	RSI025486	8,000.00	EA
45AT-22	Minimum Delivery Charge	Montrose Ford	DLR	000056788	dpowers@gomontrose.com	RSI025486	150.00	EA

Classic Ford Madison

by: Andrew Keates

06/09/25

For: Cleveland Heights

2025 F-250 4X4 Reg cab

Unit Price: \$45,621

Platform Running Boards \$320

Snow plow Prep \$250

Roof Clearance lamps \$95

Upfitter Switches \$230

410 Amp Dual Alternator \$115

Back-up Alarm \$220

Dual Battery \$210

360 Dual Warn Strobe \$650

Destination and Delivery \$2,095

Price Includes Tommy Lift Gate \$6,110

8 Foot Steel Boss Plow \$8,248

45 Tag and Title: \$35.00

Total \$64,199

Contract number RSI023710

Bid Valid for 30 Days

Classic Ford Madison

by: Andrew Keates

06/09/25

For: Cleveland Heights

2025 F-350 Cab/C 4X4 Supercab

Unit Price: \$53,222

Platform Running Boards \$445

Snow plow Prep \$250

Center high mount stop lamp \$100

Exterior Backup Alarm \$220

Dual Battery \$210

Rear view Camera with Prep Kit \$515

360 Dual Warn Strobe \$650

Destination and Delivery \$2,095

Slide in Salt Spreader \$7,899

9 Foot Steel Dump PTO \$17,399

9 Foot Steel Boss Plow \$8,298

45 Tag and Title: \$35.00

Total \$91,338

Contract number RSI025486

Bid Valid for 30 Days

Classic Ford Madison

by: Andrew Keates

06/09/25

For: Cleveland Heights

2025 F-550 Cab/C 4X4 Reg cab

Unit Price:	\$57,565
225/70/R19 BSW Max Trac Tire	\$215
4.88 Ratio limited slip Axle	\$395
Payload Plus Package	\$1,155
Platform Running Boards	\$320
Skid Plates	\$100
120v/400w Outlet	\$175
Snow plow Prep Pack	\$250
Trailer Brake Cont.	\$300
410 amp Alternator	\$115
Dual Battery	NC
Low Deflection Spacer	\$110
Rear view camera & Prep Kit	\$515
XL Chrome Package	\$325
Destination and Delivery	\$2,095
Slide in Salt Spreader	\$7,899
11 Foot Steel Dump PTO	\$ 17,399
9 Foot Steel Boss Plow	\$ 8,298

45 Tag and Title:	\$35.00
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Total	\$97,266
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Contract number RSI025486

Bid Valid for 30 Days

Classic Ford Madison

by: Andrew Keates

06/9/25

For: Cleveland Heights

2025 Escape ST-LINE 4WD Hybrid

Unit Price:	\$32,091
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Tech Pack 2	\$3,700
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Destination & Delivery	\$1,495
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45 Tag and Title:	\$35.00
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Total	\$37,286
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Bid Valid for 30 Days



Date: 5/29/2025

To: City Council

From: Andres Gonzalez, Director of Parks & Recreation

Subject: North Rink Flooring Replacement

Purpose Statement: To authorize the Mayor to execute a contract with All-American Arena Products to complete the North Rink flooring project.

A few years back when the North Rink was renovated it included replacing of flooring in and surrounding the bleachers. What it did not include is the main hall way outside of the rink, behind the desk and all locker rooms. This project will address this so we will have all new flooring throughout the entire North Rink that will completely match. This is a Sourcewell vendor.

Is this legislation recurring: Yes: _____ No: X

Is emergency language necessary: Yes: X No: _____

If yes, why? We would like to get this project off the ground before council heads in to summer recess.

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

If yes, why? We would like to get this project off the ground before council heads in to summer recess.

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

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

Proposed: 06/16/2025

RESOLUTION NO. 132-2025(CRR), *First Reading*

By Mayor Seren

A Resolution authorizing the Mayor to execute an agreement with All-American Arena Products for flooring replacement at the North Rink of the Cleveland Heights Community Center; and declaring the necessity that this legislation become immediately effective as an emergency measure.

WHEREAS, the North Rink at the Cleveland Heights Community Center underwent renovations in prior years, including replacement of flooring in and around the bleachers, but did not address other critical areas such as the main hallway, locker rooms, and other high-traffic areas; and

WHEREAS, the City of Cleveland Heights seeks to complete the flooring replacement throughout the entire North Rink to ensure consistency, safety, and facility longevity; and

WHEREAS, Section 171.12 of the Cleveland Heights Codified Ordinances authorize the purchase of machinery, materials, supplies, and other articles through the National Joint Powers Alliance (n/k/a Sourcewell Cooperative Purchasing Program) without obtaining competitive bids; and;

WHEREAS, All-American Arena Products, a Sourcewell-Approved Vendor under Contract No. 120320-ALL, submitted a proposal dated May 28, 2025, in the amount of Three Hundred Sixty Thousand Nine, Hundred Eighty and 00/100 Dollars (\$360,980.00) for the removal and installation of Nora 992 rubber flooring, including all associated materials, labor, minor floor preparation, and wall base replacement; and

WHEREAS, the Mayor has determined that All-American Arena Products may provide the flooring necessary to complete the North Rink flooring project through the Sourcewell 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 enter into said agreement.

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

SECTION 1. The Mayor is hereby authorized to execute a contract for the flooring replacement project at the North Rink of the Cleveland Heights Community Center with All-American Arena Products in an amount not to exceed Three Hundred Sixty Thousand, Nine Hundred Eighty and 00/100 Dollars (\$360,980.00), under

RESOLUTION NO. 132-2025(CRR)

Sourcewell Contract No. 120320-ALL. 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 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 3. Notice of 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 4. 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 commence the project prior to the summer recess of Council and in order to complete the North Rink Flooring Project. Wherefore, 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



1414 S. 4th Avenue
Albert Lea, MN 56007
Sourcewell Awarded Vendor - 120320-ALL
(844) 231-2227
sean@allamericanarena.com

Date: May 28, 2025

Andres Gonzalez
Director of Parks and Recreation
City of Cleveland Heights
Sourcewell member ID# 87666
Cleveland Heights, OH 44118

Project: Skating Pavilion Nora 992 – SOURCEWELL PRICING

All-American Arena Products is pleased to provide the following proposal.

SCOPE OF WORK:

- Demo and disposal of existing rubber flooring (approximately 13,315 sf)
- Supply and install approximately 13,800 sf
 - **Nora 992 Grano** – color TBD
 - 10mm x meter x meter square tiles
 - Areas included: Front lobby entry, circular room, behind and in front of front desk, skate storage area, 2 rooms off the skate storage area, lobby area and around lockers, south rink access doors area, lobby restrooms, lobby restroom entry, long locker room hallway, North and South rink access hallways, locker rooms 1-7, ref room, 3 offices/rooms off the North rink access hallway, entry before stairs to storage/supply room.
 - Manufacturer's approved adhesive
 - 5-year manufacturer's material warranty
 - Remove and replace all wall base in areas receiving new rubber (approximately 2200 lf)
 - Minor floor prep – sweeping, crack fill to eliminate minor imperfections.
 - Skim-coat and/or major floor prep NOT included.
 - **All bathroom partitions, trophy cases, floor mounted benches and vending machines must be removed OR portable.**

\$360,980.00

PAYMENT TERMS:

All payment terms based on Credit Approval (O.A.C)

- 60% at time of order being placed
- Balance upon completion
- Or other mutually agreed terms.



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The price is valid for 30 days. Unless stated otherwise, pricing does not include permits, or any local and/or state sales tax. The attached Terms and Conditions are incorporated and part of this quote. If you have any questions or need additional information, please feel free to give me a call at (507) 318-0730

The above proposal is accepted by Purchaser:

President/Owner/General Manager

Sean Passingham - President

Name of Signee (please print)

Date: _____

Date: _____



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TERMS AND CONDITIONS

1. All sales of material or equipment by All-American Ice, LLC (DBA All-American Arena Products) ("All-American") are expressly conditioned upon the terms and conditions set forth below. Any additional or different terms or conditions set forth in any purchase order of the Buyer or in any similar such communication are hereby objected to by All-American and shall not be binding or effective unless expressly assented to in writing by an authorized representative of All-American.
2. **SITE:** The site must be accessible to a tractor-trailer and industrial forklift. All driveways to the rink slab/surface must support all necessary equipment. Power outlets with no less than a 30amp breaker must be within 50' of the rink slab/surface or a portable generator with a minimum of 5KW power rating. Prior to commencement, surface must be broom clean and work area will be free of all materials and debris. A dumpster (minimum size of 10 yards) and/or an area for trash must be available within 100' of the rink slab/surface so the installers can remove their debris. Delays or extra work and expenses caused by the site not being ready will be charged to the Purchaser. Concrete to be level within 1/8" in 10 ft. non-cumulative.
3. **PRICE:** Prices subject to receipt of final construction drawings and specifications. This quotation is based on the installation taking place from start to finish during the same trip. Re-mobilizing for any reason other than All-American Arena's own, will result in extra charges.
4. **INSURANCE:** Special insurance requirements are not included.
5. **PERMITTING:** Any applicable Permits and/or License Fees are not included, and Purchaser shall be responsible for obtaining the same.
6. **COMPLETION:** When job is completed or nearing completion, the Purchaser must be available for a final walk-through to inspect the installation with the All-American installation Supervisor. This will be the Purchaser's chance to formulate a final punch list of items left unfinished or needing to be changed. All items not listed on the punch list will not be considered a punch list item, and unless covered by All-American warranty, will be replaced at the Purchaser's expense.
7. **DELAY:** Notwithstanding the foregoing, should All-American be delayed in the commencement, prosecution or completion of the work by any cause beyond All-American's control and not due to any fault, neglect, act or omission on its part, then All-American shall be entitled to an extension of time to the extent necessary to remove any such cause of any delay and shall not be held liable for any damages for any delays caused by either the owner or general contractor or cause beyond the control of All-American.
8. **WARRANTY:** Except as to title, THERE ARE NO WARRANTIES, WRITTEN, ORAL, IMPLIED, OR STATUTORY relating to the described material or equipment which extend beyond that described in this paragraph. NO WARRANTY OF MERCHANTABILITY OR OF FITNESS FOR PURPOSE SHALL APPLY. Any product warranties provided by All-American Arena Product suppliers shall be assigned to the Purchaser to the extent possible.
9. **SECURITY:** All-American retains a security interest in all the products covered in this agreement until all sales' terms have been met.
10. **PAYMENT:** Terms are listed in the proposal. Late payments are subject to a 1.5 percent per month or 18 percent annual finance charge.
11. **LIMITED LIABILITY:** All-American's liability on any claim for loss or damage arising out of this contract or from the performance or breach thereof or connected with the supplying of material or equipment hereunder, or its sale, resale, operation or use, whether based on warranty, contract, negligence or other grounds shall not exceed the price paid for such material or equipment or part thereof involved in the claim. All-American shall not in any event be liable for special or consequential damages including, but not limited to, loss of profits or revenue, liquidated damages, loss of use of the product or any associated product, cost of capital, cost of substitute products, facilities or services, downtime costs, or claims of customers of the Buyer for such damages.
12. **ATTORNEY'S FEES, JURISDICTION, AND VENUE:** Purchaser agrees that making any purchases from All-American constitutes doing business in the state of MINNESOTA and that Buyer consents to the personal jurisdiction of the state and federal courts in MINNESOTA, unless elected otherwise by All-American. Purchaser agrees that the venue to resolve any and all disputes with All-American shall exclusively lie in the state or federal courts situated in Freeborn County, MINNESOTA. Buyer agrees that in the event of any legal action brought by or against All-American, the non-prevailing party shall pay to the prevailing party all costs and expenses incurred in connection with such action, including but not limited to attorney's fees (whether hourly or contingent), lien fees, court costs and any other costs of litigation or collection proceedings (including without limitation expert witness fees, deposition or court transcript fees, photocopy charges, and document vendor charges).
13. **ONE-YEAR LIMITATION:** Any and all claims brought by Purchaser against Seller shall be filed in one of the above referenced jurisdictions within one (1) year after the date of shipment or installation or it shall be deemed forever waived.



ALL★AMERICAN
ARENA PRODUCTS
www.allamericanarena.com

1414 S. 4th Avenue
Albert Lea, MN 56007

SOURCEWELL AWARDED
VENDOR
Contract #120320-ALL

Quote

Date	Quote #
5/12/2025	4997

QUOTE VALID FOR 30 DAYS

Name / Address
Pavilion Skating Club of Cleveland Heights SOURCEWELL ID#87666 1 Monticello Blvd Cleveland Heights, OH 44118

Ship To
Pavilion Skating Club of Cleveland Heights 1 Monticello Blvd Cleveland Heights, OH 44118

Sales Rep	Terms
SP	Net 30

Description	Qty	U/M	Class	Cost	Total
Demo existing flooring	13,315	ea	Sourcewell	2.38	31,689.70T
Disposal of existing floor	13,315	ea	Sourcewell	0.70	9,320.50T
Nora 992 (BLACK PEPPER)	13,980	sqft	Sourcewell	15.96	223,120.80T
Nora adhesive	69	ea	Sourcewell	215.65	14,879.85T
Minor floor prep	13,315	ea	Sourcewell	0.90	11,983.50T
Flooring installation	13,315	ea	Sourcewell	4.04	53,792.60T
4" Vinyl wall base (120 foot coil) - BLACK	2,280	ft	Sourcewell	1.52	3,465.60
Base adhesive (60' per tube)	38	ea	Sourcewell	7.93	301.34
Base installation	2,280	ea	Sourcewell	2.38	5,426.40T
Shipping - estimated	2	ea	Sourcewell	3,499.855	6,999.71T

Subtotal \$360,980.00

Sales Tax (0.0%) \$0.00

Total \$360,980.00

Phone #	E-mail
844-231-2227	sean@allamericanarena.com



Date: June 16, 2025

To: City Council

From: Eric Elmi, Chief Building Official; Eric Zamft, Director of Planning, Neighborhoods & Development

Subject: Façade Ordinance

Purpose Statement: To authorize the creation of a new Chapter 1373 of the Codified Ordinances of the City of Cleveland Heights entitled "Exterior Walls and Appurtenances; Parking Garages."

In recent years, there have been a couple of façade wall collapses that have impacted public thoroughfares. The City currently does not have standards for the inspection of and certification of the structural integrity of the facades of buildings and garages. City staff examined a number of other communities – including the Cities of Cleveland, Lakewood, and Lorain. Based upon that review and in order to ensure public health and safety, a new chapter of the Building Code is suggested. This new Chapter 1373 contains provisions for the inspection, reporting, and certification of exterior walls/appurtenances and garages, as well as the penalties for building owners that do not comply with the proposed regulations.

Is this legislation recurring: Yes: _____ No: X

Is emergency language necessary: Yes: _____ No: X

If yes, why?

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

If yes, why?

If funding is required, is it already budgeted for? Yes: N/A No: N/A

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

Proposed: 06/16/2025

ORDINANCE NO. 127-2025(HB), *First Reading*

By Mayor Seren

An Ordinance creating a new Chapter 1373, “Exterior Walls and Appurtenances; Parking Garages”; of Title Three, Local Provisions; of Part Thirteen, Building Code of the Codified Ordinances of Cleveland Heights to include standards and provisions to regulate the structural integrity of building facades and garages within the City.

WHEREAS, in recent years there have been façade collapses within the City that have impacted the public thoroughfare; and

WHEREAS, the City currently does not have specific standards to regulate exterior walls and appurtenances for buildings and garages; and

WHEREAS, such standards are necessary to protect the health and safety of the City, its residents, property owners, businesses, and visitors.

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

SECTION 1. This Council hereby adopts a new Chapter 1373, “Exterior Walls and Appurtenances; Parking Garages”; of Title Three, Local Provisions; of Part Thirteen, Building Code of the Codified Ordinances of Cleveland Heights, as set forth in **Exhibit A** attached hereto.

SECTION 2. 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 3. Notice of the passage of this Ordinance shall be given by publishing the title and abstract of 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. 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

CHAPTER 1373 – EXTERIOR WALLS AND APPURTENANCES; PARKING GARAGES

- 1373.01 Definitions
- 1373.02 Inspection and Reporting Requirements for Exterior Walls and Appurtenances; Fee
- 1373.03 Certificate of Exterior Walls and Appurtenances Inspection
- 1373.04 Inspection and Reporting Requirements for Parking Garages
- 1373.05 Certificate of Parking Garage Inspection
- 1373.98 Rules
- 1373.99 Penalties

§ 1373.01 Definitions

(a) “Building Commissioner” means the individual defined in Section 1361.09 of the Building Code or their designee.

(b) “Historic Commercial Building” / “Substantial Structure” means a multi-level structure which is a minimum of two (2) stories or 20 feet in height, whichever is less, or has a parapet wall, and is 30 years old or older. One-, two-, and three-family residential structures are not considered Historic Commercial Buildings or Substantial Structures.

(c) “Parking Garage” means a multi-level structure of other than Type V construction intended for the parking or storage of motor vehicles. A parking garage may be accessory to a principal use or structure on a lot or may be the principal structure on a lot.

(d) “Police Chief” means the Police Chief of the City of Cleveland Heights and/or their designee.

(e) “Protected Distance” means the horizontal distance measured perpendicular from any Historic Commercial Building or Substantial Structure to a public way, open pedestrian walkway or plaza, public land, other structure, or adjoining property.

(f) “Qualified Inspector” means a registered architect, or engineer specializing in structural engineering, and licensed by the State of Ohio.

§ 1373.02 Inspection and Reporting Requirements for Exterior Walls and Appurtenances; Fee

In order to maintain a Historic Commercial Building’s or Substantial Structure’s exterior walls and appurtenances in a safe condition, the following requirements shall apply to all structures subject to the regulations of this Chapter and have a Protected Distance that is equal to or less than the height of the structure from its tallest height above grade.

(a) Inspection Requirements. The owner of a Historic Commercial Building or Substantial Structure shall cause an inspection of the condition of exterior walls and appurtenances to be conducted at least once every two (2) years, in accordance with the following standards:

(1) Such inspection shall be conducted by a Qualified Inspector, and shall meet or exceed the general inspection standards under the most current American Society for Testing and Materials (ASTM) E2270-14 (Standard Practice for Periodic Inspection of Building Facades for Unsafe

ORDINANCE NO. 127-2025(HB)

Conditions). Any areas found to be deficient in the general inspection shall require a detailed inspection.

(2) Such inspection shall be completed and a report shall be filed, per subsection (c) herein, within the following time:

A. All new inspections and reports shall be completed and filed within six (6) months of the effective date of this Chapter. Successive inspections and reports shall be completed every two (2) years from the date of the original inspection report filed in accordance with subsection (c).

B. If a Historic Commercial Building or Substantial Structure has already been inspected within 12 months prior to the adoption of this Chapter in a manner that would satisfy the requirements of this Chapter, the owner must file a report of that inspection within six (6) months of the effective date of this Chapter. Successive inspections and reports shall be completed every two (2) years from the date of the original inspection report filed in accordance with subsection (c).

(b) Inspection Report.

(1) Such report shall include the following:

A. The location of the structure by address and permanent parcel number;

B. The year the structure was built;

C. The date the structure was inspected;

D. The name, address, and title of the person or firm who conducted the inspection;

E. Complete description of inspections conducted based on ASTM E2270-14, including the locations of and descriptions the general inspection areas and any of detailed inspection areas; and

F. A conclusion regarding the condition of the exterior walls and appurtenances as either 'safe', 'unsafe', or 'safe with a repair and maintenance program'.

(2) Such report shall document all significant deterioration, unsafe conditions, and movement observed, in sufficient detail so that a comparison of successive reports will indicate any change of condition.

(3) Such report must be signed by and bear the professional seal of the Qualified Inspector.

(c) Report Filing; Fee. The inspection report shall be filed with the Building Commissioner together with a fee, as established by the Building Commissioner.

§ 1373.03 Certificate of Exterior Walls and Appurtenances Inspection

(a) Issuing of Certificates. The Building Commissioner shall issue a Certificate of Exterior Walls and Appurtenances Inspection only after having received satisfactory proof of inspection, and after the inspection report of the Qualified Inspector reports a safe condition.

(b) Keeping and Producing of Certificates and Inspection Documentation. The owner subject to the requirements of this Chapter shall keep and maintain such Certificate and any other applicable inspection documentation on-site or produce said certificate or documentation within 48 hours of any request by the Building Commissioner or the Chief of Fire or their designee.

§ 1373.04 Inspection and Reporting Requirements for Parking Garages

ORDINANCE NO. 127-2025(HB)

In order to maintain Parking Garages in a safe condition, the following requirements shall apply:

(a) Inspection Requirements. All Parking Garages shall be inspected at least once every five (5) years.

(1) Such inspection shall be conducted by a Qualified Inspector, on behalf of the owner of the Parking Garage. Such inspection shall include, but is not limited to, all structural components, columns, piers, beams, concrete, steel, roof decks, floor and pavement, and exterior cladding, if applicable. .

(2) Such inspection shall be conducted using the most current American Society of Civil Engineers (ASCE) 11-99 Guidelines (Guideline for Structural Condition Assessment of Existing Buildings). The Qualified Inspector shall perform a preliminary assessment as defined in the Guidelines and provide a determination as to whether a detailed assessment is required. When in the opinion of the Qualified Inspector a detailed assessment is required, such an inspection shall be performed according to the Guidelines and a detailed report be produced.

(3) Such inspection shall be completed and a report filed, per subsection (c) herein, within the following time:

A. All new inspections and reports shall be completed and filed within six (6) months of the effective date of this Chapter. Successive inspections and reports shall be completed every five (5) years from the date of the original inspection report filed in accordance with subsection (c).

B. If a Parking Garage has already been inspected within 12 months prior to the adoption of this Chapter in a manner that would satisfy the requirements of this Chapter, the owner must file a report of that inspection within six (6) months of the effective date of this Chapter. Successive inspections and reports shall be completed every five (5) years from the date of the original inspection report filed in accordance with subsection (c).

(b) Inspection Report.

(1) Such report shall include the following:

A. The location of the Parking Garage by address and permanent parcel number;

B. The year the Parking Garage was built;

C. The date the Parking Garage was inspected;

D. The name, address, and title of the person or firm who conducted the inspection;

E. A conclusion regarding whether the Parking Structure and all parts thereof are either 'safe', 'unsafe', or 'safe with repairs and/or engineering monitoring' and whether, in the judgment of the Qualified Inspector, remedial work is required, based on the most recent version of ASCE 11-99, including the locations of and descriptions the general inspection areas and any of detailed inspection areas.

(2) Such report shall document all significant deterioration, unsafe conditions, and movement observed, in sufficient detail so that a comparison of successive reports will indicate any change of condition.

(3) Such report must be signed by and bear the professional seal of the Qualified Inspector.

(c) Report Filing; Fee. The inspection report shall be filed with the Building Commissioner together with a fee, as established by the Building Commissioner.

§ 1373.05 Certificate of Parking Garage Inspection

ORDINANCE NO. 127-2025(HB)

(a) Issuing of Certificates. The Building Commissioner shall issue a Certificate of Parking Garage inspection only after having received satisfactory proof of inspection, and after the inspection report of the Qualified Inspector reports a safe condition.

(b) Keeping and Producing of Certificates and Inspection Documentation. The owner subject to the requirements of this Chapter shall keep and maintain such Certificate and any other applicable inspection documentation on-site or produce said Certificate or documentation within 48 hours of any request by the Building Commissioner or the Chief of Fire.

§ 1373.06 Certificate Required for Occupancy

No building owner shall permit the occupancy of a building or structure subject to the requirements in this Chapter unless in compliance with this Chapter.

§ 1373.07 Notice of Unsafe Condition

Within 24 hours of the discovery of an unsafe condition relating to a structure subject to the regulations of this Chapter, the owner shall notify the Building Commissioner immediately in writing of such condition, and immediately begin repair, reinforcement, or precautionary measures to abate the unsafe condition to ensure public safety.

§ 1373.98 Rules

The Building Commissioner may promulgate any rules as may be necessary for the purposes of carrying out the provisions of this Chapter.

§ 1373.99 Penalties

A violation of this Chapter shall be subject to the penalties set forth in Chapter 1365.99.

Proposed: 06/02/2025

ORDINANCE NO. 104-2025(HB), *Second 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

ORDINANCE NO. 104-2025(HB)

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?

MEMO

To: Mayor Kahlil Seren; City Council

From: Brian Iorio, Assistant Director for Community Development

C.C.: Eric Zamft, Director of Planning & Development; William Hanna, Director of Law;
Fallon Robinson, Community Planner

RE: Year 51 CDBG Applications and Recommendations

The administration is requesting City Council 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.

Of note, for Year 51, we are proposing reallocating unused funds from the Bhutanese Community of Greater Cleveland and the Commercial Revolving Loan Fund. These funds are primarily being used to increase funding for the Storefront Renovation Program and to increase the available funding for all activities in 2025.

This year is a little different from previous years because it is a Consolidated Plan year where participating jurisdictions submit to HUD a 5-Year Consolidated Plan that describes how they plan to use HUD funds for the next five years. This document tends to be somewhat vague in order to allow the CDBG program flexibility in what types of eligible activities can be funded. This plan is created as a group through the Cuyahoga HOME Consortium. The County's portion of the plan has just been completed and City staff is currently inserting the City's portion of the plan into the document. This complete document will be available to view June 5th on the City's website for a 30-day public comment period. City Council will receive the completed Consolidated Plan as soon as it is complete.

We are requesting that Council take action at the second reading of the legislation on June 16th on an emergency basis so that the Cuyahoga Housing Consortium can submit the required documentation to HUD in July.

As always, please contact me if you have any questions, comments or concerns. I can be reached via email at biorio@clevelandheights.gov or by phone at (216) 291-4845.

HUD Consolidated Plan and Strategies

Five-Year Plan

FY 2025 – FY 2029
(January 1, 2025 – December 31, 2029)

Annual Plan

FY 2025
(January 1, 2025 – December 31, 2029)

City of Cleveland Heights, Ohio

DRAFT

June 2025



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Executive Summary

ES-05 Executive Summary – 24 CFR 91.200(c), 91.220(b)

1. Introduction

The Consolidated Plan is a collaborative process whereby a community establishes a unified vision for community development actions. It offers a local jurisdiction the opportunity to shape the various housing and community development programs into effective, coordinated neighborhood and community development strategies. It also creates the opportunity for strategic planning and citizen participation to take place in a comprehensive context, and to reduce duplication of effort at the local level.

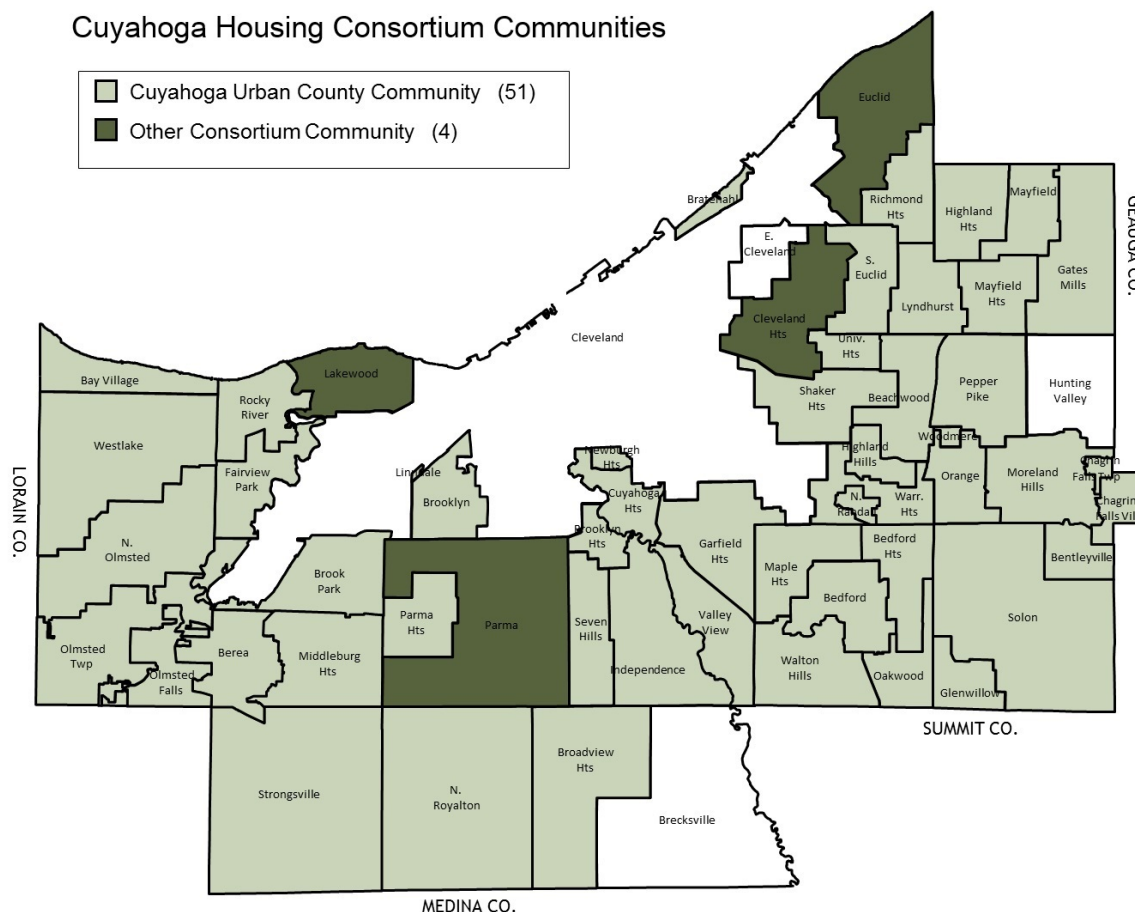
This Five-Year Consolidated Plan (FY 2025-2029) for the City of Cleveland Heights describes the needs of low- and moderate-income residents, persons with special needs, and homeless individuals and families. The Strategic Plan section outlines the goals, strategies, partners, and anticipated financial resources that will be available to implement projects using HUD Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) funds. A companion document, the Annual Action Plan, sets forth the specific projects that will be implemented during FY 2025. At the conclusion of each year, the City submits the Consolidated Annual Performance and Evaluation Report (CAPER), describing the results in implementing projects.

HUD funding is intended to assist individuals and families that earn less than 80% of the Median Family Income (MFI) in a metropolitan area. HUD defines these categories based upon household income, adjusted for family size. The maximum income for a family of four in 2025 is: \$29,800 (0-30% of MFI); \$49,700 (31-50% of MFI); and \$79,500 (51-80% of MFI).

Cuyahoga Housing Consortium

The City of Cleveland Heights is a member of the Cuyahoga Housing Consortium (Consortium) (***see attached Map***). The five Consortium members – the HUD entitlement jurisdictions of Cleveland Heights, Euclid, Lakewood, Parma, and the Cuyahoga County Urban County – formed the HUD-approved Consortium in the early 1990's to leverage HOME program funds for their communities. By acting jointly, the funding amount received by the group is greater than the amount of money that could be obtained by the jurisdictions individually. The Consortium also uses the opportunity of having 55 communities working together – representing two-thirds of all county residents (840,000) – to ensure broader planning and coordination on affordable housing issues within Cuyahoga County.

In some sections, the FY 2025-2029 Five-Year Plan for the Cuyahoga County Urban County incorporates discussions pertaining to the Consortium as a whole.



Map - Cuyahoga Housing Consortium

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

HOUSING NEEDS

Cleveland Heights, Ohio, a community of 18,975 households and 44,175 persons (2016-20 ACS), is located in northeastern Cuyahoga County. Between 2009 and 2020, the population declined 3% and the number of households decreased 1%. While the median income, at \$59,086, increased 11% between 2009 and 2020, 43% of all households have incomes that are 80% or less of the (HUD) Area Median Family Income (HAMFI). Poverty citywide was 1% and varied by Census Tract.

The percentages of all households whose incomes were 80% or less of HAMFI varied depending on household type: households with one or more children six years or younger (51%, 1,259 households); large family households (43%, 400 households); households containing at least one elderly person 62 years or older (42%, 2,915 households), and small family households (36%, 2,330 households).

Housing affordability is one of the most prevalent housing problems in Cleveland Heights. Median rent, at \$882, and median housing value, at \$133,700, while similar to the county medians, still pose a financial burden for households with lower incomes. Another measure of affordability is cost burden (spending more than 30% of income for housing), or severe cost burden (spending more than 50% of income for housing). Of the 2,070 households with a cost burden greater than 30%, 1,840 households (63% renters and 37% owners) had incomes that were 80% or less of HAMFI. Of the 3,210 households with a cost burden greater than 50%, 3,035 households (62% renters and 38% owners) had incomes that were 80% or less of HAMFI. Small family households, the elderly, and "other" (one-person) households with incomes that were 80% or less of HAMFI experienced the greatest burden.

Poverty also continues to put low-income individuals and families with children at-risk of homelessness.

Needs of Homeless Persons and Families

The Cuyahoga County Office of Homeless Services (OHS) collects data on the extent and nature of homelessness in Cuyahoga County through the Cleveland/Cuyahoga County Continuum of Care (CoC) providers at emergency shelters, transitional housing, and permanent supportive housing facilities utilizing the Homeless Management Information System. The OHS/CoC also conducts the annual Point-in-Time count, which is conducted in accordance with HUD standards. It is estimated that about 2,100 persons experience homelessness on any given night; about 8,300 persons experience homelessness each year; and almost 3,900 persons – both individuals and families – lose their housing and become homeless each year. The homeless include chronically homeless individuals and families, children, and veterans. Two-thirds of homeless persons are Black or African American, and just over 30% are White. About 1% of homeless persons are unsheltered.

In Cuyahoga County, the extensive network of public, private, and non-profit agencies that comprise the CoC work in concert to meet the needs of homeless persons, actively promoting an approach that focuses on preventing and ending homelessness and rapidly returning people who have become homeless to housing. Particular emphasis is placed on assisting chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. The network includes providers of housing and supportive services for the homeless, as well as governmental departments and area non-profit agencies that provide services and link persons to mainstream benefits, helping the homeless to find, and retain, housing.

The City of Cleveland Heights does not receive HUD Emergency Solutions Grant funds that assist in implementing these strategies, however residents of any community countywide, including Cleveland Heights, can utilize the CoC's services.

Non-homeless Persons with Special Needs

HUD has defined a number of special needs categories of persons within the low- and moderate-income population: elderly (age 62 and older); frail elderly; persons with mental, physical, and/or developmental disabilities; persons with alcohol or other drug addiction; persons with HIV/AIDS and their families; and victims of domestic violence, dating violence, sexual assault, and stalking. Persons in all these categories live in Consortium jurisdictions and have housing and supportive service needs.

A network of providers delivers housing and supportive service in Cuyahoga County to meet the needs of special needs populations.

HOUSING MARKET

Cleveland Heights, a built-out first ring suburb of Cleveland, had more than two-thirds of its housing units constructed prior to 1950. The 2016-20 ACS data showed 21,805 housing units in Cleveland Heights, a 2% increase since 2000. Of these units, almost 89% were occupied and 11% were vacant. Of the occupied housing units, about 56% were owner-occupied, while 44% were renter-occupied. Owner and renter occupancy varied by Census Tract.

About 66% of all units (14,245 units) in Cleveland Heights were single-family (detached or attached) housing units, 10% (2,210 units) were 2-4 units, 12% (2,490 units) were 5-19 units, and 12% (2,535 units) were structures with 20 or more units. Percentages of structures with a large number of units varied by Census Tract.

The number of bedrooms in housing units showed considerable variation by tenure. Larger units were more common among owners (10,710 units): 91% of units had 3 or more bedrooms and 8% of units had 2 bedrooms. Conversely, of renter-occupied units (8,265 units) only 35% had 3 or more bedrooms, 28% had 2 bedrooms, 32% had 1 bedroom, and 5% had zero bedrooms.

In terms of affordability, a limited number of units are affordable to low-income renter households: 8% at 30% HAMFI, about 28% at 50% HAMFI, and about 65% at 80% HAMFI. The situation is even more serious for owner households: (no data at 30% HAMFI), about 15% at 50% HAMFI, about 36% at 80% HAMFI, and 49% at 100% HAMFI.

Cost of Housing

Compared to housing costs in other parts of the country, housing costs in Cuyahoga County have overall remained reasonably affordable over time for both renters and homeowners. Since the COVID pandemic, both rent and median purchase prices have risen, however higher mortgage rates and economic uncertainty in 2025 are causing the upward trends to moderate. Median home sale prices and rent levels have increased steadily in Cleveland Heights from 2019 through 2024. No significant change is anticipated in the overall affordability of the housing market relative to home values or rent levels.

Housing Condition

About 92% of the housing units in Cleveland Heights were built in 1979 or earlier, meaning that cyclical maintenance is an ongoing need. Only about 2% of the housing units experienced the situation of overcrowding, lack of complete kitchen facilities, or lack of complete plumbing facilities.

Lead based-paint (LBP) hazard is an ongoing issue due to the quantity of pre-1980 housing stock. While lead remediation has occurred in a limited number of units, childbirth and/or the movement of households to unremediated units creates new situations of LBP hazards for small children.

STRATEGIC PLAN

Goals and Programs

The City of Cleveland Heights has identified four goals, through which activities will be implemented during the next five years:

Improve, Maintain, and Expand Affordable Housing: provide programs for renters and owners, including down-payment assistance, home improvement, weatherization/energy efficiency, accessibility improvements, and correction of building code violations. Eligible areas will receive building code enforcement services. As a result of a local/state/national emergency or natural disaster, the City may improve neighborhood stability by assisting renters and/or owners who are at-risk of foreclosure, eviction, and/or utility termination to remain in their housing.

Revitalize Residential Neighborhoods: improve the physical condition, health, and safety of neighborhoods with projects such as improvements to rights-of-way, water and/or sewer lines, and/or public facilities. The City may also fund activities to remediate blighted conditions.

Provide Needed Public Services: focus on the elderly, frail elderly, persons with physical disabilities, persons with developmental disabilities, and low- and moderate-income families with children as a priority for housing assistance. The City will assist public service activities that include - but are not limited to - education, work, transportation, healthcare, housing, fair housing, healthy food access, and domestic violence. The City may support interrupted or at-risk governmental functions.

Increase Economic Opportunities: provide public infrastructure improvements to aid economic development; assist for-profit commercial enterprises with access to working capital, building rehabilitation and new construction activities designed to create or retain jobs; eliminate substandard or blighted building and neighborhood conditions.

3. Evaluation of past performance

The City of Cleveland Heights has continued to receive the determination from the Office of Community Planning and Development that the City has the capacity to carry out its CPD programs and has met its

reporting requirements. The City has programmed its Community Development Block Grant and HOME funds for activities that significantly address neighborhood and community issues and will continue to do so. For example, housing rehabilitation work eliminates significant health and safety deficiencies; the downpayment assistance program strengthens neighborhoods and supports community property values by creating new homeowners and more stable neighborhoods; code enforcement activities over time have resulted in a decrease in the number of housing units with serious exterior violations; the storefront renovation and commercial loan programs strengthen local businesses and retain/create jobs; and essential public services that assist youth, the elderly, and other groups of residents in need of assistance help households with low- and moderate-incomes prevent homelessness and build towards self-sufficiency.

4. Summary of citizen participation process and consultation process

During the development of the FY 2025-2029 Five-Year Consolidated Plan and FY 2025 Annual Action Plan, the City of Cleveland Heights utilized notices in a newspaper of general circulation, public meetings, and internet outreach to solicit public comment. During the 30-day public comment period, the documents were available for viewing and download through the City website, and a hard copy was available at City Hall.

The City of Cleveland Heights has a Citizens Advisory Committee (CAC), which reviewed funding proposals from the local government and nonprofit organizations. In a series of public meetings, the CAC hosted presentations from the applicants and discussed the proposals. The CAC also hosted public presentations on the Five-Year Plan and discussed data trends, priorities, and goals. The CAC presented the FY 2020 Annual Action Plan funding recommendations, along with the Five-Year Plan, to Cleveland Heights City Council for their review and approval prior to the submission of the documents to HUD. For more specific details about the citizen participation process, please refer to section **PR-15 Citizen Participation**.

The City of Cleveland Heights is active throughout the year in monitoring its activity subrecipients and consulting with nonprofit organizations and public agencies to gain input and feedback. For more specific details about the consultation process, please refer to section **PR-10 Consultation**.

5. Summary of public comments

to be added at the end of the public comment period.

6. Summary of comments or views not accepted and the reasons for not accepting them

to be added at the end of the public comment period.

The Process

PR-05 Lead & Responsible Agencies - 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	CLEVELAND HEIGHTS	
CDBG Administrator	CLEVELAND HEIGHTS	Dept. of Planning & Development

Table 1– Responsible Agencies

Narrative

This document discusses the Community Development Block Grant funds received directly by the City of Cleveland Heights, Ohio. This document is also part of a submission to HUD by the Cuyahoga Housing Consortium, representing the five jurisdictions of Cleveland Heights, Euclid, Lakewood, Parma, and the Cuyahoga County Urban County.

The Cuyahoga Housing Consortium

In 1991, the City of Cleveland Heights, City of Euclid, and the Cuyahoga County Department of Development—at that time representing the 43 communities of the Cuyahoga County Urban County—received HUD approval to form the Cuyahoga Housing Consortium. Over several years, the Cities of Lakewood and Parma received HUD approval to join the Consortium. With later community additions to the Cuyahoga County Urban County, in 2020 the Consortium represents about 840,000 persons in 55 communities, or two-thirds of all Cuyahoga County residents.

The Consortium is governed by a seven-member Board consisting of the Mayor or City Manager of Cleveland Heights, Euclid, Lakewood, and Parma, along with 3 Cuyahoga County appointees. These jurisdictions formed a consortium to receive HOME funds jointly from HUD. By creating the Consortium, the total amount of HOME funds received by the group is greater than the amount of HOME funds that could be obtained by the individual jurisdictions. Cumulatively, that decision has brought millions of dollars for local housing programs. Actions taken as the Cuyahoga Housing Consortium do not affect allocations of CDBG funds or other federal funds to the individual members.

In addition to receiving HOME funds, the Consortium leverages the fact that 55 communities in Cuyahoga County work together for the Consolidated Plan process, which is an opportunity to ensure broader planning and coordination on affordable housing issues within the county. The following CDBG entitlement communities are not members of the Consortium and file Consolidated Plan documents directly with HUD: Cleveland and East Cleveland.

The Consolidated Plan approach is the means to meet the submission requirements for the Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), Emergency Solutions Grant (ESG), and Housing Opportunities for Persons with AIDS (HOPWA) formula programs, the four formula programs available to jurisdictions:

- **Community Development Block Grant (CDBG).** These funds are used for a variety of community development, neighborhood revitalization, or economic development programs, with the intent of assisting low and moderate income people and improving deteriorated areas.
- **HOME Investment Partnerships Program (HOME).** These funds are used specifically for housing related projects, such as first-time homebuyer assistance or housing rehabilitation. The funds are received directly from HUD by the Cuyahoga Housing Consortium on behalf of its five partner jurisdictions, and Cuyahoga County is the lead administrative entity.
- **Emergency Solutions Grant (ESG).** Based upon HUD formulas, only Lakewood and the Cuyahoga County Urban County receive ESG funds directly from HUD. These funds are intended to assist persons and families who are homeless or at-risk of homelessness. The funds can be spent in any community in Cuyahoga County.
- **Housing Opportunities for Persons With AIDS (HOPWA).** In Northeast Ohio, only Cleveland receives HOPWA funds from HUD, and that city coordinates funding in Cuyahoga County and surrounding counties. The funds can be spent in any community in Cuyahoga County.

Consolidated Plan Public Contact Information

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PR-10 Consultation - 91.100, 91.110, 91.200(b), 91.300(b), 91.215(l) and 91.315(l)

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

The following are several examples of existing coordination between public and assisted housing providers and private and government health, mental health, and service agencies in Cuyahoga County that have the potential to involve residents of Consortium jurisdictions:

- The Board of Cuyahoga County Alcohol, Drug Addiction & Mental Health Services (ADAMHS) provides housing related activities through both main treatment programs, mental health and substance use disorder. During 2024, 2,858 persons received housing services (2024 annual report).
- There are also persons released from physical health institutions that could be at-risk of homelessness, such as persons who have lost employment during their hospital stay, do not have sufficient savings to pay ongoing housing and housing-related costs during their hospital stay, and do not have a support network of other persons to assist them through this period. Social workers at physical health institutions have access to resources such as United Way of Greater Cleveland's 211/First Call For Help, an information clearinghouse staffed 24-hours-a-day to provide information on a variety of health, housing, and human service needs. In addition to United Way and its partner organizations, the Cuyahoga County Office of Homeless Services is also available to assist in an effort to prevent a homelessness situation from occurring.
- Cuyahoga Metropolitan Housing Authority police officers receive training to better handle social problems they confront, such as poverty, domestic violence, drug abuse, and child welfare. At the time of assistance, officers make referrals to mental health professionals. Counselors respond within 48 hours to schedule counseling, and an evaluation visit takes place within three days. The Police Assisted Referral (PAR) program is a partnership led by the Partnership for a Safer Cleveland and includes the CMHA Police Department, Case Western Reserve University's Begun Center on Violence Prevention Research and Education at the Mandel School of Applied Social Sciences, FrontLine, and Beech Brook.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

Housing providers, and health and service agencies in Cuyahoga County have a record of working together to address the needs of literally homeless (homeless) persons, including the chronically

homeless, families with children, veterans, and unaccompanied youth, as well as persons at-risk of homelessness. Selected projects include:

Guaranteed Access to Shelter

The Cuyahoga County Office of Homeless Services (OHS) is the lead agency for the HUD Continuum of Care (CoC). In partnership with elected officials, county and city departments, and non-profit housing and service providers, the CoC supports a Homeless Crisis Response System that strives to assure that all homeless persons have access to emergency shelter or, if shelters are full, transportation and space at an Overflow Shelter location.

HousingFirst Initiative (HFI)

HFI is a successful public/private partnership to develop permanent supportive housing and end chronic homelessness countywide. HFI moves chronically homeless persons into stable housing and links the person to comprehensive support services on-site. About 80% of residents remain in their apartments, with almost all engaged in services. The rate of emergency room visits and hospitalizations is substantially reduced. About 20% of the residents move on to more independent housing situations and/or reunite with family. Only a small percentage of persons return to a shelter.

Hospital Protocols for the Homeless

A difficulty for shelters, hospitals, and hospitalized homeless persons is when the patient is about to be discharged. If the patient has recovered sufficiently, the hospital cannot continue to keep him/her. A shelter often does not have the medical expertise or appropriate accommodations to care for someone with more extensive medical needs. Through Care Alliance, the CoC, a coalition of shelter providers, hospital social work staff and administrators, and local foundations implemented discharge screening guidelines. If the patient is homeless at discharge but does not meet ten basic functioning measures, the CoC hospital protocols require relocation to a nursing facility.

211/First Call for Help

United Way of Greater Cleveland administers a 24-hour/7 day-a-week hot line. This resource, developed by United Way and social service providers, allows anyone, including homeless persons or persons at-risk of homelessness, to call with questions regarding service needs and immediately receive an answer or referral. United Way also provides a searchable internet database available free at any library.

Discharge Coordination Protocols

Per HEARTH Act requirements, the CoC developed and implemented protocols to ensure persons discharged from publicly funded institutions/systems of care are not released into homelessness.

Re-Entry Strategies

The Cuyahoga County Office of Reentry addresses the needs of persons returning to Cuyahoga County from federal and state prison and local jails. In collaboration with the City of Cleveland, United Way, and local foundations, comprehensive re-entry strategies include housing, behavioral health access, and employment support. For youths, the Ohio Department of Youth Services written policy is to return youth to their own home, if possible. Release planning for all youth begins within 60 days of admission to the facility and continues for the duration of commitment.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

The City of Cleveland Heights is not a recipient of Emergency Solutions Grant funding.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Table 2– Agencies, groups, organizations who participated

1	Agency/Group/Organization	Alcohol Drug Addiction & Mental Health Services Board of Cuyahoga County
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-Health Services-Education Services-Employment Services - Victims Health Agency Other government - County
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Cuyahoga Housing Consortium members and the Continuum of Care have policy and program discussions with this agency on an ongoing basis to address the needs of county residents.
2	Agency/Group/Organization	City of Cleveland Heights - Housing Programs
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This City department and the City Department of Planning and Development have policy and program discussions on an ongoing basis to address the housing needs of Cleveland Heights residents.
3	Agency/Group/Organization	City of Cleveland Heights - Office on Aging
	Agency/Group/Organization Type	Services-Elderly Persons Other government - Local
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This City office and the City Department of Planning and Development have policy and program discussions on an ongoing basis to address the needs of elderly Cleveland Heights residents.
4	Agency/Group/Organization	Cuyahoga County Board of Developmental Disabilities
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Health Services-Education Services-Employment Other government - County
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Cuyahoga Housing Consortium and the Continuum of Care have policy and program discussions with this agency on an ongoing basis to address the needs of county residents.
5	Agency/Group/Organization	Cuyahoga County Board of Health
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Health Health Agency Other government - County
	What section of the Plan was addressed by Consultation?	Lead-based Paint Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Cuyahoga Housing Consortium members have policy and program discussions with this agency on an ongoing basis to address the needs of county residents. Consortium members and this agency jointly plan, implement, and administer programs that are part of the countywide lead-based paint strategy.

6	Agency/Group/Organization	Cuyahoga County Department of Housing and Community Development
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Cuyahoga Housing Consortium members have policy and program discussions with this agency on an ongoing basis to address the needs of county residents. This agency is the lead entity for the Cuyahoga Housing Consortium for HOME funds. Consortium members partner with this agency on economic development projects.
7	Agency/Group/Organization	Cuyahoga County Department of Public Works
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Non-housing community development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Cuyahoga Housing Consortium members have program discussions with this agency on an ongoing basis to address the infrastructure needs of county communities. Consortium members and this agency jointly plan and implement infrastructure projects that positively impact low- and moderate-income areas.
8	Agency/Group/Organization	Cuyahoga County Fiscal Office
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Cuyahoga Housing Consortium members have program discussions with this agency on an ongoing basis related to real estate data for county communities. Condition of housing data was obtained from this agency and analyzed as part of this plan.
9	Agency/Group/Organization	Cuyahoga County Land Reutilization Corporation
	Agency/Group/Organization Type	Housing Services - Housing Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Cuyahoga Housing Consortium members have policy and program discussions with this agency on an ongoing basis to address foreclosure and property disposition issues in county communities. Consortium members and this agency jointly plan and implement projects that impact low- and moderate-income areas, including acquisition, sale, demolition, and rehabilitation of buildings.
10	Agency/Group/Organization	Cuyahoga County Office of Homeless Services
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Services - Victims Other government - County
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Cuyahoga Housing Consortium members work with OHS staff, its Advisory Board, and committees on an ongoing basis to coordinate the needs of homeless and at-risk homeless county residents.
11	Agency/Group/Organization	Cuyahoga Metropolitan Housing Authority
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Cuyahoga Housing Consortium members have policy and program discussions with this agency on an ongoing basis to address the needs of county residents. In addition, on a regular basis this agency shares countywide program usage information with the member communities.

12	Agency/Group/Organization	FutureHeights
	Agency/Group/Organization Type	Services-Education Non-profit organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Non-housing community development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Cleveland Heights and this organization have policy and program discussions on an ongoing basis concerning neighborhood revitalization and various community issues.
13	Agency/Group/Organization	Greater Cleveland Regional Transit Authority
	Agency/Group/Organization Type	Regional organization
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Economic Development Non-housing community development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Cuyahoga Housing Consortium members have program discussions with this agency on an ongoing basis to address the current public transit system and needs of county communities, particularly the impact on low- and moderate-income areas.
14	Agency/Group/Organization	Heights Hillcrest Chamber of Commerce
	Agency/Group/Organization Type	Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Cleveland Heights Department of Planning and Development and the Chamber of Commerce have policy and program discussions on an ongoing basis to address economic development issues. The City of Cleveland Heights is a member of the Board of Directors.
15	Agency/Group/Organization	Home Repair Resource Center
	Agency/Group/Organization Type	Housing Services - Housing Services-Elderly Persons Non-profit organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Market Analysis

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Cleveland Heights and this organization have policy and program discussions on an ongoing basis to address the housing needs of Cleveland Heights residents and housing market issues in Cleveland Heights.
16	Agency/Group/Organization	The Legal Aid Society of Cleveland
	Agency/Group/Organization Type	Service-Fair Housing Non-profit organization
	What section of the Plan was addressed by Consultation?	Fair housing
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	As an organization providing fair housing services to the City of Cleveland Heights, the Department of Planning and Development has policy and program discussions with this organization on an ongoing basis to address housing issues.
17	Agency/Group/Organization	Maximum Accessible Housing of Ohio
	Agency/Group/Organization Type	Housing Services - Housing Services-Persons with Disabilities Service-Fair Housing Non-profit organization
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Some Cuyahoga Housing Consortium members have policy discussions with this agency on addressing the needs of county residents.
18	Agency/Group/Organization	Northeast Ohio Areawide Coordinating Agency
	Agency/Group/Organization Type	Regional organization Planning organization
	What section of the Plan was addressed by Consultation?	Non-housing community development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Cuyahoga Housing Consortium members have policy and program discussions with this agency on an ongoing basis to address the infrastructure and transit needs of county communities. Consortium members and this agency jointly plan and implement infrastructure projects that positively impact low- and moderate-income areas. All five Consortium jurisdictions have seats on the NOACA Board of Directors.

19	Agency/Group/Organization	Northeast Ohio First Suburbs Consortium
	Agency/Group/Organization Type	Regional organization Planning organization Non-profit organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The nineteen community members of this Council of Governments work to maintain and revitalize their mature, developed communities and raise public and political awareness of the problem and inequities associated with urban sprawl and urban disinvestment. Cuyahoga County has policy and program discussions with this organization on an ongoing basis to address housing and other community needs. The four suburban members of the Cuyahoga Housing Consortium (Cleveland Heights, Euclid, Lakewood, and Parma) are members of the organization.
20	Agency/Group/Organization	Northeast Ohio Regional Sewer District
	Agency/Group/Organization Type	Regional organization
	What section of the Plan was addressed by Consultation?	Non-housing community development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Cuyahoga Housing Consortium members have policy and program discussions with this agency on an ongoing basis to address sewer infrastructure needs of county communities. Consortium members and this agency jointly plan and implement infrastructure projects that positively impact low- and moderate-income areas. Note: Euclid and Lakewood manage their own sewer infrastructure.
21	Agency/Group/Organization	North Coast Housing Connections
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Formerly Parma Public Housing Agency. Cuyahoga Housing Consortium members have policy and program discussions with this agency on an ongoing basis to address the needs of county residents. In addition, this agency makes available countywide program usage information.

Identify any Agency Types not consulted and provide rationale for not consulting

All Agency Types were consulted.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Cleveland/Cuyahoga County Continuum of Care	The Consolidated Plan Strategic Plan goals support the goals of the Continuum of Care (CoC). The Cleveland/Cuyahoga County Office of Homeless Services (OHS) serves all 59 communities in Cuyahoga County and coordinates the CoC, an extensive network of public, private, and non-profit agencies that facilitate and/or provide, either directly or indirectly, assisted housing, health services, and/or social services to persons in Cuyahoga County who are chronically homeless, homeless, or are at-risk of homelessness. Blue Print for Change and Cuyahoga County Health and Human Services Annual Overview.
Economic Development Plan	Cuyahoga County	The 2023-2027 Cuyahoga County Economic Development Plan focuses on initiatives in the areas of developing and utilizing fresh water resources; transit-oriented development; workforce development; placemaking; and development site assembly. Although primarily intended to be implemented with funds other than dollars provided by HUD, the Plan emphasizes that investments should create high-quality, well-connected places, ensure access to and preparation for jobs and careers, and accelerate business growth. The Consolidated Plan Strategic Plan goals, using HUD funds, reinforce these investment objectives of the Cuyahoga County Economic Development Plan. https://cuyahogacounty.gov/docs/default-source/development/economicdevelopmentplan.pdf
Rebuilding as One: A Common Sense Approach to Housing	Northeast Ohio First Suburbs Consortium	This 2013 report outlines issues and strategies to address housing issues, particularly in the Cuyahoga County suburbs that geographically form the first ring of development beyond Cleveland. Building on the Cuyahoga County Economic Development Plan goal of creating high-quality, well-connected places that provide our residents with great communities to live, work, and play, the report emphasizes strategies focusing on the four policy areas of preserving older housing stock, reducing vacancy and blight, tax base strengthening, and promoting stability. The Consolidated Plan Strategic Plan goals focus significant housing funds on investment in existing housing through rehabilitation and homebuyer programs plus code enforcement, which reinforce the strategies of the Rebuilding as One report. http://nebula.wsimg.com/dcb273f93355b0f0d3ee06c9cd4429ee?AccessKeyId=09E1CA301C4A0B66503D&disposition=0&alloworigin=1
Vibrant NEO 2040	Northeast Ohio Sustainable Communities Consortium Initiative	Funded by a HUD/USDOT/USEPA Partnership for Sustainable Communities Initiative grant, this twelve county regional project guided by 33 organizations developed a vision for the future of Northeast Ohio. The eight objectives include promoting investment in established communities, developing the regional economy with accessible employment opportunities, and enhancing the regional transportation network. The Consolidated Plan Strategic Plan goals focus on investing funds in housing, businesses, and infrastructure in developed neighborhoods, commercial districts, and industrial areas, which reinforce the goals of Vibrant NEO 2040. http://vibrantneo.org

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Cleveland Heights Master Plan	City of Cleveland Heights	A Master Plan outlines a community vision for the future and then describes specific action steps that can be undertaken to accomplish them. A Master Plan allows the city to assess whether policies and actions currently undertaken are addressing needs and accomplishing long-term goals. Completed in 2017, the document is organized through a community vision through the topics of Vibrant Neighborhoods, Complete Transportation Network, Environmental Sustainability, Business Friendly, Strong Business Districts, High-Quality Infrastructure, Hub for Arts and Culture, Diverse and Open Community, Safe and Engaged Community, and Healthy Community. https://www.clevelandheights.com/234/Master-Plan

Table 3– Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))

The strategy of joint projects is undertaken to ensure that an issue is comprehensively addressed within Cuyahoga County, regardless of political boundaries and geographic location. Here are several examples:

- Cuyahoga County government, on behalf of the 51-member Cuyahoga County Urban County, entered into agreements with the Cities of Cleveland Heights, Euclid, Lakewood, and Parma to jointly participate in HOME Investment Partnerships Program funding. The joint funding process creating the Cuyahoga Housing Consortium began with FY 1993 federal funds and has provided an opportunity for better coordination of housing program delivery by CDBG entitlement communities, such as rehabilitation work and homebuyer programs. The Consortium has also coordinated on other issues, such as successfully obtaining federal grants to address lead-based paint issues in older homes.
- All seven communities in Cuyahoga County that receive CDBG entitlement funding (Cuyahoga County on behalf of 51 Urban County member suburbs, Cleveland, Cleveland Heights, East Cleveland, Euclid, Lakewood, and Parma) have jointly participated in ongoing coordinated Analysis of Impediments to Fair Housing Choice studies and updates. From 2011-2013, all seven Cuyahoga County entitlements participated in a broader, twelve-county, regional fair housing equity study carried out under a HUD Sustainable Communities grant. The regional study, completed in 2013 and extended to add specific local impediments in 2014, was recognized by HUD's Office of Fair Housing and Equal Opportunity as an appropriate method to update each jurisdiction's existing Analysis of Impediments.
- The City of Cleveland and Cuyahoga County, through the Cuyahoga County Office of Homeless Services, coordinate homeless prevention and homeless recovery funding and programming countywide. This collaboration includes development of a single countywide homeless prevention strategy, implemented by a single Continuum of Care process. Homeless prevention and recovery activities are available countywide, benefiting, Consortium jurisdiction residents when the need arises.
- The Cuyahoga County Office of Homeless Services is a subrecipient, through the Ohio Department of Development (ODOD) of Homeless Crisis Response Program funds. These funds leverage County ESG dollars targeted to Rapid Rehousing and Homeless Prevention. The Office of Homeless Services represents Cuyahoga County on the State's Supportive Housing Planning Council which meets annually to advise ODOD on the development of the State's Consolidated Plan.
- The Cuyahoga County Department of Development coordinates specific economic development projects that involve a business and host community, along with partners such as the Cleveland-Cuyahoga County Port Authority and the State of Ohio. Also, local communities within Cuyahoga County, including the Cuyahoga County Urban County, prepare joint funding applications and work cooperatively on projects with the State of Ohio.

- The Cuyahoga County Department of Housing and Community Development website, training sessions, and community meetings are all used as vehicles to communicate and interact with Urban County communities as well as interested members of the public. The other Consortium jurisdictions utilize similar outreach strategies.

PR-15 Citizen Participation - 91.105, 91.115, 91.200(c) and 91.300(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

The five Consortium jurisdictions take actions to encourage participation by all residents. For example, jurisdictions conduct outreach on a communitywide basis through various types of media, such as community-based newspapers and newsletters, emails and social media, websites, and public access cable TV channels. Outreach is also expanded through members of citizen advisory committees or special interest groups, as well as program subrecipients. Outreach is also conducted at community facilities, such as posting notices at recreation centers, senior centers, libraries, and municipal buildings. These actions increase the opportunity for residents from throughout a community to participate in the process, including low- and moderate-income residents, minorities, and residents living in HUD-assisted housing.

The Consortium jurisdictions also undertake the following types of actions to encourage citizen involvement:

- Translation services can be provided for non-English speaking residents;
- Meeting locations and office space housing Consortium jurisdiction staffs are accessible to persons with disabilities;
- Meetings, hearings and all other public activities are scheduled at times and locations convenient to encourage attendance;
- Reasonable and timely access is provided to information and records relating to the Consolidated Plan and use of HUD assistance; and
- Each Consortium jurisdiction has a Citizen Participation Plan, which is available on request.

The Cuyahoga County Department of Development, as the lead administrative entity for the Cuyahoga Housing Consortium, was responsible for overseeing the development of this Five-Year Consolidated Plan, with assistance from HP Group, Cleveland, Ohio.

Table 4 shows the public comment process undertaken. The two public meetings were publicized in a newspaper of general circulation within the community. Citizens were invited to provide comments via telephone, mail, or email. During the 30-day public comment period, copies of the Five-Year Consolidated Plan document were available in public places, such as government offices and libraries. Jurisdictions also posted the document on their City website and provided a method for comment submission.

All public meetings were held on weekday evenings or weekdays during the day. All jurisdictions linked the public meetings for the Five-Year Consolidated Plan and the Annual Action Plan, which provided continuity for discussing both short-term and long-term timeframes. Also, jurisdictions with a Citizen Advisory Committee (CAC) coupled the public meetings for the Five-Year Consolidated Plan to the public

meetings of their CAC, which were in the process of receiving presentations from organizations and making funding recommendations for the Annual Action Plan.

All public meetings were held at well-known local facilities that were accessible to persons with disabilities. At each public meeting, the Five-Year Consolidated Plan was listed and discussed as a separate agenda item. The discussions included presentations of background information, data, and priorities, and time was allotted for audience questions.

The staffs of Consortium jurisdictions provide technical assistance to groups developing proposals for funding assistance under the Consolidated Plan. Offers of technical assistance are included as part of application materials, published notices, and/or made verbally during group meetings. Staffs also provide their contact information on their respective websites. Technical assistance, on a one-on-one basis, often includes explanations concerning programs, potential projects, application procedures, or application content.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons
1	Public Hearing	Non-targeted/broad community	August 8, 2024. The first Public Hearing of the CAC for the Year 51 / 2025 CDBG Program Year. 1 of 2 public hearings where the CAC hears presentations from Year 51 Applicants.	not applicable.	not applicable.
2	Public Hearing	Non-targeted/broad community	August 20, 2024. The second Public Hearing of the CAC for the Year 51 / 2025 CDBG Program Year. 2 of 2 public hearings where the CAC hears presentations from Year 51 Applicants.	not applicable.	not applicable.
3	Public Meeting	Non-targeted/broad community	May 20, 2025. CAC meeting. FY 2025-29 Five-Year Consolidated Plan and FY 2025 Annual Action Plan discussion.	Only informational questions were received at the public meeting.	not applicable.
4	Internet Outreach	Non-targeted/broad community	The City posted a public notice on its website describing the Consolidated Plan and proposed Annual Action Plan at the start of the 30-day public comment period (June 5 through July 7, 2025, and invited citizen review and comment. The notice stated that the draft documents would be available at the City website.	not applicable.	not applicable.
5	Public Hearing	Non-targeted/broad community	June 17, 2025. FY 2025-29 Five-Year Consolidated Plan and FY 2025 Annual Action Plan. Citizens Advisory Committee. Cleveland Heights City Hall.7:00 PM.	to be added after meeting is held.	to be added after meeting is held.

Table 4– Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

Located in northeast Cuyahoga County, just east of Cleveland, and encompassing an area of 8.11 square miles of land, Cleveland Heights, Ohio is a community of 44,175 persons, 18,975 households, and 21,530 housing units. An assessment of the needs of the residents of Cleveland Heights shows that low incomes, poverty, unemployment/underemployment, housing condition, and affordability have had a negative effect on housing stability for some of the City's residents.

According to the 2016-20 American Community Survey and HUD mandated tables, Cleveland Heights lost about 3% of its population and 1% its households since 2009 (**NA-Table 5**). About 12% of units (2,555 units) were other vacant (not for sale or rent) by 2016-20. Of all occupied housing units, 10,710 units (56%) were owner-occupied and 8,265 units (44%) were renter-occupied (**MA-Table 32, NA-Maps-Owner-and Renter-Occupied Housing**). The median income, at \$59,086 increased by 11% since 2009, while poverty citywide remained stable (18% in both 2009 and in 2016-20) and varied by Census Tract (**NA-Table 5, 2005-09 and 2016-20 ACS, NA-Maps-Median Household Income and Poverty Rate**). Unemployment, at 7.38% citywide, varied by Census Tract (**MA-Table 46, NA-Map-Percent Unemployment**).

NA-Table 6 shows that 43% of all households have incomes that are 80% or less of the HUD Area Median Family Income (HAMFI), which in 2020 was \$76,000 for the Cleveland-Elyria, OH MSA. The percentages of all households whose incomes were 80% or less of the HAMFI varied depending on household type and Census Tract (**NA-Table 6, NA-Maps-ELI, LI, and MI Households**). Of the 6,435 small family households, 36% (2,330 households) had incomes that were 80% or less. Of the 6,915 households containing at least one elderly person 62 years or older, 42% (2,915 households) had incomes that were 80% or less. Of the 925 large family households, 43% (400 households) had incomes that were 80% or less. Of the 2,449 households with one or more children six years or younger, 51% (1,259 households) had incomes that were 80% or less.

HUD considers cost burden (housing affordability), substandard housing condition, and overcrowding to be serious housing problems (**NA-Maps-Households with Any of 4 Housing Problems, ELI, LI, and MI Households**). At least to some degree, all of these housing issues occur in Cleveland Heights, with cost burden being the most prevalent housing problem, particularly among low-income households. Median rent, at \$882 and median housing value, at \$133,700, while more affordable when compared to the county medians, still pose a financial burden for households with lower incomes (**MA-Table 33**). **NA-Maps-Median Home Value and Median Contract Rent** show that rents and housing values vary by Census Tract. **NA-Map-Change in Median Rent** shows the effects of cost burden and housing affordability issues.

Cost burden (spending more than 30% of income for housing) and severe cost burden (spending more than 50% of income for housing) is illustrated in **NA-Table 7, NA-Maps-Cost Burden, ELI, LI, and MI Households with Severe Cost Burden**. As shown, 2,070 households (1,210 renters and 860 owners) had a cost burden of >30% and 3,210 households (1,970 renters and 1,240 owners) had a cost burden of >50%. Of the households with a cost burden of >30%, 1,840 households (1,165 renters and 675 owners) had incomes that were 80% or less of the HAMFI. Of the households with a cost burden of >50%, 3,035 households (1,895 renters and 1,140 owners) had incomes that were 80% or less. Small family households, the elderly, and to a lesser extent, other households with incomes that were 80% or less of the HAMFI experienced the greatest cost burden (**NA-Tables 9 and 10**). If transportation costs were taken into consideration, the effects of cost burden would be even more pronounced.

Substandard housing, where the unit lacked complete plumbing or kitchen facilities, was uncommon, affecting a total of 274 households, most of whom were renters (**NA-Table 7, NA-Maps-ELI, LI, and MI Households with Substandard Housing**). About 95% (259 households) had incomes that were 0-80% of HAMFI. While the Census definition does not capture the extent of repair needs, the age of housing can be an indicator of condition. As shown in **MA-Table 38**, 92% of the housing stock was built before 1980 and 68% was built before 1950. These homes are now at least 45 years old, requiring systems replacement and a significant rehabilitation investment. The year units were built in Cleveland Heights varies by Census Tract (**NA-Maps-Percent Rental Housing Built Before 1949 and 1980**).

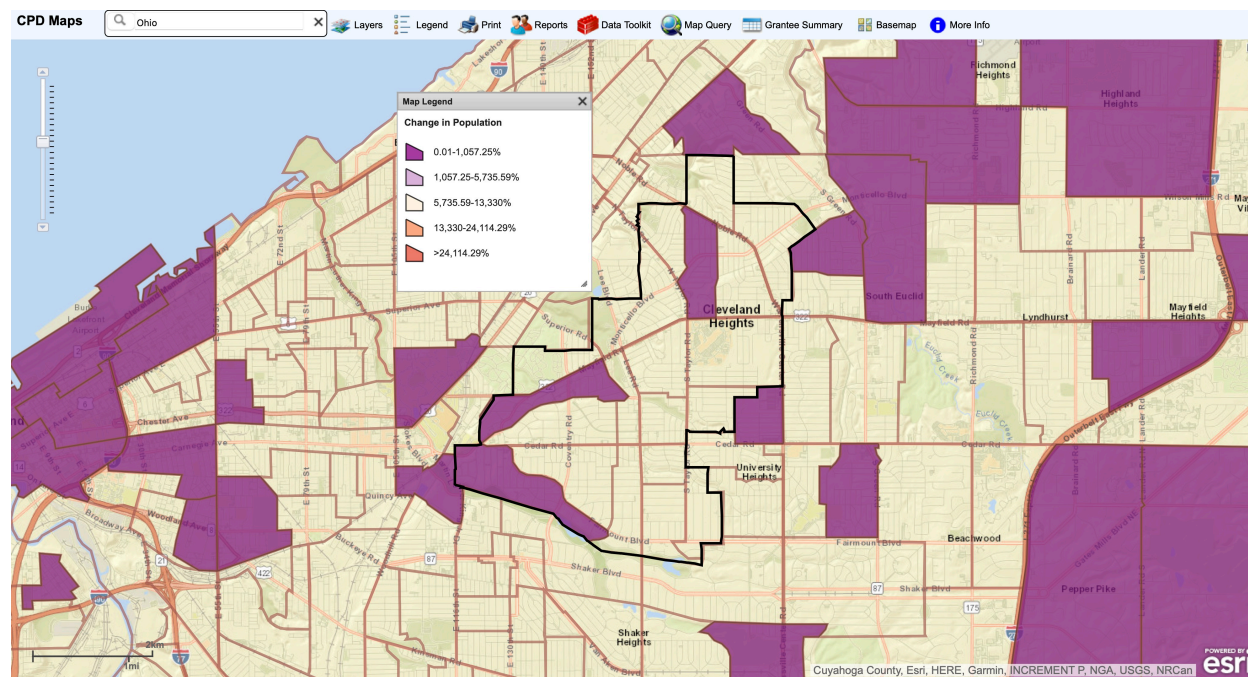
NA-Tables 7 and 11, NA-Maps-ELI, LI, and MI Overcrowded Housing show that very few households experienced overcrowding (1.01 -1.5 people per room), but of the 124 households that did, almost three-quarters were renters with incomes that were 80% or less of the HAMFI. There were 60 households that experienced severe overcrowding (>1.51 people per room). All were renter households, 45 households of which had incomes that were 80% or less of the HAMFI. There were 15 households had incomes that were above 80% of the HAMFI. About two-thirds of the households experiencing overcrowding were single-family households, while the other one-third were other, non-family households. Most were renters.

The only categories where a disproportionate need by a minority racial or ethnic group with one or more of four housing problems was found was 10 American Indian, Alaska Native households in the 30%-50% of AMI category and 30 Hispanic households in the 50%-80% of AMI category.

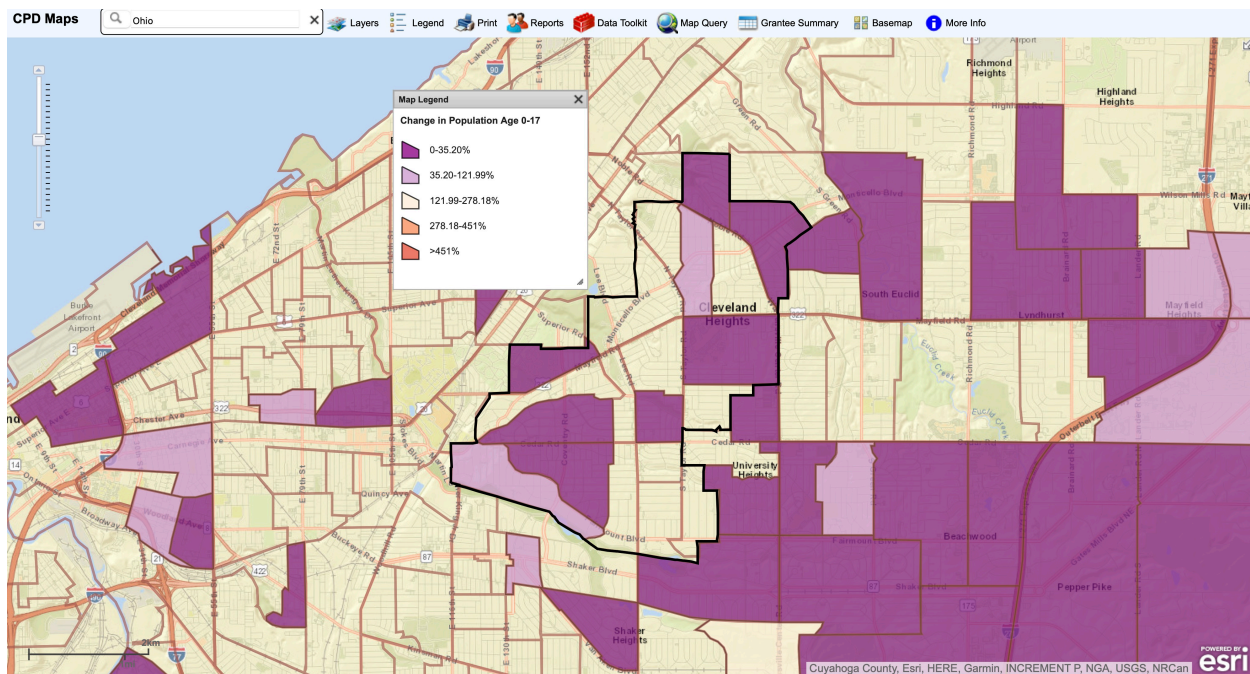
Extremely low-income families, the elderly, and the disabled living in Cleveland Heights, turn to the Cuyahoga Metropolitan Housing Authority (Cuyahoga MHA) or North Coast Housing Connection (Parma Public Housing Agency) for public housing. Almost all of the public housing developments in Cuyahoga County are in the City of Cleveland, which is not part of the Cuyahoga Housing Consortium jurisdictions. Cuyahoga MHA has maintenance and improvement plans for their facilities, and allocate funds on an ongoing basis to accomplish those tasks. No rental units in the public housing inventory are expected to be lost due to events such as demolition or conversion to homeownership.

In addition, there are about 17,000 Housing Choice Voucher Program (HCVP) vouchers available in Cuyahoga County. These vouchers allow a household that qualifies for rental assistance to move into a housing unit of their choice.

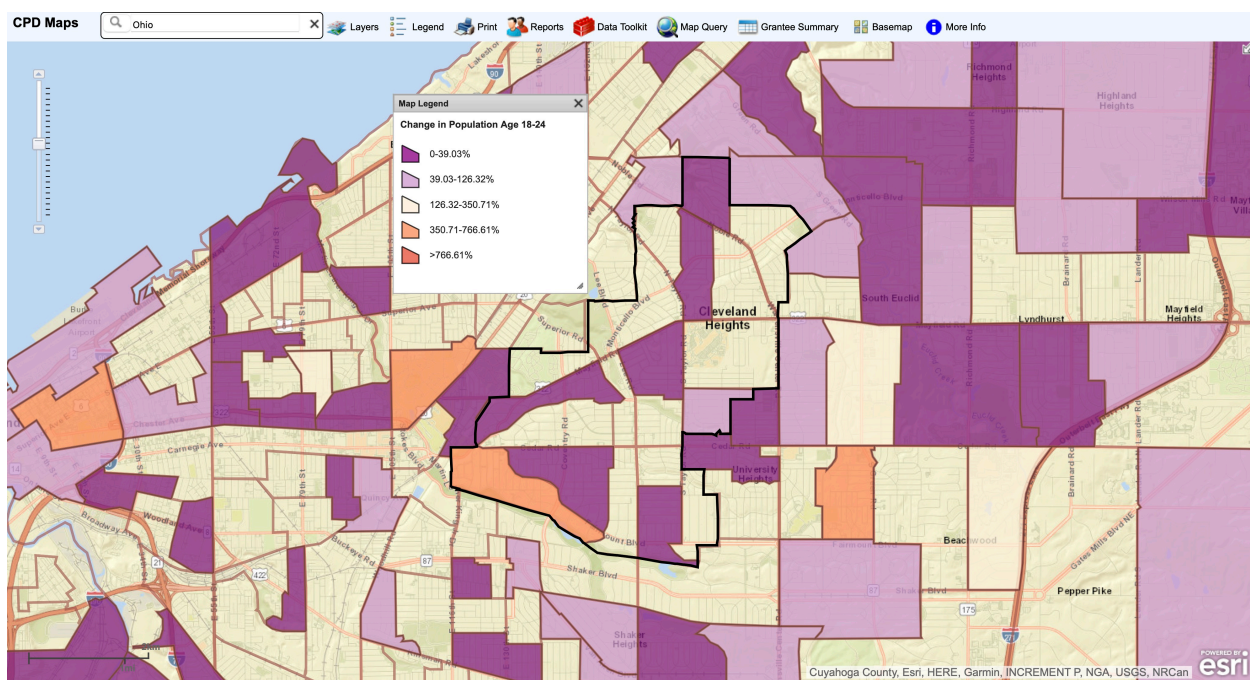
In Cuyahoga County, the extensive network of public, private, and non-profit agencies that comprise the Cleveland/Cuyahoga County Continuum of Care (CoC) work in concert to meet the needs of unstably housed persons, actively promote a "housing first" approach that focuses on preventing and ending homelessness and rapidly returning persons who are experiencing a housing crisis to housing. Because resources are limited, emphasis is placed on assisting the highest barrier households, including chronically homeless individuals and families, families with children, veterans and their families, unaccompanied youth, and survivors of domestic violence and human trafficking who are homeless. The network includes providers of housing and supportive services to assist persons to attain housing quickly and remain housed, as well as governmental departments and area non-profit agencies that provide services and link persons to mainstream benefits.



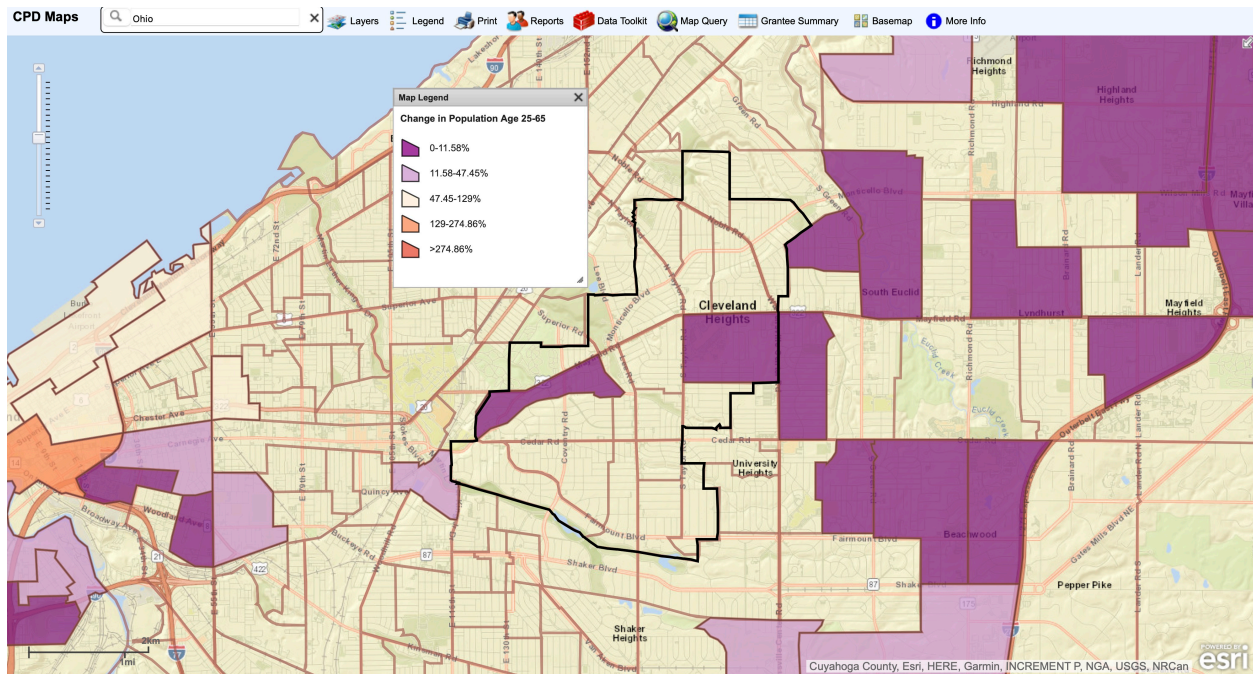
Map 1 - Change in Population, Cleveland Heights, Ohio



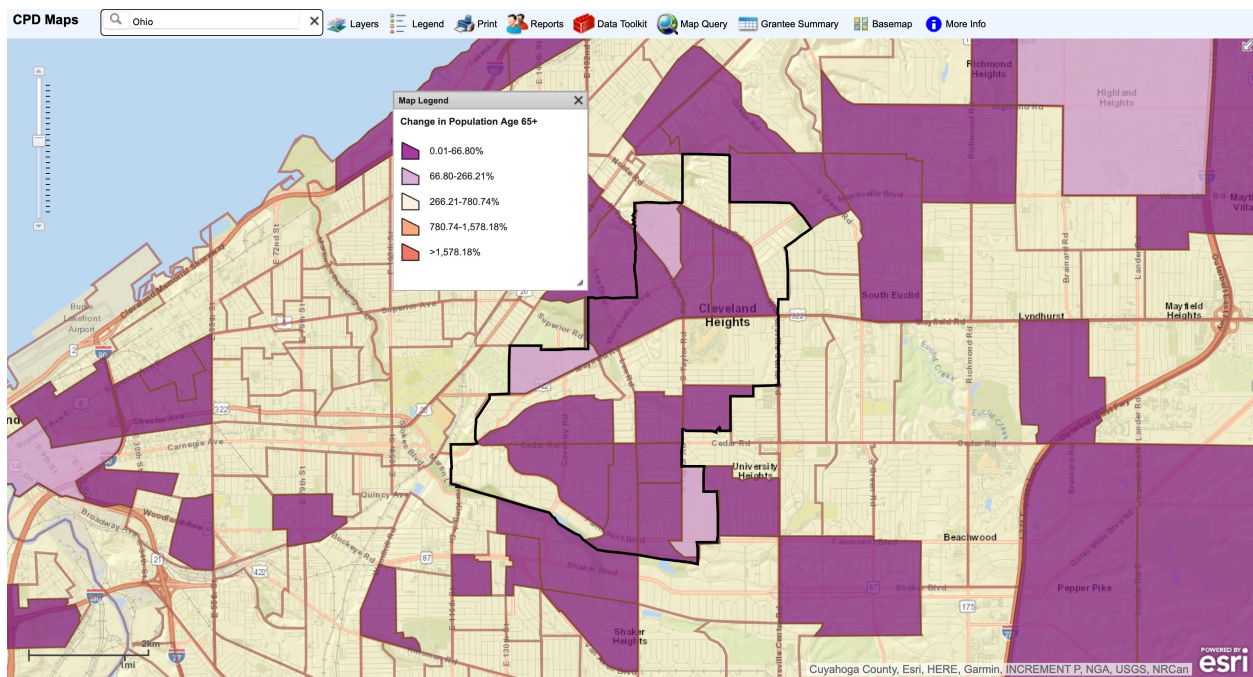
Map 2 - Change in Population Age 0-17, Cleveland Heights, Ohio



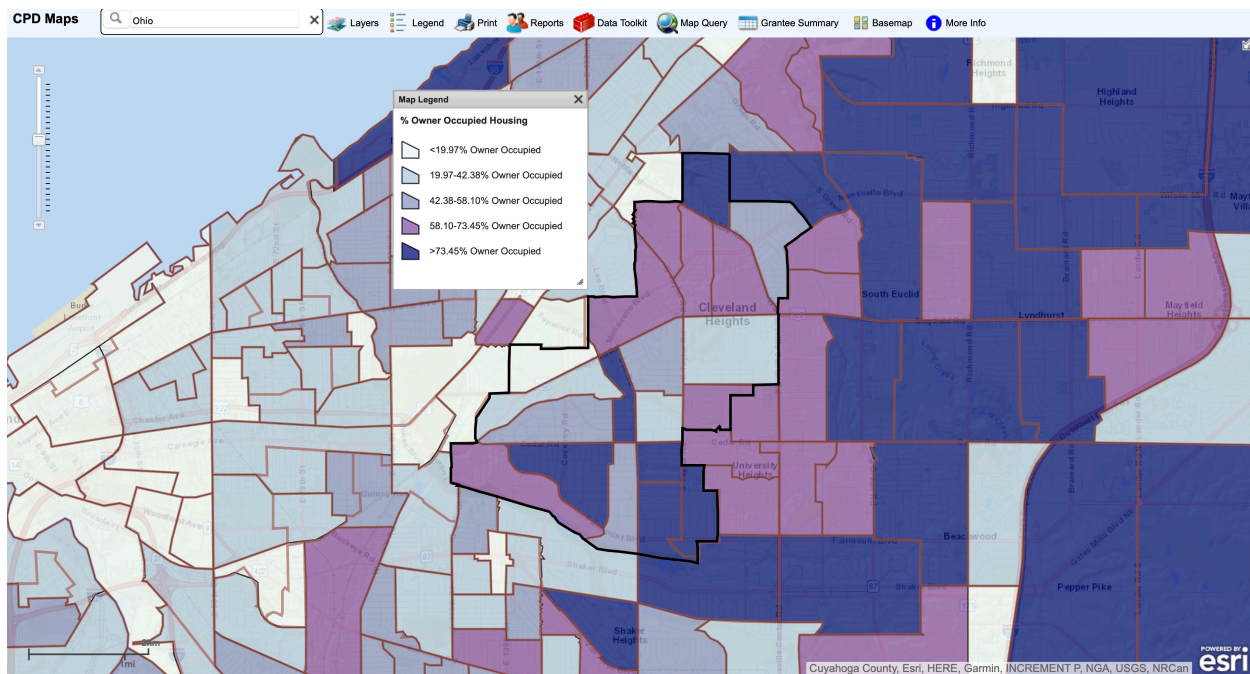
Map 3 - Change in Population Age 18-24, Cleveland Heights, Ohio



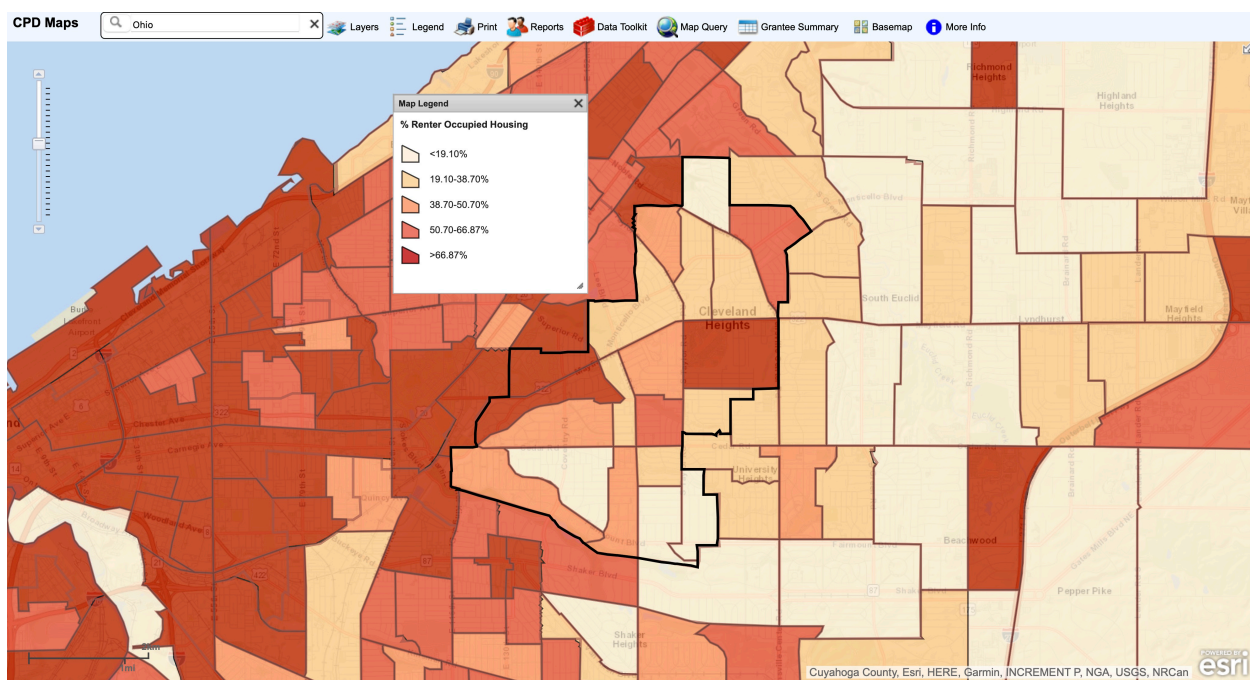
Map 4 - Change in Population Age 25-65, Cleveland Heights, Ohio



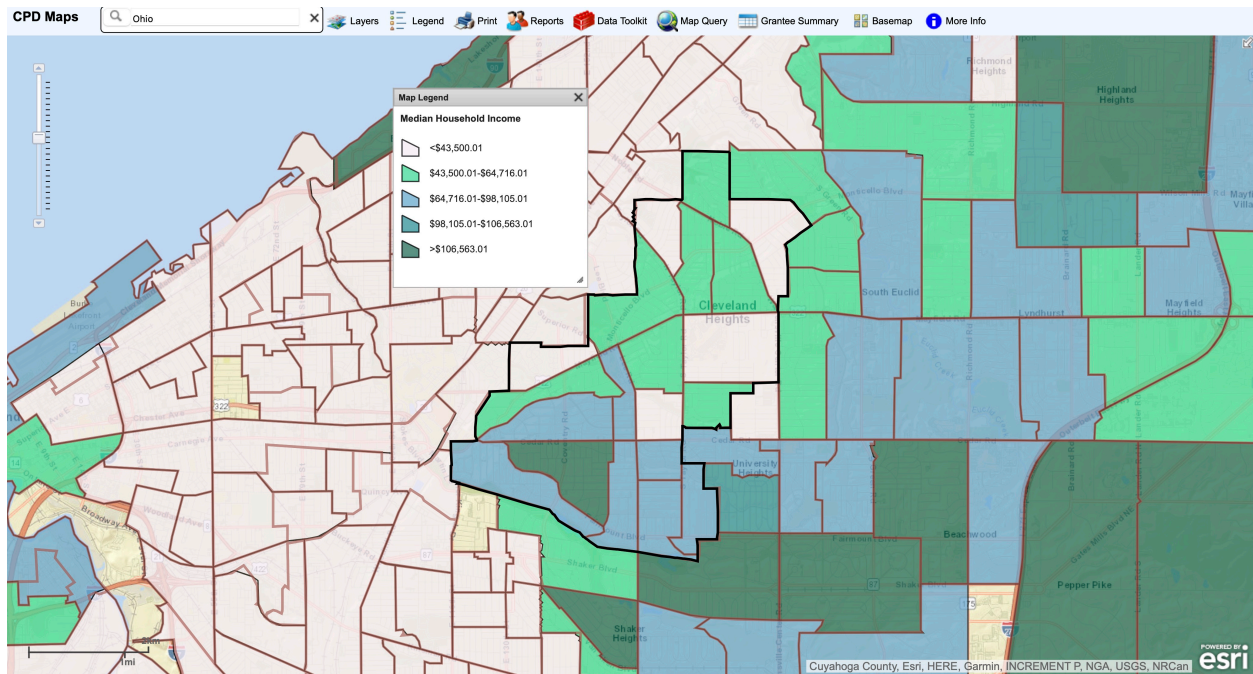
Map 5 - Change in Population Age 65+, Cleveland Heights, Ohio



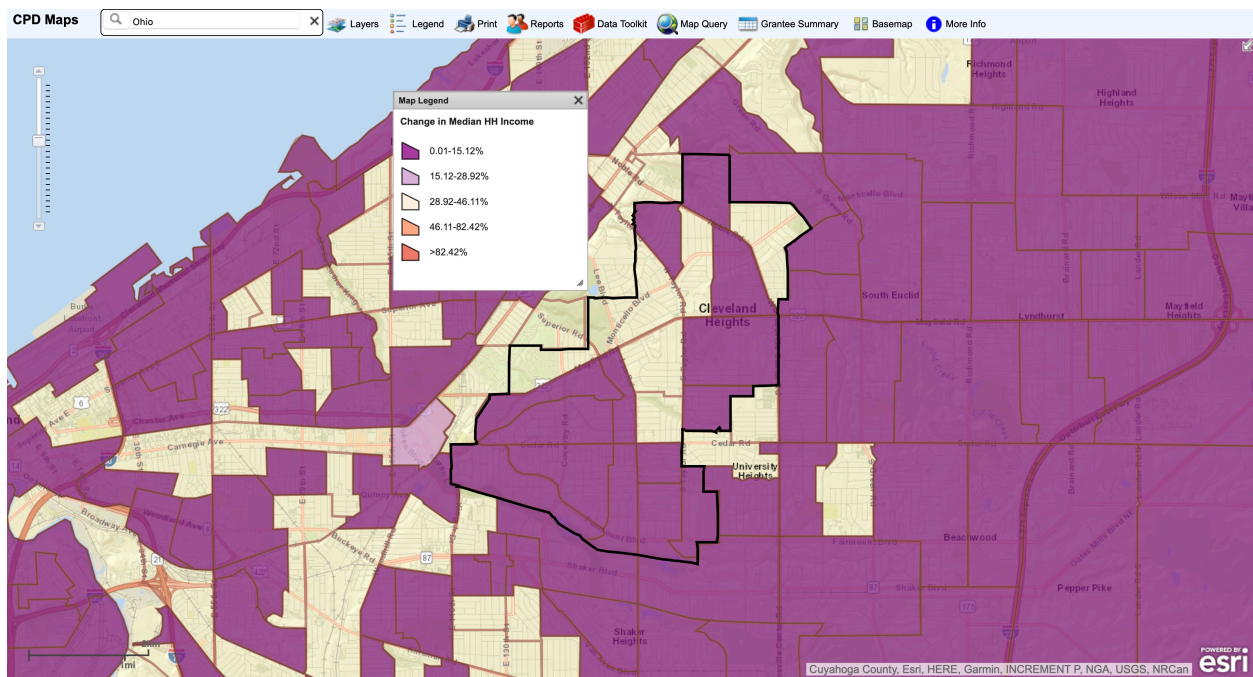
Map 6 - Percent Owner-Occupied Housing Units, Cleveland Heights, Ohio



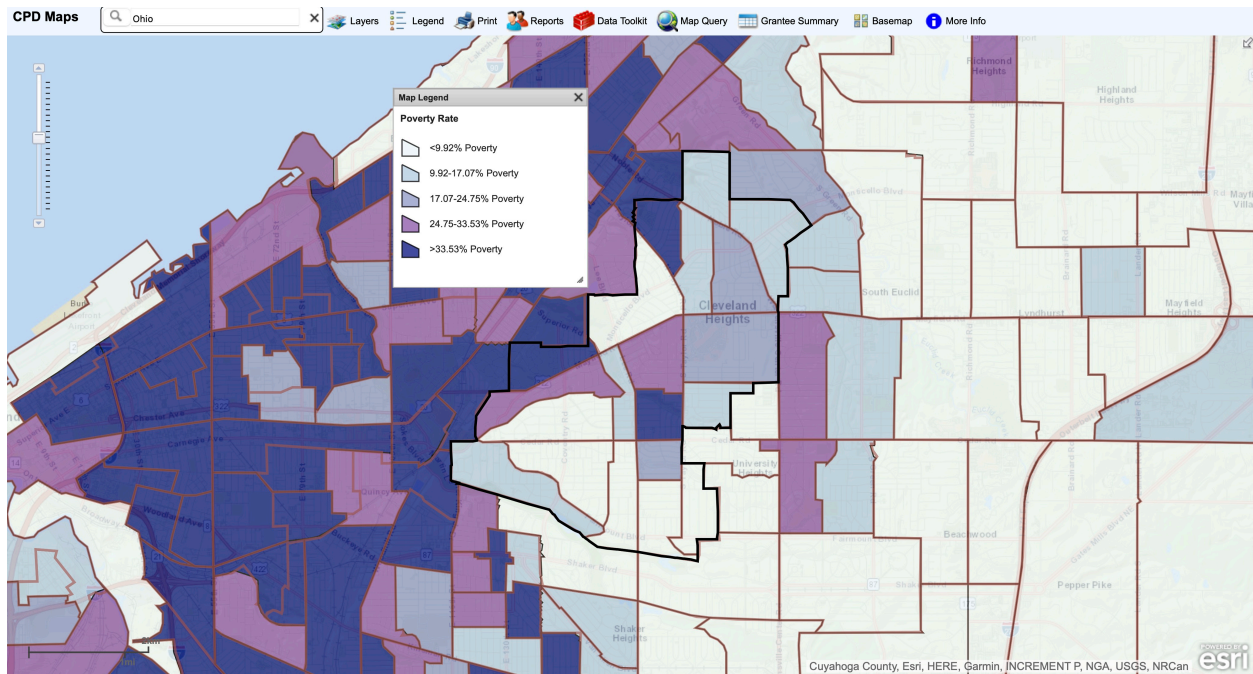
Map 7 - Percent Renter-Occupied Housing Units, Cleveland Heights, Ohio



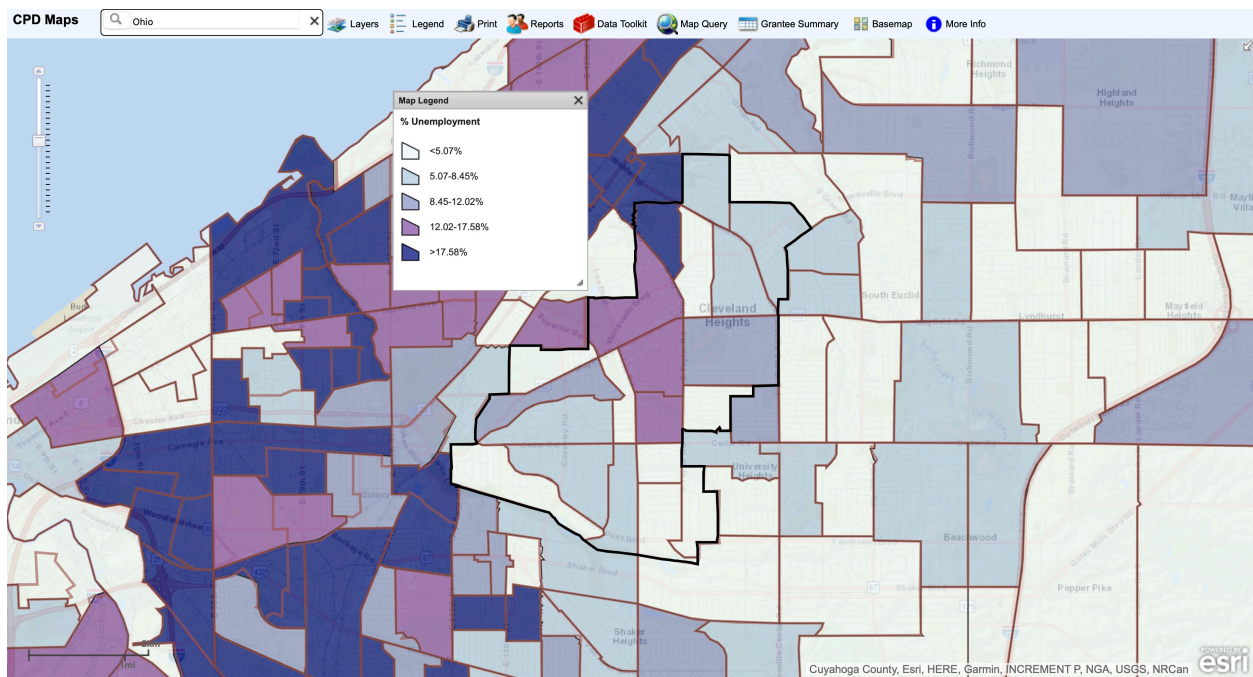
Map 8 - Median Household Income, Cleveland Heights, Ohio



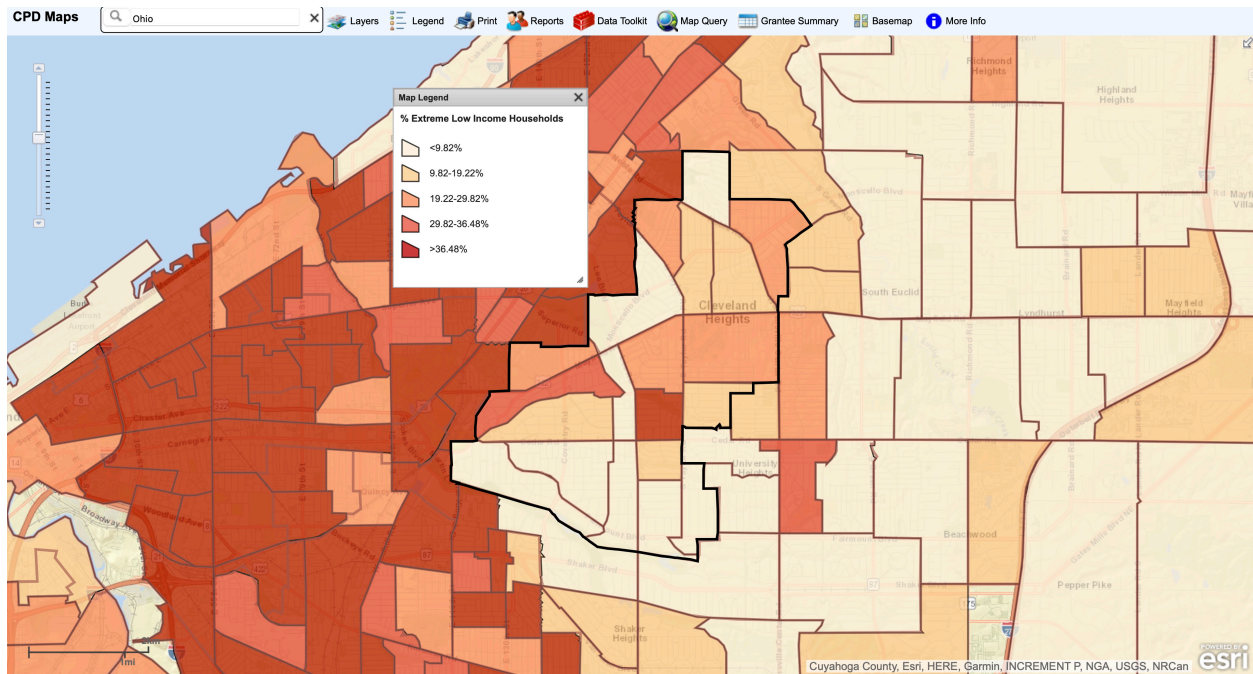
Map 9 - Change in Median Household Income, Cleveland Heights, Ohio



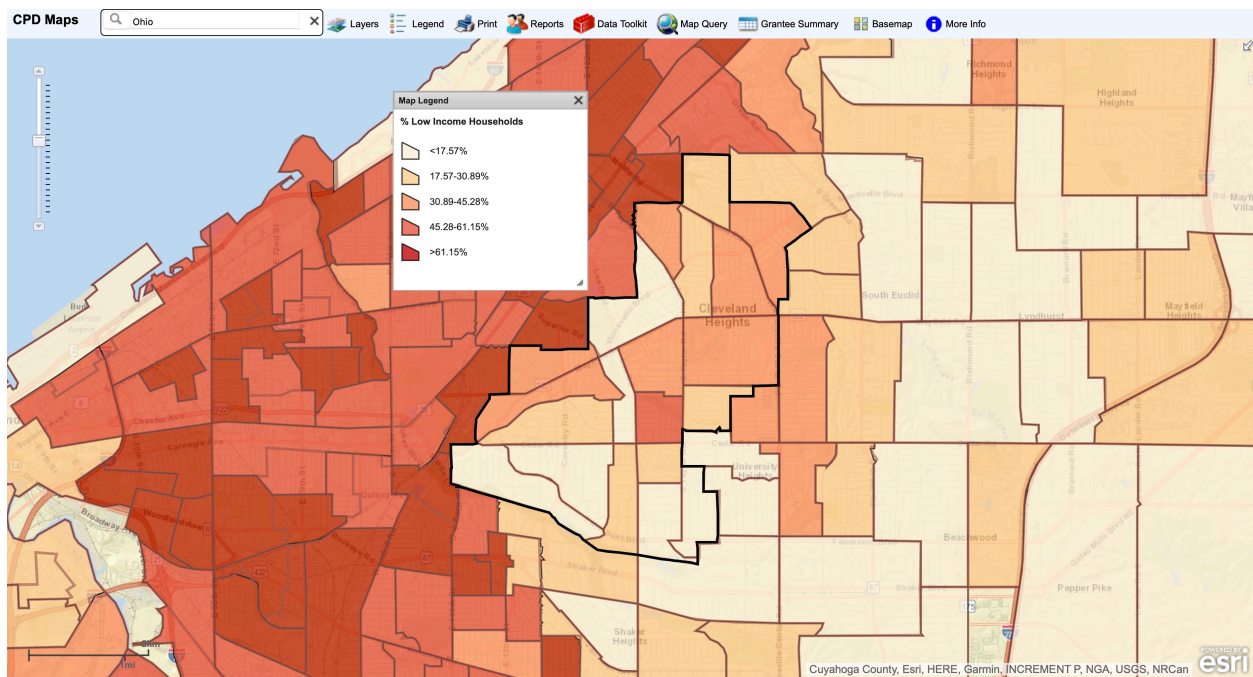
Map 10 - Poverty Rate, Cleveland Heights, Ohio



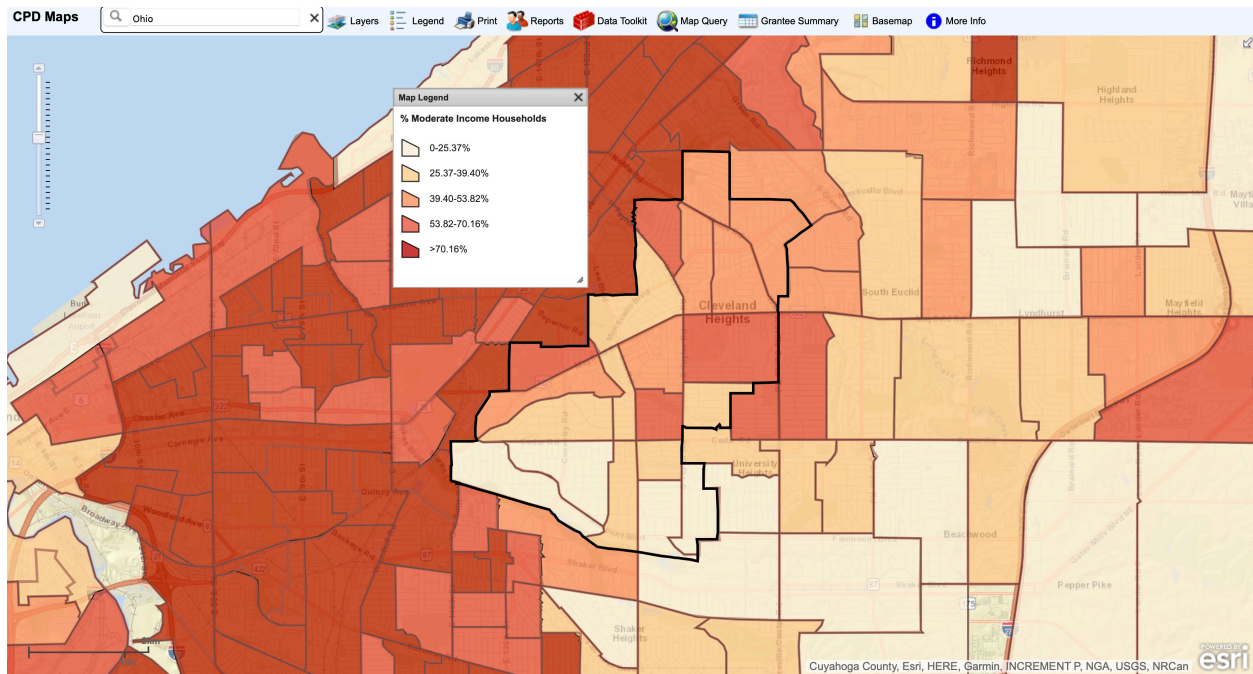
Map 11 - Percent Unemployment, Cleveland Heights, Ohio



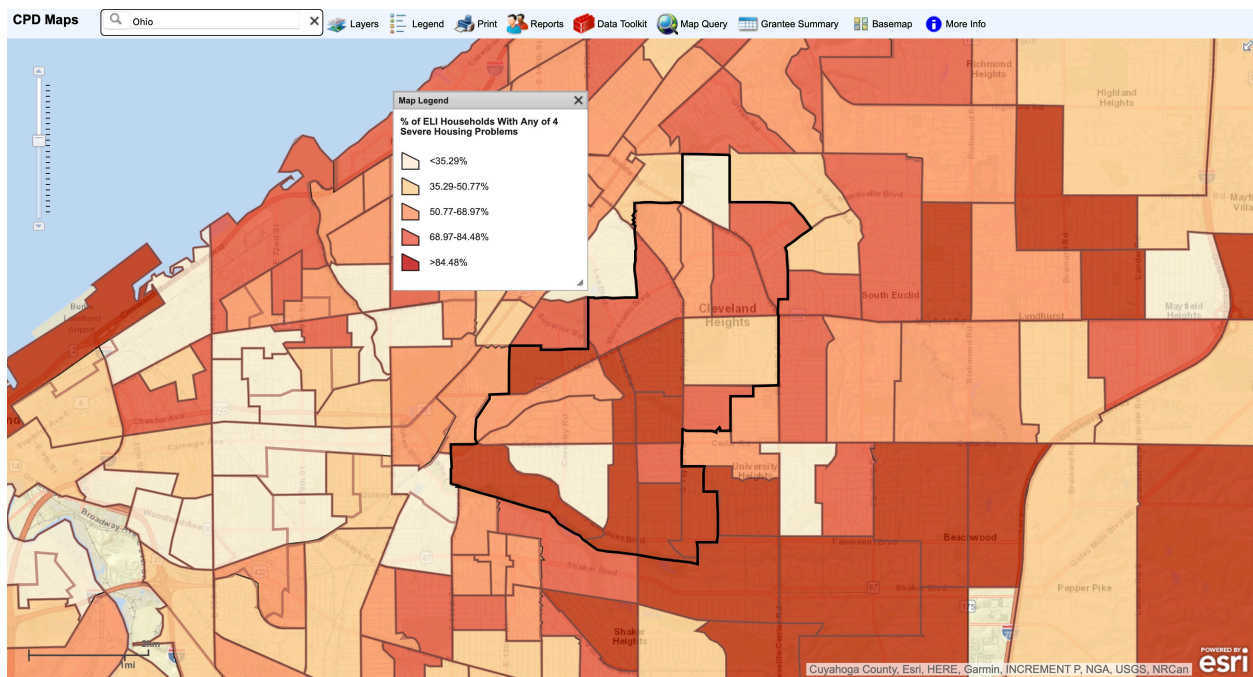
Map 12 - Percent Extremely Low-Income Households, Cleveland Heights, Ohio



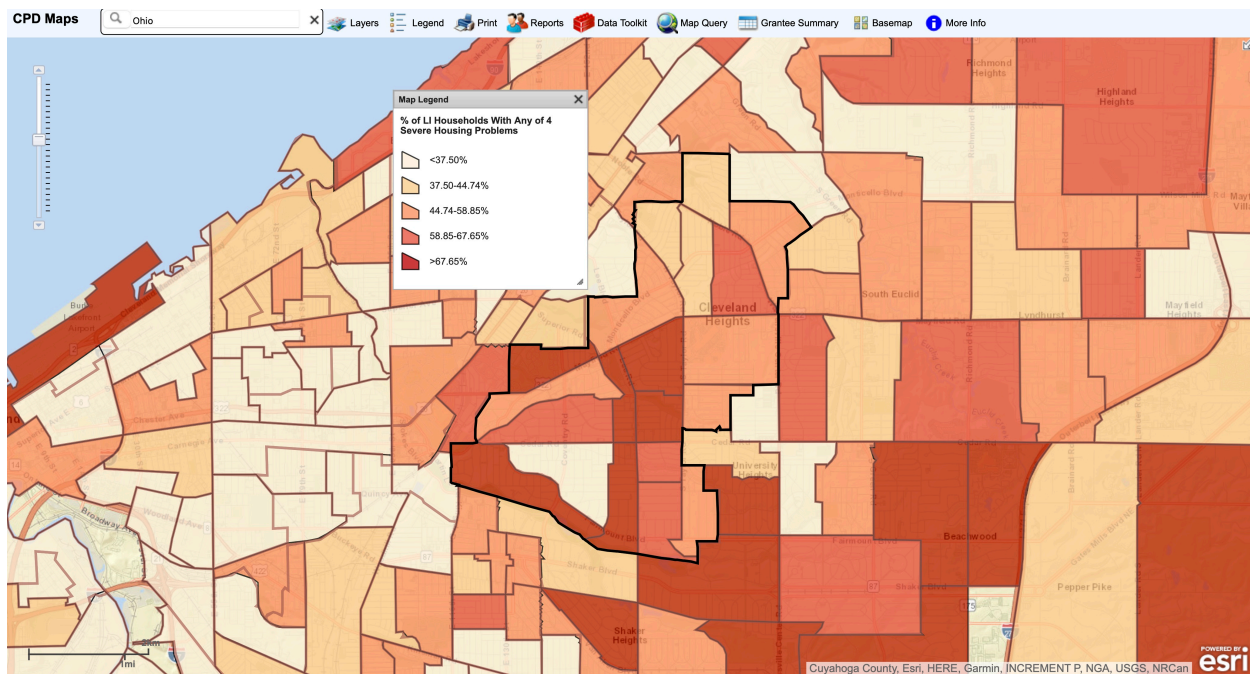
Map 13 - Percent Low-Income Households, Cleveland Heights, Ohio



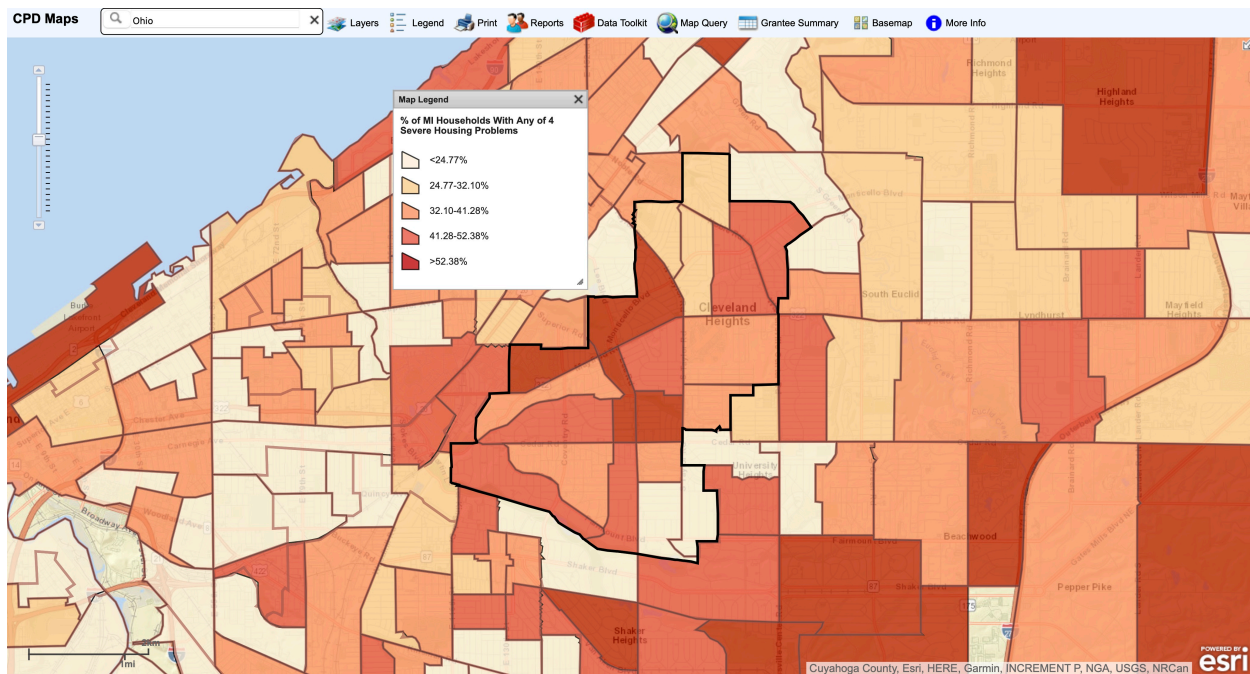
Map 14 - Percent Moderate-Income Households, Cleveland Heights, Ohio



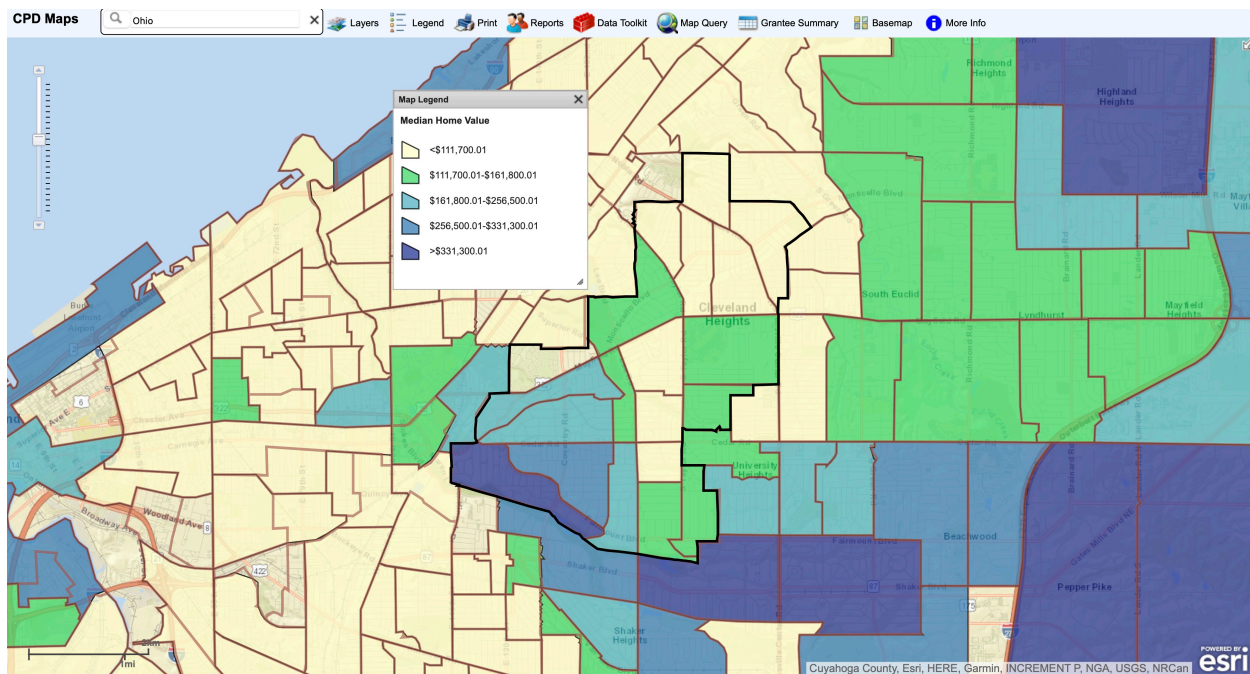
Map 15 - Percent of Extremely Low-Income Households with Any of 4 Severe Housing Problems, Cleveland



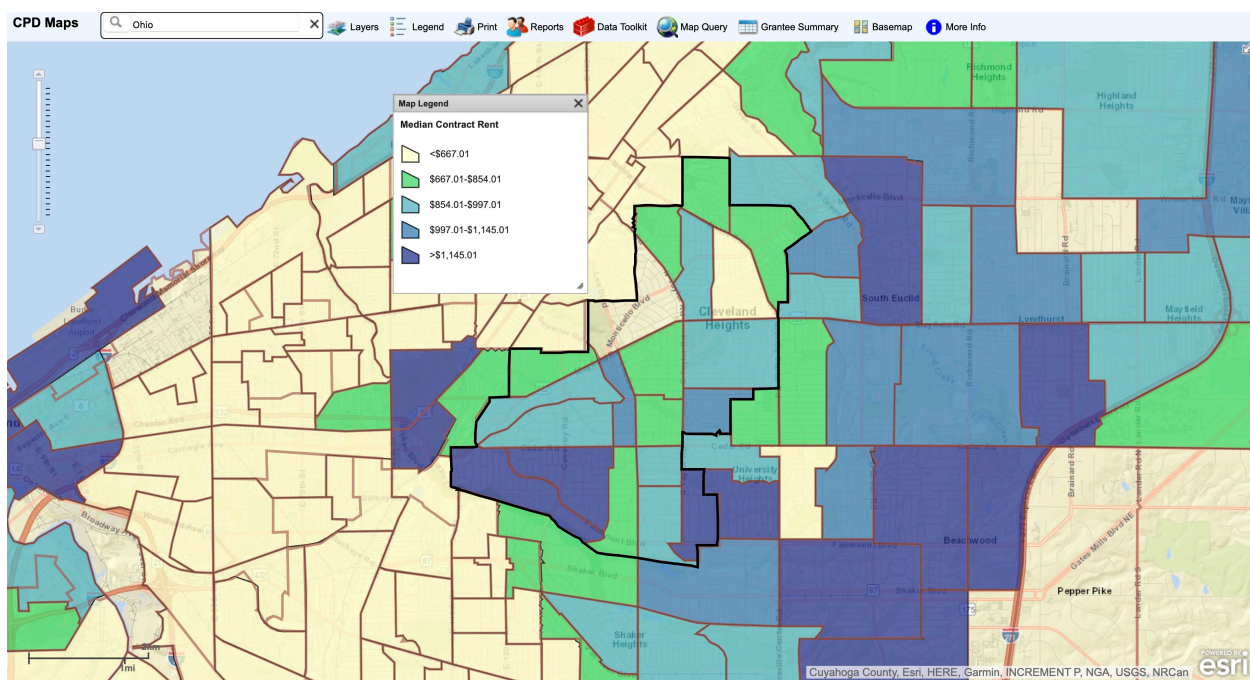
Map 16 - Percent of Low-Income Households with Any of 4 Severe Housing Problems, Cleveland Heights,



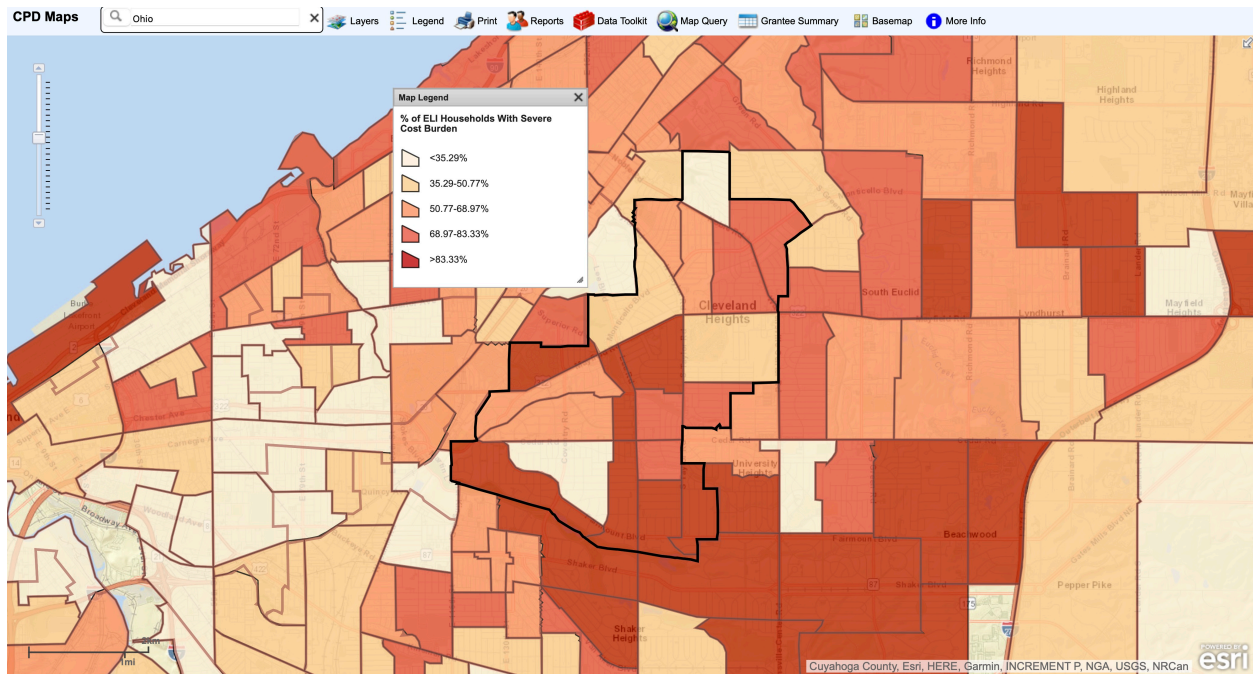
Map 17 - Percent of Moderate-Income Households with Any of 4 Severe Housing Problems, Cleveland Heights



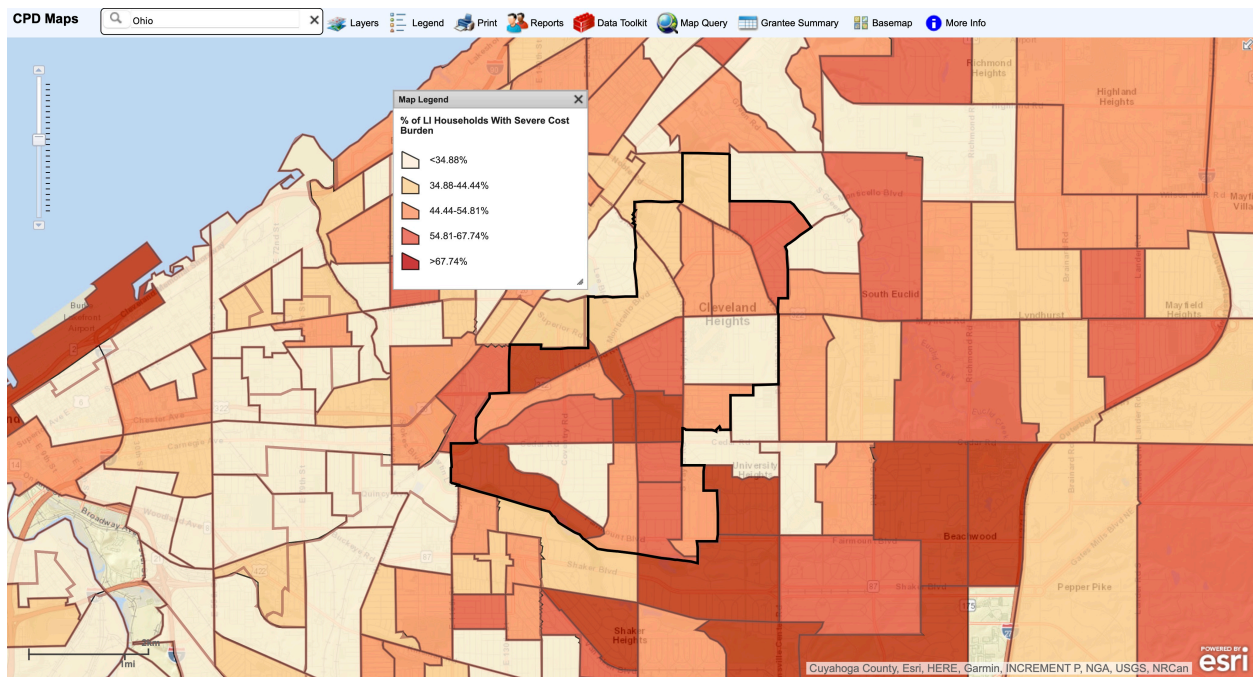
Map 18 - Median Home Value, Cleveland Heights, Ohio



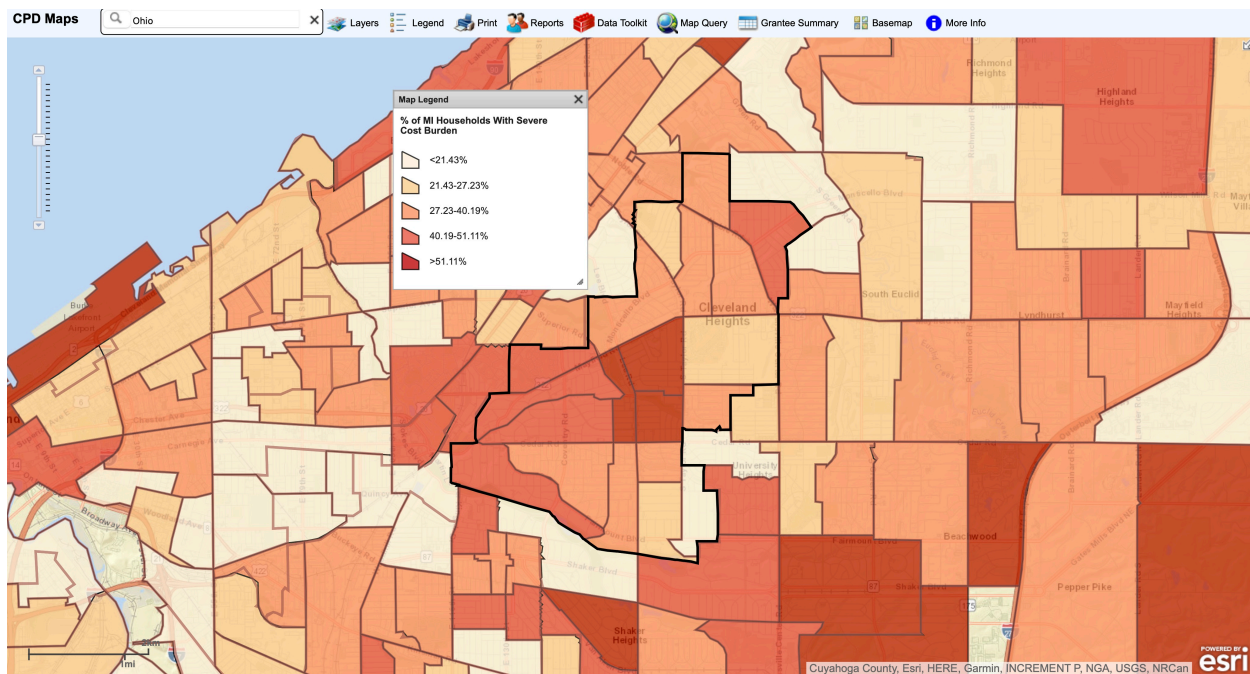
Map 19 - Median Contract Rent, Cleveland Heights, Ohio



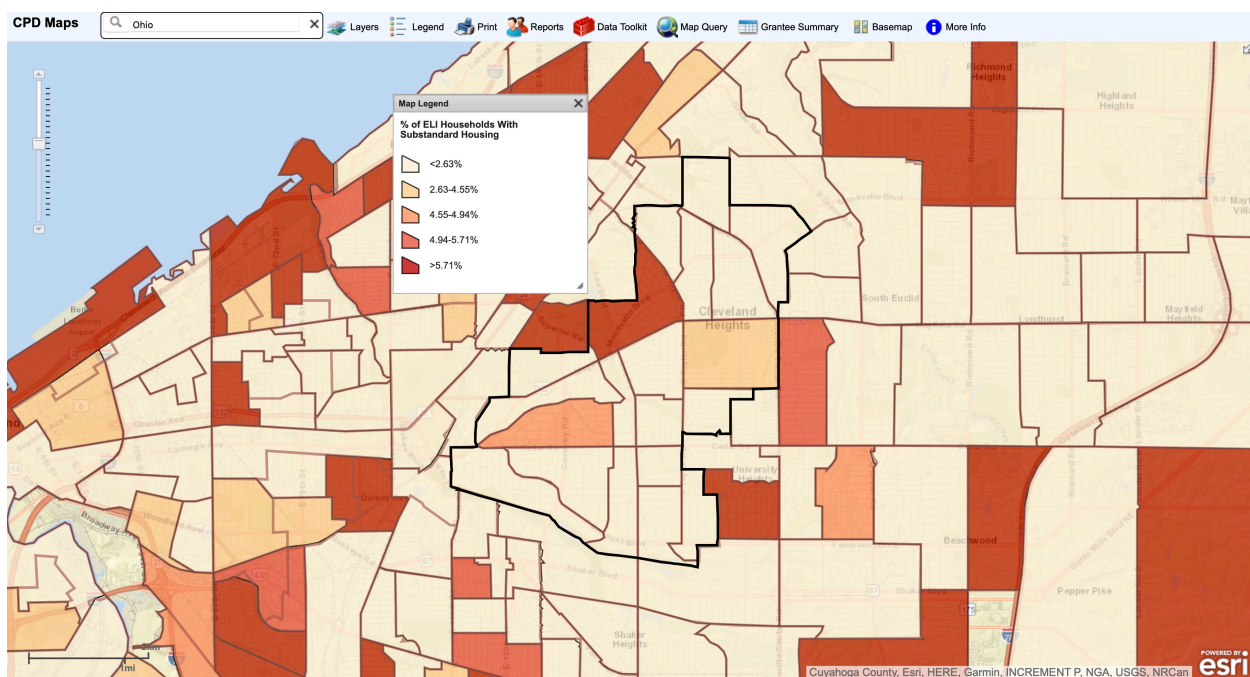
Map 20 - Percent of Extremely Low-Income Households with Severe Cost Burden, Cleveland Heights, Ohio



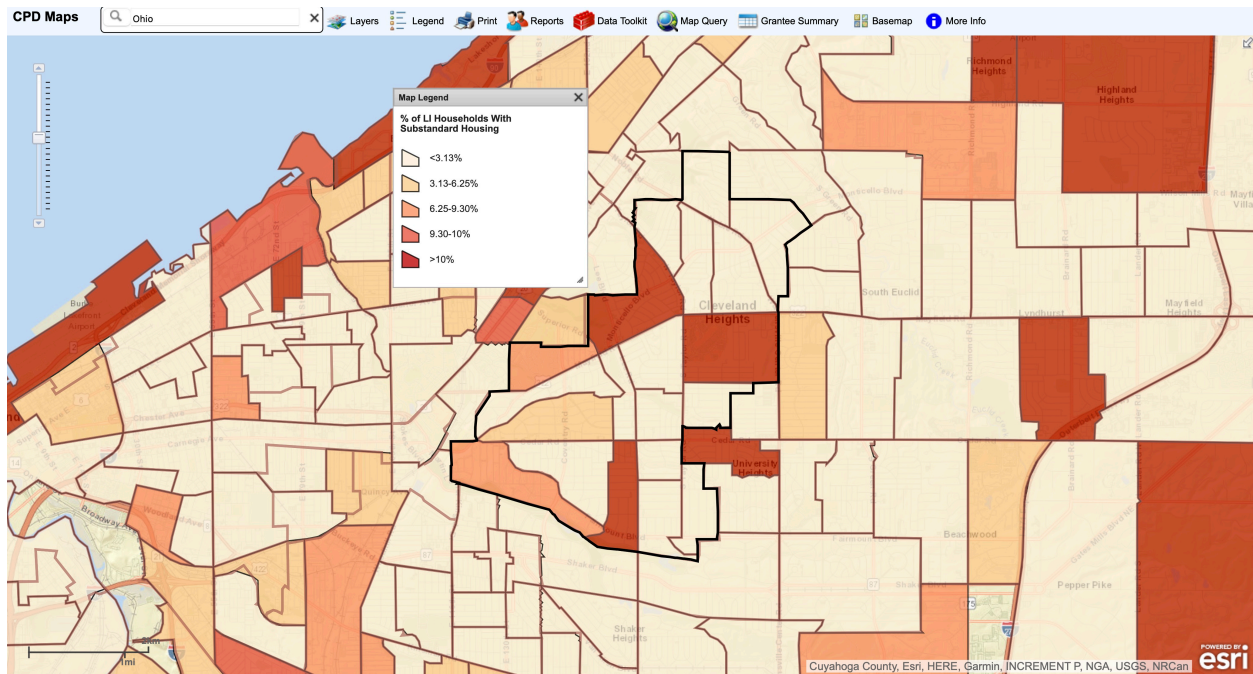
Map 21 - Percent of Low-Income Households with Severe Cost Burden, Cleveland Heights, Ohio



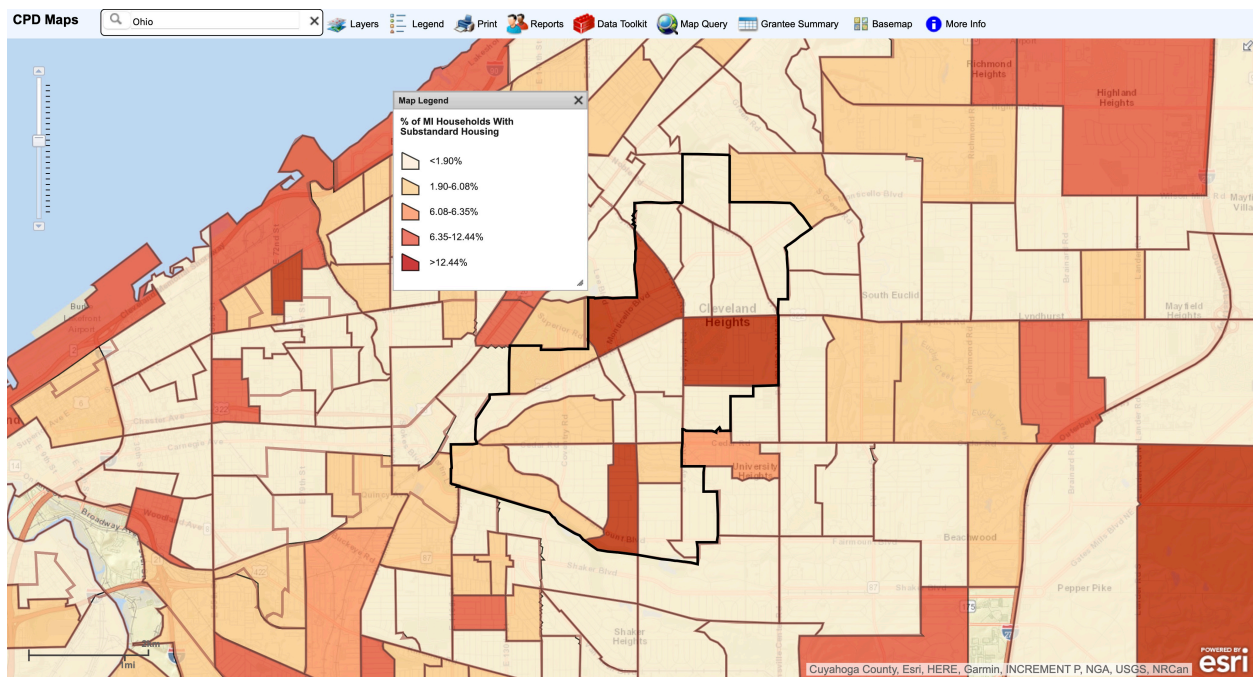
Map 22 - Percent of Moderate-Income Households with Severe Cost Burden, Cleveland Heights, Ohio



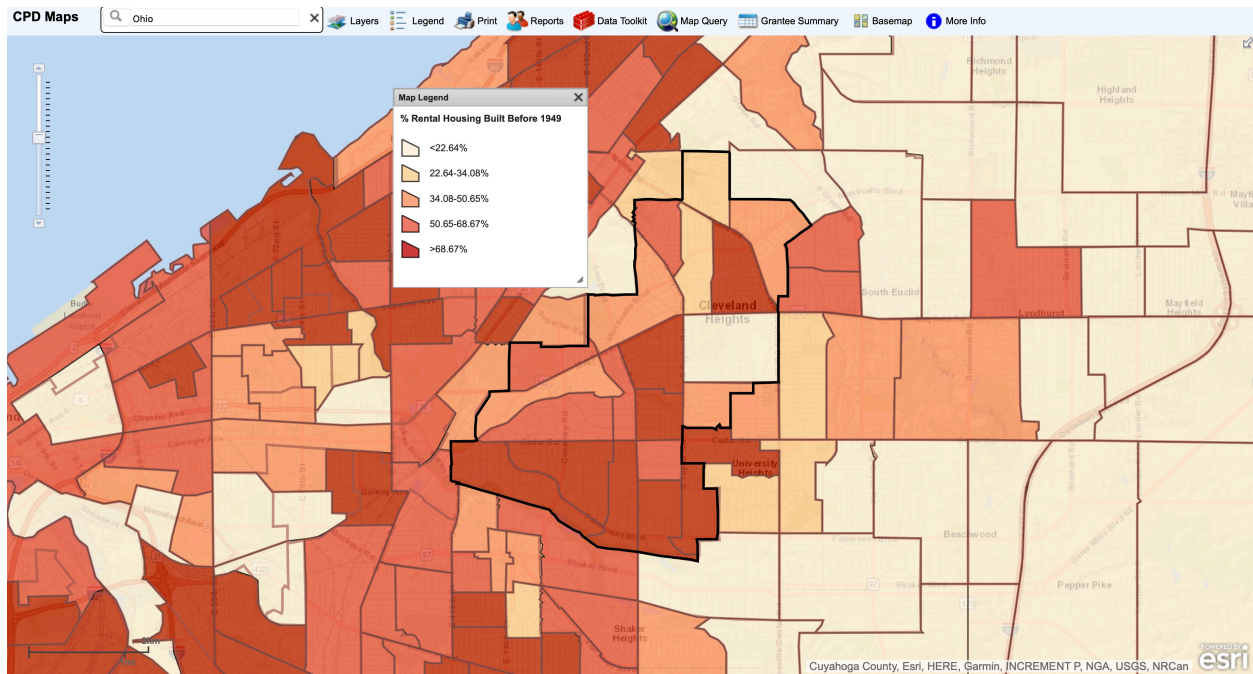
Map 23 - Percent of Extremely Low-Income Households with Substandard Housing, Cleveland Heights, Ohio



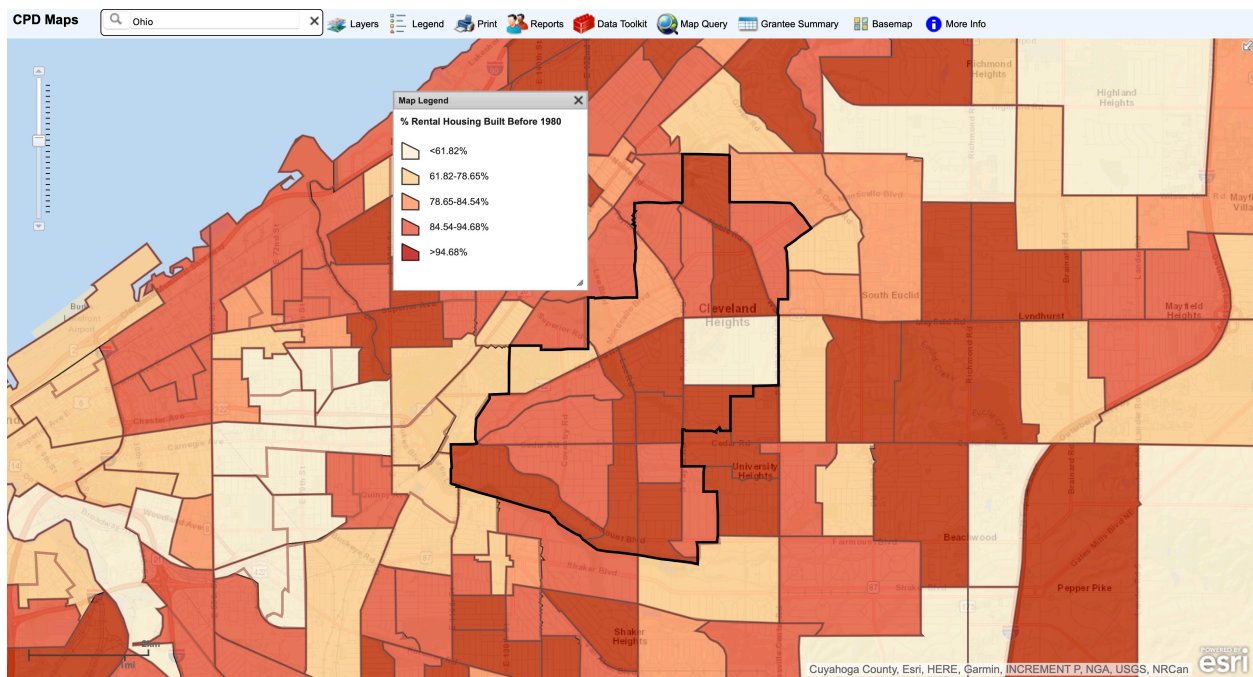
Map 24 - Percent of Low-Income Households with Substandard Housing, Cleveland Heights, Ohio



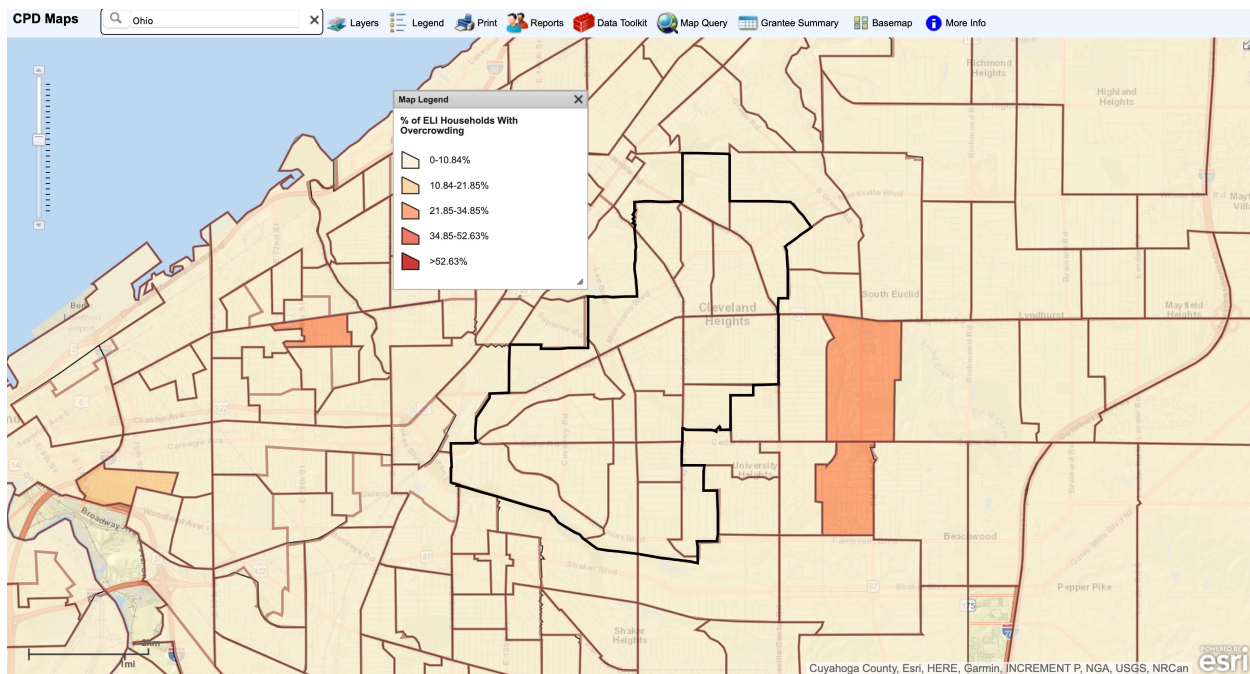
Map 25 - Percent of Moderate-Income Households with Substandard Housing, Cleveland Heights, Ohio



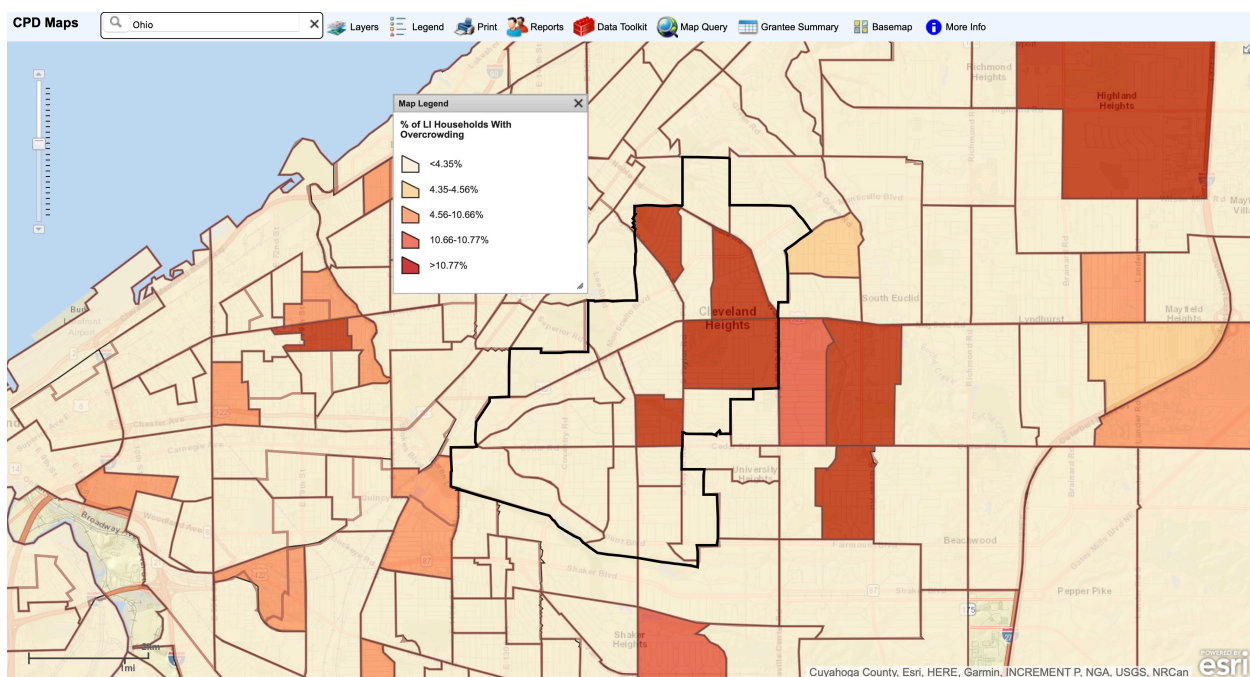
Map 26 - Percent of Rental Housing Built Before 1949, Cleveland Heights, Ohio



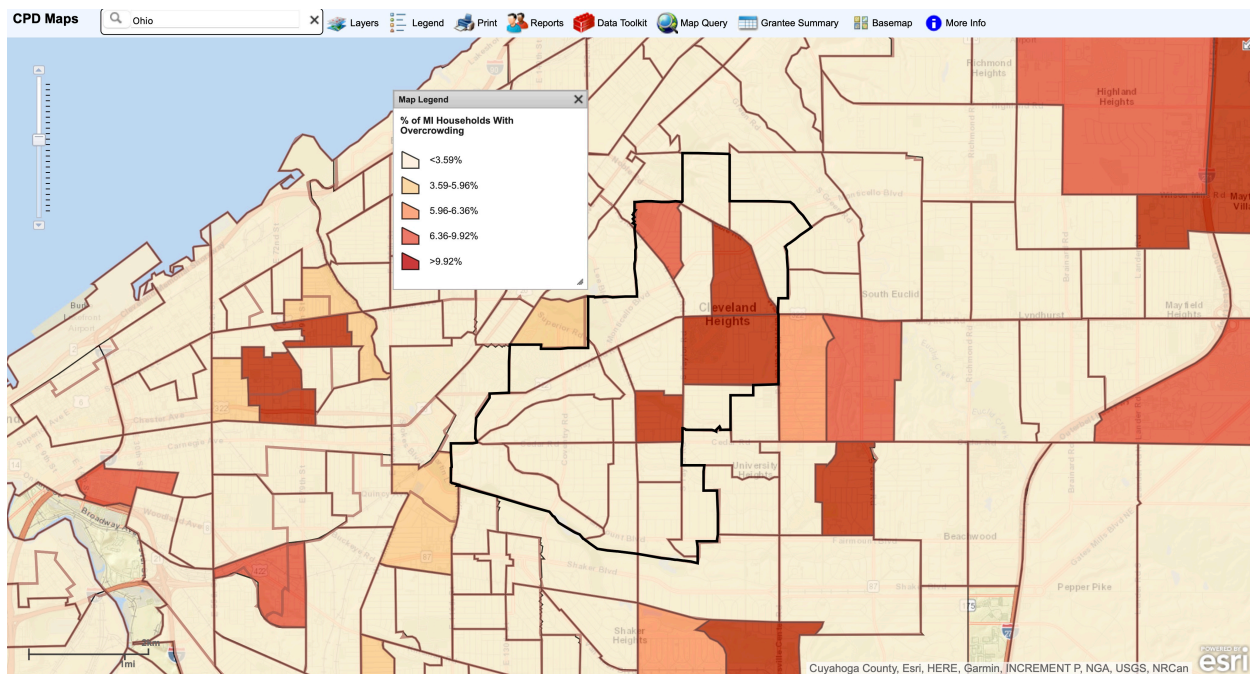
Map 27 - Percent Rental Housing Built Before 1980, Cleveland Heights, Ohio



Map 28 - Percent of Extremely Low-Income Households with Overcrowding, Cleveland Heights, Ohio



Map 29 - Percent of Low-Income Households with Overcrowding, Cleveland Heights, Ohio



Map 30 - Percent of Moderate-Income Households with Overcrowding, Cleveland Heights, Ohio

Summary of Housing Needs

Demographics	Base Year: 2009	Most Recent Year: 2020	% Change
Population	45,390	44,175	-3%
Households	19,235	18,975	-1%
Median Income	\$53,014.00	\$59,086.00	11%

Table NA-5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2016-2020 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	3,220	2,260	2,610	1,930	8,960
Small Family Households	835	725	770	580	3,525
Large Family Households	125	65	210	65	460
Household contains at least one person 62-74 years of age	570	450	690	430	2,455
Household contains at least one person age 75 or older	470	305	430	300	815
Households with one or more children 6 years old or younger	434	455	370	240	950

Table NA-6 - Total Households Table

Data Source: 2016-2020 CHAS

Tables NA-05 and NA-06, Cleveland Heights, Ohio

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	35	170	35	0	240	0	4	15	15	34
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	0	45	0	15	60	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	20	70	0	0	90	15	0	15	4	34
Housing cost burden greater than 50% of income (and none of the above problems)	1,470	405	20	75	1,970	615	330	195	100	1,240
Housing cost burden greater than 30% of income (and none of the above problems)	140	515	510	45	1,210	55	200	420	185	860
Zero/negative Income (and none of the above problems)	465	0	0	0	465	65	0	0	0	65

Table NA-7 – Housing Problems Table

Data 2016-2020 CHAS
Source:

Table NA-07, Cleveland Heights, Ohio

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0- 30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	1,520	690	50	90	2,350	635	335	225	115	1,310
Having none of four housing problems	915	805	1,065	790	3,575	150	425	1,270	930	2,775
Household has negative income, but none of the other housing problems	0	0	0	0	0	0	0	0	0	0

Table NA-8 – Housing Problems 2

Data Source: 2016-2020 CHAS

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	590	385	165	1,140	129	135	190	454
Large Related	55	49	45	149	19	15	60	94
Elderly	345	135	115	595	384	280	315	979
Other	660	535	225	1,420	145	105	64	314
Total need by income	1,650	1,104	550	3,304	677	535	629	1,841

Table NA-9 – Cost Burden > 30%

Data Source: 2016-2020 CHAS

Tables NA-08 and NA-09, Cleveland Heights, Ohio

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	0	0	140	140	125	80	0	205
Large Related	0	0	4	4	4	0	25	29
Elderly	280	75	25	380	365	170	145	680
Other	0	620	185	805	115	0	0	115
Total need by income	280	695	354	1,329	609	250	170	1,029

Table NA-10 – Cost Burden > 50%

Data 2016-2020 CHAS
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	20	115	0	0	135	15	0	15	4	34
Multiple, unrelated family households	0	0	0	0	0	0	0	0	0	0
Other, non-family households	0	110	0	15	125	0	0	0	0	0
Total need by income	20	225	0	15	260	15	0	15	4	34

Table NA-11 – Crowding Information – 1/2

Data 2016-2020 CHAS
Source:

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present								

Table NA-12 – Crowding Information – 2/2

Tables NA-10 through NA-12, Cleveland Heights, Ohio

NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

Public Facilities in need of investment have been identified in the Noble Road Corridor Plan and Taylor Road Transportation for Livable Communities Initiative study. In addition, other public facilities have been identified that are in need of public investment. These include, but are not limited to: substandard curb ramps and other accessibility features throughout the City, along with the Cedar Lee Mini-Park. The overall assessment of capital facilities need and their funding sources are identified in the City Capital Improvement Program.

How were these needs determined?

Assessments are done by City staff as part of the long-term budgeting process.

Describe the jurisdiction's need for Public Improvements:

The City of Cleveland Heights strives to maintain safe, functional and healthy neighborhoods by providing services which improve the physical environment, especially in low- and moderate-income areas. Two factors are key to the deterioration of streets and water and sewer lines in this area – age and weather. Many of the water and sewer lines in the city are more than 100 years old, making them susceptible to leaks and breaks. Harsh winters and the use of salt to deal with ice and snow cause damage to city streets. Repair and replacement of streets and water and sewer lines are costly to the City.

Additionally, much of the community infrastructure was designed and built at a time when there was less concern for the needs of persons with disabilities. Improvements to the physical infrastructure that address the livability of neighborhoods for persons with mobility, vision, and/or hearing disabilities are of priority for the City of Cleveland Heights.

Cleveland Heights is a completely built-out community developed in the early 20th century. There are 13 distinct neighborhood commercial districts, with no true downtown. It is important to the residents of the city that all of these areas continue to thrive and serve their surrounding residential neighborhoods.

How were these needs determined?

Assessments are done by City staff as part of the long-term budgeting process.

Describe the jurisdiction's need for Public Services:

Cleveland Heights has worked diligently to maintain the diversity of our community for almost 50 years. We intend to continue to encourage and promote the vitality of our city by working with residents to maintain the integrity of their neighborhoods. Cleveland Heights continues to support public service programs that benefit youth and their families and seniors, as well as programs that have an impact on poverty.

Housing counseling assists low- and moderate-income persons to purchase homes in Cleveland Heights and provides information on financial management of household budgets, assisting persons having fewer financial means.

The City works to reduce the number of households living below the poverty line by providing assistance to area businesses for acquisition, expansion and rehabilitation services to increase job opportunities and by encouraging household stability through increased access to affordable housing, educational opportunities, transportation, healthcare, and healthy food.

How were these needs determined?

Demographic statistics document needs among low- and moderate-income households for public services. American Community Survey provides data on Cleveland Heights demographic groups that are more likely than average to potentially need public services, such as persons in poverty, single-parent households, families with children, elderly, and children/youth.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

Housing Market Analysis Overview:

Cleveland Heights, Ohio, a built-out first ring suburb of Cleveland, was founded as a village in 1903 and became a city in 1921. The City's 21,530 housing units are a mix of types, styles, sizes, ages, and conditions. The 2016-20 ACS showed that over two-thirds of the city's housing construction occurred pre-1950, with only about 510 housing units (3%) being built citywide since 2000 (**MA-Table 38**).

According to the 2016-20 ACS, 56% of all occupied housing units were owner-occupied units (10,710 units) and 44% were renter-occupied units (8,265 units) (**MA-Tables 31 and 32, NA-Maps-Owner-and Renter-Occupied Housing**). **MA-Table 31** showed that about 66% of all units (14,245 units) in Cleveland Heights were single-family (detached or attached) housing units, 10% (2,210 units) were 2-4 units, 12% (2,490 units) were 5-19 units, and 12% (2,535 units) were structures with 20 or more units. There were 50 mobile homes. As shown on **MA-Maps-Percent Structures with 5-19 and 20 or More Housing Units**, percentages of structures with a large number of units varied by Census Tract.

Unit size (number of bedrooms) showed considerable variation by tenure. Larger units were more common among owners, with 91% of all units (9,785 units) having 3 or more bedrooms (**MA-Table 32**). Only 8% of all owner units had 2 bedrooms (880 units) and less than 1% had 1 bedroom (45 units). There were no units with zero bedrooms. Conversely, only 35% of all renter-occupied units had 3 or more bedrooms (2,860 units), 28% had 2 bedrooms (2,355 units), 32% had 1 bedroom (2,610 units), and 5% had zero bedrooms (440 units). The percent of units with 3 or more bedrooms, regardless of tenure, varied by Census Tract (**MA-Maps-Percent Owner and Renter Units with 3 or More Bedrooms**).

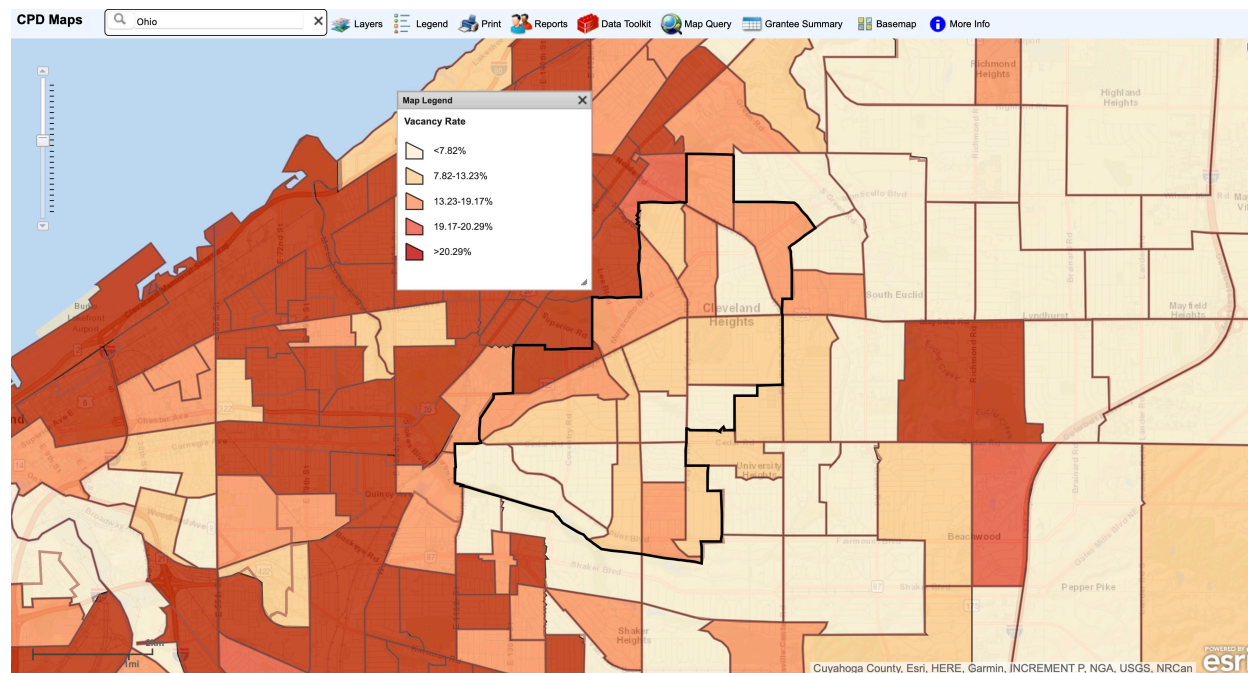
MA-Table 33 showed that the median home value in Cleveland Heights (\$133,700) increased about 4% since 2009. The median contract rent (\$882) increased 18%. Changes varied by Census Tract (**NA-Maps-Median Home Value, Median Contract Rent, and Change in Median Rent**). When rent paid is examined by category, about 13% of all rents paid were less than \$500 (**MA-Table 34**). Most of the rents (51%) were \$500-\$999. The remaining rents were \$1,000-\$1,499 (30%) and \$1,500-\$1,999 (4%). Only 134 units had rents of \$2,000 or more.

Housing affordability is an issue for many owner and renter households in Cleveland Heights (**MA-Table 35**). Only 8% (665 rental units) are affordable to renter households at 30% of the HUD Area Median Family Income (HAMFI) (**MA-Map-Percent Renter Units Affordable to 30% HAMFI**). About 28% (2,160 rental units) are affordable to renter households at 50% HAMFI (**MA-Map-Percent Renter Units Affordable to 50% HAMFI**). About 65% (5,020 rental units) are affordable to renter households at 80% HAMFI (**MA-Map-Percent Renter Units Affordable to 80% HAMFI**). No data is available for renter

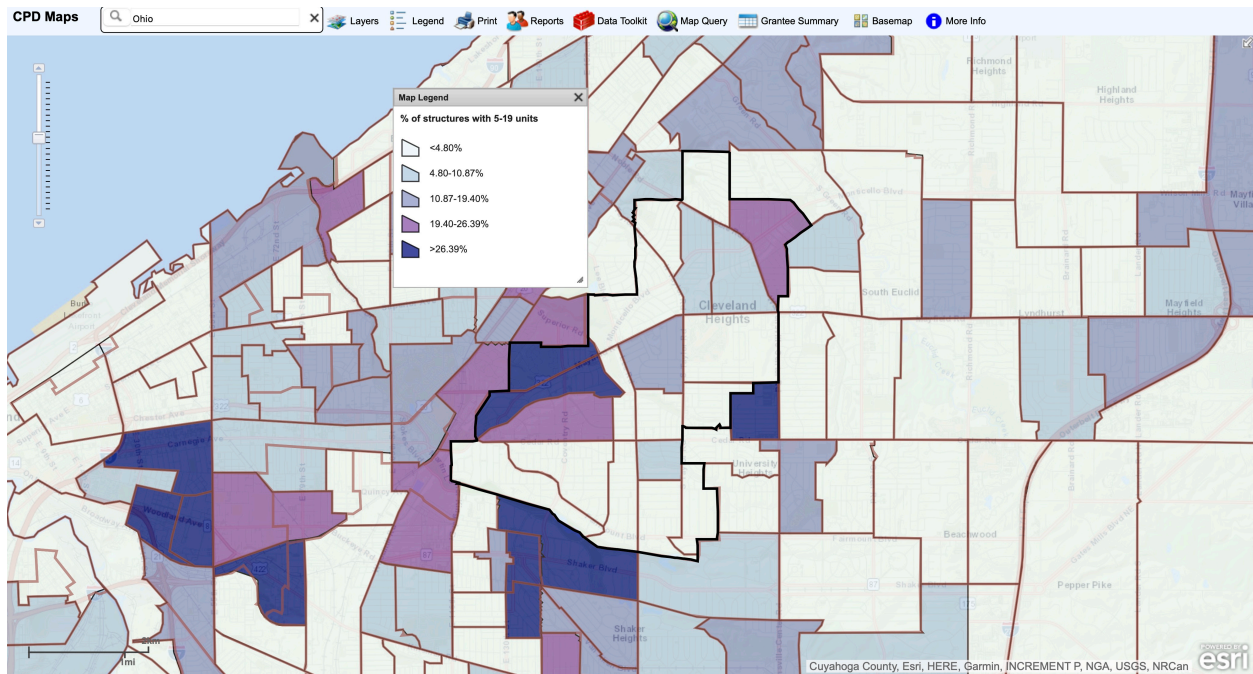
households at 100% HAMFI. Owner units are even less affordable to low income households. While no data is available for owner households at 30% HAMFI, about 15% (1,275 owner units) are affordable to owner households at 50% HAMFI (**MA-Map-Percent Owner Units Affordable to 50% HAMFI**). Approximately 36% (3,020 owner units) are affordable to owner households at 80% HAMFI (**MA-Map-Percent Owner Units Affordable to 80% HAMFI**). Only 4,079 owner units (49%) are affordable to owner households at 100% HAMFI (**MA-Map-Percent Owner Units Affordable to 100% HAMFI**).

While very few housing units were considered substandard, as defined by the Census, where the unit lacked complete plumbing or kitchen facilities, about 31% (5,895 units) of all households lived in housing units that had one selected condition issue. Renter households more frequently lived in housing with a condition than did owner households, since 41% (3,425 units) of renter-occupied units had one condition issue and 23% (2,470 units) of owner-occupied units had one condition issue (**MA-Table 37**). Only a small number of housing units had more than one condition issue.

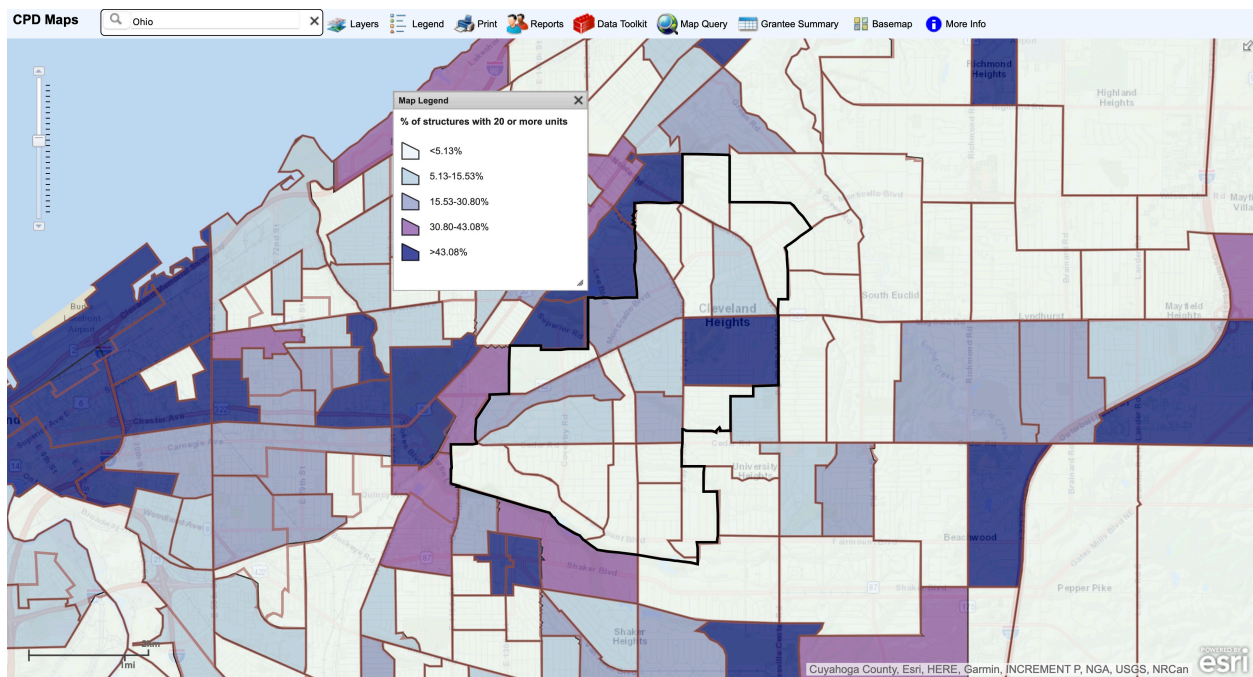
As discussed in NA-05, the age of housing can be an indicator of condition. About 92% of all housing units in Cleveland Heights were built pre-1980 (**MA-Table 38**). These units are now at least 45 years old, and may require systems replacement and a significant rehabilitation investment. Furthermore, of the 18,965 occupied housing units built before 1980, there were 205 units, a majority of which were rental units, that were occupied by families with children age six or under (**MA-Tables 39 and 2011-2015 CHAS data**). Because lead wasn't banned from paint until 1978, these children could be at risk for lead paint poisoning.



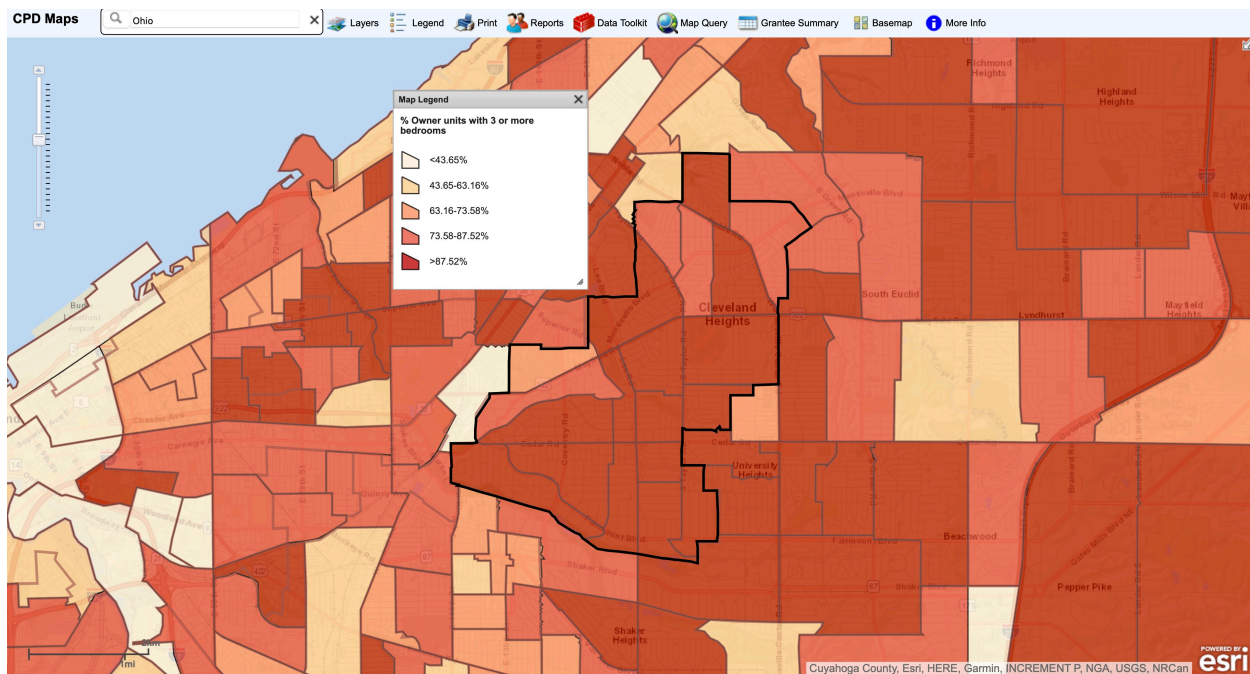
Map 1 - Vacancy Rate, Cleveland Heights, Ohio



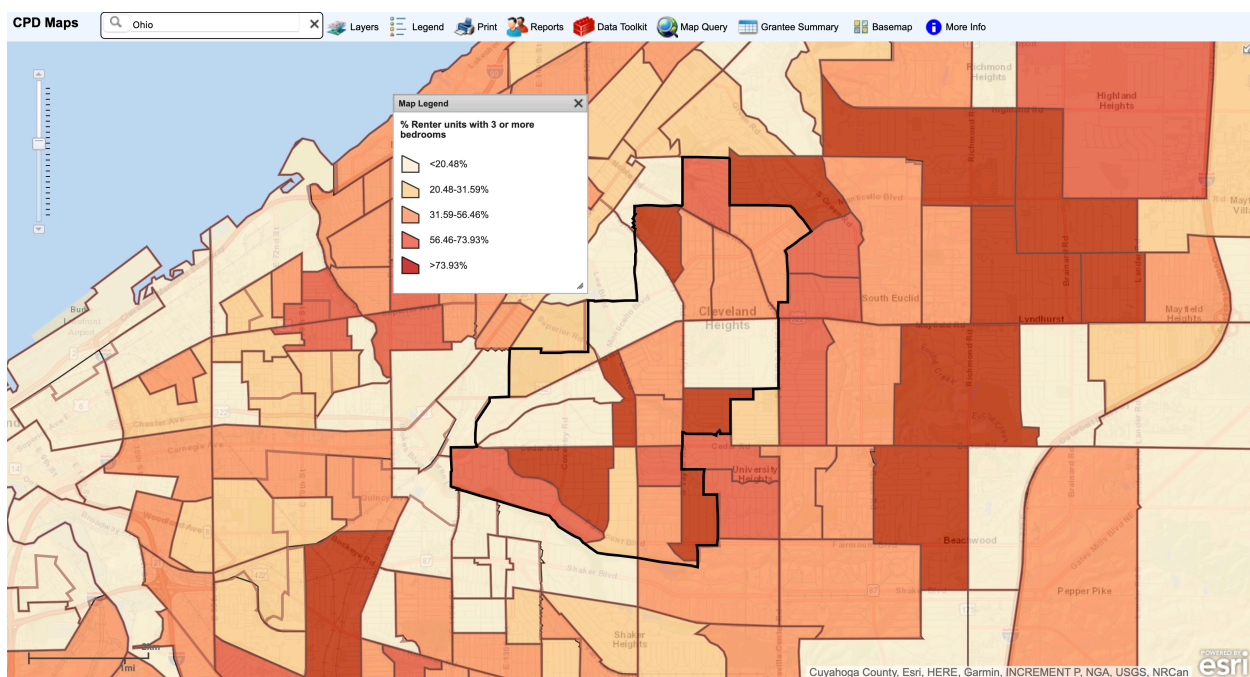
Map 2 - Percent of Structures with 5-19 Housing Units, Cleveland Heights, Ohio



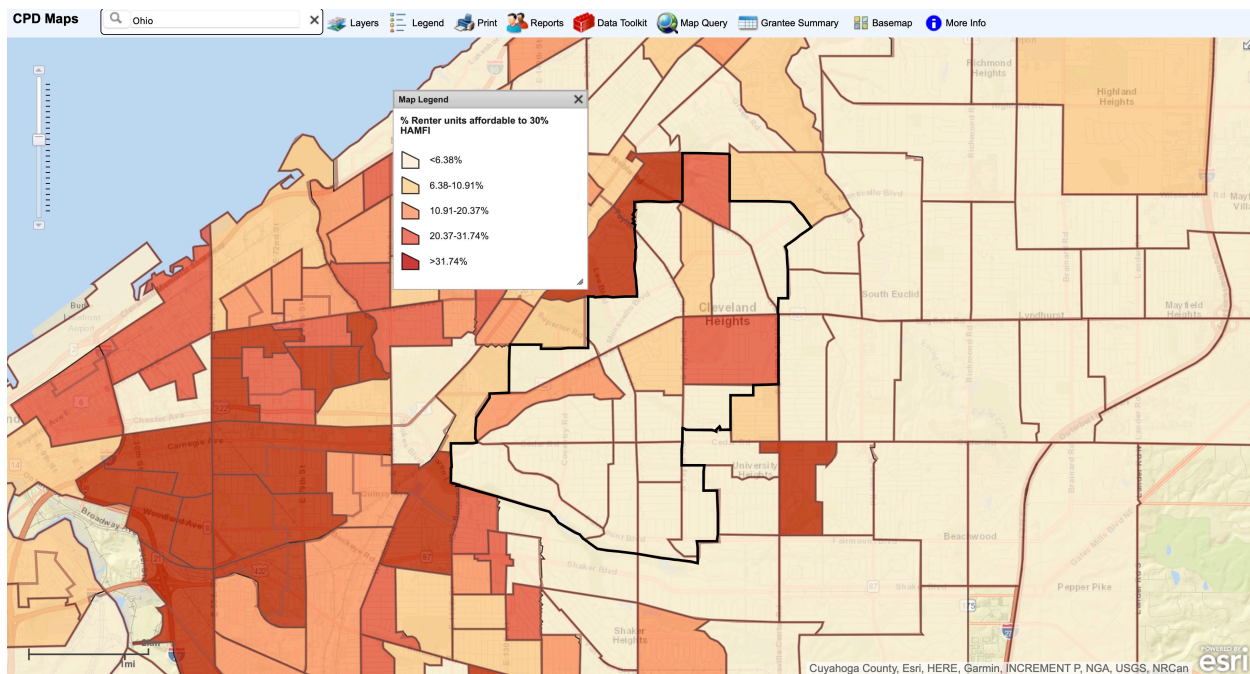
Map 3 - Percent of Structures with 20 or More Housing Units, Cleveland Heights, Ohio



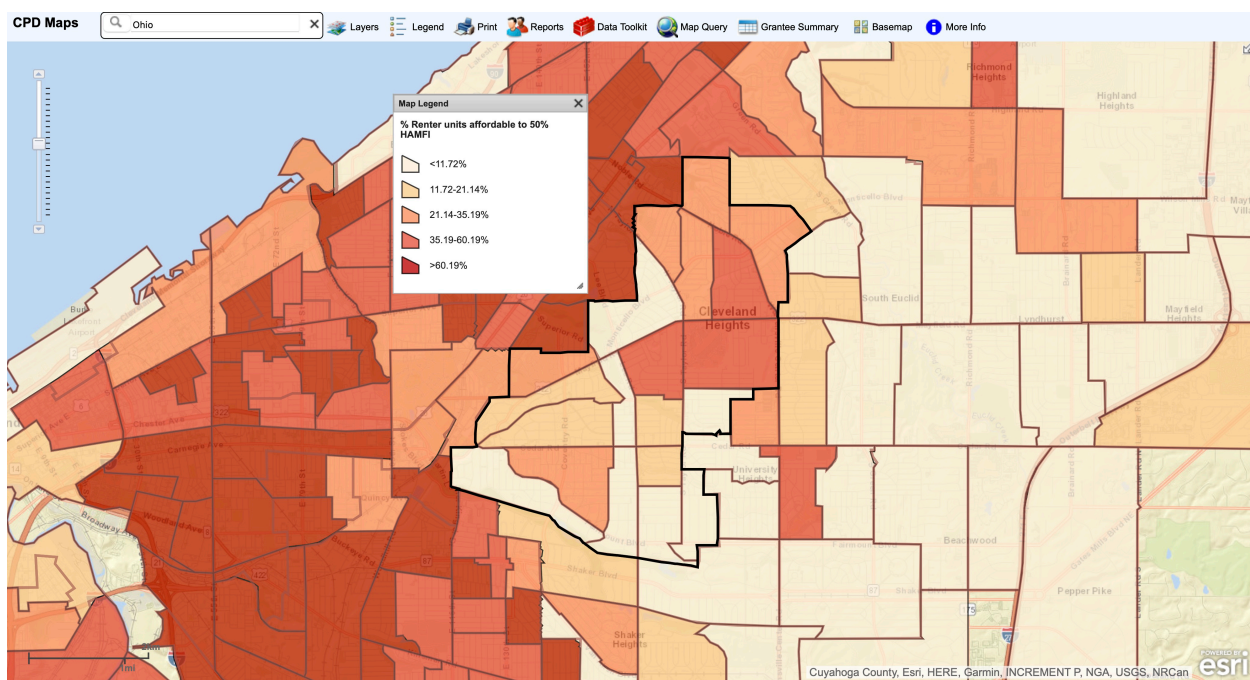
Map 4 - Percent of Owner-Occupied Housing Units with 3 or More Bedrooms, Cleveland Heights, Ohio



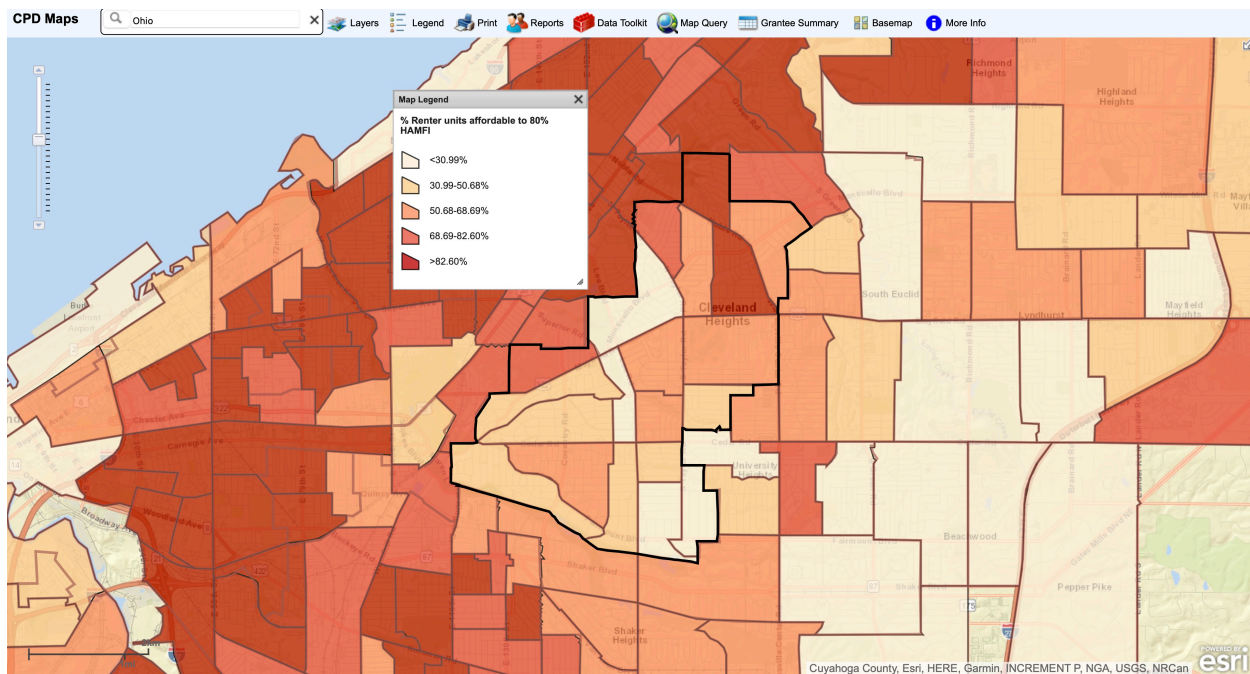
Map 5 - Percent Renter-Occupied Housing Units with 3 or More Bedrooms, Cleveland Heights, Ohio



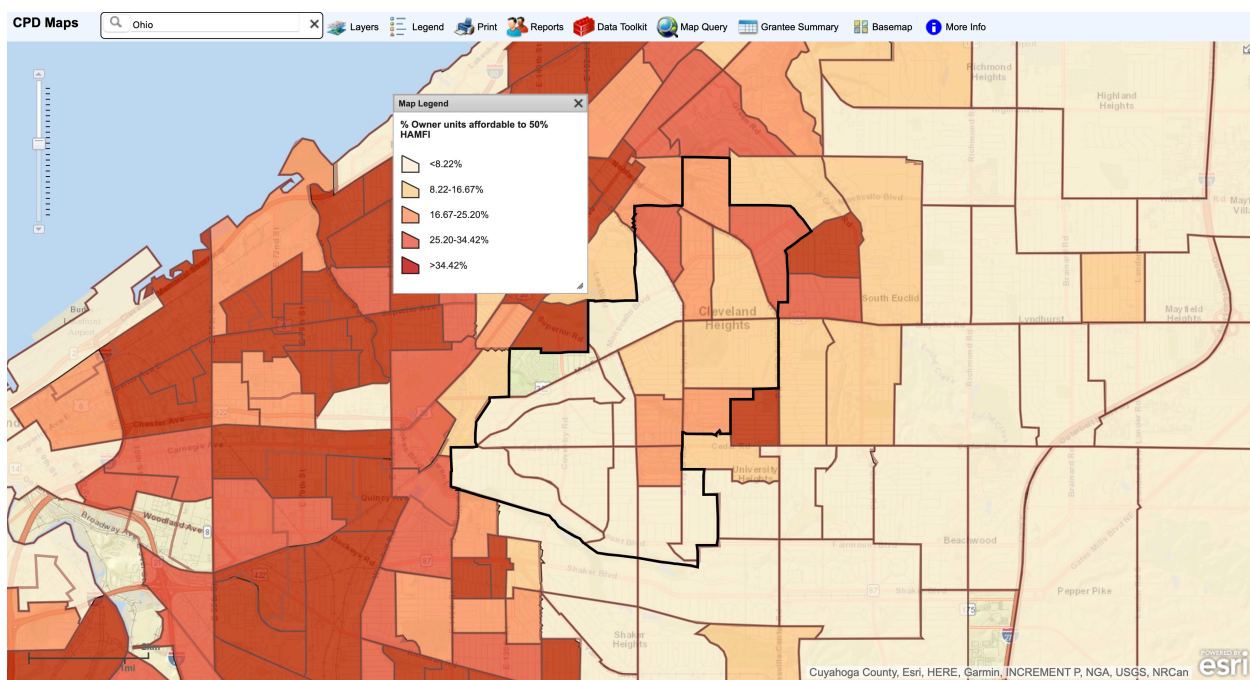
Map 6 - Percent Renter-Occupied Housing Units Affordable to 30% HAMFI, Cleveland Heights, Ohio



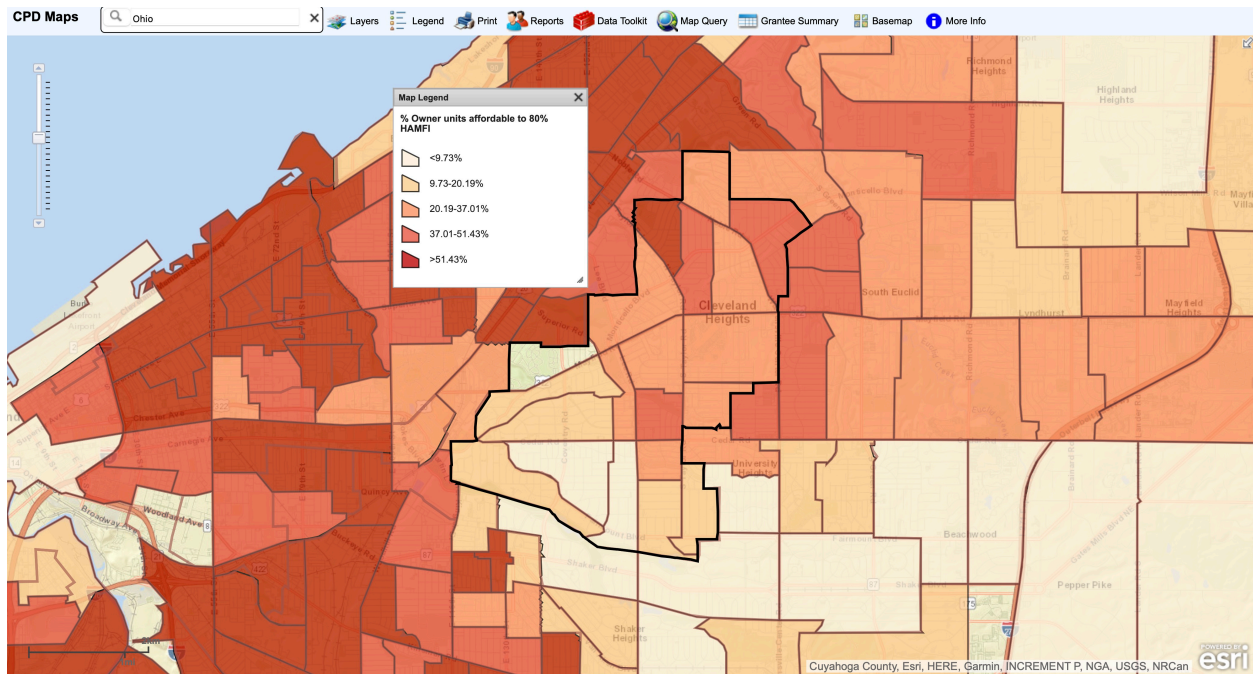
Map 7 - Percent Renter-Occupied Housing Units Affordable to 50% HAMFI, Cleveland Heights, Ohio



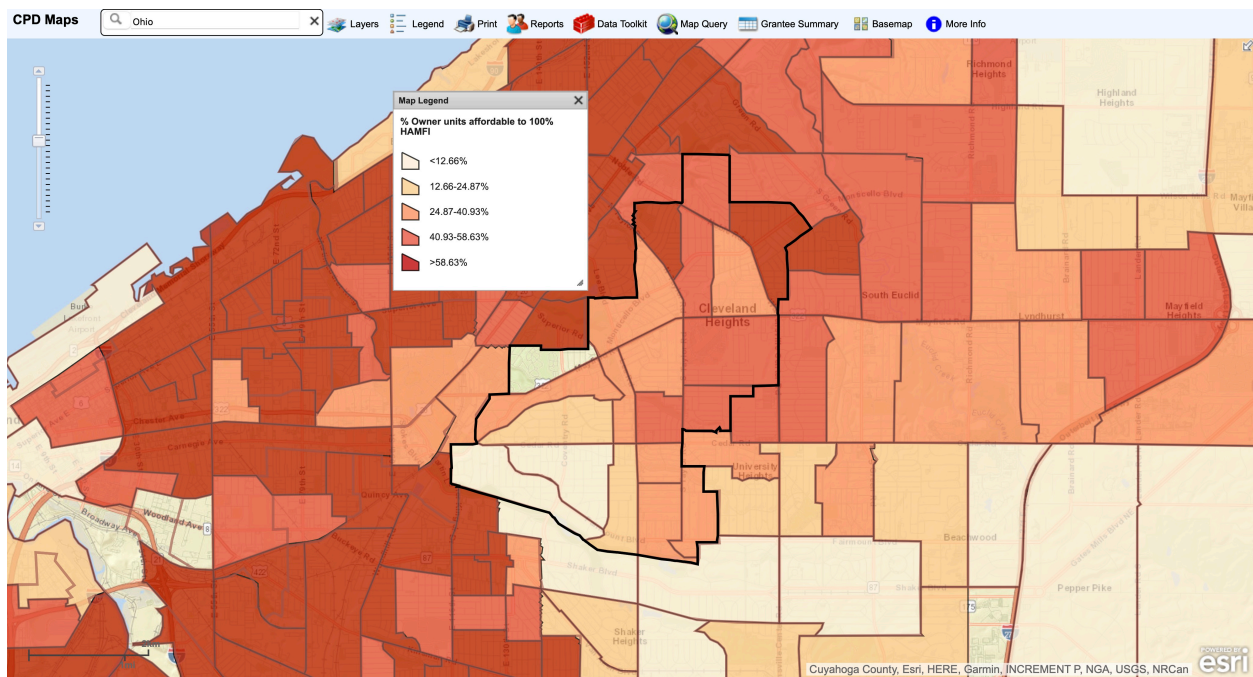
Map 8 - Percent Renter-Occupied Housing Units Affordable to 80% HAMFI, Cleveland Heights, Ohio



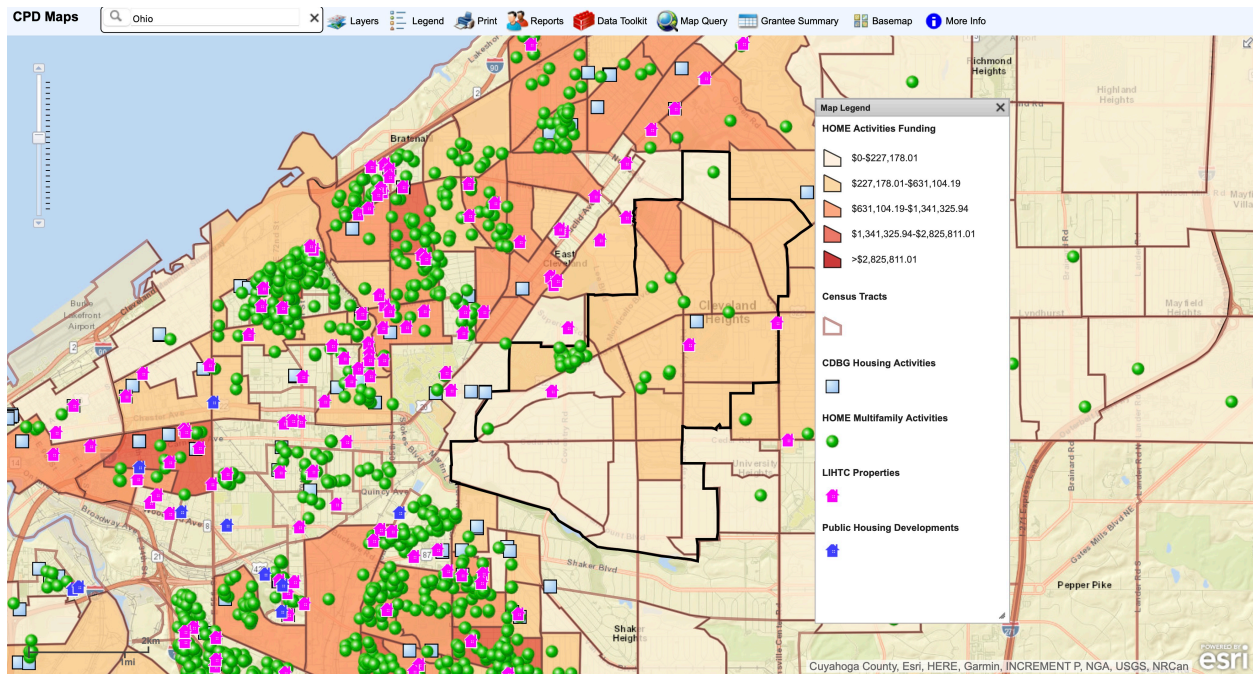
Map 9 - Percent Owner-Occupied Housing Units Affordable to 50% HAMFI, Cleveland Heights, Ohio



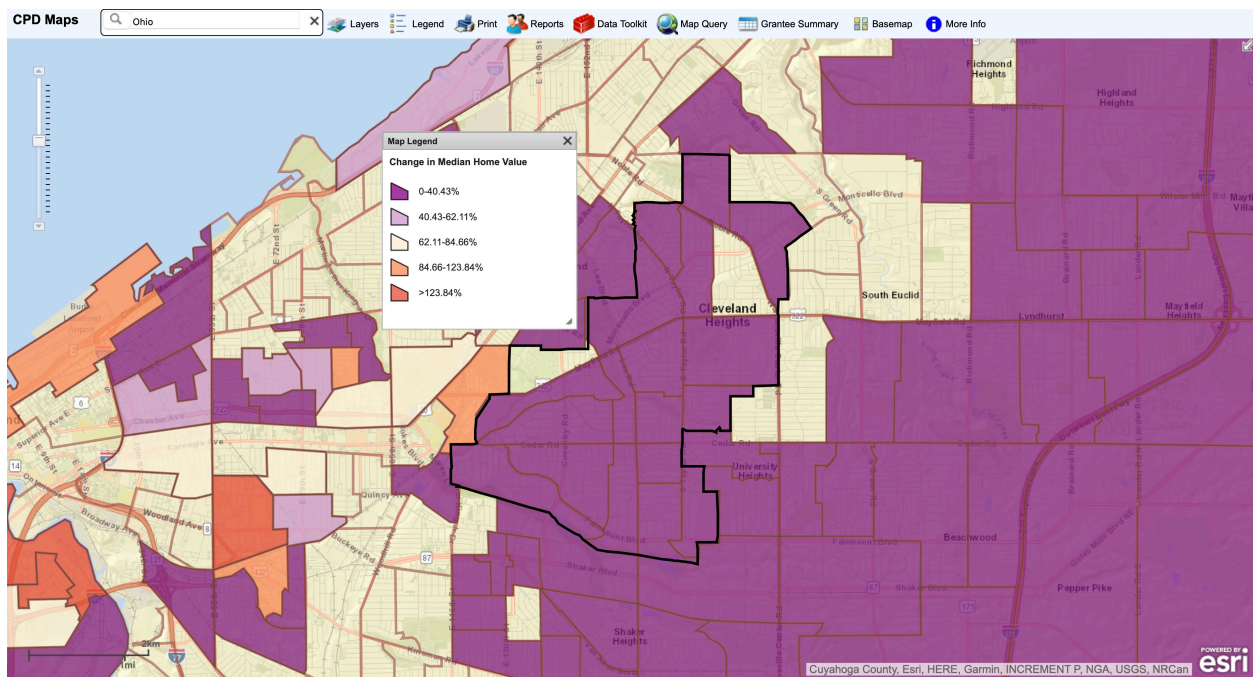
Map 10 - Percent Owner-Occupied Housing Units Affordable to 80% HAMFI, Cleveland Heights, Ohio



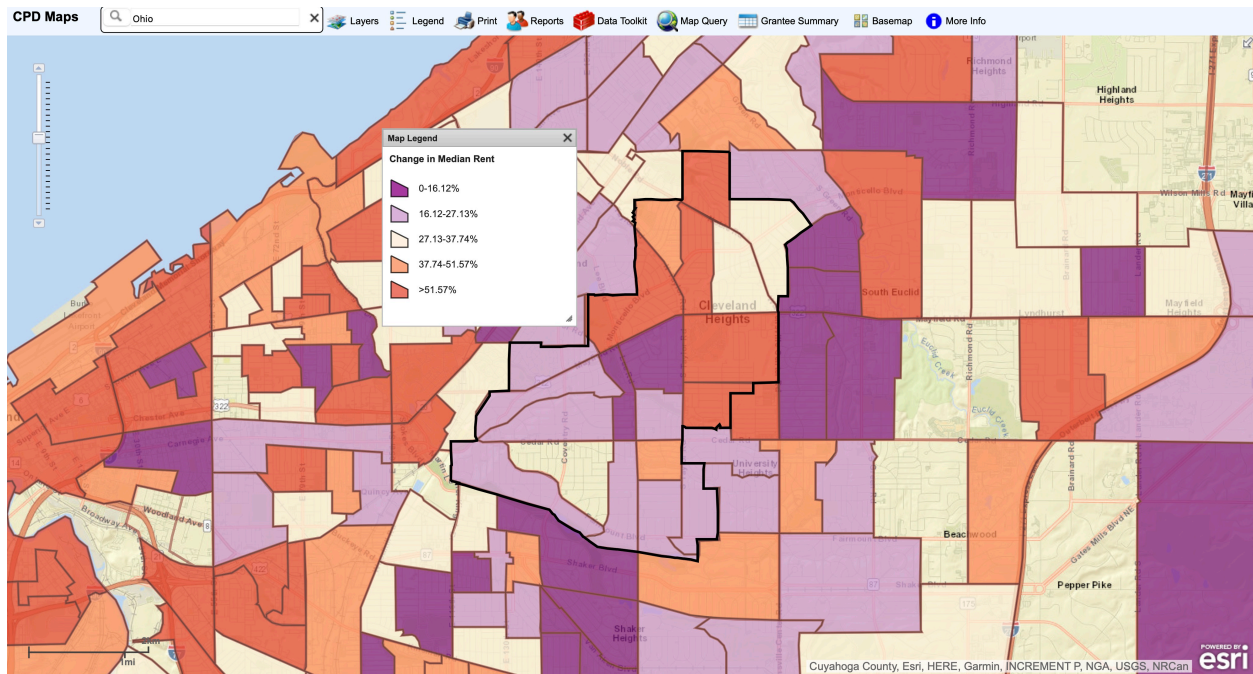
Map 11 - Percent Owner-Occupied Housing Units Affordable to 100% HAMFI, Cleveland Heights, Ohio



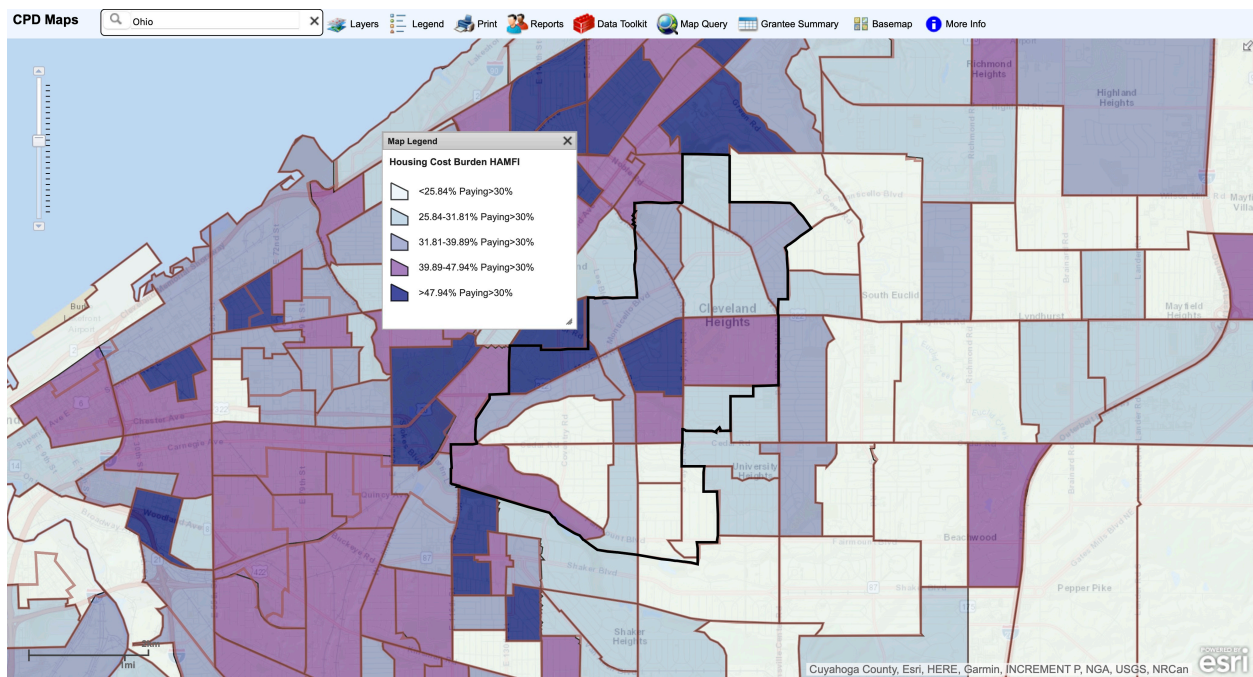
Map 12 - Assisted Housing Inventory, Cleveland Heights, Ohio



Map 13 - Change in Median Home Value, Cleveland Heights, Ohio



Map 14 - Change in Median Rent, Cleveland Heights, Ohio



Map 15 - Housing Cost Burden, Cleveland Heights, Ohio

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	13,125	61%
1-unit, attached structure	1,120	5%
2-4 units	2,210	10%
5-19 units	2,490	12%
20 or more units	2,535	12%
Mobile Home, boat, RV, van, etc	50	0%
Total	21,530	100%

Table MA-31 – Residential Properties by Unit Number

Data Source: 2016-2020 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	0	0%	440	5%
1 bedroom	45	0%	2,610	32%
2 bedrooms	880	8%	2,355	28%
3 or more bedrooms	9,785	91%	2,860	35%
Total	10,710	99%	8,265	100%

Table MA-32 – Unit Size by Tenure

Data Source: 2016-2020 ACS

Cost of Housing

	Base Year: 2009	Most Recent Year: 2020	% Change
Median Home Value	128,400	133,700	4%
Median Contract Rent	750	882	18%

Table MA-33 - Cost of Housing

Data Source: 2000 Census (Base Year), 2016-2020 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	1,050	12.7%
\$500-999	4,240	51.3%
\$1,000-1,499	2,490	30.1%
\$1,500-1,999	345	4.2%
\$2,000 or more	134	1.6%
Total	8,259	99.9%

Table MA-34 - Rent Paid

Data Source: 2016-2020 ACS

Tables MA-31 through MA-34, Cleveland Heights, Ohio

Housing Affordability

Number of Units affordable to Households earning	Renter	Owner
30% HAMFI	665	No Data
50% HAMFI	2,160	1,275
80% HAMFI	5,020	3,020
100% HAMFI	No Data	4,079
Total	7,845	8,374

Table MA-35 - Housing Affordability

Data Source: 2016-2020 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent					
High HOME Rent					
Low HOME Rent					

Table MA-36 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	2,470	23%	3,425	41%
With two selected Conditions	65	1%	125	2%
With three selected Conditions	0	0%	130	2%
With four selected Conditions	0	0%	0	0%
No selected Conditions	8,175	76%	4,585	55%
Total	10,710	100%	8,265	100%

Table MA-37 - Condition of Units

Data Source: 2016-2020 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	315	3%	195	2%
1980-1999	175	2%	885	11%
1950-1979	1,810	17%	2,775	34%
Before 1950	8,405	78%	4,405	53%
Total	10,705	100%	8,260	100%

Table MA-38 – Year Unit Built

Data Source: 2016-2020 CHAS

Tables MA-35 through MA-38, Cleveland Heights, Ohio

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	10,215	95%	7,180	87%
Housing Units build before 1980 with children present	185	2%	100	1%

Table MA-39 – Risk of Lead-Based Paint

Data Source: 2016-2020 ACS (Total Units) 2016-2020 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	Not available	Not available	Not available
Abandoned Vacant Units	Not available	Not available	Not available
REO Properties	Not available	Not available	Not available
Abandoned REO Properties	Not available	Not available	Not available

Table MA-40 - Vacant Units

Tables MA-39 through MA-40, Cleveland Heights, Ohio

MA-45 Non-Housing Community Development Assets - 91.410, 91.210(f)

Introduction

Cuyahoga County is the center of the largest metropolitan area in Ohio. Industrial growth in the 19th century was stimulated by the Civil War, which increased demand for machinery, railroad equipment, and ships. Greater Cleveland has long been known as a durable goods manufacturing area. Following the national trend, however, Cleveland has been shifting to a more services-based economy. Greater Cleveland is a leading center for national and multinational companies in industries including transportation, insurance, retailing, utilities, and commercial banking and finance.

Major Employment Sectors

The City of Cleveland Heights has about 16,100 workers who live in the community and about 7,050 jobs in the city. The largest employment sectors based on share of jobs are Education and Health Care Services (35%), Retail Trade (20%), and Arts, Entertainment, and Accommodations (18%). These three sectors represent about 5,200 jobs (75% of all jobs).

Reviewing the types of jobs that Cleveland Heights residents hold, there is significant employment in diverse sectors: Education and Health Care (5,993 workers), Arts, Entertainment, Accommodations (2,389 workers), Professional, Scientific, Management (1,832 workers), Retail Trade (1,495 workers), Finance, Insurance, Real Estate (1,152 workers), and Manufacturing (1,105 workers).

Workforce and Infrastructure Needs of the Business Community

An educated and appropriately trained workforce, along with overall workforce educational attainment and ongoing training, are all priorities. In Cleveland Heights, these needs apply to a number of the important employment sectors discussed in the preceding paragraph, where technical knowledge, continually updated training, and a higher level of management and administrative skills are important.

Cleveland Heights does not have any highways within its borders. The arterial roads function as important commuting routes and provide access to various commercial districts. Roadway investment is an ongoing need for the business districts. In a fully built-out city such as Cleveland Heights, there is also a need for buildings or sites ready to meet the expansion and relocation plans of businesses.

Planned Investments

The focus over the next five years is to implement a place-based development strategy that fosters diverse, mixed-use commercial districts and attracts small businesses and entrepreneurs.

Cleveland Heights is targeting redevelopment opportunities such as Severance Town Center. The City's Master Plan, adopted in March of 2017, establishes as a primary goal the redevelopment of Severance Town Center as a mixed-use and walkable area consistent with the character of Cleveland Heights.

The Top of the Hill development has created a signature mixed use destination district that serves as a gateway to the City and a link between the City and the adjacent University Circle area of Cleveland. The \$83 million project is located on approximately four acres of city-owned property at the corner of Cedar Road and Euclid Heights Boulevard and includes 261 market-rate luxury apartments, more than 11,000 square feet of first-floor commercial space, approximately 25,000 square feet of green space, a 550-space parking garage, and additional surface parking.

In terms of residential development, multi-family apartment buildings are under construction in the Lee Road corridor, at Cedar Road and Meadowbrook Road. A group of vacant historic apartment buildings on South Taylor Road, known as the Taylor Tudor Buildings, are also scheduled to be rehabilitated, including the first-floor commercial spaces. These developments will create several hundred apartments, which will have a positive effect on retail businesses in the community.

Finally, Cleveland Heights is working with adjacent communities to strengthen and unify commercial districts: partnering with University Heights to redevelop the Cedar Taylor Commercial District; and working with Noble Road property owners to revitalize properties to help stabilize adjacent areas in Cleveland Heights, East Cleveland and South Euclid.

Workforce Skills and Education

American Community Survey data emphasizes the correlation of education and employment, along with the generational change occurring in Cleveland Heights. More than one-third of Cleveland Heights residents age 65 years and over have educational attainment of a high school degree or less, compared to less than one-sixth of residents age 25-44. In addition, Cleveland Heights residents with a Bachelor's degree earned 65% more than a person with only a high school degree.

Workforce Training Initiatives

There are a variety of workforce training initiatives and opportunities available for Cleveland Heights residents and workers that focus on various employment sectors, including professional programs at several nearby universities, plus programs at Cuyahoga Community College and OhioMeansJobs. Team NEO is a regional organization that focuses on Northeast Ohio business attraction and expansion. The Bhutanese Community of Greater Cleveland offers job training services for relocated refugees and persons with limited English proficiency. Gesher provides access to low- and moderate-income job seekers through their benefits referral program.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	17	0	0	0	0
Arts, Entertainment, Accommodations	2,389	1,297	14	18	4
Construction	293	102	2	1	0
Education and Health Care Services	5,993	2,532	35	35	1
Finance, Insurance, and Real Estate	1,152	376	7	5	-1
Information	279	232	2	3	2
Manufacturing	1,005	79	6	1	-5
Other Services	592	413	3	6	2
Professional, Scientific, Management Services	1,832	442	11	6	-4
Public Administration	0	0	0	0	0
Retail Trade	1,495	1,461	9	20	12
Transportation and Warehousing	421	68	2	1	-1
Wholesale Trade	627	49	4	1	-3
Total	16,095	7,051	--	--	--

Table 5 - Business Activity

Data Source: 2016-2020 ACS (Workers), 2020 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	22,795
Civilian Employed Population 16 years and over	21,125
Unemployment Rate	7.37
Unemployment Rate for Ages 16-24	25.06
Unemployment Rate for Ages 25-65	4.83

Table 6 - Labor Force

Data Source: 2016-2020 ACS

Occupations by Sector	Number of People
Management, business and financial	7,215
Farming, fisheries and forestry occupations	785
Service	1,645
Sales and office	3,915
Construction, extraction, maintenance and repair	700
Production, transportation and material moving	555

Table 7 – Occupations by Sector

Data Source: 2016-2020 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	13,582	71%
30-59 Minutes	4,870	26%
60 or More Minutes	645	3%
Total	19,097	100%

Table 8 - Travel Time

Data Source: 2016-2020 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	630	55	450
High school graduate (includes equivalency)	1,435	165	975
Some college or Associate's degree	3,600	245	1,335
Bachelor's degree or higher	10,280	570	1,650

Table 9 - Educational Attainment by Employment Status

Data Source: 2016-2020 ACS

Educational Attainment by Age

	Age				
	18-24 yrs	25-34 yrs	35-44 yrs	45-65 yrs	65+ yrs
Less than 9th grade	35	30	34	120	65
9th to 12th grade, no diploma	370	240	320	395	350
High school graduate, GED, or alternative	1,180	815	370	1,395	1,560
Some college, no degree	1,960	840	1,030	1,820	1,295
Associate's degree	105	430	330	765	420
Bachelor's degree	1,375	2,375	1,105	2,320	1,715
Graduate or professional degree	140	2,315	1,785	2,610	3,165

Table 10 - Educational Attainment by Age

Data Source: 2016-2020 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	24,067
High school graduate (includes equivalency)	26,929
Some college or Associate's degree	30,577
Bachelor's degree	50,927
Graduate or professional degree	58,642

Table 11 – Median Earnings in the Past 12 Months

Data Source: 2016-2020 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The City of Cleveland Heights has about 16,095 workers who live in the community and about 7,050 jobs in the city (**Table 5**). The largest employment sectors based on share of jobs are Education and Health Care Services (35%), Retail Trade (20%), and Arts, Entertainment, and Accommodations (18%). These three sectors represent about 5,200 jobs (75% of all jobs).

Reviewing the types of jobs that Cleveland Heights residents hold, there is significant employment in diverse sectors: Education and Health Care (5,993 workers), Arts, Entertainment, Accommodations (2,389 workers), Professional, Scientific, Management (1,832 workers), Retail Trade (1,495 workers), Finance, Insurance, Real Estate (1,152 workers), and Manufacturing (1,105 workers). This diversity is achievable due to the large employment centers immediately to the west in Cleveland, such as the health, education, and arts institutions in the University Circle neighborhood, as well as the central business district. There is also a significant employment center to the east, along the Interstate 271 corridor.

Describe the workforce and infrastructure needs of the business community:

Workforce Needs

Federal Reserve Bank of Cleveland research has discussed the importance of education and innovation in the income growth of a region. Innovation creates jobs and improves productivity, but it requires an educated and appropriately trained workforce. Improving the overall educational attainment of the Cuyahoga County workforce, as well as ongoing training for new and experienced workers is also a priority. In Cleveland Heights, these needs apply to a number of the important employment sectors discussed in the preceding question, where technical knowledge, continually updated training, and a higher level of management and administrative skills are important.

Infrastructure Needs

Cleveland Heights does not have any highways within its borders. Therefore, the arterial roads function as important commuting routes and provide access to the various commercial districts within the community, which are employment, shopping, and entertainment hubs.

Roadway investment is an ongoing need for the business districts. Well maintained roads result in less cumulative wear to vehicles of employees, customers, and delivery firms. In commercial districts, roadway work must be supplemented with improvements to sidewalks and parking areas, as well as items such as street furniture and plantings, in order to create an inviting shopping/employment area.

The City of Cleveland Heights has an ongoing capital plan for infrastructure investments. Funding sources include municipal funds, along with the Ohio Public Works Commission annual grant program.

Cuyahoga County's Economic Development Plan has also recognized the need for sites ready to meet the expansion and relocation plans of companies. Some sites need environmental remediation, while others are obsolete in terms of modern commercial, office, or manufacturing layout. In response, the County is working to increase funding toward the goal of having more sites ready for development when needed.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

Cleveland Heights is well positioned to build on its unique mixed-used commercial districts and leverage its proximity to University Circle and MidTown Corridor, a regional hub of innovation. The focus over the next five years is to implement a place-based development strategy that fosters diverse, mixed-use commercial districts and attracts high-performing, innovative small businesses and entrepreneurs.

Cleveland Heights is targeting redevelopment opportunities such as Severance Town Center. The City's Master Plan, adopted in March of 2017, establishes as a primary goal the redevelopment of Severance Town Center as a mixed-use and walkable area consistent with the character of Cleveland Heights.

The Top of the Hill development has created a signature mixed use destination district that serves as a gateway to the City and a link between the City and the adjacent University Circle area of Cleveland. The \$83 million project is located on approximately four acres of city-owned property at the corner of Cedar Road and Euclid Heights Boulevard and includes 261 market-rate luxury apartments, more than 11,000 square feet of first-floor commercial space, approximately 25,000 square feet of green space, a 550-space parking garage, and additional surface parking.

In terms of residential development, multi-family apartment buildings are under construction in the Lee Road corridor, at Cedar Road and Meadowbrook Road. A group of vacant historic apartment buildings on South Taylor Road, known as the Taylor Tudor Buildings, are also scheduled to be rehabilitated, including the first-floor commercial spaces. These developments will create several hundred apartments, which will have a positive effect on retail businesses in the community.

The City will utilize its storefront renovation program and commercial loan program to work with property owners and developers in these districts to redevelop functionally obsolete buildings. The objective is to attract innovative small businesses that desire convenient and affordable space in mixed-use commercial districts that are near some of Greater Cleveland's prominent research and development institutions.

Cleveland Heights is also working to strengthen and unify commercial districts. The City is pursuing opportunities to partner with the City of University Heights to redevelop the Cedar Taylor Commercial District, which is located in both cities. Cleveland Heights is working with the Cedar Taylor Development Association to unite the district across the municipal borders and coordinate a streetscape improvement plan that is supported by each city. Additionally, the city is working with property owners along Noble Road to revitalize commercial properties that will stabilize the surrounding neighborhoods in Cleveland Heights, East Cleveland and South Euclid.

The City is confident this diversified approach to our commercial areas will attract innovative small business and entrepreneurs and establish Cleveland Heights as one of the preeminent centers of small business development in Cuyahoga County.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

Workers employed in Cleveland Heights are a combination of persons who also reside in Cleveland Heights or travel into the city for work. Regardless of the home community of a worker, the workforce issues are similar. The dominant issue is the ongoing need for more education and training.

The American Community Survey data shown in **Tables 10 and 11** shows the correlation of education and employment, along with the generational change that is occurring in Cleveland Heights. Looking at the ratio of employed to unemployed persons in the labor force, roughly one out of ten persons with a high school degree were unemployed. The number of unemployed persons dropped to one-in-sixteen for persons with some college or Associate's degree, and one-in nineteen for persons with a bachelor's degree or higher.

The attainment of additional education beyond high school is beneficial, and in many situations essential, for the diverse fields represented among Cleveland Heights residents. Generationally, 23% of Cleveland Heights residents age 65 years and over have educational attainment of a high school degree or less, compared to 15% of residents age 25-44. Conversely, 69% of Cleveland Heights residents age

25-44 have an Associate's, Bachelor's, or graduate/professional degree, compared to 61% of residents age 65 and over. In addition, ACS data also showed that for the most recent twelve-month period (2020), Cleveland Heights residents with a Bachelor's degree earned 89% more than a person with only a high school degree (\$50,927 vs. \$26,929).

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

There are a variety of workforce training initiatives and opportunities available for Cleveland Heights residents and workers that focus on various employment sectors. For example, programs at nearby Case Western Reserve University, Cleveland State University, and John Carroll University offer professional continuing education courses and graduate degree programs designed to be pursued on a part-time basis. Other training sources include:

Cuyahoga Community College

The College's Workforce Innovation Division focuses on employee training programs and professional development in a variety of fields. The Corporate College provides professional training and development customized for individual businesses. Programs are delivered either off-site at the company facility or on-site at one of the Corporate College campuses.

OhioMeansJobs | Cleveland-Cuyahoga County (OMJ|CC)

OMJ|CC is a collaborative workforce system of the City of Cleveland and Cuyahoga County that assists both employers and job seekers. The Area 3 Workforce Investment Board (WIB) serves as the advisory body for the City of Cleveland and Cuyahoga County Department of Workforce Development. The system uses a demand-based model driven by employer needs. Both on-the-job training and new hire programs exist.

Team NEO

Team NEO is a regional, private-sector organization that focuses on business attraction and expansion into eighteen counties in Northeast Ohio. Team Neo emphasizes that the strong regional history of innovation and traditional manufacturing has evolved into advanced manufacturing and focuses on a number of key industries in the Cleveland region.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

No

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

No. (U.S. Department of Commerce, Economic Development Administration program).

Other local/regional plans or initiatives that impact economic growth:

Economic Development Plan Cuyahoga County

The 2023-2027 Cuyahoga County Economic Development Plan focuses on initiatives in the areas of developing and utilizing fresh water resources; transit-oriented development; workforce development; placemaking; and development site assembly. Although primarily intended to be implemented with funds other than dollars provided by HUD, the Plan emphasizes that investments should create high-quality, well-connected places, ensure access to and preparation for jobs and careers, and accelerate business growth. The Consolidated Plan Strategic Plan goals, using HUD funds, reinforce these investment objectives of the Cuyahoga County Economic Development Plan.

<https://cuyahogacounty.gov/docs/default-source/development/economicdevelopmentplan.pdf>

Rebuilding as One: A Common Sense Approach to Housing In Cuyahoga County Northeast Ohio First Suburbs Consortium

This 2013 report outlines issues and strategies to address housing issues, particularly in the Cuyahoga County suburbs that geographically form the first ring of development beyond Cleveland. Building on the Cuyahoga County Economic Development Plan goal of creating high-quality, well-connected places that provide our residents with great communities to live, work, and play, the report emphasizes strategies focusing on the four policy areas of preserving older housing stock, reducing vacancy and blight, tax base strengthening, and promoting stability. The Consolidated Plan Strategic Plan goals focus significant housing funds on investment in existing housing through rehabilitation and homebuyer programs plus code enforcement, which reinforce the strategies of the Rebuilding as One report.

<http://nebula.wsimg.com/dcb273f93355b0f0d3ee06c9cd4429ee?AccessKeyId=09E1CA301C4A0B66503D&disposition=0&alloworigin=1>

Vibrant NEO 2040 Northeast Ohio Sustainable Communities Consortium Initiative

Funded by a HUD/USDOT/USEPA Partnership for Sustainable Communities Initiative grant, this twelve county regional project guided by 33 organizations developed a vision for the future of Northeast Ohio. The eight objectives include promoting investment in established communities, developing the regional economy with accessible employment opportunities, and enhancing the regional transportation network. The Consolidated Plan Strategic Plan goals focus on investing funds in housing, businesses, and

infrastructure in developed neighborhoods, commercial districts, and industrial areas, which reinforce the goals of Vibrant NEO 2040. <http://vibrantneo.org>

Cleveland Heights Master Plan
City of Cleveland Heights

A Master Plan outlines a community's vision for the future and then describes specific action steps that can be undertaken to accomplish them. A Master Plan allows the city to assess whether policies and actions currently undertaken are addressing needs and accomplishing long-term goals. Completed in 2017, the document is organized through a community vision through the topics of Vibrant Neighborhoods, Complete Transportation Network, Environmental Sustainability, Business Friendly, Strong Business Districts, High-Quality Infrastructure, Hub for Arts and Culture, Diverse and Open Community, Safe and Engaged Community, and Healthy Community.
<https://www.clevelandheights.com/234/Master-Plan>

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

HUD defines "housing problems" as one or more of the following:

Substandard Housing-Lacking complete plumbing or kitchen facilities.

Overcrowded-Housing more than 1.01 to 1.50 persons per room excluding bathrooms, porches, foyers, halls or half rooms.

Severely Overcrowded- Housing more than 1.51 persons per room excluding bathrooms, porches, foyers, halls or half rooms.

Housing Cost Burden-Housing costs that are more than 30% of the household's total gross income. For renters, cost includes rent paid plus utilities. For owners, cost includes mortgage payments, taxes, insurance, and utilities.

Household Has No/Negative Income-Households whose income is zero or negative due to self-employment, dividends, and net rental income.

A "**concentration**" of multiple housing problems can be defined as households who experience multiple housing problems at a greater rate (10 percentage points or greater) than the households for the City of Cleveland Heights as a whole.

The usual source for this information is the CPD Maps Report, which still cites the 2011-15 ACS as the data source, although the data has been confirmed by HUD to actually be 2016-2020 ACS data.

The 2016-20 ACS, the CPD Maps Report, and CPD Maps showed that of the 10,010 households with incomes that were 100% AMI or below living in Cleveland Heights, 3,660 households had one or more of the "housing problems" listed above (**NA-Table 8**). Of those households 8,085 households were low- and moderate-income households, of which 42.73% (3,455 households) had any of 4 housing problems listed above. Using the above-cited definition of "concentration," (42.73% plus 10 percentage points = **52.73%**) provides the threshold for a "concentration."

Households with any of 4 housing problems that were **Extremely Low-Income (ELI) households** were concentrated in the following census tracts: CT 1403.01, CT 1403.02, CT 1404, CT 1405, CT 1406, CT 1407.01, CT 1407.02, CT1409, CT 1410, CT 1412, CT 1413, CT 1415, CT 1416.01, CT 1416.02, CT 1417 and CT 1960.

Households with any of 4 housing problems that were **Low-Income (LI) households** were concentrated in the following census tracts: CT 1404, CT 1405, CT 1406, CT 1407.01, CT 1407.02, CT1409, CT 1410, CT 1412, CT 1413, CT 1415, CT 1416.01, CT 1416.02, CT 1417, and CT 1960.

Households with any of 4 housing problems that were **Moderate-Income Households** were concentrated in the following census tracts: CT 1406, CT 1407.02, and CT 1410 (**NA-Table 8, NA-Maps-Percent ELI, LI, and MI Households with Any of 4 Housing Problems and MA-Maps-Concentration of Percent ELI, LI, and MI Households with Any 4 Housing Problems**).

Cost burden was the major problem cited by most of the households having one or more “housing problems.” Very small percentages of households lived in housing that was substandard or in overcrowded conditions. Continued investment in the housing stock however, is still needed. The main period of housing construction in Cleveland Heights was pre-1950, when about 68% of all housing units (12,810 units) were built. These units are now at least 76 years old, and may require systems replacement and a significant rehabilitation investment. An additional 24% of all housing (4,585 units) were constructed between 1950 and 1979. These units are at least 45 years old and may also require updating and systems work (**MA-Table 38**).

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

The 2016-20 ACS, CPD Maps Report, and CPD Maps showed that of the 44,176 persons living in Cleveland Heights, 46.80 (20,675 persons) were White, 39.41% (17,408 persons) were Black or African American, 0.10% (44 persons) were American Indian and Alaska Native, 5.65% (2,498 persons) were Asian, 0.02% (8 persons) were Native Hawaiian and Other Pacific Islander, 2.53% (1,119 persons) were Some other race, and 2.68% (1,240 persons) were Two or More Races (**MA-Maps-Percent White, Black or African American, American Indian and Alaska Native, Asian, Some Other Race, and Two or More Races**). Hispanic or Latino persons, who could be of any race, comprised 2.81% (1,240 persons) of the population (**MA-Map-Percent Hispanic or Latino Persons**).

Concentration of Racial/Ethnic Persons

A concentration of racial/ethnic persons can be defined as the percentage of a person/racial or ethnic type that occurs in an area at a greater rate (10 percentage points or greater) than the percentage of a person/racial or ethnic type occurs for the City of Cleveland Heights as a whole.

The CPD Maps Report and the CPD Maps show the following concentrations:

Black or African American persons-Using the percentage of Black or African American persons citywide and the above-cited definition of “concentration,” (49.41% plus 10 percentage points = **59.41%**) illustrates that there is a concentration of Black or African American persons living in the following

Census Tracts: CT 1401, CT 1403.01, CT 1403.02, CT 1404, CT 1405, CT 1407.01, CT 1407.02, CT 1409, CT 1416.02, and CT 1960 (**MA-Map-Concentration of Black or African American Persons**).

Asian persons-Using the percentage of Asian persons citywide and the above-cited definition of “concentration,” (5.65% plus 10 percentage points = **15.65%**) illustrates that there is a concentration of Asian persons living in the following Census Tract: CT 1411 (**MA-Map-Concentration of Asian Persons**).

Persons of Some Other Race-Using the percentage of persons of Some Other Race citywide and the above-cited definition of “concentration,” (2.53% plus 10 percentage points = **12.53%**) illustrates that there is a concentration of persons of Some Other Race living in the following Census Tract: CT 1413 (**MA-Map-Concentration of Person of Some Other Races**).

There were no concentrations of persons for any remaining racial or ethnic groups.

Concentration of Low-Income Households

A concentration of low-income households can be defined as the percentage of a household income type that occurs in an area at a greater rate (10 percentage points or greater) than the percentage of a household income type occurs for the City of Cleveland Heights as a whole.

The 2016-20 ACS, the CPD Maps Report, and CPD Maps showed that of the 18,980 households living in Cleveland Heights, 5,480 (28.87%) were low-income households with incomes that were 0-50% of the HUD Area Median Family Income (HAMFI). Of these households, 3,220 households were Extremely Low - Income [ELI] Households with incomes that were 0-30% of HAMFI and 2,260 households were Low Income [LI] Households with incomes that were 31-50% of HAMFI (**NA-Tables 9 and 10**). Using the percentage of low-income persons citywide and the above-cited definition of “concentration,” (28.87% plus 10 percentage points = **38.87%**) illustrates that there is a concentration of low-income persons in the following census tracts: CT 1403.01, CT 1407.01, CT 1407.02, CT 1408, CT 1410, and CT 1411 (**MA-Map-Concentration of Percent Low Income Households**).

What are the characteristics of the market in these areas/neighborhoods?

Almost half of the households living in these areas of “concentration” have median household incomes that are somewhat, to significantly, below the City’s median household income of \$59,086 (2016-20 ACS), and range from \$33,988 in CT 1410 to \$54,817 in CT 1401. About half of the areas have higher poverty rates than Cleveland Heights as a whole (18%), and range from 19% in CT 1408 to 45% in CT 1407.02. Several census tracts exhibit unemployment rates that are above, to significantly above, the citywide rate of 7.38% unemployment, and range from 12.02% in CT 1960 to 16.56% in CT 1407.02.

In terms of housing, several areas listed had higher percentages of renter occupied housing than did Cleveland Heights as a whole (44%). They included CT 1405 at 58%, CT 1407.01 at 49%, CT 1407.02 at 61%, CT 1408 at 69%, CT 1410 at 95%, VT 1411 at 75%, and CT 1415 at 47%. Over half of the areas

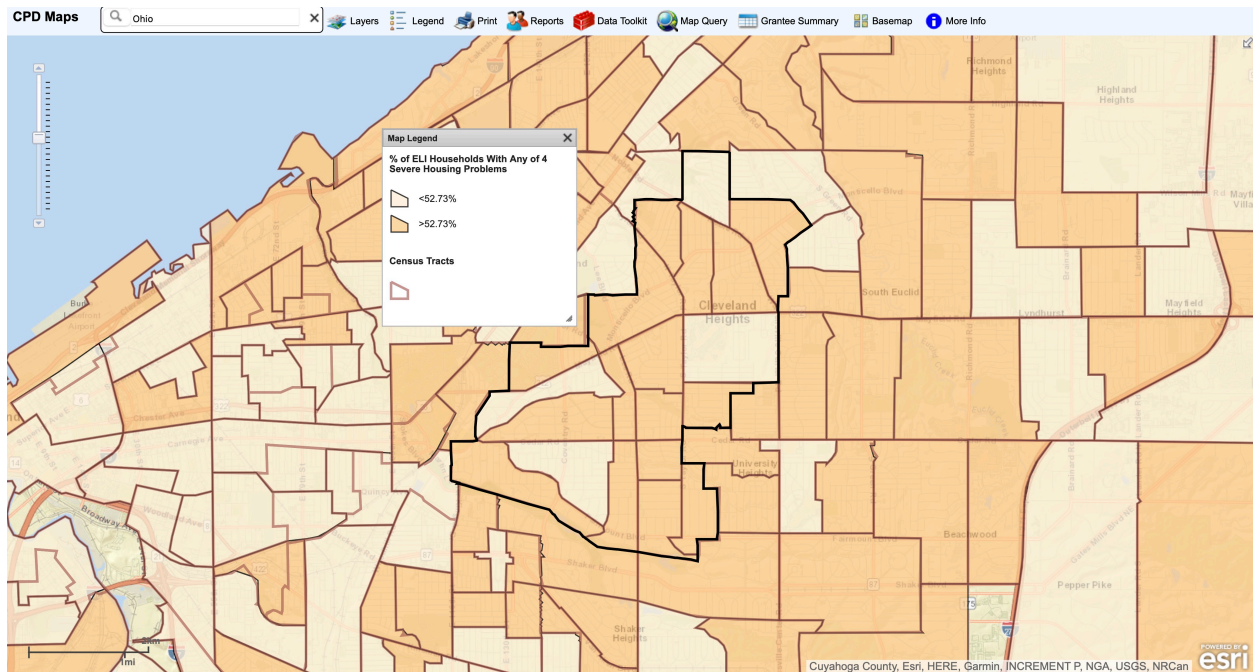
exhibited higher percentages of older rental housing stock than the City as a whole (53% of rental housing built before 1950), including CT 1403.01, with 64%; CT 1404, with 69%; CT 1406 and CT 1410, with 56%; CT 1407.02, with 77%; CT 1412, with 63%; CT 1413, with 82%; CT 1414, with 89%; CT 1415, with 87%; CT 1416.01, with 85%; and CT 1417, with 76% of rental housing built before 1950. Median contract rents, ranging from \$597 in CT 1404 to \$854 in CT 1407.02, and median home values, ranging from \$80,000 in CT 1403.01 to \$113,900 in CT 1409, were generally often lower when compared to citywide figures for median contract rent (\$882) and median home value (\$133,700).

Are there any community assets in these areas/neighborhoods?

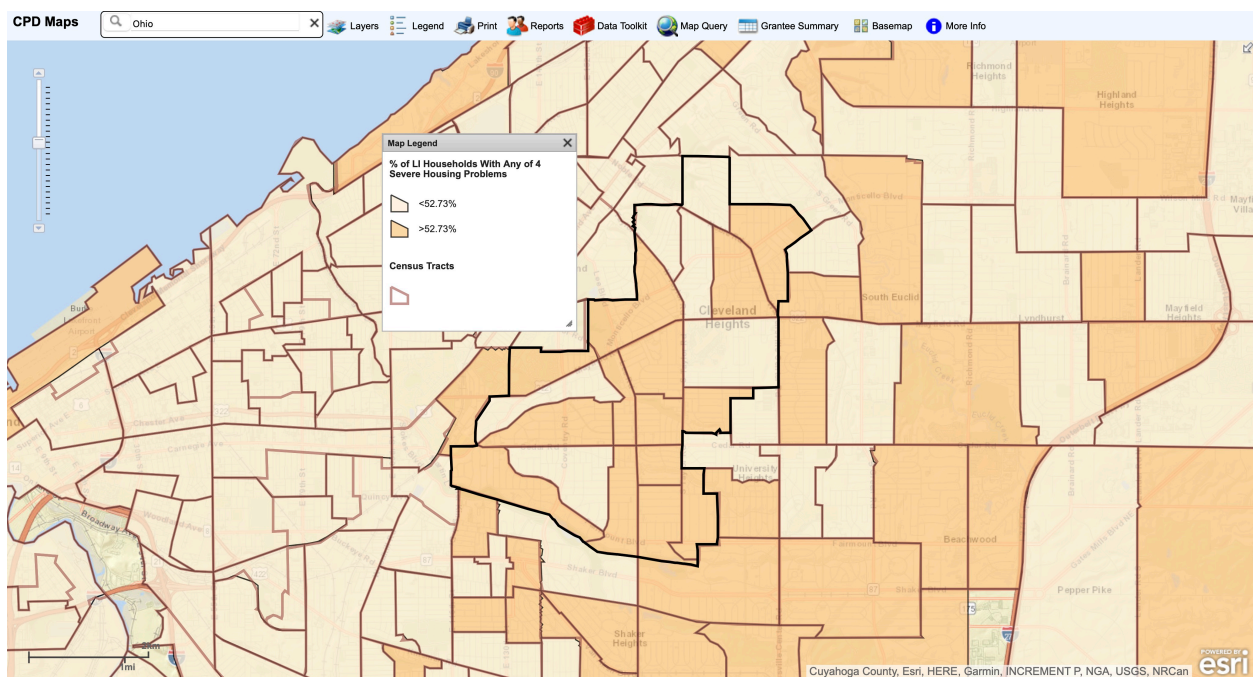
These neighborhoods, much like the rest of the city, are all very walkable and bikeable. The City is working with several organizations to increase the number of bike friendly streets in the City to allow easier access, particularly to the University Circle area. Housing located in these neighborhoods offer a broad range of options in terms of types, sizes, and prices. Easy access to commercial shopping; employment centers, including University Hospitals, the Cleveland Clinic, and University Circle; public and private schools and several universities; parks and recreational activities such as the Cleveland Heights Community Center and Forest Hill Park; cultural amenities located in University Circle; and services add to the quality of life. Another major asset is excellent access – both in terms of proximity to major highways and arterial roads – as well as to public transportation, making access to employment in Cleveland Heights, Cleveland and other nearby communities quick and convenient.

Are there other strategic opportunities in any of these areas?

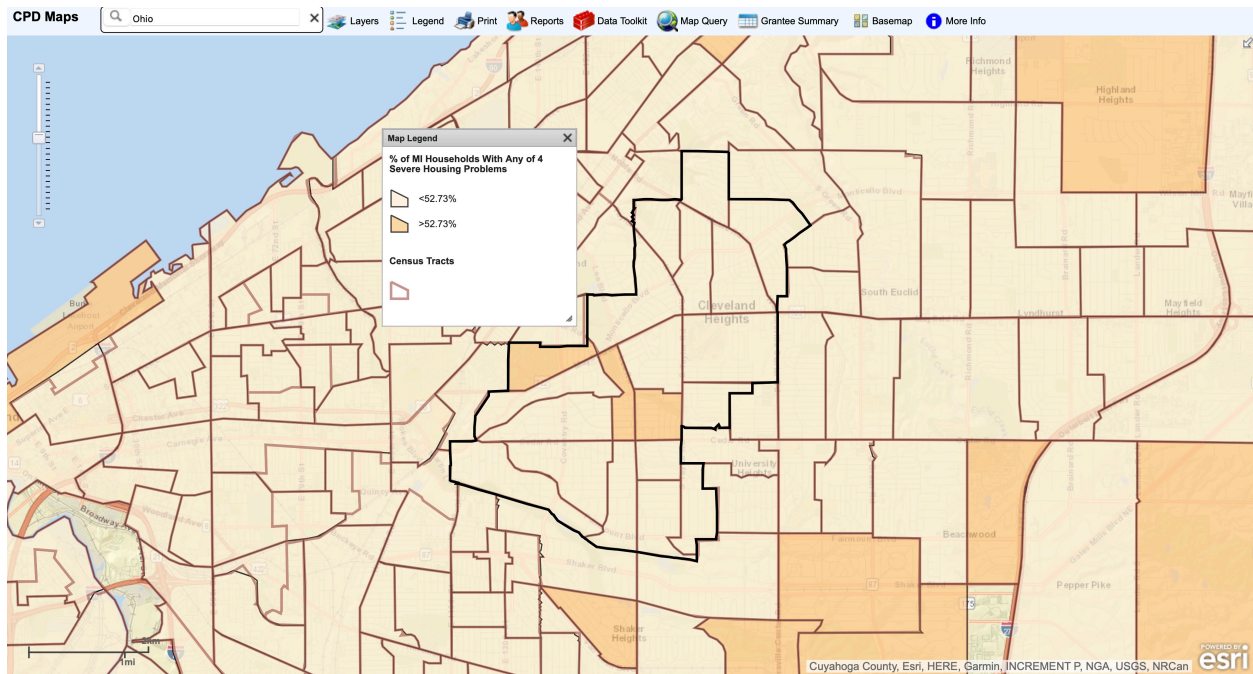
There are strategic opportunities in several of these areas that relate to the major development projects discussed in ***MA-45 Non-Homeless Community Development Assets*** including the Severance Center redevelopment and the Top of the Hill project. The City is targeting several of the commercial districts in these areas for various programs including the Storefront Renovation program and business development and capacity building initiatives. Cleveland Heights will be working with a local nonprofit, FutureHeights, to work with residential neighborhoods for a community capacity building program which includes a Neighborhood Leadership program, neighborhood leadership workshops and ongoing community building. The City of Cleveland Heights has identified these districts as being essential to increasing not only traffic safety, private investment, and job creation, but also improvements in quality of life and public health.



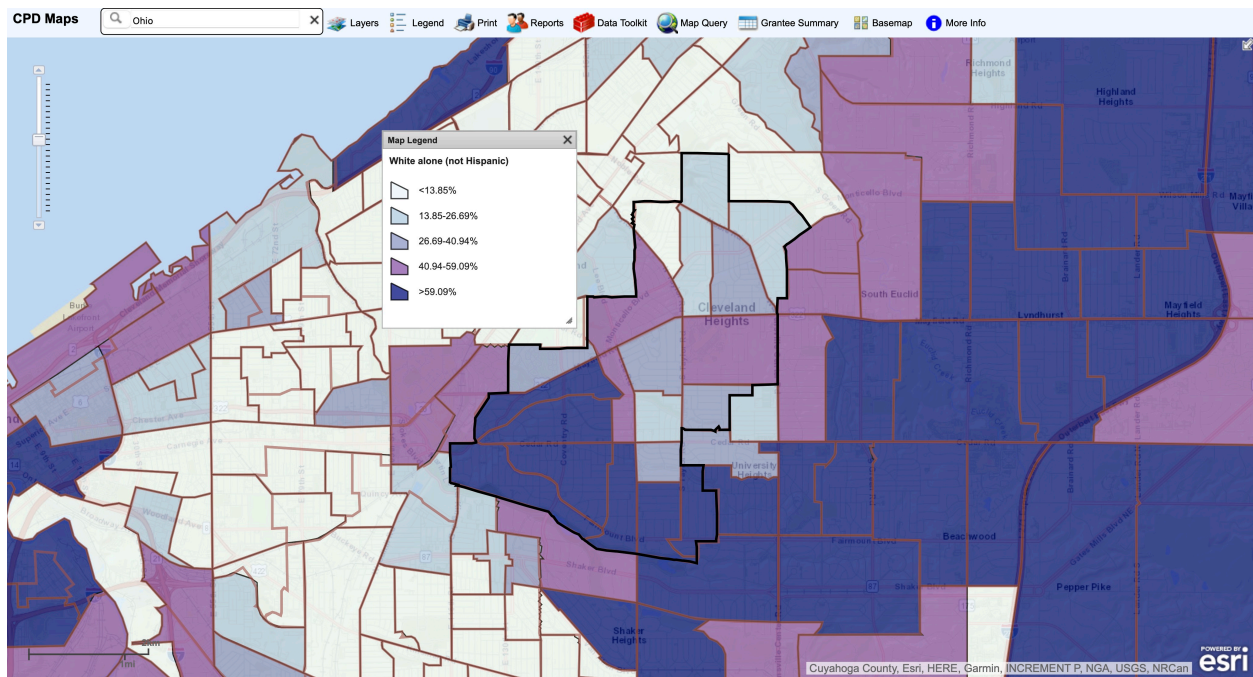
Map 1 - Concentration of Percent of Extremely Low-Income Households with Any of 4 Severe Housing Pro



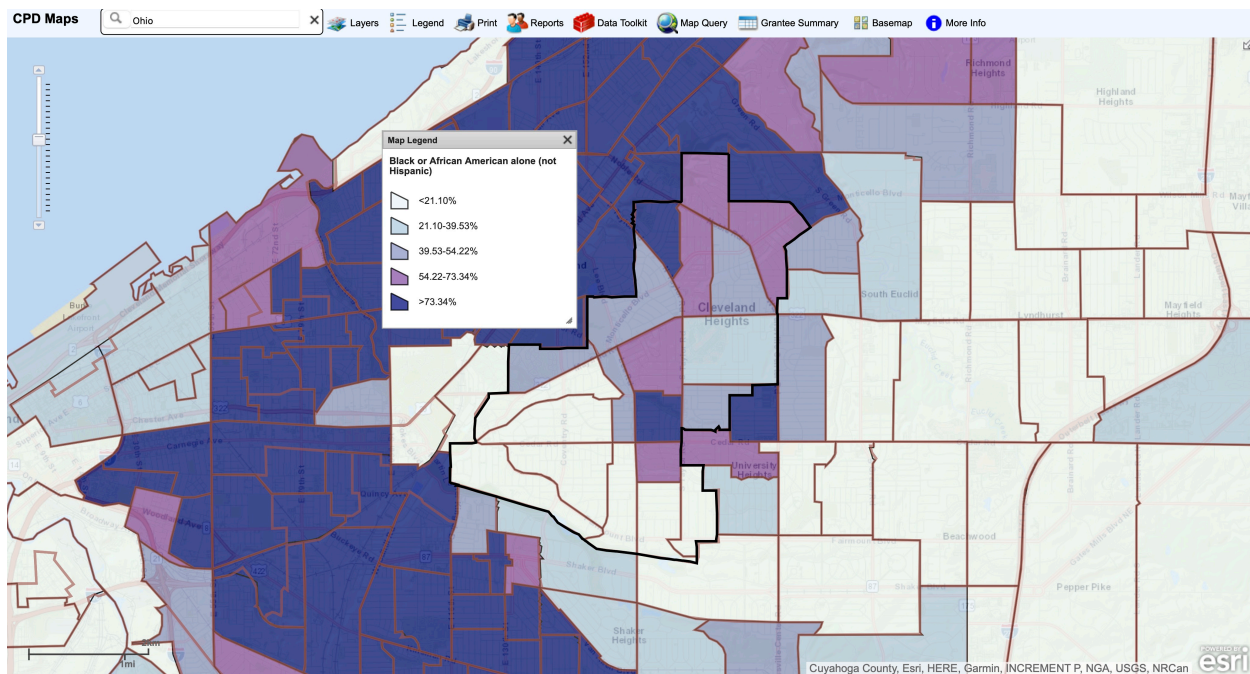
Map 2 - Concentration of Percent of Low-Income Households with Any of 4 Severe Housing Problems, Cle



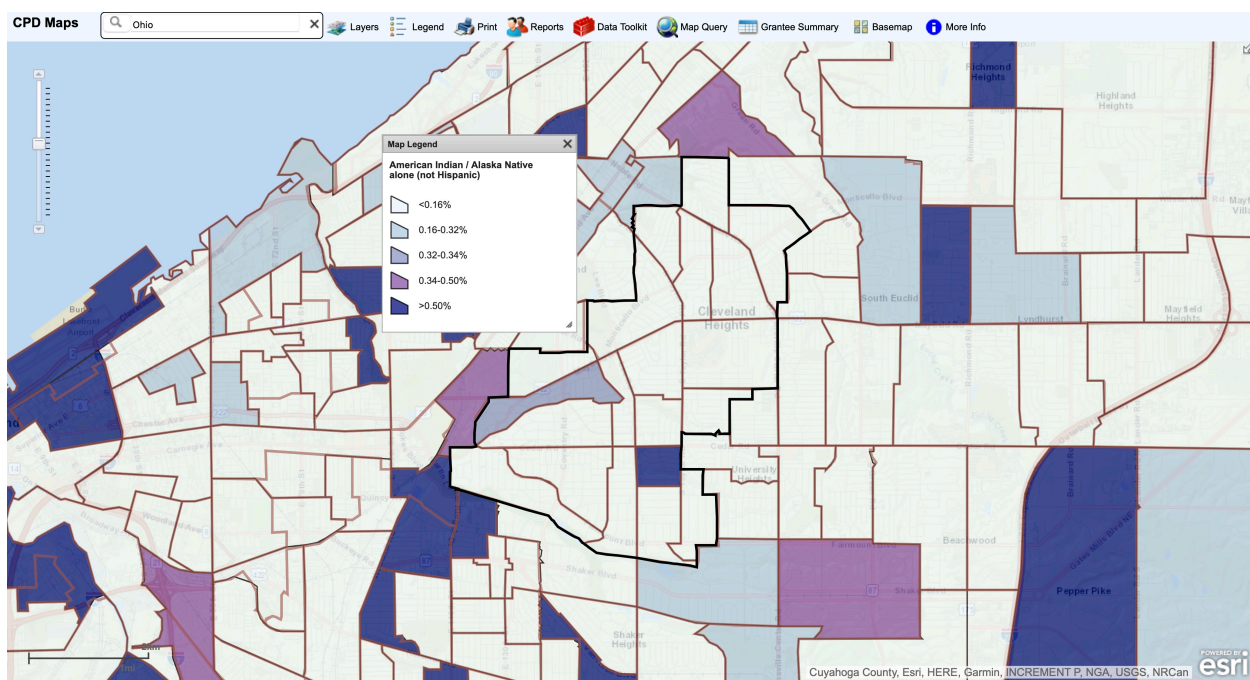
Map 3 - Concentration of Percent of Moderate-Income Households with Any of 4 Severe Housing Problems



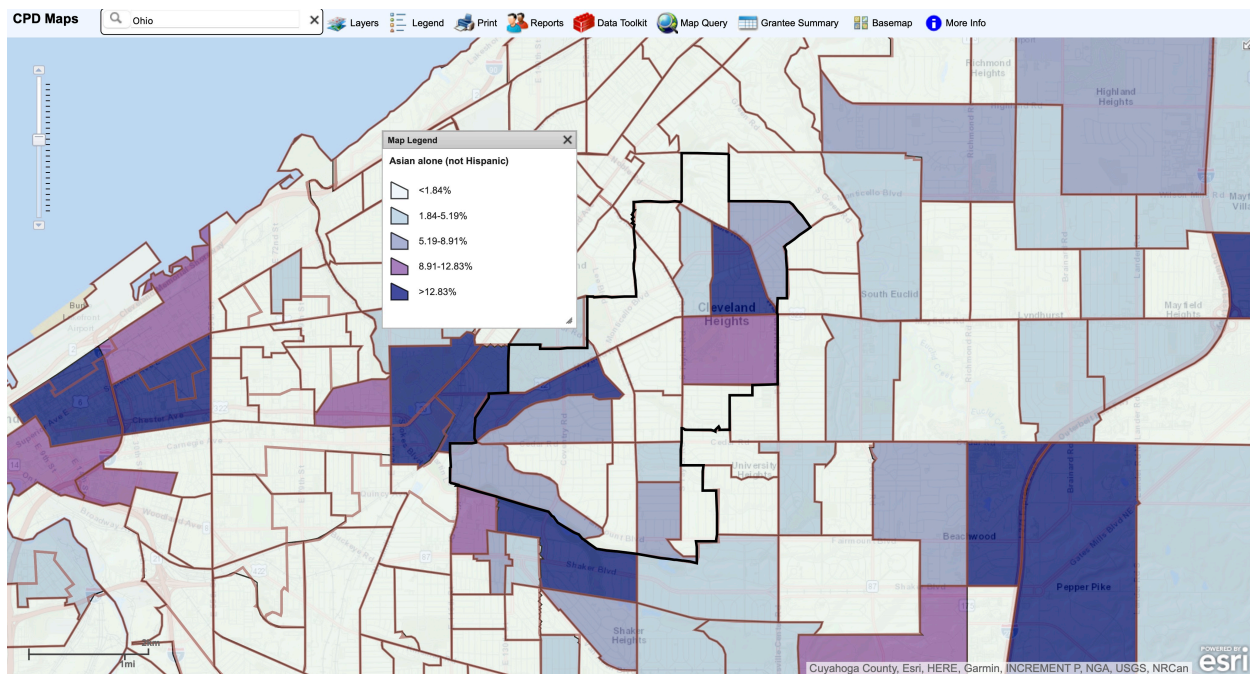
Map 4 - Percent White Persons Alone, Cleveland Heights, Ohio



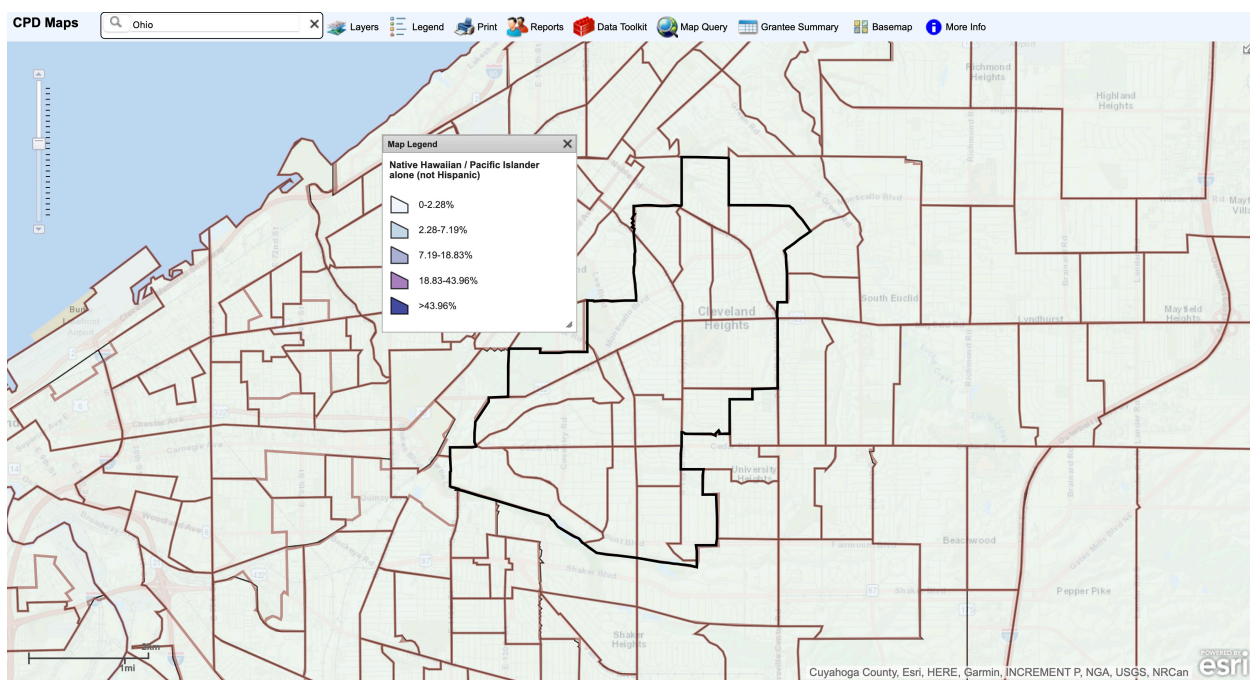
Map 5 - Percent Black or African American Persons Alone, Cleveland Heights, Ohio



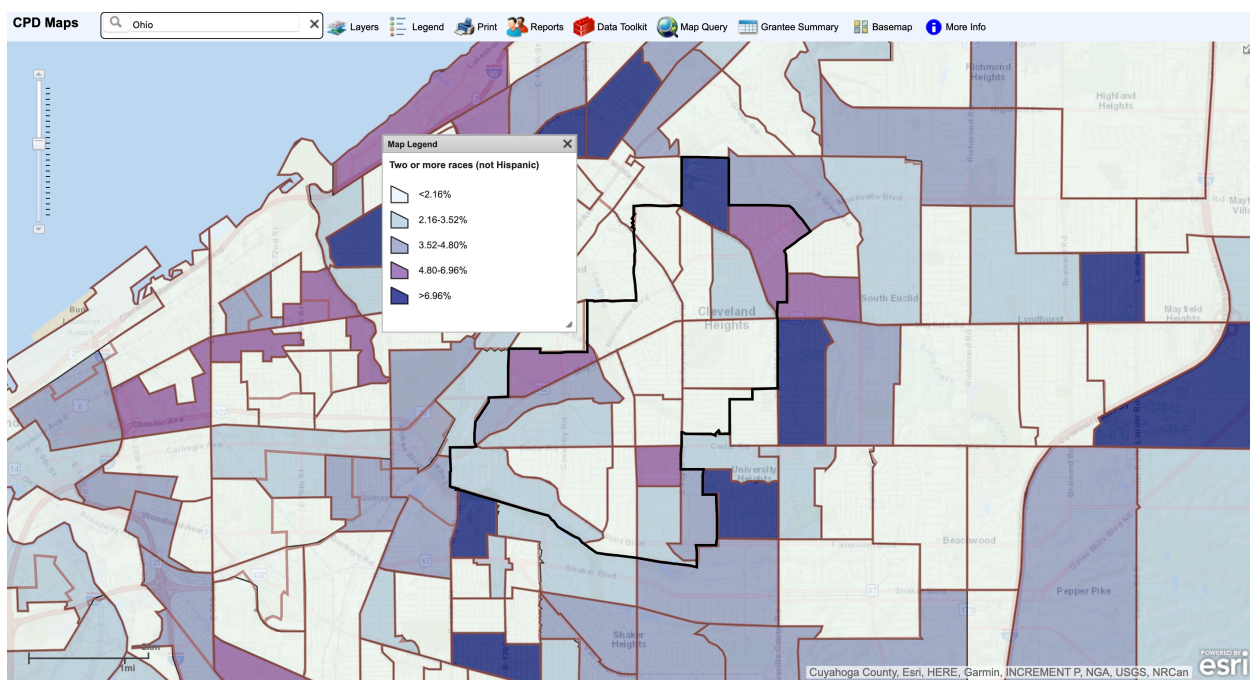
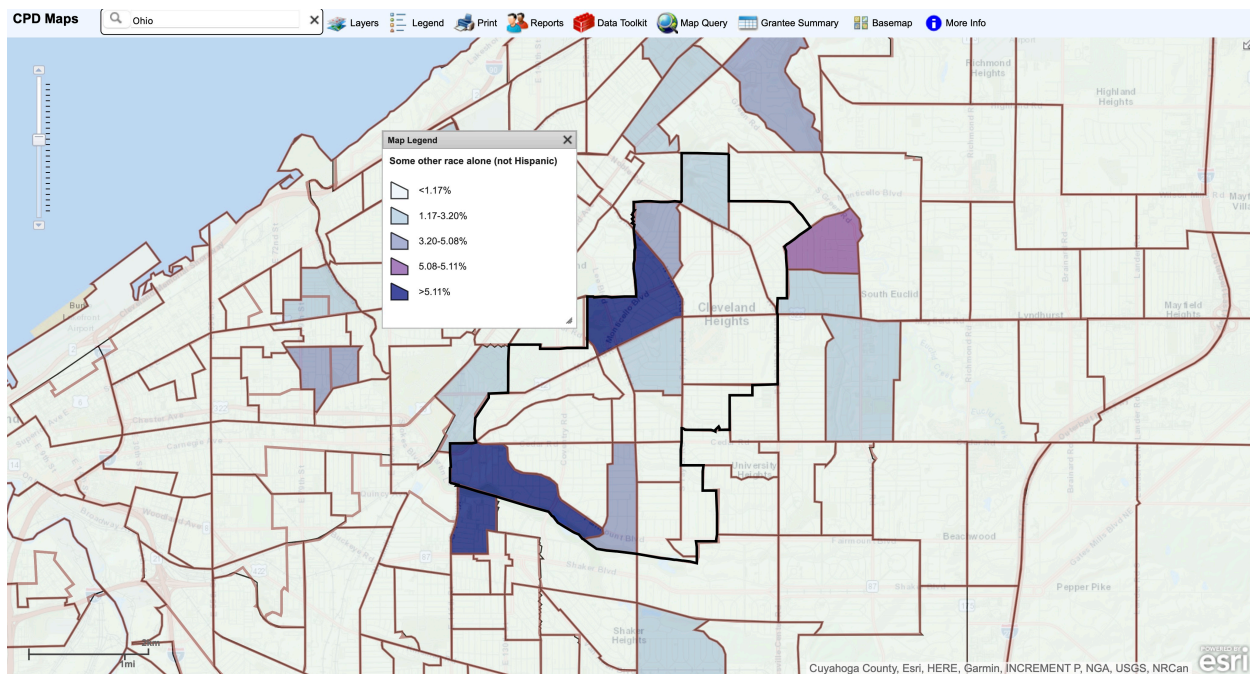
Map 6 - Percent American Indian/Alaska Native Alone, Cleveland Heights, Ohio

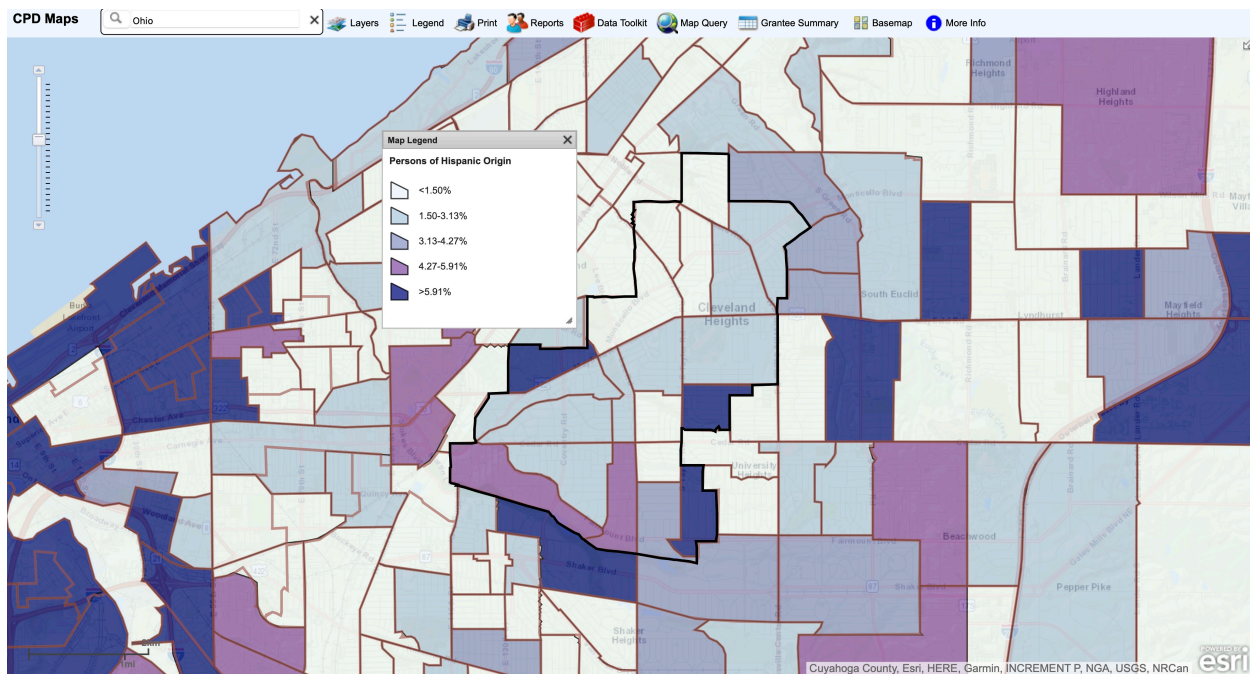


Map 7 - Percent Asian Alone, Cleveland Heights, Ohio

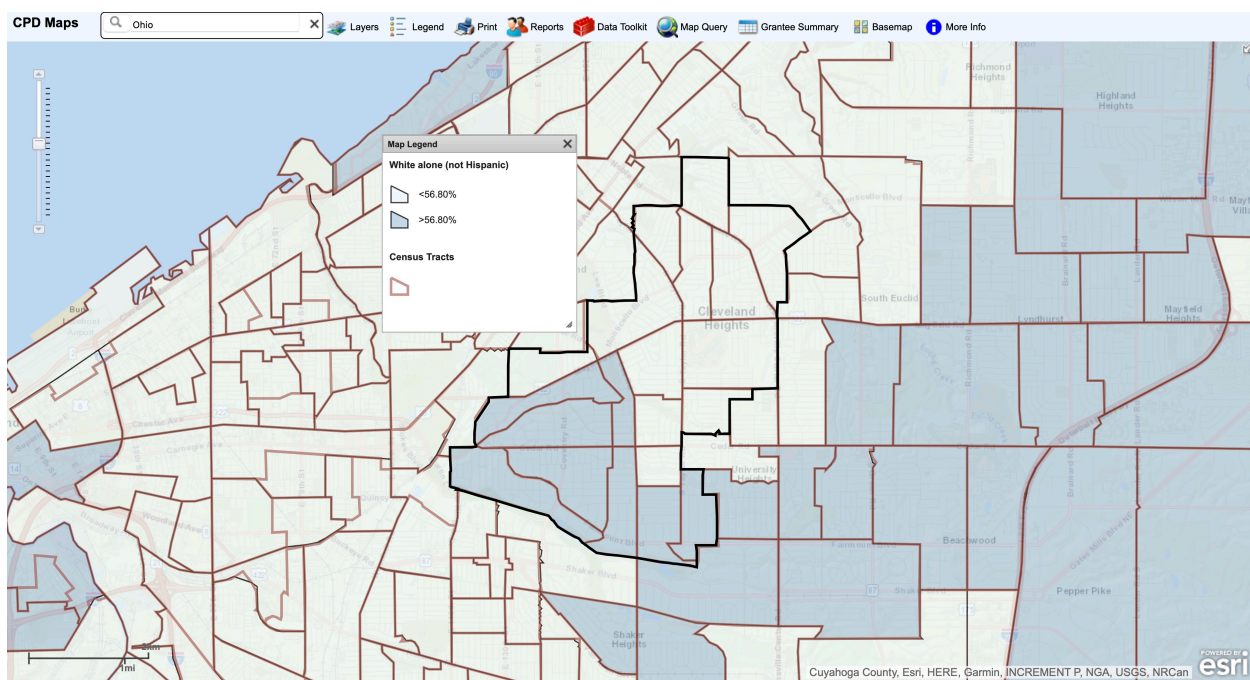


Map 8 - Percent Native Hawaiian/Pacific Islander

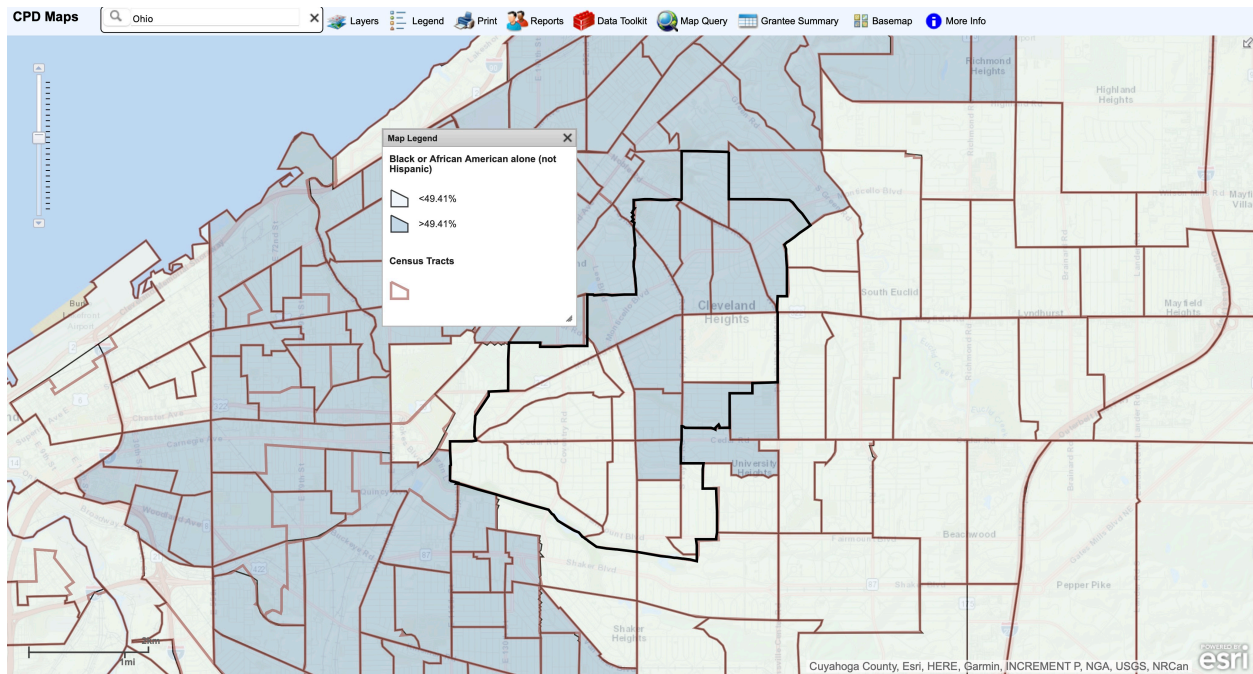




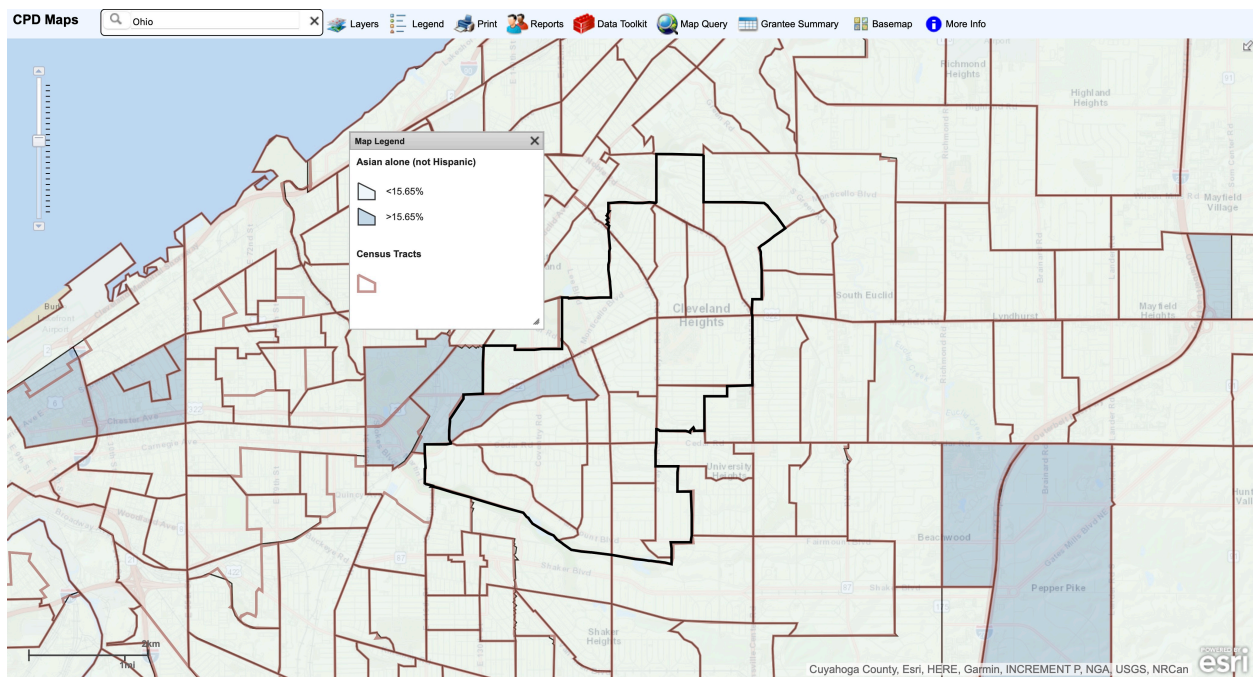
Map 11 - Percent Persons of Hispanic Origin, Cleveland Heights, Ohio



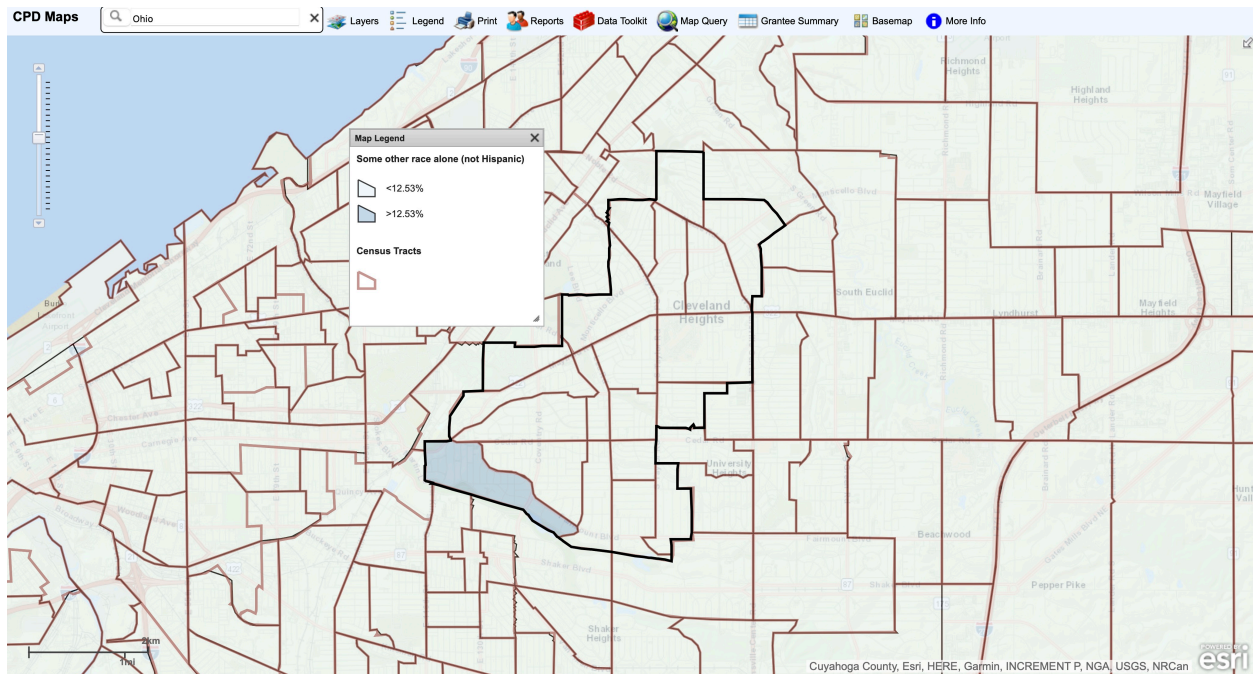
Map 12 - Concentration of White Persons, Cleveland Heights, Ohio



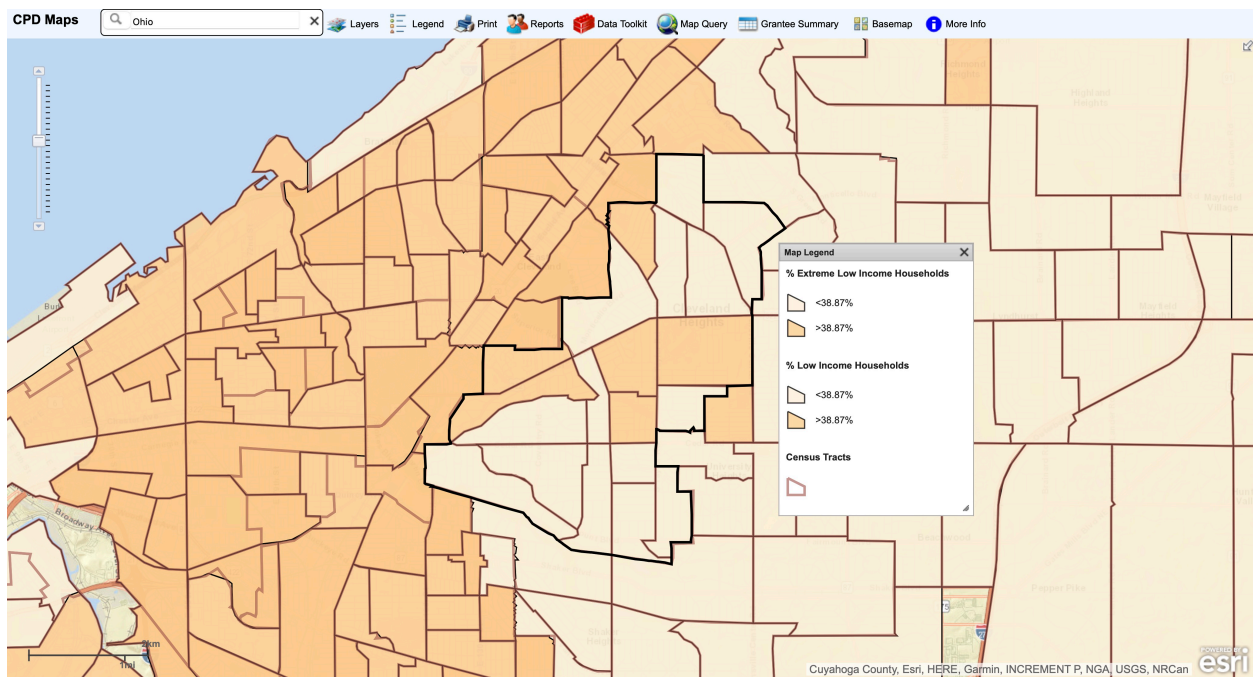
Map 13 - Concentration of Black or African American Persons, Cleveland Heights, Ohio



Map 14 - Concentration of Asian Persons, Cleveland Heights, Ohio



Map 15 - Concentration Of Persons of Some Other Race, Cleveland Heights, Ohio



Map 16 - Concentration of Percent of Low-Income Households, Cleveland Heights, Ohio

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

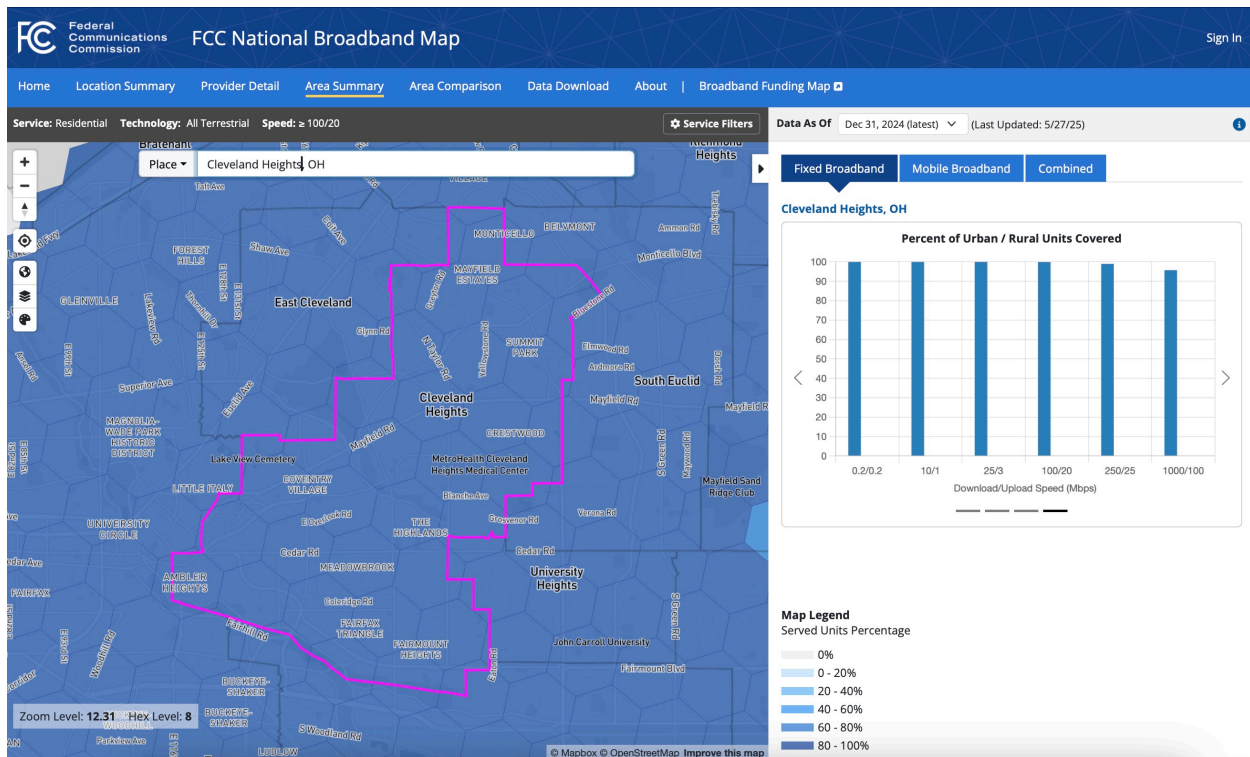
For Five-Year Consolidated Plans submitted to HUD after January 1, 2018, a discussion on broadband needs is required.

According to Federal Communications Commission national broadband data, as of December 2024 (latest release), 99% of homes and small businesses in Cleveland Heights had access to at least one Internet provider offering download speeds of 250 Mbps downstream (250 megabytes per second) and 25 Mbps upstream (25 Megabytes per second). Types of technology providing broadband access include ADSL, cable, fiber, fixed wireless, and satellite. Leading service providers in the community are Space Exploration Technologies, Hughes Network Systems, AT&T, Charter Communications, and T-Mobile.

Hughes Network Systems, AT&T, T-Mobile, and Charter Communications (doing business as Spectrum) offer reduced price internet access to income-qualifying households. Information is not available concerning the number of households that are participating in each program.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

According to Federal Communications Commission broadband deployment data, as of December 2024 (latest release), the leading service providers listed above all provide access to at least 90% of all residences in the community.



FCC National Broadband Map - Dec 2024

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

The following information is summarized from the 2022-2027 All-Hazards Mitigation Plan prepared by the Cuyahoga County Office of Emergency Management.

<https://cuyahogacounty.gov/ready/1st-responders/planning>

Because the document examines Cuyahoga County as a whole, this discussion treats all Consortium member jurisdictions as having a reasonably similar risk to the identified natural hazards if an event occurred that affected the entire county.

The document examines a variety of natural hazard risks that could occur in Cuyahoga County. Using Federal Emergency Management Agency planning tools, Risk Factors were developed for a variety of possible natural hazards. The Risk Factor value for each hazard was created by assigning varying degrees of risk to five categories for each hazard: probability, impact, geographic location, warning time, and duration. The highest possible Risk Factor value was 4.0, while the lowest was 1.0. Based on this methodology, the highest natural hazard Risk Factor for Cuyahoga County was for severe thunderstorms (3.0). A number of natural hazards were in the 2.0-2.09 range, which was identified as medium risk: flooding (2.7), extreme temperatures (2.7), severe winter storms (2.7), tornadoes (2.7), earthquakes (2.3), and drought (2.2). (Cuyahoga County 2022-2027 All-Hazards Mitigation Plan, pp. 63-66).

For each identified risk, the document discusses the regulatory environment, hazard events, historical occurrences, magnitude/severity, frequency/probability of future occurrences, inventory of assets exposed to the hazard, potential losses from the hazard, land use and development trends, and a summary.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

With hundreds of thousands of low- and moderate-income residents in Cuyahoga County, a countywide event, such as extreme temperatures or severe winter weather will affect all residents. Emergency management agencies and municipalities have localized plans in place for temporary public shelters in the event of electric power failure or the need for cooling/warming centers during periods of extreme temperatures. In terms of flooding, streams and rivers in Cuyahoga County are generally carried in steep ravines or valleys, meaning that there are not large tracts of land available for development adjacent to waterways. The County's All-Hazards Mitigation Plan estimates that a 100-year flood affecting all of Cuyahoga County would displace approximately 2,500 households (about 7,500 persons).

About 300 persons would temporary public shelters, out of a total population of about 1.28 million persons (Cuyahoga County 2022-2027 All-Hazards Mitigation Plan, p. 126).

A review of FEMA floodplain mapping that appears in the All-Hazards Mitigation Plan shows that flood-prone areas exist throughout the County and do not appear to affect economically vulnerable or racial minority neighborhoods in particular.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The FY 2025-29 Plan outlines five-year priorities, anticipated financial resources, goals, partners, and programs to address the needs of Cleveland Heights outlined in the Needs Assessment and Market Analysis. The five-year framework is linked to the FY 2025 Annual Action Plan, which describes activities to be implemented. The annual activities and long-term goals/priorities must meet one of HUD's statutory objectives: providing decent affordable housing, creating a suitable living environment, or expanding economic opportunities. In addition to meeting a statutory objective, HUD expects activities to reflect at least one outcome: availability/accessibility, affordability, or sustainability (*attachment*).

PRIORITY NEEDS

Cleveland Heights has identified three High priority needs for the next five years:

Affordable Housing: maintain and create homeownership, which is important for neighborhood stability. Work will concentrate on rehabilitation activities and down-payment assistance.

Non-homeless Persons with Special Needs: improve the condition and energy efficiency of housing and offer services to assist persons to remain in their home, focused on elderly, frail elderly, persons with physical disabilities, and persons with developmental disabilities.

Non-Housing Community Development: revitalize residential neighborhoods and commercial/industrial areas with infrastructure/public facility investments, along with economic development programs, to focus on retaining and attracting residents and offering a desirable environment for businesses to invest.

Homelessness and Public Housing were noted as Low priority needs due to the agencies and organizations that assist persons through countywide systems.

ANTICIPATED FINANCIAL RESOURCES

The City will utilize various funding sources to address priorities. The main sources will be CDBG funds as an entitlement community, and HOME funds as a Cuyahoga Housing Consortium member.

PARTNERS

The City's "institutional delivery structure" will use City departments, along with non-profit organizations for housing programs, public services, and fair housing programs.

GOALS AND PROGRAMS

Cleveland Heights has identified four goals, through which programs will be implemented during the next five years:

Improve, Maintain, and Expand Affordable Housing: provide programs for renters and owners, including down-payment assistance, home improvement, weatherization/energy efficiency, accessibility improvements, and correction of building code violations. Eligible areas will receive building code enforcement services. As a result of a local/state/national emergency or natural disaster, the City may improve neighborhood stability by assisting renters and/or owners who are at-risk of foreclosure, eviction, and/or utility termination to remain in their housing.

Revitalize Residential Neighborhoods: improve the physical condition, health, and safety of neighborhoods with projects such as improvements to rights-of-way, water and/or sewer lines, and/or public facilities. The City may also fund activities to remediate blighted conditions.

Provide Needed Public Services: focus on the elderly, frail elderly, persons with physical disabilities, persons with developmental disabilities, and low- and moderate-income families with children as a priority for housing assistance. The City will assist public service activities that include - but are not limited to - education, work, transportation, healthcare, housing, fair housing, healthy food access, and domestic violence. The City may support interrupted or at-risk governmental functions.

Increase Economic Opportunities: provide public infrastructure improvements to aid economic development; assist for-profit commercial enterprises with access to working capital, building rehabilitation and new construction activities designed to create or retain jobs; and eliminate substandard or blighted building and neighborhood conditions.

OTHER STRATEGIES

The Strategic Plan discusses other strategies for the next five years regarding lead-based paint hazards and anti-poverty, plus a description of procedures to monitor activities.

Strategic Plan SP-05 Overview

HUD Statutory Objectives

- ***Providing decent affordable housing*** includes helping literally homeless persons obtain appropriate housing; assisting those at-risk of homelessness; retaining the affordable housing stock; increasing availability of permanent housing that is affordable to low- and moderate-income persons without discrimination; increasing the supply of supportive housing, including structural features and services to enable persons with special needs to live independently; or providing affordable housing that is accessible to job opportunities.
- ***Creating a suitable living environment*** involves improving the safety and livability of neighborhoods; eliminating blighting influences and the deterioration of property; or increasing access to quality facilities and services;
- ***Expanding economic opportunities*** involves creating or retaining jobs that are accessible to low- and moderate-income persons; establishing, stabilizing, or expanding small businesses; making mortgage financing available to low- and moderate income persons at reasonable rates, providing access to credit for development activities that promote long-term economic and social viability; or empowering low-income persons to achieve self-sufficiency.

HUD Outcomes

- ***Availability/Accessibility*** activities make services, infrastructure, housing, or shelter available or accessible to low- and moderate-income people, including persons with disabilities. This includes not only physical barriers, but also making the affordable basics of daily living available and accessible to low- and moderate-income people.
- ***Affordability*** activities provide affordability for low- and moderate-income people. This can include the creation or maintenance of affordable housing, basic infrastructure hook-ups, or services such as transportation or day care.
- ***Sustainability*** activities improve communities or neighborhoods, making them livable or viable by providing benefit to persons of low- and moderate-incomes or by removing slums or blight.

HUD Objectives and Outcomes

SP-10 Geographic Priorities - 91.415, 91.215(a)(1)

Geographic Area

Table 12 - Geographic Priority Areas

1	Area Name:	City of Cleveland Heights
	Area Type:	Citywide
	Other Target Area Description:	Citywide
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	

General Allocation Priorities

Describe the basis for allocating investments geographically within the state

HUD describes a “locally designated area” as an area where geographically targeted revitalization efforts are carried out through multiple activities in a concentrated and coordinated manner. Furthermore, target areas allow grantees to communicate a higher priority for one or more areas over the jurisdiction as a whole and to call out priority needs and goals for specific geographic areas (*eCon Planning Suite Desk Guide*, June 2021 version, page 171).

Based on the above definition, the City of Cleveland Heights does direct a limited amount of funds to the Strategic Impact Area as a part of the annual Strategic Impact Opportunity (SIO). The SIO is an annual grant program that focuses “contingency” funds to the Census block groups that border the Noble Road Corridor and the Mid-City area between Mayfield Road, Cedar Road, Lee Road and South Taylor Road. From the City’s general CDBG programming other than the SIO, many programs have eligibility requirements based upon characteristics of the individual or family, such as age or age and income. Program eligibility regarding specific buildings often involves the extent of the repair needs of the structure, which is commonly referred to as the “slum/blight” status.

SP-25 Priority Needs - 91.415, 91.215(a)(2)

Priority Needs

Table 13 – Priority Needs Summary

1	Priority Need Name	Affordable Housing
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly
	Geographic Areas Affected	Citywide
	Associated Goals	Improve, Maintain, and Expand Affordable Housing
	Description	The City of Cleveland Heights will prioritize housing-related funding on maintaining and creating homeownership, which is important to neighborhood stability. Rehabilitation activities will ensure that housing is safe and meets the needs of existing homeowners, including activities that assist homeowners to remain in an independent living situation. Downpayment assistance, focused toward qualified renters, will create new homeowners.
	Basis for Relative Priority	A High Level priority was chosen for homeownership activities in order to maintain and improve neighborhood stability. Renters, except for downpayment assistance homeownership candidates, have many housing choices of rental units within the community. Weatherization work is available for income-eligible owners and renters through the State of Ohio's Home Weatherization Assistance Program, which lowers overall housing costs.

2	Priority Need Name	Non-homeless Persons with Special Needs
	Priority Level	High
	Population	Elderly Frail Elderly Persons with Physical Disabilities Persons with Developmental Disabilities
	Geographic Areas Affected	Citywide
	Associated Goals	Improve, Maintain, and Expand Affordable Housing Provide Needed Public Services
	Description	The City of Cleveland Heights has rated the elderly, frail elderly, persons with physical disabilities, and persons with developmental disabilities as a priority for housing assistance. The City will fund programs to improve the condition and energy efficiency of housing, as well as services to assist persons to remain in an independent living situation.
	Basis for Relative Priority	A High Priority level was chosen because the elderly, persons with physical disabilities, and persons with developmental disabilities are among the most vulnerable segments of the population. The remaining special populations are not checked because programs and services for these groups originate with other public agencies and nonprofit organizations. The City will consider certifications of consistency for applications for Federal assistance prepared by other entities.
3	Priority Need Name	Non-housing Community Development
	Priority Level	High
	Population	Non-housing Community Development
	Geographic Areas Affected	Citywide
	Associated Goals	Revitalize Residential Neighborhoods Increase Economic Opportunities

	Description	The City of Cleveland Heights has rated infrastructure needs and commercial/industrial revitalization as priorities for funding. As an older community, Cleveland Heights must reinvest in its public infrastructure and facilities to continue to retain and attract residents and offer a desirable environment for business employees. The City must also work creatively with businesses to maintain and expand the community's employment base.
	Basis for Relative Priority	A High Priority level was chosen because these types of projects encourage reinvestment in neighborhoods by property owners. These types of projects also assist in the revitalization of commercial areas, which leads to job retention and creation.
4	Priority Need Name	Homelessness
	Priority Level	Low
	Population	Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth
	Geographic Areas Affected	Citywide
	Associated Goals	Improve, Maintain, and Expand Affordable Housing Provide Needed Public Services
	Description	Programs to assist homeless persons are administered on a countywide level through the Cleveland/Cuyahoga County Continuum of Care.
	Basis for Relative Priority	A Low Priority level was chosen because this housing need is addressed by other agencies and organizations on a countywide basis.
5	Priority Need Name	Public Housing
	Priority Level	Low
	Population	Public Housing Residents

	Geographic Areas Affected	Citywide
	Associated Goals	Improve, Maintain, and Expand Affordable Housing
	Description	There are no public housing units in Cleveland Heights. Programs to assist public housing residents are administered on a countywide level through the Cuyahoga Metropolitan Housing Authority, and Housing Choice Voucher Programs are administered by CHMA, North Coast Housing Connection (formerly Parma Public Housing Agency), and EDEN, Inc.
	Basis for Relative Priority	A Low Priority level was chosen because this housing need is addressed by other agencies on a countywide basis.

SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 91.220(c)(1,2)

Introduction

The Five-Year Consolidated for FY 2025-29 identifies the federal, state, local, and private resources expected to be available to the City of Cleveland Heights to address priority needs and specific objectives identified in the Strategic Plan **(Table 14 and Section SP-45)**. The City of Cleveland Heights is a direct entitlement community for the Community Development Block Grant (CDBG) Program. The City is also a member of the Cuyahoga County Consortium for the HOME Investment Partnership (HOME) Program, and receives an annual allocation through that program. The HOME allocation is discussed in the HUD documents prepared by the Cuyahoga County Urban County, which is the lead entity for the Consortium.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of Con Plan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,566,683	126,500	2,675,387	4,368,570	6,240,000	Remainder of Con Plan dollar figure is an estimate based on FY 2025 allocation times four years (\$1,560,000 x 4 years). Annual allocations may fluctuate. CDBG Funds will leverage private funding, as well as other public funding from local, state, federal funding sources.

Table 14 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The City of Cleveland Heights has been successful in leveraging additional funds. Many of the City's rehabilitation programs require the homeowner to match funds they receive. For example, the Home Repair Resource Center has established good working relationships with several area banks that contribute to their ability to leverage additional funds. The City works to maximize our infrastructure projects by leveraging federal, state and county resources where possible. Most of our Public Service subrecipients receive funding from multiple public and private agencies and individuals. The City also requires a matching percentage from all commercial businesses which participate in our Commercial Loan or Storefront Renovation projects.

The City of Cleveland Heights is also a partner with the Cuyahoga County Board of Health to implement the Lead Safe Cuyahoga program. This program assists with the removal of lead hazards in low- and moderate-income households where children under the age of six are residing in the home or, in the case of rental units, where there is a high probability of children residing. Property owners must provide a minimum matching percentage to participate in the program unless exempted by an administrative decision.

If appropriate, describe publicly owned land or property located within the state that may be used to address the needs identified in the plan

If appropriate, the City will use publicly owned land or property to address needs identified in the plan.

SP-40 Institutional Delivery Structure - 91.415, 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Cleveland Heights - Department of Economic Development	Government	Economic Development neighborhood improvements	Jurisdiction
City of Cleveland Heights - Department of Public Works	Government	neighborhood improvements public facilities	Jurisdiction
City of Cleveland Heights - Housing Inspections Office	Government	Ownership Rental public services	Jurisdiction
City of Cleveland Heights - Housing Programs	Government	Non-homeless special needs Ownership	Jurisdiction
City of Cleveland Heights - Office on Aging	Government	public services	Jurisdiction
The Legal Aid Society of Cleveland	Non-profit organization	public services	Other

Table 15 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

As stated in the HUD Desk Guide instructions, the entries in **Table 15** represent the lead agency and other entities that will have a major role in administering funding activities currently and potentially during the next five years, rather than a list of all potential subrecipients that might occur over time.

The institutional structure through which the City of Cleveland Heights carries out its affordable and supportive housing strategy consists of public sector agencies, non-profit organizations and the private sector. In addition, the Cleveland Heights Citizen Advisory Committee and city residents will continue to be involved in decisions regarding the allocation and expenditure of federal funds.

The City of Cleveland Heights will continue to promote leveraging HOME funds with the private sector through its homebuyer downpayment program in conjunction with the Cuyahoga Housing Consortium.

The City has qualified partners capable of carrying out their activities. There are no major gaps in the institutional delivery system.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	X
Mortgage Assistance	X		X
Rental Assistance	X	X	X
Utilities Assistance	X		X
Street Outreach Services			
Law Enforcement	X		
Mobile Clinics	X	X	
Other Street Outreach Services		X	
Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X		
Education	X		
Employment and Employment Training	X		
Healthcare	X	X	X
HIV/AIDS	X		X
Life Skills	X	X	
Mental Health Counseling	X	X	X
Transportation	X		X

Table 16 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

Institutional Delivery Structure Serving Homeless Persons

In **Table 16**, “Available in the Community” and “Targeted to Homeless” have been answered based on a countywide response, rather than a response for a single jurisdiction.

The Cleveland/Cuyahoga County Office of Homeless Services (OHS), a division within Cuyahoga County government, serves all 59 communities in Cuyahoga County. The OHS coordinates the Cleveland/Cuyahoga County Continuum of Care, an extensive network of public, private, and non-profit agencies that facilitate and/or provide, either directly or indirectly, assisted housing, health services, and/or social services to persons in Cuyahoga County who are homeless or at-risk of homelessness,

including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth.

Institutional Delivery Structure Serving Persons with HIV/AIDS

A portion of the HIV column in **Table 16** was left blank because the jurisdiction is not the HOPWA grantee for this metropolitan area. The HOPWA program is administered by the City of Cleveland Office of HIV/AIDS Services on behalf of the five-county metropolitan area, which receives primary funding from:

- Federal HIV Prevention Grant – Ohio Department of Health (ODH) through the Centers for Disease Control and Prevention (CDC).
- Community Development Block Grants (CDBG) – Cleveland City Council.
- Housing Opportunities for Persons with AIDS (HOPWA) – U.S. Department of Housing and Urban Development (HUD).
- STD Prevention Grant – Ohio Department of Health (ODH) through the Centers for Disease Control and Prevention (CDC)

These public funds are combined with grants and private sector resources to enable coordination and direction of the overall response to HIV/AIDS in Cleveland, Cuyahoga County, and the metropolitan area in cooperation with community-based organizations, governmental bodies, advocates, and people living with HIV/AIDS. More information is available from the City of Cleveland Department of Public Health.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

SPECIAL NEEDS POPULATIONS – SERVICE DELIVERY SYSTEM

Strengths

The Cuyahoga Housing Consortium and its partners listed previously in this section will continue to utilize their experience in providing housing-related programs and public services to special needs populations such as the elderly, frail elderly, and persons with physical disabilities. These activities will provide improvements or services to assist persons to remain in their homes or improve the accessibility of the community's facilities and/or infrastructure.

For persons with mental disabilities, developmental disabilities, alcohol or other drug addictions, or HIV/AIDS, Cuyahoga County has a strong network of public agencies and nonprofit organizations that provide housing and support services to persons with special needs. In turn, these agencies and organizations work to leverage other state and local funds, plus financial support from foundations, companies, and individuals to carry out their programs. These providers constantly work to balance

community needs, priorities, available funds, and the ability to deliver programs in a cost effective manner.

Gaps

In terms of special needs populations, the primary obstacle to fully addressing the needs outlined in the Five-Year Plan is the overall level of funds available. Recent federal and state budget issues related to social service programs may jeopardize the model that has been created to combine affordable housing for special needs populations with needed social services.

HOMELESS – SERVICE DELIVERY SYSTEM

Strengths

The Cleveland/Cuyahoga County Continuum of Care (CoC), a network of local government, business and non-profit organizations is coordinated through the Cuyahoga County Office of Homeless Services. The CoC has reached a consensus on the causes and problems of the homeless; made recommendations for effective solutions to prevent, and more efficiently serve, the homeless and potentially homeless; and is implementing methods to promote and adopt an effective countywide coordinated commitment to meet the needs of the homeless. An additional strength is the ability of the CoC to coordinate permanent housing for persons who are homeless.

Gaps

The CoC believes that for Cuyahoga County, accessible, subsidized housing for very low income persons remains the most significant gap in resolving housing instability.

The CoC also believes that other ongoing challenges exist, including the transition by individuals out of Permanent Supportive Housing units; maintaining the level of housing stability in permanent housing, increasing the income and employment of program participants, increasing the percentage of persons accessing mainstream benefits, and assisting households with children through rapid re-housing.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

SPECIAL NEEDS POPULATIONS – SERVICE DELIVERY SYSTEM

With the primary gap being the overall level of available funding, the Cuyahoga Housing Consortium and its partners listed previously in this section will continue to seek additional sources of funds to supplement dollars available through HUD and assist more persons.

Locally, significant funding is created by two countywide human services levies, which voters have recently renewed and increased. These property tax levies provide funding to meet the needs of

residents countywide, including persons with special needs. Agencies and organizations that receive these funds also work to leverage other public funds, plus financial support from foundations, companies, and individuals.

HOMELESS – SERVICE DELIVERY SYSTEM

The Continuum of Care continues to coordinate with partners and funding sources to increase funding for short term and long term rent assistance targeted to persons who are literally homeless. These sources include the annual HUD Homeless Grant competition, Ohio Department of Development Housing Trust Fund awards, the “Move-On” Strategy partnership with the Cuyahoga Metropolitan Housing Authority, and the development of new Permanent Supportive Housing units for targeted populations using Ohio Housing Tax Credits through the Ohio Housing Finance Agency.

SP-45 Goals - 91.415, 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Improve, Maintain, and Expand Affordable Housing	2025	2029	Affordable Housing	City of Cleveland Heights	-Affordable Housing -Non-homeless Persons with Special Needs -Homelessness -Public Housing		
2	Revitalize Residential Neighborhoods	2025	2029	Non-Housing Community Development	City of Cleveland Heights	Non-housing Community Development		
3	Provide Needed Public Services	2025	2029	Non-Homeless Special Needs	City of Cleveland Heights	Non-homeless Persons with Special Needs Homelessness		
4	Increase Economic Opportunities	2025	2029	Non-Housing Community Development	City of Cleveland Heights	Non-housing Community Development		

Table 17 – Goals Summary

Goal Descriptions

1	Goal Name	Improve, Maintain, and Expand Affordable Housing
	Goal Description	The City will administer several projects to improve, maintain, and expand owner-occupied housing, including down-payment assistance; home improvements; activities involving weatherization and energy efficiency improvements; and correction of minor code violations. The activities may include minor modifications for elderly and/or physically disabled homeowners to assist them to remain in their homes. The City will also provide code enforcement services in areas identified by HUD as low- and moderate-income. As a result of a local/state/national emergency or natural disaster, the City may improve neighborhood stability by assisting renters and/or owners who are at-risk of foreclosure, eviction, and/or utility termination to remain in their housing.
2	Goal Name	Revitalize Residential Neighborhoods
	Goal Description	The City will administer projects to improve the physical condition, health, and safety of residential neighborhoods with activities such as improvements to rights-of-way, water and/or sewer lines, and/or public facilities. The City may also fund activities to demolish blighted structures.
3	Goal Name	Provide Needed Public Services
	Goal Description	The City will administer projects related to the elderly, frail elderly, persons with physical disabilities, persons with development disabilities, and youth and their families as a priority for housing assistance. The City will administer projects to improve the condition and energy efficiency of housing, as well as services to assist persons to remain in an independent living situation. The City will focus on public service activities that maintain and improve neighborhood and household stability - including but not limited to - improving educational, work, transportation, healthcare, housing, and healthy food access and addressing domestic violence issues. The City may support interrupted or at-risk governmental functions. The City will provide fair housing services for both the rental and home purchase markets, along with tenant/landlord services.

4	Goal Name	Increase Economic Opportunities
	Goal Description	The City will administer the following types of projects which will increase economic opportunities in Cleveland Heights: provide public infrastructure improvements to assist economic development; assist for-profit companies with rehabilitation and/or access to working capital; removal of blighted structures or substandard or blighted building conditions in commercial districts; and/or new construction activities designed to create or retain jobs.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

Through HOME funding received through the Cuyahoga Housing Consortium, the City of Cleveland Heights estimates that 47 extremely low-income, low-income and moderate-income families will be assisted through programs that promote affordable housing.

SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

The Cuyahoga County Board of Health (CCBH), in cooperation with the Cleveland Public Health Department for residents of that city, operates as the clearinghouse for state and federal lead testing requirements for children, local statistics, local resources and contact information, and best practice strategies to improve testing rates. The Greater Cleveland Lead Advisory Council (GCLAC) was created in 2005 to bring together more than sixty agencies representing diverse sectors of the community such as parents of lead poisoned children, medical providers, contractors, local, state, and federal government officials and environmental and child health advocates to work toward the common goal of reducing lead poisoning through public education, testing, and remediation. GCLAC joined with the Greater Cleveland Asthma Coalition in 2011 to create the Healthy Homes Advisory Council of Greater Cleveland to continue their efforts on a countywide basis, including within Consortium jurisdictions.

How are the actions listed above integrated into housing policies and procedures?

To integrate the LBP issue into housing programs, several agencies operate programs countywide (Cleveland operates its own programs). A program that directly creates lead safe housing units meeting HUD guidelines is the Cuyahoga County Lead Safe Program. The program is available in suburban Cuyahoga County to income-eligible homeowners and renters with a child age five or under living in the home or regularly attending paid home day care in the home. The scope of work is determined by a free Lead Risk Assessment prepared by the CCBH. The remediation work is completed by a state licensed lead abatement contractor and inspected by the CCBH. The program is administered in cooperation with the Cuyahoga County Department of Housing and Community Development. This county program was the first in the U.S. to win the U.S. EPA 2006 Children's Environmental Health Excellence and Recognition Award.

In addition, rehabilitation programs operated by Consortium jurisdictions can also be used for the abatement of lead hazards.

Consortium jurisdictions have implemented HUD's Lead Safe Housing Rule, providing educational materials, abatement of lead-based paint hazards, and safe work site practices, depending upon the specific activity. Also, Consortium jurisdiction staffs have been trained to administer lead paint remediation work.

SP-70 Anti-Poverty Strategy - 91.415, 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

“Poverty level” is defined as an annual income level, adjusted for family size and number of children. In 2025, a 1-person household is considered in poverty if annual income is below \$15,650; a 3-person family is considered in poverty if annual income is below \$26,650.

With such a low level of income, the method to reduce the number of families living below the poverty line is to create additional employment opportunities.

Consortium jurisdictions use, and often combine, a variety of funds for job creation and retention projects, such as CDBG funds from HUD, State of Ohio programs, municipal or county funds, private sector financing, and private sector equity. Many communities have also used Cuyahoga County’s Brownfield Redevelopment Fund for both identification of environmental problems and their remediation. The sources of funds often vary based upon the type, size, and location of the project. Projects can range from large investments with regional impact down to small projects that help revitalize local retail or industrial space and employment in an immediate area.

In addition to projects that construct or rehabilitate space, many Consortium communities actively publicize “buy local” programs as a way to stimulate shopping at local, independent businesses. Several jurisdictions also maintain updated website-based lists of retail and office space available for lease or sale, which supplements the efforts of property owners to market their spaces.

Cuyahoga County maintains a comprehensive Economic Development Plan that has shaped a policy agenda and defined priorities and strategies for economic growth. The Plan has been coupled with funding programs to make investments. The 2023-2027 Cuyahoga County Economic Development Plan focuses on initiatives in the areas of developing and utilizing fresh water resources; transit-oriented development; workforce development; placemaking; and development site assembly. Although primarily intended to be implemented with funds other than dollars provided by HUD, the Plan emphasizes that investments should create high-quality, well-connected places, ensure access to and preparation for jobs and careers, and accelerate business growth.

Education and Training

A prerequisite for a higher paying job to move families above the poverty level is the appropriate education and/or job training. Within the metropolitan Cleveland area there are numerous organizations that provide education, vocational training, and job training. For example, the Ohio Means Jobs|Cleveland-Cuyahoga County is a collaborative system that helps local employers meet their hiring and training needs and assists job seekers to find work. The program also includes SkillUp, which provides employers with training plan development to help offset the cost of training and upskilling employees, plus connection to Cuyahoga County’s various business support services.

Educational institutions also provide a substantial amount of workforce education and training. For example, Cuyahoga Community College has classes and programs tailored to job training for individuals, workforce training for organizations, corporate training for companies, and professional development for individuals.

Financial Literacy

Increasing the ability of low- and moderate-income families to maximize their income is also important. A number of Consortium jurisdictions support organizations that work to improve citizen's financial literacy and money management skills. In addition, Cuyahoga County departments work with organizations to inform residents of the Earned Income Tax Credit, a refundable federal income tax credit for low- to moderate-income working households.

Public Transportation

Consortium jurisdictions work with the Greater Cleveland Regional Transit Authority and the Metropolitan Planning Organization, NOACA, to maintain and increase the supply of convenient, accessible public transportation options essential for people to obtain and retain employment and access educational and training opportunities.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

The City of Cleveland Heights uses combinations of its HUD-related funding, State of Ohio funding, local public funds and programs, along with philanthropic and private sector dollars, to provide affordable housing programs to reduce housing cost burden, which is frequent among households who extremely low income or low income. For example, low interest or deferred rehabilitation loans, weatherization programs, and utility discounts based on household income reduce overall housing costs and makes available money for other necessities or to help pay toward educational programs or training.

When feasible, the City also takes advantage of blending rehabilitation, development, and transit opportunities. Cleveland Heights is a built-out community, meaning that in the future, development will occur on previously developed sites instead of on undeveloped tracts of land. As noted by the Center for Neighborhood Technology's H+T Affordability Index, transportation costs associated with the location of housing have a demonstrable impact on a household's economic bottom line. Access to reliable public transportation for employment and necessities, with decreasing reliance on an automobile, further reduces household expenditures.

Administratively, the City enforces applicable federal regulations that create economic opportunity and sustain a living wage, such as Davis-Bacon, minority and women business equal opportunity compliance, and Section 3 of the National Affordable Housing Act. Section 3 sets goals for the participation of qualified low- and moderate-income businesses and workers for HUD-funded construction projects.

More broadly, the City participates in regional efforts that strive to prevent or reduce poverty, such as the Northeast Ohio Sustainable Communities Consortium. Objectives in the NEOSCC report, Vibrant NEO 2040, include promoting investment in established communities, develop the regional economy with accessible employment opportunities, and enhance the regional transportation network.

SP-80 Monitoring - 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The City of Cleveland Heights administers its Community Development Block Grant entitlement grant through its Department of Planning and Development. The City follows a formal application process that utilizes the Citizens Advisory Committee (CAC) and staff of the Department of Planning and Development as reviewers. Progress measurement on the implementation of the Consolidated Plan priorities occurs monthly, when the City reviews invoices and program implementation. The City formally conducts a monitoring visit on all new subrecipients that demonstrate a possible weakness through the provision of their contracted service and/or through the City's desk reviews. In addition, all subrecipients are subject to an annual monitoring visit.

During its monthly meetings, the Cleveland Heights Citizens Advisory Committee reviews all CDBG funded programs and activities, including all required HUD reports and correspondence.

The City of Cleveland Heights Finance Department ensures statutory and regulatory requirements are being met when it submits the HUD Federal Cash Transaction Report.

In terms of minority business outreach, the Consortium jurisdictions have equal opportunity programs in place related to both public purchasing and contracts. In addition, the jurisdictions encourage minority-owned businesses to become registered contractors, as well as seek qualified minority-owned business applicants for various economic development programs. In addition, Consortium jurisdictions file semi-annual minority business reports to HUD, tracking contractual awards to minority business enterprises.

In terms of ongoing comprehensive planning, the Consortium jurisdictions utilize the staffs of Cleveland State University, the Case Western Reserve University/Mandel School of Applied Social Sciences, and the Cuyahoga County Land Reutilization Corporation to research housing needs and issues, as well as develop data reports for Consortium members.

Expected Resources

AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

Introduction

The Five-Year Consolidated for FY 2025-29 identifies the federal, state, local, and private resources expected to be available to the City of Cleveland Heights to address priority needs and specific objectives identified in the Strategic Plan (**Table 14 and Section SP-45**). The City of Cleveland Heights is a direct entitlement community for the Community Development Block Grant (CDBG) Program. The City is also a member of the Cuyahoga County Consortium for the HOME Investment Partnership (HOME) Program, and receives an annual allocation through that program. The HOME allocation is discussed in the HUD documents prepared by the Cuyahoga County Urban County, which is the lead entity for the Consortium.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of Con Plan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,566,683.00	126,500.00	2,675,387.00	4,368,570.00	6,240,000.00	Remainder of Con Plan dollar figure is an estimate based on FY 2025 allocation times four years (\$1,560,000 x 4 years). Annual allocations may fluctuate. CDBG Funds will leverage private funding, as well as other public funding from local, state, federal funding sources.

Table 18 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The City of Cleveland Heights has been successful in leveraging additional funds. Many of the City's rehabilitation programs require the homeowner to match funds they receive. For example, the Home Repair Resource Center has established good working relationships with several area banks that contribute to their ability to leverage additional funds. The City works to maximize our infrastructure projects by leveraging federal, state and county resources where possible. Most of our Public Service subrecipients receive funding from multiple public and private agencies and individuals. The City also requires a matching percentage from all commercial businesses which participate in our Commercial Loan or Storefront Renovation projects.

The City of Cleveland Heights is also a partner with the Cuyahoga County Board of Health to implement the Lead Safe Cuyahoga program. This program assists with the removal of lead hazards in low- and moderate-income households where children under the age of six are residing in the home or, in the case of rental units, where there is a high probability of children residing. Property owners must provide a minimum matching percentage to participate in the program unless exempted by an administrative decision.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

If appropriate, the City will use publicly owned land or property to address needs identified in the plan.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Improve, Maintain, and Expand Affordable Housing	2025	2029	Affordable Housing	City of Cleveland Heights	-Affordable Housing -Non-homeless Persons with Special Needs -Public Housing	CDBG: \$643,815.00	Homeowner Housing Rehabilitated: 67 Household Housing Unit
2	Revitalize Residential Neighborhoods	2025	2029	Non-Housing Community Development	City of Cleveland Heights	-Non-homeless Persons with Special Needs -Non-housing Community Development	CDBG: \$338,000.00	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 6012 Persons Assisted Buildings Demolished: 4 Buildings Housing Code Enforcement/Foreclosed Property Care: 1046 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Provide Needed Public Services	2025	2029	Non-Homeless Special Needs	City of Cleveland Heights	-Affordable Housing -Non-homeless Persons with Special Needs -Non-housing Community Development	CDBG: \$308,000.00	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 15250 Persons Assisted Public service activities other than Low/Moderate Income Housing Benefit: 8913 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 200 Households Assisted
4	Increase Economic Opportunities	2025	2029	Non-Housing Community Development	City of Cleveland Heights	Non-housing Community Development	CDBG: \$513,337.00	Facade treatment/business building rehabilitation: 13 Business Businesses assisted: 5 Businesses Assisted

Table 19 – Goals Summary

Goal Descriptions

1	Goal Name	Improve, Maintain, and Expand Affordable Housing
	Goal Description	This strategic plan goal includes: HRRC Administration; the HRRC Assist Deferred Loan Match Program; the HRRC Senio Home Stability Grant; HPO Administration; the HPO Senior Home Repair Program; and the HPO Home Repair Program;
2	Goal Name	Revitalize Residential Neighborhoods
	Goal Description	This goal includes: the HPO Code Enforcement Program; the HPO Nuisance Abatement Program; the Street/Water/Sewer Line Improvements Program; and the Park Improvements Program.
3	Goal Name	Provide Needed Public Services
	Goal Description	This goal includes: the Lake Erie Ink - Capital Improvements Project; the Creative Spaces Cultural Arts Fire Safety Project; Family Connections; Open Doors Academy - Middle School Program; Open Doors Academy - High School Program; Lake Erie Ink; Start Right CDC; Heights Emergency Food Center; Gesher; Office On Aging Senior Programs; WAVE Mentoring Program; Naaleh Cleveland; the Journey Center for Safety and Healing; the Heights Suburban Collaborative; the Chesed Center Food Pantry; and the HRRC Housing Counselor Program.
4	Goal Name	Increase Economic Opportunities
	Goal Description	This goal includes: Economic Development Administration; the Commercial Revolving Loan Program; and the Storefront Renovation Program.

AP-35 Projects - 91.420, 91.220(d)

Introduction

There are three national objectives under the CDBG program that all projects must meet.

- 1) CDBG regulations require that no less than 70% of a grant can be awarded to projects that benefit low- and moderate-income persons.
- 2) CDBG funds may aid in the prevention or elimination of slum and blighted conditions.
- 3) CDBG funds may be utilized to address other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.

The CDBG Program is flexible and allows the City to determine how best to meet the needs of its low- and moderate-income residents. The goals established in the Consolidated Plan guide the City in awarding CDBG funds.

The City of Cleveland Heights will certify that 70% of the aggregate expenditure of CDBG funds over three years (2023, 2024, and 2025) will benefit persons of low and moderate incomes.

The figures listed for programs do not include funds that were allocated in prior years and funds that will be matched or leveraged through financial institutions and property owners on individual projects. Program income is budgeted back into the program that generated it, with the exception of funds being repaid to programs that no longer operate under CDBG. The defunct Short Term Deferred Loan, Deferred and No Interest housing loan repayments will be budgeted to the Housing Rehab Program.

#	Project Name
1	CDBG Administration
2	Fair Housing Activities
3	Neighborhood Engagement
4	Housing Rehabilitation LMI
5	Commercial District Revitalization
6	Public Facilities
7	Youth Programs
8	Emergency Assistance
9	Senior Adult Programs
10	Housing Counseling
11	LMI Code Enforcement
12	Slum/Blight Removal
13	Mental Health Services

Table 20 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

Maximum priority is given to low-mod activities. Activities that achieve a low-mod housing benefit are given top priority, followed by low-mod area benefit, low-mod limited clientele benefit, and low-mod job seekers.

AP-38 Project Summary

Project Summary Information

1	Project Name	CDBG Administration
	Target Area	City of Cleveland Heights
	Goals Supported	Improve, Maintain, and Expand Affordable Housing Revitalize Residential Neighborhoods Provide Needed Public Services Increase Economic Opportunities
	Needs Addressed	Affordable Housing Non-homeless Persons with Special Needs Non-housing Community Development Homelessness Public Housing
	Funding	CDBG: \$248,640.00
	Description	CDBG funds contribute to salaries and related administrative expenses for staff in the Department of Planning, Neighborhoods and Development, planning costs, GIS, and accounting assistance from the Finance Department.
	Target Date	12/31/2025
	Estimate the number and type of families that will benefit from the proposed activities	N/A - Admin activity
	Location Description	Cleveland Heights City Hall (40 Severance Circle)
	Planned Activities	CDBG funds contribute to salaries and related administrative expenses for staff in the Department of Planning, Neighborhoods and Development, planning costs, GIS, and accounting assistance from the Finance Department.

2	Project Name	Fair Housing Activities
	Target Area	City of Cleveland Heights
	Goals Supported	Improve, Maintain, and Expand Affordable Housing Revitalize Residential Neighborhoods Provide Needed Public Services Increase Economic Opportunities
	Needs Addressed	Non-housing Community Development
	Funding	CDBG: \$82,000.00
	Description	Activities to affirmatively further fair housing choice.
	Target Date	12/31/2025
	Estimate the number and type of families that will benefit from the proposed activities	N/A - Admin activity
	Location Description	Various locations throughout Cleveland Heights
	Planned Activities	Rental audits, eviction prevention services, and community outreach and education. The budget from the 2025 CDBG allocation is \$0, however, the City has \$82,000 of prior year funds that have been allocated to this project for 2025. The City typically spends approximately \$40,000 per year on Fair Housing activities.
3	Project Name	Neighborhood Engagement
	Target Area	City of Cleveland Heights
	Goals Supported	Improve, Maintain, and Expand Affordable Housing Revitalize Residential Neighborhoods Provide Needed Public Services Increase Economic Opportunities
	Needs Addressed	Non-housing Community Development
	Funding	CDBG: \$45,000.00

	Description	This project is an administrative activity that will provide funding for programs that will support community capacity building in Cleveland Heights neighborhoods.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	N/A - Admin activity
	Location Description	2843 Washington Blvd. and additional locations throughout Cleveland Heights
	Planned Activities	Neighborhood leadership program, civic group technical assistance and neighborhood advocacy.
4	Project Name	Housing Rehabilitation LMI
	Target Area	City of Cleveland Heights
	Goals Supported	Improve, Maintain, and Expand Affordable Housing
	Needs Addressed	Affordable Housing Non-homeless Persons with Special Needs
	Funding	CDBG: \$556,083.75
	Description	This program provides funds for rehabilitation and repairs for low- and moderate-income homeowners. Housing program administration is also charged to CDBG for the operation of LMI Housing Rehabilitation programs.
	Target Date	12/31/2025
	Estimate the number and type of families that will benefit from the proposed activities	82 low- and moderate-income households are estimated to be assisted through this project. Of these households, heads of households that are elderly and/or disabled are the primary type of family assisted through the activities in this project.
	Location Description	Various locations throughout Cleveland Heights.
	Planned Activities	HRRC Administration, HRRC Assist Incentive Grants, HRRC Assist Deferred Loan Match Program, HRRC Senior Home Stability program, HRRC Lead Hazard Reduction Program, HPO Administration, HPO Senior Home Repair Program, and the HPO Home Repair Program.

5	Project Name	Commercial District Revitalization
	Target Area	City of Cleveland Heights
	Goals Supported	Increase Economic Opportunities
	Needs Addressed	Non-housing Community Development
	Funding	CDBG: \$516,337.00
	Description	This program provides funding for various activities which address the revitalization of the numerous commercial districts located in Cleveland Heights. CDBG funds also contribute to the administrative costs associated with the program.
	Target Date	12/31/2025
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 18 businesses will be assisted and 8 facades will be rehabilitated.
	Location Description	Activities will take place throughout the City of Cleveland Heights.
	Planned Activities	Planned activities include: the storefront renovation rebate and loan program, the commercial revolving loan program and the microenterprise assistance loan program.
6	Project Name	Public Facilities
	Target Area	City of Cleveland Heights
	Goals Supported	Revitalize Residential Neighborhoods Provide Needed Public Services
	Needs Addressed	Non-homeless Persons with Special Needs Non-housing Community Development
	Funding	CDBG: \$377,000.00
	Description	This project provides access to public facilities and constructs and rehabilitates public facilities with the intention of improving access.

	Target Date	12/31/2025
	Estimate the number and type of families that will benefit from the proposed activities	860 households living in a low-mod area will benefit from the Street/Sewer/Water Replacement Program. 5,152 person living with mobility disabilities will benefit from accessibility improvements as a result of the Park Improvements Program. 15,000 families with children are expected to benefit from the Creative Spaces and Cultural Arts Fire Safety project. 250 families with children are expected to benefit from the Lake Erie Ink Capital Improvements project.
	Location Description	The Street/Sewer/Water Replacement Program will take place on Antisdale Road and on the corner of Blanche Avenue and South Taylor Roads. The Park Improvements Program will take place at Barbara Boyd Park (1403.01-2) and Denison Park (1405.00-1). The Creative Spaces Cultural Arts Fire Safety Project will take place at 3663 Mayfield Road. The Lake Erie Ink Capital Improvements Project will take place at 2108 South Taylor Road.
	Planned Activities	Planned activities for this project are: • Street/Sewer/Water Replacement Program • Park Improvements Program • Creative Spaces Cultural Arts Fire Safety Project • Lake Erie Ink Capital Improvements Project
7	Project Name	Youth Programs
	Target Area	City of Cleveland Heights
	Goals Supported	Provide Needed Public Services
	Needs Addressed	Non-homeless Persons with Special Needs Non-housing Community Development
	Funding	CDBG: \$105,000.00
	Description	Funds will be provided to support activities which address the needs of youth in low- and moderate-income families.
	Target Date	12/31/2025

	Estimate the number and type of families that will benefit from the proposed activities	1,245 families with children are expected to benefit from the activities under the Youth Program Project
	Location Description	Various locations throughout the community including, in-homes, Monticello Middle School, Roxboro Middle School, Oxford Elementary School, Noble Elementary School, Boulevard Elementary School, the Cleveland Heights Community Center, and the main branch of the Cleveland Height-University Heights Libraries on Lee Road.
	Planned Activities	Planned activities include: • Family Connections • Open Doors Academy (Middle School & High School Programs) • Lake Erie Ink • WAVE Mentoring Program • The Heights Suburban Collaborative
8	Project Name	Emergency Assistance
	Target Area	City of Cleveland Heights
	Goals Supported	Provide Needed Public Services
	Needs Addressed	Non-homeless Persons with Special Needs Non-housing Community Development
	Funding	CDBG: \$71,000.00
	Description	This project will assist low- and moderate-income individuals and families that seek assistance due to unemployment, fixed incomes, domestic violence or any emergency that has left them in need of adequate food, shelter, etc.
	Target Date	12/31/2025

	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that the activities undertaken under this project will benefit 6,268 low- and moderate-income families without adequate food, families eligible for various state and federal programs, or families that have experienced domestic violence.
	Location Description	Activities under this category will take place at the Heights Emergency Food Center, the Start Right CDC Food Pantry, the Gesher Benefits Bank Office, the Chesed Center and at the offices of Journey Center for Safety and Healing and in the municipal and county court systems.
	Planned Activities	The planned activities for this project are: • Start Right CDC Food Pantry • Heights Emergency Food Center (food pantry) • Gesher (benefits bank) • Journey Center for Safety and Healing (services for victims of domestic violence) • Chesed Center (food pantry)
9	Project Name	Senior Adult Programs
	Target Area	City of Cleveland Heights
	Goals Supported	Provide Needed Public Services
	Needs Addressed	Non-homeless Persons with Special Needs Non-housing Community Development
	Funding	CDBG: \$40,000.00
	Description	This project will provide Cleveland Heights senior citizens with social work services as needed.
	Target Date	12/31/2025
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 900 low- and moderate-income families with senior citizens will benefit from this project.

	Location Description	The Cleveland Heights Office on Aging (1 Monticello Blvd., Cleveland Heights).
	Planned Activities	The Cleveland Heights Office on Aging Resource Assistance program.
10	Project Name	Housing Counseling
	Target Area	City of Cleveland Heights
	Goals Supported	Improve, Maintain, and Expand Affordable Housing Provide Needed Public Services
	Needs Addressed	Affordable Housing Non-homeless Persons with Special Needs
	Funding	CDBG: \$22,000.00
	Description	This project provides counseling on financial literacy, first-time homebuyer issues, budgeting for home repair projects and other appropriate topics.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 200 families will benefit from this project that are low- and moderate-income households in need of housing or in need of assistance for housing related issues.
	Location Description	The Home Repair Resource Center (2520 Noble Rd)
	Planned Activities	The Home Repair Resource Center's Housing Counseling Program.
11	Project Name	LMI Code Enforcement
	Target Area	City of Cleveland Heights
	Goals Supported	Revitalize Residential Neighborhoods
	Needs Addressed	Non-housing Community Development
	Funding	CDBG: \$50,000.00

	Description	This project provides Code Enforcement services in areas identified by HUD as low- and moderate-income areas.
	Target Date	12/31/2025
	Estimate the number and type of families that will benefit from the proposed activities	Households in low- and moderate-income areas who benefit from more effective code enforcement are the primary beneficiaries. Approximately 850 properties are cited annually through this program.
	Location Description	Low- and moderate-income areas.
	Planned Activities	LMA Housing Code Enforcement
12	Project Name	Slum/Blight Removal
	Target Area	City of Cleveland Heights
	Goals Supported	Revitalize Residential Neighborhoods
	Needs Addressed	Non-housing Community Development
	Funding	CDBG: \$325,000.00
	Description	The Nuisance Abatement Program addresses blighted properties within the City. CDBG funds also contribute to the administration of the Nuisance Abatement Program.
	Target Date	12/31/2025
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 200 properties are estimated to be impacted by the Nuisance Abatement Program. The primary beneficiaries of this program are the neighborhoods impacted by blighted conditions.
	Location Description	Residential and commercial properties throughout Cleveland Heights.
13	Planned Activities	The Cleveland Heights Nuisance Abatement Program.
	Project Name	Mental Health Services
	Target Area	City of Cleveland Heights
	Goals Supported	Provide Needed Public Services

	Needs Addressed	Non-homeless Persons with Special Needs Non-housing Community Development
	Funding	CDBG: \$20,000.00
	Description	Naaleh Cleveland seeks to assist approximately 400 residents with at least 51% coming from low-mod households.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Naaleh Cleveland seeks to assist approximately 400 residents with at least 51% coming from low-mod households.
	Location Description	The Naalah Cleveland Office (5010 Mayfield Road)
	Planned Activities	Naalah Cleveland's counseling program and the High-Risk Teen Mentoring program.

AP-50 Geographic Distribution - 91.420, 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The City of Cleveland Heights is a diverse community that prides itself on its integrated neighborhoods. The city has a minority population of 23,281, representing 52% of the total population according to the 2019-2023 American Community Survey. The most recent data provided by HUD shows that there are 16 census block groups in the city which qualify as low- and moderate-income eligible areas.

Improvement Target Areas have been identified through a survey developed and conducted by a third-party consultant, Placemark Collaborative, LLC. This process was approved by HUD. The Improvement Target Area survey instrument is used to evaluate the condition of individual properties. An update to the Improvement Target Area study was completed in 2022. The areas determined to be ITAs are the following: the intersection of Noble and Mayfield Roads; the intersection of Mayfield and Lee Roads; and the intersection of Noble and Greyton Roads.

This updated Improvement Target Area study will be utilized in implementing the Storefront Renovation programs described in this plan that address area slum and blight.

The City is in the process of completing and adopting neighborhoods plans for the North Coventry neighborhood (1410.00-1) and the neighborhoods that are a part of the Noble Road Corridor. While all LMH (low-Mod Housing) programming is available city-wide, marketing efforts will be targeting these neighborhoods.

Geographic Distribution

Target Area	Percentage of Funds
City of Cleveland Heights	100

Table 21 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Most programs are available to low and moderate income households throughout the city as they are a direct low-mod housing benefit, low-mod area benefit or limited clientele benefit (Public Service activities). The exceptions are the programs that eliminate a slum/blight condition as determined by a HUD approved blight survey. Some programs only take place in Census designated Low- and Moderate-Income areas. As noted previously, both North Coventry and the Noble Corridor neighborhoods will receive additional marketing efforts for housing programs in order to help increase the utilization of these programs in these neighborhoods.

AP-85 Other Actions - 91.420, 91.220(k)

Introduction

The City of Cleveland Heights works closely with public and private partners to leverage its resources including various grants from Cuyahoga County and the State of Ohio. This applies to most of our nonprofit partners including the Home Repair Resource Center, the Fair Housing Center for Rights and Research, Start Right CDC, Open Doors Academy, Family Connections, Journey Center and FutureHeights. In addition, the City also prides itself on a high level of civic engagement.

In 2015 the City began a Master Planning process, in conjunction with the Cuyahoga County Planning Commission, which was completed in 2017. The Master Plan includes policies and implementation strategies to accomplish the City's vision. These are organized into 11 major topic areas: Future Land Use, Vibrant Neighborhoods, Complete Transportation Network, Environmentally Sustainable Community, Business Friendly, Strong Business Districts, High Quality Infrastructure, Hub for Arts and Culture, A Diverse and Open Community, A Safe and Engaged Community, and A Healthy Community. The Master Plan attempts to be a fully integrated plan addressing the various elements that makes Cleveland Heights a viable community and it does recognize the efforts already being undertaken and described in this Consolidated Plan. The implementation section provides additional potential revenue sources that the City can apply for in order to strengthen and expand the community development efforts already undertaken and described in this Consolidated Plan.

In 2018, Cleveland Heights City Council passed a Complete and Green Streets Policy that sets requirements for improving all modes of transportation throughout the City. The Policy directs coordination among City Departments and defines metrics for measuring success. Persons of low- and moderate-income and persons with disabilities particularly benefit from such a policy due to the decreased access and utilization of personal motorized vehicles. In 2019, the City of Cleveland Heights won the award for Best Complete Streets Policy by Smart Growth America.

Additionally, the City has completed a Comprehensive & Equitable Safety Action Plan, a Climate Action and Resiliency Plan, and several streetscape plans that will be utilized in order to strategically invest public funds into actions that will strengthen our community.

Actions planned to address obstacles to meeting underserved needs

The greatest obstacle to meeting underserved needs in our community is the uncertainty of the amount of Community Development Block Grant as well as other federal and state resources. City Council and the administration work diligently to ensure that all residents are able to have the highest quality of life and healthy sustainable neighborhoods.

City staff continually works to identify, apply and utilize funding from additional sources to strengthen our Community. The City has programmed much of its American Rescue Plan Act (ARPA) funds to community development purposes. The State of Ohio and Cuyahoga County has also assisted Cleveland

Heights with ARPA funds, particularly in the area of lead based paint hazard remediation and abatement in housing and childcare facilities.

The City has also been fortunate to receive grants from various sources in recent years that have enabled us to undertake projects that have or will benefit the community when completed. These include four Transportation for Livable Communities Initiative (TLCI) grants through the Northeast Ohio Areawide Coordinating Agency, two Surface Water Improvement Fund (SWIF) grants from the Ohio EPA and transportation enhancement funds from the state of Ohio and American Rescue Plan Act funds.

Actions planned to foster and maintain affordable housing

The City will continue to offer programs that make or keep housing affordable in the city. Cleveland Heights is a community with a wide variety of housing opportunities including: apartment buildings, modest single family homes, two-family homes, medium priced to very high end single family homes, townhomes and condominiums. With our large rental market and competitive house prices, the city is often affordable with regard to housing options.

The City of Cleveland Heights has entered into an agreement with Cuyahoga County and the cities of Euclid, Lakewood and Parma to jointly participate in HOME program funding by creating the Cuyahoga Housing Consortium. The consortium has allowed for the coordination of housing program delivery by CDBG entitlement communities.

Most of our housing was built prior to 1945 and therefore home repairs can be a barrier to low- and moderate-income homeowners. Housing rehabilitation costs are barriers that we are addressing to assist low and moderate-income households remain in their homes. We work closely with our Housing Inspections Department and our Office on Aging to provide information to low- and moderate-income homeowners who are cited for code violations about the availability of the City's federally-funded grants and low-interest financing for home improvement projects. Home Repair Resource Center programs also provide education, counseling and funding opportunities to low-and moderate-income residents to help prevent code violations and related safety issues. We also have a HOME funded down-payment assistance program that assists LMI households to be able to afford purchasing their own homes.

Lastly, Start Right CDC is partnering with the City to take advantage of the OFHA Single-Family Housing Tax Credit. They are also partnering with affordable housing developer, TWG, to build a 44-unit LIHTC building on Noble Road.

Actions planned to reduce lead-based paint hazards

The City of Cleveland Heights will continue to partner with the Cuyahoga County Board of Health and the Cuyahoga Department of Housing and Community Development to implement the Lead Hazard Control/Lead Hazard Reduction Grants. Funds for these programs were successfully secured from the Department of Housing and Urban Development and the State of Ohio. The programs provide grants of

up to \$30,000 per unit for the removal of lead hazards from LMI households. Households with children under the age of six are prioritized. Additionally, Cuyahoga County granted the City \$200,000 in 2023 in order to reduce LBP Hazards in properties that are above the 80% AMI requirement or who cannot provide required match funds.

In 2024, the City of Cleveland Heights began implementing its new Lead Safe Rental Registration Program. This phased-approach program requires rental units to pass a lead clearance exam in order to register their rental property with the City.

The State of Ohio has allocated both Cuyahoga County and the City of Cleveland Heights funds to address lead-based paint hazards. The direct allocation from the State will be used to help implement the City's Lead Safe Rental Registration Program by assisting landlords with the cost of lead clearance exams. Pass through funds from the County is allowing us to address lead-based paint hazards in childcare facilities.

Lastly, all contractors which are under contract for Federally-funded rehabilitation projects are monitored to ensure that they are following lead-safe practices.

Actions planned to reduce the number of poverty-level families

The City of Cleveland Heights utilizes its Commercial Loan program as a method to reduce the number of households living below the poverty line. The fund provides assistance to businesses for acquisition, expansion, and rehabilitation activities. The City looks for the creation of low-moderate income jobs as a result of these loan activities. Also, housing counseling is provided to low- and moderate-income homeowners. The counseling includes financial management of the household budget, which assists those persons having few financial means.

In addition, CDBG funds are used to support public service activities that have a direct impact on poverty. CDBG funds provide support to Gesher, a benefits referral and job placement program. CDBG funds also provide support to the Heights Emergency Food Center, Start Right Food Pantry and the Chesed Center in order to help facilitate the assistance to low- and moderate-income families with three-day supplies of food every month.

Actions planned to develop institutional structure

The City of Cleveland Heights administers its Community Development Block Grant entitlement grant through its Department of Planning and Development. The institutional structure through which Cleveland Heights carries out its affordable and supportive housing strategy consists of public sector agencies, non-profit organizations, and the private sector.

Actions planned to enhance coordination between public and private housing and social service agencies

The City of Cleveland Heights continues to foster coordination among public and private housing and social service agencies through several methods. The City allocates CDBG resources to subrecipients who handle a variety of issues, such as housing rehabilitation, fair housing and landlord/tenant concerns. Also, through the allocation of CDBG resources to city departments and social services organizations, the City is assisting entities who are linked into networks of service providers within the metropolitan area, such as the Cleveland Heights Office on Aging, Family Connections of NE Ohio, the Heights Emergency Food Center, the Ohio Fair Lending Coalition, the Greater Cleveland Reinvestment Coalition and many more.

The CDBG funds augment other revenue sources for these organizations, such as memberships, grants, fund-raising efforts, and other in-kind donations of goods and/or services.

Discussion

The City of Cleveland Heights is committed to fair housing. The City of Cleveland Heights has a Fair Practices Ordinance and staff from several departments who work to ensure fair housing.

In 2020, the City completed an updated Analysis of Impediments to Fair Housing Choice. The AI identified 5 impediments and the City is actively working to overcome and/or remove these barriers. Of priority for the last several years has been to: continue to implement programs that reduce housing cost and evictions in the City for low-mod populations; make special considerations for accessibility in public spaces and encourage accessibility in new housing construction; and continue to monitor banking practices in order to promote fair lending.

The City has also allocated funding to on-going programs that assist in furthering fair housing. These include landlord and tenant counseling, eviction prevention services, fair housing education and outreach, sales and rental audits, leadership training that targets members of protected classes, and efforts to monitor lending institutions to ensure and promote fair lending.

Program Specific Requirements

AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

Introduction

The City of Cleveland Heights is estimating \$126,500 of Program Income for FY 2024. Program income is budgeted back into the program that generated it, with the exception of funds being repaid to programs that no longer operate under CDBG. The CDBG Short-Term Deferred Loan, Deferred and No Interest housing loan repayments will be budgeted to the HPO Home Rehab Program.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	78.39%

Discussion

The City of Cleveland Heights will certify that 70% of the aggregate expenditure of CDBG funds over three years (2023, 2024, 2025) will benefit persons of low and moderate incomes.

Proposed: 06/02/2025

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

By Mayor Seren

A Resolution authorizing the Mayor 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.

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,

RESOLUTION NO. 105-2025(PD)

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

Proposed: 06/02/2025

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

Introduced by All City Councilmembers

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), *Second 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 245-2024 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 245-2024 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), *Second 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

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

Environmental Design Group

REED HILDER BRAND

NAYLORWELLMAN LLC
HISTORIC PRESERVATION CONSULTING

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 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
Mendelsohn Restoration



Sustainable Community Associates

studio BC



Development Plan

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 245-2024 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 245-2024 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

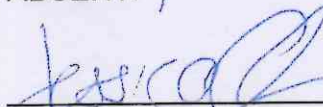
NOW THEREFORE BE IT RESOLVED be it

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

Proposed: 06/02/2025

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

By All City Councilmembers

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 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 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



Date: April 7, 2025; **Updated June 16, 2025**

To: City Council

From: Karen Knittel, Assistant Director of Planning

Subject: Places of Worship Zoning Text Amendments: An Ordinance amending various Sections of Part Eleven, Zoning Code, of the Codified Ordinances of the City of Cleveland Heights as part of the Livable Neighborhoods Initiative; and declaring the necessity that this legislation become immediately effective as an emergency measure.

Purpose Statement:

Mayor Seren and the Department of Planning, Neighborhoods & Development launched the “Livable Neighborhoods Initiative”. The Livable Neighborhoods Initiative looks to examine residential neighborhoods and potentially propose changes to zoning to make those neighborhoods more resilient and livable in the modern age.

The Livable Neighborhoods Initiative has three (3) main components:

- Places of Worship
- Residential Typologies
- Non-Residential Uses in Residential Neighborhoods

Local ordinances are “living and breathing” documents that can be amended from time-to-time in order to keep up with changes in the social and economic environments. The City has followed this practice by constantly and consistently reviewing its Codified Ordinances and – when appropriate and necessary – making changes to those Ordinances. This is particularly the case with Part Eleven – Zoning Code.

The way in which people pray and worship has changed over time. The City’s current zoning regulations are not reflective of how people pray today as they only permit large structures on large properties with a significant amount of parking or in storefronts. This has led to challenges to the faith-based community in terms of finding places and spaces that are appropriate and safe for their congregants. On the other hand, a long-standing and common objective in communities, including Cleveland Heights, is to ensure that the residential areas and neighborhoods can remain strong and that impacts to their residential character are minimized to the greatest extent possible. In fact, as indicated in Section 1101.02 of the Zoning Code, one of the purposes of zoning in Cleveland Heights is “...the protection of residential sections of the City.” When a non-residential use is

introduced to a residential district, residents often have concerns about how its density, architecture, parking, traffic, etc., may impact the community. These concerns are taken seriously by the City as policies – including zoning and enforcement – are created or modified.

In an effort to balance the need for updating the City's zoning standards with the protection of the residential neighborhoods, the Planning Commission has been discussing amending the zoning code to accommodate smaller places of worship since fall of 2022. On December 11, 2024 the Planning Commission adopted an annual code review resolution that included a provision that it continued to support proposed zoning text amendments related to Places of Worship and urged the Mayor and Council to act swiftly in bringing forward new legislation for consideration. On December 18, 2024, a work session with City staff regarding potential amendments to Places of Worship was held. On March 7, 2025 the proposed zoning text amendments were made available for public review through posting on the City's website in order to provide additional time for public input prior to the formal zoning text amendment process.

Zoning text amendments must follow the procedures put forth in Chapter 1119, including, but not limited to, Council referral to the Planning Commission, Planning Commission review and recommendation, and Council public hearing. The full process will be discussed below. Staff worked with the Law Department to prepare an Ordinance for Council's consideration to start the review process.

Zoning issues can be complicated and sometimes contentious. To explain the proposed changes as simply as possible, along with the reasons for the changes we have created a Frequently Asked Questions (FAQ) document that will be updated as necessary.

Therefore, please find attached: a) an ordinance to amend the Zoning Code to update the City's places of worship regulations, including Exhibit A with the proposed zoning text amendments; b) a summary of the proposed changes and the zoning text amendment process; and c) a FAQ that sheds more light on the why and how of the proposed changes.

A webpage dedicated to zoning amendments was created (<https://www.clevelandheights.gov/1514/Zoning-Amendments>) and includes information about the Livable Neighborhoods Initiative and Ordinance No. 55-2025:

- Ordinance 055-2025 (Proposed Zoning Text Amendments)
- Summary of Proposed Amendments, dated March 7, 2025
- Planning Commission Recommendation Resolution, dated May 14, 2025
- Frequently Asked Questions (FAQ) – updated June 13th

- Comments, will include all comments received prior to June 16th

Ordinance No. 055-2025 was introduced and had a first reading at the City Council meeting on April 7, 2025. At that meeting, City Council referred the legislation to the Planning Commission for their review and recommendation. The Planning Commission reviewed and recommended approval of the legislation at its May 14, 2025 meeting. A public hearing was held by City Council on May 27, 2025 with a number of residents speaking for and against the proposed zoning text amendments. Since that time, a number of comments have been received.

Is this legislation recurring: Yes: _____ No: X

Is emergency language necessary: Yes: X No: _____

If yes, why? To permit the Planning Commission to receive applications

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?



MEMORANDUM

To: City Council

From: Planning Commission

Date: May 14, 2025

Subject: City Council Referral of Ordinance No. 055-2025 (Places of Worship Zoning Text Amendments)

At the May 14, 2025 Planning Commission meeting, the Planning Commission reviewed Ordinance No. 055-2055. After that review, the Planning Commission unanimously voted via resolution to recommend to Council to adopt Ordinance No. 055-2055. Per Section 1119.03 of the Zoning Code, we are to transmit that recommendation back to Council. This cover memorandum serves as the vehicle for that transmittal.

Attachment

**RESOLUTION
CITY OF CLEVELAND HEIGHTS PLANNING COMMISSION**

**CITY COUNCIL REFFERAL OF ORDINANCE NO. 055-2025, PLACES OF WORSHIP
ZONING TEXT AMENDMENTS**

May 14, 2025

WHEREAS, Mayor Seren has launched the Livable Neighborhoods Initiative to examine residential neighborhoods and potentially propose changes to zoning to make those neighborhoods more resilient and livable in the modern age.

WHEREAS, one component of the Livable Neighborhoods Initiative examines How We Pray as the way in which people pray and worship varies and has evolved over time; and

WHEREAS, the regulations within the Zoning Code of the Codified Ordinances of the City of Cleveland Heights regarding places of worship do not reflect the way people pray and worship today; and

WHEREAS, pursuant to Section 1101.02 of the Codified Ordinances of the City of Cleveland Heights, a purpose of zoning is "...the protection of residential sections of the City"; and

WHEREAS, the introduction of non-residential uses into residential districts can lead to impacts that are in conflict with Section 1101.02; and

WHEREAS, zoning codes are living, breathing documents and should be revisited from time-to-time; and

WHEREAS, during the course of 2022 and 2023, and 2024 the Planning Commission has discussed the regulations related to places of worship with staff from the Departments of Planning, Neighborhoods & Development and Law; and

WHEREAS, those discussions involved the delicate balance between updating the regulations and protecting residential sections of the City; and

WHEREAS, on December 11, 2024 the Planning Commission adopted an annual code review resolution that included a provision that it continued to support proposed zoning text amendments related to Places of Worship and urged the Mayor and Council to act swiftly in bringing forward new legislation for consideration; and

WHEREAS, on December 18, 2024, a work session with City staff regarding potential amendments to Places of Worship was held; and

WHEREAS, on March 7, 2025 the proposed zoning text amendments were made available for public review through posting on the City's website in order to provide additional time for public

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

On a motion of Commissioner Gaynier, Seconded by Commissioner Surratt, this resolution was approved by the following vote:

AYES:	<u>6</u>
NAYES:	<u>8</u>
ABSTAINED:	<u> </u>
ABSENT:	<u> </u>



Jessica Cohen, Chairperson

May 14, 2025

Date

Proposed: 04/07/2025 ~~(Amended 05/27/2025)~~

ORDINANCE NO. 055-2025(PD), ~~First~~ Second
Reading (Amended 05/27/2025)

By Mayor Seren

An Ordinance amending various Sections of Part Eleven, Zoning Code, of the Codified Ordinances of the City of Cleveland Heights as part of the Livable Neighborhoods Initiative; and declaring the necessity that this legislation become immediately effective as an emergency measure.

WHEREAS, Mayor Seren has launched the Livable Neighborhoods Initiative to examine residential neighborhoods and potentially propose changes to zoning to make those neighborhoods more resilient and livable in the modern age.

WHEREAS, one component of the Livable Neighborhoods Initiative examines ~~How We Pray as the way~~ the buildings and structures in which people pray and worship varies and has evolved over time; and

WHEREAS, the regulations within the Zoning Code of the Codified Ordinances of the City of Cleveland Heights regarding places of worship do not reflect the way people pray and worship today; and

WHEREAS, pursuant to Section 1101.02 of the Codified Ordinances of the City of Cleveland Heights, one (1) of the purposes of zoning is "...the protection of residential sections of the City"; and

WHEREAS, the introduction of non-residential uses into residential districts can lead to impacts that are in conflict with Section 1101.02; and

WHEREAS, during the course of 2022, 2023, and 2024, the Planning Commission has discussed the regulations related to places of worship with staff from the Departments of Planning, Neighborhoods & Development and Law; and

WHEREAS, those discussions have involved the delicate balance between updating the regulations and protecting residential sections of the City; and

WHEREAS, on December 11, 2024 the Planning Commission adopted an annual code review resolution that included a provision that it continued to support proposed zoning text amendments related to Places of Worship and urged the Mayor and Council to act swiftly in bringing forward new legislation for consideration; and

WHEREAS, on December 18, 2024, a work session with City staff regarding potential amendments to Places of Worship was held; and

ORDINANCE NO. 055-2025(PD)

WHEREAS, on March 7, 2025 the proposed zoning text amendments were made available for public review through posting on the City's website in order to provide additional time for public input prior to the formal zoning text amendment process; and

WHEREAS, pursuant to Section 1119.01 of the Codified Ordinances of the City of Cleveland Heights, this Council may by Ordinance and upon its own initiative, introduce amendments to the Zoning Code of the Codified Ordinances of the City of Cleveland Heights; and

WHEREAS, on April 7, 2025, City Council introduced Ordinance No. 055-2025; and

WHEREAS, pursuant to Section 1119.03 of the Codified Ordinances of the City of Cleveland Heights, after the introduction of such amending Ordinance by Council, such amending Ordinance shall be transmitted to the Planning Commission for its consideration and recommendation; and

WHEREAS, on April 7, 2025, City Council referred Ordinance No. 055-2025 to the Planning Commission; and

WHEREAS, pursuant to Section 1119.03 of the Codified Ordinances of the City of Cleveland Heights the Planning Commission shall be allowed a reasonable time, not less than thirty (30) days and nor more than sixty (60) days, for its consideration and recommendations; and

WHEREAS, at the May 14, 2025 Planning Commission meeting, Ordinance No. 055-2025 was discussed; and

WHEREAS, pursuant to Section 1119.04, on May 14, 2025 the Planning Commission adopted a resolution recommending approval of Ordinance No. 055-2025 and transmitted said resolution to Council; and

WHEREAS, pursuant to Section 1119.05, Council held a public hearing on Ordinance No. 055-2025 on May 27, 2025; and

WHEREAS, pursuant to Section 1119.07, Council now wishes to take action to adopt Ordinance No. 055-2025.

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

SECTION 1. The Council of the City of Cleveland Heights, having received a request from the Mayor for amendments to Sections 1103.03, 1121.04, 1123.04, 1123.05, 1131.02, 1151.02, 1153.03, 1153.04, 1153.041, 1153.05, 1155.03, 1161.03, 1161.035, 1161.04, 1161.05, 1163.06, and 1169.02 of Part Eleven, Zoning Code, of the Codified Ordinances of the City of Cleveland Heights, a copy of which are attached hereto and incorporated herein as **Exhibit A**, placed this issue and said proposed amendments on First Reading on April 7, 2025 and referred the proposed amendments to the Planning Commission for its report and recommendation. The proposed amendments were recommended for approval by the Planning Commission at its May 14, 2025 meeting.

ORDINANCE NO. 055-2025(PD)

Upon Council's receipt of the recommendation of the Planning Commission, the issue of amending sections of Part Eleven, Zoning Code, of the Codified Ordinances of the City of Cleveland Heights, was set for Public Hearing on May 27, 2025 at Cleveland Heights City Hall, Council Chambers.

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. ~~It is necessary that this~~ This Ordinance ~~become immediately effective as an emergency measure necessary-is hereby declared to be an emergency measure immediately 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 introduction of the proposed zoning amendments to be effective at the earliest time possible so that said amendments 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

Exhibit A
Ordinance No. 055-2025
Proposed Zoning Text Amendments: Places of Worship

April 7, 2025

CHAPTER 1103

Definitions

...

1103.03 DEFINITIONS OF GENERAL TERMS.

...

(b) Certain general terms are hereby defined as follows:

...

(59.1) "Institutional use" means a use that includes, but is not limited to, a community place of worship, school, public library, public safety facility, public park or playground, public recreation facility, cemetery, or public parking lot or garage.

...

(72.5) "Meeting room" means a room or space for public assembly or meeting.

...

(87) "Places of worship, Community" means a building in a residential district originally designed for and only for, and used primarily for public worship. The word "place of worship" includes the words "church", "chapel", "synagogue", "temple", and "mosque", and their uses and activities which are customarily related. Church, chapel, synagogue, temple, mosque or other place dedicated to worship located in a commercial district shall be treated as a "meeting room" for the purposes of enforcing this Zoning Code. building or structure utilized for regular organized religious assembly with a floor area of more than 8,000 square feet.

(87.1) "Place of worship, Neighborhood" means a building or structure utilized for regular organized religious assembly with a total floor area up to 8,000 square feet.

...

(105) "Sign" means any identification, description, illustration or device which is affixed to or integrated into a building, structure or land, or otherwise situated on a lot and which is intended to direct or attract attention to, or announce or promote a product, place, activity, person, institution or business by means of letters, words, designs, colors, symbols, flags, banners, fixtures, images or illuminations. Signs shall be further classified by physical design or structure, and function or purpose based on the following:

...

B. Functional.

...

5. “Institutional identification” means a sign identifying the name and/or address of a community place of worship, school, public library, public safety facility, public park or playground, public recreation facility, cemetery, or public parking lot or garage, and which may include a bulletin board, and which contains only messages pertaining to activities on the site.

...

10. “Neighborhood place of worship identification sign” means a sign identifying the name of a neighborhood place of worship.

...

CHAPTER 1121
AA and A Single-Family and B Two-Family Residential Districts

...

1121.04 CONDITIONALLY PERMITTED USES.

The categories of conditional uses which may (together with their accessory uses) be permitted in the AA and A Single-Family and B Two-Family Residential Districts, provided they conform to the conditions, standards, and requirements of Title Seven and are approved for a particular zoning lot in accordance with the administrative provisions of Section 1115, shall include the following:

- (a) Planned Residential Developments (“PRD”);
- (b) ~~Places of worship~~Reserved;
- (c) Elementary, junior and senior high schools;
- (d) Public libraries;
- (e) Public safety facilities;
- (f) Public and private parks and playgrounds;
- (g) Public recreation facilities;
- (h) Golf courses;
- (i) Cemeteries;
- (j) Public parking (surface parking lot, parking deck, or parking garage) as a principal use;
- (k) Accessory parking for uses within a MF-1, MF-2, MF-3, C-1, C-2, C-2X, C-3, S-1, or S-2 District, subject to the regulations of Section 1153.05(f) & Chapter 1161;
- (l) Day care center and preschool in a school or religious institution;
- (m) Day care home;
- (n) Home occupation in an accessory building;
- (o) Outdoor community festivals;
- (p) Satellite dish receiving antenna;
- (q) Attached single-family dwelling units, newly constructed or formed by the resubdivision of existing side-by-side two-family dwellings, may be conditionally permitted in B Districts. In A, AA, and MF Districts, attached single-family dwelling units may be conditionally permitted on lots which contain legally non-conforming side-by-side two-family dwellings, subject to the regulations of Sections 1153.03(b)(50) & 1153.05(aa);
- (r) Adaptive reuse of non-residential buildings in residential districts;
- (s) Farmers’ markets; and
- (t) Community gardens.
- (u) Community places of worship, subject to the regulations of Section 1153.05(ii); and
- (v) Neighborhood places of worship, subject to the regulations of Section 1153.05(jj).

CHAPTER 1123

MF-1, MF-2 and MF-3 Multiple-Family Residential Districts

...

1123.04 CONDITIONALLY PERMITTED USES.

When denoted by the letter C, a use listed below is a conditional use which may (together with its accessory uses) be permitted in the MF-1, MF-2 and MF-3 Residential Districts provided it conforms to the conditions, standards and requirements of Title Seven and is approved for a particular zoning lot in accordance with the administrative provisions of Chapter 1115.

	<i>Land Use Category</i>	<i>MF-1 District</i>	<i>MF-2 District</i>	<i>MF-3 District</i>
(a)	Planned Residential Development (PRD)	C		
(b)	Places Community places of worship, subject to the regulations of Section 1153.05(ii)	C	C	C
(c)	Elementary, junior and senior high schools	C	C	C
(d)	Colleges and universities	C	C	C
(e)	Special training schools and adult education facilities	C	C	C
(f)	Public libraries	C	C	C
(g)	Public safety facilities	C	C	C
(h)	Public and private parks and playgrounds	C	C	C
(i)	Public recreation facilities	C	C	C
(j)	Parking deck or private parking garage as a principal use	C	C	C
(k)	Accessory parking for uses within a C-1, C-2, C-2X, C-3, S-1, or S-2 District, subject to the regulations of Section 1153.05(f) & Chapter 1161	C	C	C
(l)	Day care center, preschool in a school or religious institution	C	C	C
(m)	Outdoor community facilities	C	C	C
(n)	Dormitories, fraternities, sororities	C	C	C
(o)	Lodging houses, boarding houses, convents, homes for the aged, other congregate living and residential care facilities	C	C	C
(p)	Nursing homes, intermediate and long-term care facility	C	C	C
(q)	Hospitals	C	C	C
(r)	Public use of public land	C	C	C
(s)	Public utilities	C	C	C
(t)	Satellite dish receiving antennas	C	C	C
(w u)	Live/work dwelling, subject to the regulations of Section 1165.02(j).	C	C	C
(u v)	Attached single-family dwelling units, newly constructed or formed by the resubdivision of existing side-by-side two-family dwellings, may be conditionally permitted in B Districts. In A, AA, and MF Districts, attached single-family dwelling units may be conditionally permitted on lots which contain legally non-conforming side-by-side two-family dwellings in accordance with the additional regulations and standards set out in Schedule 1153.03(b)(50) and Section 1153.05(aa).			
(u w)	Farmers' Markets may be conditionally permitted in MF Districts subject to regulations and standards set out in Section 1153.05(dd).			
(v x)	Community Gardens may be conditionally permitted in MF Districts subject to regulations and standards set out in Section 1153.05(ee).			

1123.05 ACCESSORY USES.

When denoted by the letter A, a use listed below is an accessory use permitted in association with and subordinate to a permitted or conditionally permitted use in MF-1, MF-2 and MF-3 Multiple-Family Residential Districts, subject to the regulations of Section 1123.12 and are limited to the following:

	<i>Land Use Category</i>	<i>MF-1 District</i>	<i>MF-2 District</i>	<i>MF-3 District</i>
(a)	Private parking garages and related residential off-street parking, subject to the regulations of Chapter 1161 .	A	A	A
(b)	Signs, subject to the regulations of Chapter 1163 .	A	A	A
(c)	Home occupations, subject to the regulations of Section 1165.02(b)	A	A	A
(d)	Recreation and community room facilities, such as pools and tennis courts, for use by residents of an associated multiple- family development	A	A	A
(e)	Porches, decks, arbors, patios, gazebos	A	A	A
(f)	Storage shed and other similar buildings for the storage of domestic supplies	A	A	A
(g)	Fences	A	A	A
(h)	Noncommercial greenhouse not to exceed twenty-five percent (25%) of the ground floor area of the principal building	A	A	A
(i)	Vegetable/edible and flower gardens	A	A	A
(j)	Leasing office in a multiple-family dwelling or as part of a multiple-family development	A	A	A
(k)	Retail and service establishments not to exceed fifty percent (50%) of the area of the first floor of a multiple-family dwelling when such dwelling has at least 50 units, in accordance with Section 1123.12(b)			A
(l)	Guard house, gate house	A	A	A
(m)	Trash receptacles	A	A	A
(n)	Rain Barrels and Above Ground Cisterns	A	A	A
(o)	Meeting room	A	A	A

...

CHAPTER 1131 Commercial Districts

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1131.02 PRINCIPAL AND CONDITIONALLY PERMITTED USES.

...

Schedule 1131.02

PERMITTED AND CONDITIONALLY PERMITTED USES IN COMMERCIAL DISTRICTS

<i>Land Use Category</i>		<i>C-1 Office District</i>	<i>C-2 Local Retail District</i>	<i>C-2X Multiple Use District</i>	<i>C-3 General Commercial District</i>
(a)	<u>Residential Uses:</u>				
	(1)	Multiple-family dwelling as a free-standing building	C	C	C
	(2)	Multiple-family dwelling units above the first floor in association with permitted commercial use	P	P	P
	(3)	Lodging house and boarding house including convent, home for the aged, residential care facility, and other congregate living facility	C	C	C
	(4)	Nursing home including intermediate and long-term care facility	C	C	C
	(5)	Dormitories, fraternities, sororities	C	C	C
	(6)	Live/Work dwelling, subject to the regulations of Section 1131.13 & 1165.02(j)	C	P	P
	(7)	Townhomes		C	
	(8)	Attached Single Family Dwelling Units		C	
(b)	<u>Office/Professional/Medical Uses:</u>				
	(1)	Offices provided that only samples of merchandise are displayed or stored in the premises	P	P	P
	(2)	Financial establishment without drive-through facility	P	P	P
	(3)	Financial establishment with drive-through facility	C	C	C
	(4)	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	C	C	C
	(5)	Funeral homes and mortuaries	C	C	C
	(6)	Hospitals	C	C	C
	(7)	Urgent care clinics	P	P	P
(c)	<u>Retail/Service Uses:</u>				
	(1)	Retail establishments in wholly enclosed buildings		P	P
	(2)	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	P	P	P
	(3)	Personal services including dry cleaning, laundry, beauty salon, tattoo parlor, body piercing		P	P
	(4)	Restaurants, bar, tavern, nightclub		P	P

	(5)	Catering	P	P	P	P
	(6)	Drive-through facility in association with a permitted restaurant, retail or service use		C	C	C
	(7)	Hotels	C	C	C	C
(d)	<u>Automotive Uses:</u>					
	(1)	Automobile sales, new or new and used				C
	(2)	Automobile rental				C
	(3)	Truck, boat sales/rental				C
	(4)	Gasoline station				C
	(5)	Car wash establishment				C
	(6)	Automobile service station - major and minor repair				C
	(7)	Parking lot as a principal use		C	C	C
	(8)	Parking deck or private parking garage as a principal use	C	C	C	C
(e)	<u>Commercial Entertainment/Recreation Uses:</u>					
	(1)	Indoor commercial entertainment facility including game room, bowling alley, skating rink, and movie theater	P	P	P	P
	(2)	Private indoor and/or outdoor recreation including a health, tennis and racquet club	P	P	P	P
	(3)	Dance studio, exercise class	P	P	P	P
	(4)	Meeting room	C	C	C	C
	(5)	Banquet hall, party center	P	P	P	P
	(6)	Satellite dish receiving antenna	C	C	C	C
(f)	<u>General Commercial/Light Industrial Uses:</u>					
	(1)	Shops and studios for custom work of making articles to be sold at retail on the premises		P	P	P
	(2)	Printing and publishing		P	P	P
	(3)	Storage and warehousing of goods, self- storage				C
	(4)	Research & Development, Limited	P	P	P	P
	(5)	Industrial Design	P	P	P	P
	(6)	Nursery and garden supply with accessory outdoor storage		C	C	C
	(7)	Retail/Commercial Greenhouse	C	C	C	C
(g)	<u>Educational Facilities:</u>					
	(1)	Elementary, junior and senior high school	C	C	C	C
	(2)	College, university, trade and training schools, adult education facilities	C	C	C	C
	(3)	Day care center, preschool, tutoring center	C	C	C	C
(h)	<u>Community Facilities:</u>					
	(1)	Public library, museum	C	C	C	C
	(2)	Public safety facilities	C	C	C	C
	(3)	Public service and maintenance facilities	C	C	C	C
	(4)	Parks, playgrounds, and recreation facilities accessible to the public	C	C	C	C
	(5)	Farmer's markets	C	C	C	C
	(6)	Community gardens	C	C	C	C
(i)	<u>Institutional Facilities</u>					
	(1)	<u>Community Places</u> -places of worship	C	C	C	C

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CHAPTER 1151

General Criteria

1151.01 Purpose.

1151.02 General standards for all conditional uses.

CROSS REFERENCES

Conditional use defined - see P. & Z. 1103.03(b)(24)

Conditional use permit defined - see P. & Z. 1103.03(b)(25)

1151.01 PURPOSE.

The potentially diverse characteristics and impacts of a number of new and unique uses have fostered the development of regulations designed to accommodate these activities in a reasonable and equitable manner, while safeguarding both the property rights of all individuals and the health, safety and general welfare of the community. Toward these ends, this Chapter provides for a more detailed evaluation of each use conditionally permitted in a specific zoning district with respect to such considerations as location, design, size, method(s) of operation, intensity of use, public facility requirements, and traffic generation. The evaluation ensures consistency with the intent and objectives of the particular district in which it is to be located. The process also encourages sustainable development and practices. Accordingly, conditional use permits shall conform to the procedures and requirements of Sections 1115.08 and 1115.09.

1151.02 GENERAL STANDARDS FOR ALL CONDITIONAL USES.

A conditional use, and uses accessory to such conditional use, shall be permitted in a residential, commercial or special district only when specified as a permitted conditional use in such district, or when such use is determined by the Planning Commission to be a similar use, and only if such use conforms to the following standards in addition to any specific conditions, standards and regulations for such category of use set forth in this Chapter. Furthermore, the Planning Commission shall find:

- (a) That the conditional use will be in general accord with the purpose, intent and basic planning objectives of this Zoning Code, and with the objectives for the district in which located;
- (b) That the establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare;
- (c) That the conditional use will be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity, and that such use will not essentially change the character of the same area;
- (d) That the conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;
- (e) That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;

(f) That adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided;

(g) That adequate measures have been or will be taken to provide ingress and egress designed as to minimize traffic congestion in the public streets;

(h) That the establishment of the conditional use should not be detrimental to the economic welfare of the community by creating excessive additional requirements at public cost for public facilities such as police, fire and schools;

(i) That there is minimal potential for future hardship on the conditional use that could result from the proposed use being surrounded by uses permitted by right that are incompatible;

(j) That the conditional use shall address the sustainability guidelines of Section 1165.06;

(k) That the conditional use shall be in conformance with the parking standards of Chapter 1161, that it shall not create an undue parking shortage, and any impacts neighboring streets, homes, and/or businesses must be minimized to the extent possible;

(l) That the conditional use shall address the landscape requirements of Chapter 1166;

~~(km)~~ That the conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located as well as the specific supplemental conditions set forth in Chapter 1153.

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CHAPTER 1153

Supplemental Standards for Conditional Uses

- 1153.01 Purpose.
- 1153.02 Conformance with district regulations.
- 1153.03 Specific area, width and yard regulations.
- 1153.04 Supplemental height regulations.
- 1153.05 Supplemental regulations for specific uses.

CROSS REFERENCES

- Conditional use defined - see P. & Z. 1103.03(b)(24)
- Conditional use permit defined - see P. & Z. 1103.03(b)(25)
- Planning Commission to approve or disapprove of conditional uses - see P. & Z. 1111.06(b)(1)
- General standards for all conditional uses - see P. & Z. 1151.02

1153.01 PURPOSE.

In addition to the general criteria established in Chapter 1151, the following specific conditions pertaining to each use or group of uses shall apply. Nothing in this Chapter shall prohibit the Planning Commission from prescribing supplementary conditions and safeguards in addition to these requirements.

1153.02 CONFORMANCE WITH DISTRICT REGULATIONS.

A conditional use, except as specifically otherwise provided in this title or in the district regulations for the district in which such use is to be located, shall conform to such district regulations, and to other substantive requirements of this Zoning Code, as well as satisfying the conditions, standards and requirements of this Chapter.

1153.03 SPECIFIC AREA, WIDTH AND YARD REGULATIONS.

(a) Schedule 1153.03 sets forth regulations governing lot area, lot width and minimum yard dimensions for principal and accessory buildings and parking areas for conditional uses that require area, width and yard regulations different from the district regulations. Additional standards and requirements pertaining to such uses are set forth in Section 1153.05.

(b) In addition, all parking areas adjacent to a single-family or two-family dwelling shall be landscaped in accordance with Section 1165.05.

Schedule 1153.03

AREA, WIDTH AND YARD REGULATIONS FOR CERTAIN CONDITIONAL USES

		<i>Min. Yard Dimensions (in feet) for Buildings (d) / Parking</i>						
<i>Conditional Use</i>	<i>Min. Lot Area</i>	<i>Min. Lot Width (Feet)</i>	<i>Primary Front</i>	<i>Side/ Rear</i>	<i>Side/ Front</i>	<i>Secondary Front</i>	<i>Rear</i>	<i>See Also Section</i>
(1) PRD	---	--	--	--	--	--	--	1155.01 - 1155.08
(1a) PDO Development District	2 acres	--	--	--	--	--	--	1147.01 - 1147.09
(2) <u>Community Place</u> -places of worship	1 acre	150	<u>50</u> <u>25</u>	<u>50</u> <u>25</u>	<u>50</u> <u>25</u>		10	1153.05 (aii)
(2a) <u>Neighborhood places of worship</u> - <u>Corner Lot</u> - <u>Non-Corner Lot</u>	<u>---</u> <u>---</u>	<u>---</u> <u>---</u>	<u>25</u> (f)	<u>10</u> <u>10</u>	<u>20</u> <u>20</u>		<u>25</u> <u>25</u>	<u>1153.05</u> (ji)
(3) School facilities	1 acre	150	<u>50</u> <u>25</u>	<u>50</u> <u>25</u>	<u>50</u> <u>25</u>		10	1153.05 (b)
(4) Public libraries	1 acre	150	50	50	50		10	---
(5) Public safety facilities	1 acre	150	50	50	50		10	---
(6) Public and private parks and playgrounds, and public recreation facilities	None---	None--	50 (a)	50 (a)	(b)		(e)	1153.05 (b)
(7) Golf courses	None---	None--	50	50	50		50	---
(8) Cemetery	---	--	--	--	--		--	1153.05 (c)
(9) Parking lot for a permitted use not on the same zoning lot	None---	None--	N/A--	N/A--	(b)		(c)	---
(10) Accessory parking for uses within the MF-1, MF-2, MF-3, C-1, C-2, C-2X, C-3, S-1, and S-2 Districts	---	--	--	--	--		--	1153.05 (f)
(11) Parking deck or private parking garage as a principal use	20,000 sq. ft.	100	30	15	N/A--		N/A--	---
(12) Day care home	---	--	--	--	--		--	1153.05 (d)
(13) Day care center, preschool	---	--	--	--	--		--	1153.05 (e)
(14) (Intentionally omitted)	---	--	--	--	--		--	
(15) Home occupation in an accessory building	---	--	--	--	--		--	1153.05 (h)
(16) Outdoor community festivals	---	--	--	--	--		--	1153.05 (i)
(17) Dormitories, fraternities, sororities	20,000 sq. ft.	100	30	15	30		15	1153.05 (j)
(18) Lodging houses, boarding houses, convents, home for the aged, other congregate living and residential care facilities	20,000 sq. ft.	100	30	15	30		15	1153.05 (k)

(19)	Nursing home, intermediate and long-term care facility	1 acre	150	50	50	30	15	---
(20)	Special training schools and adult education facilities	---	---	---	--	--	--	---
(21)	Hospitals	2 acres	200	50	50	30	15	---
(22)	Colleges and universities	2 acres	200	50	50	30	15	---
(23)	Drive-thru facilities	---	--	--	--	--	--	1153.05 (l)
(24)	Automatic Teller Machine	---	--	--	--	--	--	1153.05 (m)
(25)	Funeral homes and mortuaries in a C-2 or C-3 District	20,000 sq. ft.	100	50	50	15	(b)	---
(26)	Animal clinics, veterinary offices, or animal grooming facilities	---	--	--	--	--	--	1153.05 (n)
(26A)	Animal day-care facilities and overnight boarding of animals	---	--	--	--	--	--	1153.05 (bb)
(27)	Convenience retail in an office building	---	--	--	--	--	--	1153.05 (o)
(28)	Catering	---	--	--	--	--	--	---
(29)	Outdoor dining	---	--	--	--	--	--	1153.05 (p)
(30)	Dance studios, exercise classes and similar uses	---	--	--	--	--	--	1153.05 (q)
(31)	Auto sales, new, (new and used) and auto rental	20,000 sq. ft.	100	(b)	(b)	15	(b)	1153.05 (r)
(32)	Auto sales, used	20,000 sq. ft.	100	(b)	(b)	15	(b)	1153.05 (s)
(33)	Truck, boat, sales/rental	20,000 sq. ft.	100	(b)	(b)	15	(b)	1153.05 (s)
(34)	Gasoline stations	20,000 sq. ft.	100	(b)	(b)	15	(b)	1153.05 (t)
(35)	Car wash establishment	20,000 sq. ft.	100	(b)	(b)	15	(b)	1153.05 (u)
(36)	Auto service-major and minor repair	20,000 sq. ft.	100	(b)	(b)	15	(b)	1153.05 (u)
(37)	(Intentionally omitted)							
(38)	Game rooms	---	--	--	--	--	--	1153.05 (v)
(39)	Indoor commercial entertainment	---	--	--	--	--	--	---
(40)	Private indoor/outdoor recreation	---	--	--	--	--	--	---
(41)	Banquet hall, party center	---	--	--	--	--	--	---
(42)	Satellite dish receiving antenna	---	--	--	--	--	--	1153.05 (w)
(43)	Meeting room	---	--	--	--	--	--	1153.05 (x)
(44)	Storage and warehousing of goods	---	--	--	--	--	--	---
(45)	Research and testing laboratories	---	--	--	--	--	--	---

(46)	Nursery and garden supply with accessory outdoor storage	---	--	--	--	--	--	1153.05 (z)
(47)	Public indoor/outdoor entertainment, public indoor recreation, <u>public recreation facilities</u>	---	--	50(a)	50(a)	(b)	(b)	---
(48)	Reduction in parking requirements	---	--	--	--	--	--	1161.05
(49)	Architecturally significant nonconforming signs	---	--	--	--	--	--	1163.11
(50)	Attached single-family dwelling unit (e)	---	--	--	--	--	--	1153.05 (aa)
(51)	Chicken coop and run	---	--	--	10	--	10	1153.05 (gg)
(52)	Commercial Renewable Energy Systems ("Solar Farms")	2 acres	--	25	25	-25	--	1153.05 (ff)

Notes to Schedule 1153.03:

- (a) Playground structures and picnic shelters shall be located no closer to a primary front, side or rear lot line than a distance equal to its height.
- (b) Shall comply with the district regulations.
- (c) Shall comply with the parking regulations for multiple-family uses set forth in Section 1123.12(a).
- (d) Shall include principal and accessory buildings unless specified otherwise in this Zoning Code.
- (e) For the purpose of determining applicable lot area, width, and yard regulations, adjoining parcels containing attached single-family dwelling units and common areas shall be considered a single zoning lot. Any parcel on which an attached single-family dwelling unit is located shall have frontage on a public street.
- (f) Shall be consistent with the front yard setback of the two (2) adjacent residential lots, as set forth in Section 1153.05(jj)(10)(ii).

1153.04 SUPPLEMENTAL HEIGHT REGULATIONS.

Height limits heretofore established may be exceeded in the case of community places of worship, public, semi-public, public service, hospital, institutional or educational buildings, any of which when conditionally permitted may be erected to a height not exceeding seventy-five (75) feet if the building is set back from each front, side and rear yard line as required herein at least one (1) foot for each foot of additional building height above the height limit otherwise permitted in the district in which the building is built.

1153.041 PARKING MANAGEMENT PLAN FOR NON-RESIDENTIAL USES IN RESIDENTIAL DISTRICTS.

In addition to the application materials required for the review of a conditional use of a non-residential use in a residential district by the Planning Commission or Zoning Administrator, an applicant shall be required to submit a Parking Management Plan. The Parking Management Plan shall include, but is not limited to, the following information:

- (1) Calculation of the number of off-street parking spaces required by Schedule 1161.03 for the use(s) proposed;

- (2) A statement of anticipated vehicular traffic that would be generated by the use(s) proposed, including the frequency during the day(s) and week, and any anticipated special events during the year;
- (3) Indication of any designated areas of pick-up and drop-off, any ADA-accommodations, and any shared-parking (per Section 1161.04). If shared-parking is proposed, written indication of such agreement must be provided;
- (4) A map depicting any anticipated use of available on-street parking;
- (5) A statement as to how this parking plan will be managed, including who should be contacted should there be any issues in the neighborhood, emergency response, and weather-related events. The contact must be able to respond immediately to any communication from the City; and
- (6) If applicable, data or experience from other similar uses elsewhere in Ohio regarding parking generation, traffic generation, or parking management. The Zoning Administrator can consider information from communities outside of Ohio that display a similar character or development pattern.

The Parking Management Plan shall be reviewed by the Zoning Administrator with the Police Department and Fire Inspector prior to conditional use permit review.

1153.05 SUPPLEMENTAL REGULATIONS FOR SPECIFIC USES.

The following conditional use regulations are specific requirements pertaining to the location and maintenance of certain conditional uses and are in addition to the general criteria set forth in Chapter 1151 and the lot area, width and yard regulations set forth in Section 1153.03.

~~(a) Places of Worship. In a residential district a place of worship shall be used only for local purposes of the congregation and shall not be used or operated as or in connection with a business, except for the renting of rooms for a use that provides a service to the community, i.e., day care, exercise classes, meeting space~~Reserved.

...

(e) Day Care Center, Preschool, School. In a residential district, a day care center, ~~or preschool,~~ or school may be conditionally permitted provided the facility is located in a ~~school~~commercial district, community place of worship, or a conditionally permitted adaptively reused non-residential building as set forth in Subsection 1153.05(cc) of this Code. In a commercial district such uses may be conditionally permitted. In residential and commercial districts, a day care center or preschool having 49 or fewer children may be conditionally approved by the Zoning Administrator; a facility with more than 49 children shall require Planning Commission approval.

...

(cc) Adaptive Reuse of Existing Non-Residential Buildings in Residential Districts. The following provisions are for adaptive reuse of a non-residential building such as a community or

neighborhood place of worship, library or school into a use compatible with the larger residential district. Adaptive reuse of non-residential buildings in residential districts is allowed by conditional use and subject to the following standards:

...

(dd) Farmers' Markets. A farmers' market may be conditionally permitted as a temporary use for specific periods of time and specific hours of operation in all districts by the Zoning Administrator in compliance with the following:

(1) Farmers' markets may be operated on a property occupied by a house-community place of worship, school facility, public park or other public property, library, an adaptive reuse of a nonresidential building or on a parking lot in a commercial districts.

...

(ii) Community places of worship

- (1) A community place of worship shall be in freestanding buildings/structures and not part of a building or structure with another principal use.
- (2) The minimum square footage of all structures on a lot comprising a community place of worship shall total at least 8,000 square feet.
- (3) The maximum impervious coverage shall be 70% the overall lot.
- (4) A community place of worship may or may not include a single residential dwelling unit, but occupancy of the unit shall be limited to clergy.
- (5) For community places of worship, the principal use shall be the holding of regularly scheduled religious services, gatherings, or activities related to the community place of worship.
- (6) Accessory facilities and functions, such as religious schools, administrative offices, and indoor recreation facilities, may be permitted, provided such facilities and functions be subordinate in function of the place of worship.
- (7) Where wedding receptions or other social functions are held at the community place of worship, attendance shall be limited to the occupancy of the community place of worship, as per the Ohio Fire Code, any other applicable local codes or ordinances, as well as available parking.
- (8) Commercial kitchen, coffeehouse, and catering facilities ~~are~~ shall be permitted as an accessory use.
- (9) Accessory sales may be permitted entirely within the building containing the community place of worship.
- (10) A community place of worship shall be used only for local purposes of the congregation and shall only be used or operated for the sole purpose of the community place of worship, including short term rental of rooms, day care, preschool, school, office space, coffeehouse, meeting space or store related to community place of worship.
- (11) No building permit or certificate of occupancy shall be granted to any such accessory use, building, or structure until the building permit and certificate of occupancy for the principal use or building, respectively, have been granted.

- (12) All outdoor lighting shall be shielded in a manner to direct lighting away from adjacent properties and the public street and conform with Section 1165.07.

(jj) Neighborhood place of worship

- (1) A neighborhood place of worship shall be in freestanding buildings/structures and not part of a building or structure with another principal use.
- (2) The maximum impervious coverage a neighborhood place of worship shall be 70%.
- (3) The maximum square footage of a neighborhood place of worship shall total 8,000 square feet.
- (4) For neighborhood places of worship, the principal use shall be the holding of regularly scheduled religious services.
- (5) Where wedding receptions or other social functions are held at the neighborhood place of worship, attendance shall be limited to the occupancy of the neighborhood place of worship, as per the Ohio Fire Code, any other applicable local codes or ordinances, as well as available parking. **The social hall shall not be counted as assembly space for the purposes of this Chapter and Chapter 1161.**
- (6) No cooking facilities will be permitted, other than warming kitchen equipment for use by the occupants of the neighborhood place of worship. No catering facilities, either located within the building or in mobile and/or temporary equipment erected or parked outside of the premises, are permitted.
- (7) A neighborhood place of worship shall be used only for local purposes of the congregation and shall not be used or operated as or in connection with a business.
- (8) No building permit or certificate of occupancy shall be granted to any accessory use, building, or structure to a freestanding neighborhood place of worship, until the building permit and certificate of occupancy for the principal use or building, respectively, have been granted.
- (9) For a neighborhood place of worship, all outdoor lighting shall be shielded in a manner to direct lighting away from adjacent properties and the public street and conform with Section 1165.07.
- (10) For neighborhood places of worship that are not located on a corner lot, the following regulations shall apply in addition to the above:
 - (i) The building shall be designed to be consistent with the adjacent single- or two-family residential buildings.
 - (ii) The front setback shall be consistent with the front setback of the two (2) adjacent residential lots.
 - (iii) The primary entrance and exit shall only be off of the street frontage.

...

CHAPTER 1155
Planned Residential Development

...

1155.03 PERMITTED USES.

As part of a Planned Residential Development, the uses and dwelling types permitted in each residential district are those denoted by the letter ‘P’ below for principal use permitted, ‘C’ for conditionally-permitted use, and the letter ‘A’ below for accessory use permitted:

<i>Use</i>		<i>Zoning District</i>			
		<i>AA</i>	<i>A</i>	<i>B</i>	<i>MF-1</i>
(a)	Standard single-family subdivision	P	P	P	
(b)	Cluster single-family	P	P	P	
(c)	Two-family (attached side-by-side)	P	P	P	P
(d)	Townhouses		P	P	P
(e)	Multiple-family dwelling				P
(f)	Accessory recreational and community facilities for use by residents of PRD	A	A	A	A
(g)	Community places of worship	C	C	C	C
(h)	Neighborhood places of worship	C	C	C	

...

CHAPTER 1161

Off-Street Parking and Loading Regulations

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1161.03 NUMBER OF PARKING SPACES REQUIRED.

The required number of off-street parking spaces for each facility or use shall be determined by application of the standards noted in Schedule 1161.03. For a use not specified in Schedule 1161.03, the Planning Commission shall apply the standard for a specified use which the Commission determines to be most similar to the proposed use.

Schedule 1161.03

REQUIRED OFF-STREET PARKING SPACES (a)

	<i>Principal Building or Use</i>	<i>Minimum Spaces Required</i>
(a)	Residential Uses:	
(1a)	Single-family dwellings with 2 or fewer bedrooms	1 space for each dwelling unit (b)
(1b)	Single-family dwellings with greater than 2 bedrooms	2 spaces for each dwelling unit (b)
(2)	Two-family dwellings	2 spaces for each dwelling unit, of which not less than 0.5 spaces per dwelling unit shall be enclosed (c)
(3)	Townhouses	2 spaces for each dwelling unit, of which both spaces per dwelling unit shall be enclosed (b)
(4)	Multiple-family dwelling	1 space for each dwelling unit
(5)	Senior citizen apartments	1 space for each dwelling unit
(6)	Lodging house, boarding houses	1 space for each bed
(7)	Dormitories, sororities and fraternities	1 space for each 3 persons based on the maximum capacity as established in the Housing Code
(8)	Nursing homes	1 space per 3 beds
(b)	Office, Professional Service Uses:	
(1)	Office, medical office, animal clinic and financial establishments	1 space for each 300 sq. ft. of floor area-
(2)	Funeral homes, mortuaries	1 space for each 50 sq. ft. of floor area in parlors or service rooms-
(3)	Hospitals	2 spaces per room
(c)	Retail/Service Uses:	
(1)	Retail or business uses permitted in any C District, unless specific standards given below	1 space for each 300 sq. ft. of floor area
(2)	Furniture and appliance; retail nursery garden supply, establishments	1 space for each 500 sq. ft. of floor area
(3)	Restaurants; bars; taverns; night clubs	1 space for each 300 sq. ft. floor area (outdoor dining area excluded)
(4)	Hotels and motels	5 spaces plus 1 space for each sleeping room or suite
(d)	Automotive Uses:	
(1)	Auto sales; new and used, auto, truck, boat sales, rental facilities	1 space for each 500 sq. ft. of floor area (indoor area only)
(2)	Gasoline stations	.5 spaces per pump +1 per 500 sq. ft. of accessory retail area
(3)	Car wash facilities	1 space per bay plus sufficient area for stacking spaces
(4)	Automobile service stations - major and minor repair	4 spaces per bay

1161.035 REQUIRED BICYCLE PARKING SPACES.

...

Schedule 1161.035

REQUIRED BICYCLE PARKING SPACES

<i>USE</i>	<i>REQUIRED BICYCLE SPACES</i>	<i>REQUIRED PERCENTAGE OF LONG-TERM SPACES</i>
Multiple-Family Dwelling	1 per 4 dwelling units	Eighty percent (80%) required long-term
Dormitory; Fraternity/Sorority	1 per 4 beds	Eighty percent (80%) required long-term
Retail/Service Establishments Over 10,000 sq. ft. in GFA	1 per 2,500 sq. ft. GFA	
Offices Over 10,000 sq. ft. in GFA	1 per 5,000 sq. ft. GFA	Fifty percent (50%) required long-term
Entertainment/Recreation Facilities Over 10,000 sq. ft. in GFA	1 per 5,000 sq. ft. GFA	
Junior high schools, elementary schools and kindergartens	2 per classroom	
High Schools	3 per classroom	
Colleges and Universities	1 per 5,000 sq. ft. GFA	Fifty percent (50%) required long-term
<u>Community and Neighborhood</u> Places of Worship Over 10,000sf in GFA	<u>1 or 1 per 5,000sf GFA, whichever is greater</u>	
Hospitals	1 per 25 beds	Fifty percent (50%) required long-term
Community Facilities	1 per 2,500 sq. ft. GFA	

...

1161.04 ALLOWANCE FOR SHARED PARKING.

(a) ~~Institutions, theaters and similar~~ Two (2) or more buildings or uses may ~~make arrangements with banks, offices, retail stores and similar uses that are not normally open, used or operated during the same hours to~~ share parking facilities, provided not more than fifty percent (50%) of the required parking spaces are shared.

(b) Off-street parking spaces for separate uses may be provided collectively if the aggregate number of spaces provided is not less than the sum of the spaces required in Schedule 1161.04(b): Collective Parking Calculation. Schedule 1161.04(b) is applied in the following manner:

(1) The required number of spaces for each use is calculated according to Schedule 1161.03.

(2) The required number of spaces for each use is then applied to the percentages for each time, according to the appropriate land use category in Schedule 1161.04(b) to determine the number of required spaces. This is done for each time category.

(3) The numbers are summed for all land uses within each timeframe and the highest sum total in a timeframe is the required number of spaces.

Schedule 1161.04(b)

COLLECTIVE PARKING CALCULATION

<i>LAND USE</i>	<i>Weekday</i>			<i>Weekend</i>		
	<i>Mid-7am</i>	<i>7am-6pm</i>	<i>6pm-Mid</i>	<i>Mid-7am</i>	<i>7am-6pm</i>	<i>6pm-Mid</i>
Residential / Community Facility	100%	55%	85%	100%	65%	75%
Commercial	0%	100%	80%	0%	70%	60%

Restaurant	50%	30%	70%	5%	70%	100%
Hotel/Motel	100%	65%	90%	100%	65%	80%
Movie Theater	0%	10%	70%	5%	70%	100%
Office	5%	100%	5%	0%	10%	10%
Industrial	5%	80%	5%	0%	10%	10%

(c) A shared parking plan shall be enforced through written agreement among all owners of record and shall be included in the development plan filed with the City. The owner of the shared parking area shall enter into a written agreement including access and parking easements, with authorization for enforcement by the City. In any case where the required parking spaces are collectively or jointly provided and used, a written agreement thereby assuring their retention for such purposes shall be properly drawn and executed by the parties concerned, approved as to form by legal counsel, and filed with the application for a zoning approval.

1161.05 MODIFICATION OF NUMBER OF REQUIRED PARKING SPACES.

The Planning Commission may reduce the parking space requirements of this Chapter for any use, based upon a finding that other forms of travel are available (such as transit, bicycle, or pedestrian) and likely to be used and, in particular, the site design will incorporate both bicycle parking facilities and pedestrian connections. In addition, one (1) or more of the following conditions must also be met:

- (1) Shared parking, per Section 1161.04, is available to multiple uses where there will be a high proportion of multi-purpose visits or where uses have peak parking demands during differing times of the day or days of the week and a shared parking agreement is in place;
- (2) Convenient municipal off-street parking or on-street spaces are located adjacent to the subject property;
- (3) Land banked parking, per Section 1161.058;
- (4) A parking study, conducted by a qualified traffic engineer, is provided, demonstrating that another standard would be more appropriate based on actual number of employees, customers, or attendees, expected level of traffic, or actual counts at a similar use. For non-residential uses in residential districts, the Planning Commission may accept a Parking Management Plan, prepared in conformance with Section 1153.041, in place of a parking study; or
- (5) The Planning Commission may require a parking study to document that any one (1) or more of the criteria in subsections (1) through (4) above would be met.

Whenever the parking requirements based on functions and uses, and application of the standards specified in Schedule 1161.03 can be shown by the applicant to result in an excessive number of parking spaces and that a lesser number of spaces is appropriate and consistent with these regulations, the Planning Commission may approve a reduction in required spaces.

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CHAPTER 1163 Sign Regulations

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1163.04 MAXIMUM SIGN AREAS PERMITTED.

Signs as permitted in the respective zoning districts shall conform to the maximum area requirements in Schedule 1163.04 unless regulations are otherwise specified in this Zoning Code.

Schedule 1163.04

MAXIMUM SIGN AREA REGULATIONS

(Maximum Areas in Square Feet)

	<i>Type of Sign</i>	<i>Residential and Park Districts</i>			<i>Commercial and Special Districts</i>	
		<i>Single/ Two Family</i>	<i>Multiple Family (a)</i>	<i>Institutional Uses</i>	<i>Commercial Uses</i>	<i>Institutional Uses</i>
(1)	Nameplate(b)	2	2	2	2	2
(2)	Residential identification	N.P.	12	N.A.	N.A.	N.A.
(3)	Institutional identification	N.P.	N.P.	24(c)	N.P.	(d)
(4)	Commercial identification	N.P.	N.P.	N.P.	(e)	N.P.
(5)	Instructional	N.P.	(f)	(f)	(f)	(f)
(6)	Public purpose/safety	(k)	(g)	(g)	(g)	(g)
(7)	Directional	N.P.	4(h)	4(h)	4(h)	4(h)
(8)	Temporary	12(i)	12(i)	12(i)	(j)	(j)
(9)	Construction	N.P.	12(l)	12	24	24
(10)	Permanent window sign	N.P.	N.P.	N.P.	(m)	(m)

Notes to Schedule 1163.04:

N.A. = Not Applicable.

N.P. = Not Permitted.

Notes to Schedule 1163.04:

(a) These standards shall also apply to multiple-family developments in commercial or special districts.

(b) One (1) per dwelling unit for a single-family or two-family dwelling, or address for a multiple-family dwelling, institution, or business.

(c) One (1) per institution. Maximum sign area permitted per face. Single faced and two-faced freestanding signs shall be permitted. See also Section 1163.06(b).

(d) The maximum permitted area for institutional identification signs for conditionally permitted institutional uses in a commercial or special district is one (1) square foot for each lineal foot of building frontage. Each face of a two-faced freestanding sign shall be counted toward the total. In no case shall the maximum permitted area exceed 150 square feet.

(e) The maximum permitted area for commercial identification signs in a commercial or special district is ten (10) square feet plus one (1) square foot for each lineal foot of building frontage over ten (10) feet. This maximum area applies to the sum of all types of identification signs (wall, window or awning), nameplates, instructional signs, and directional signs unless otherwise exempt pursuant to Section 1163.03(e). In no case shall the maximum permitted area exceed 150 square feet.

(f) Considered an identification sign unless exempt pursuant to Section 1163.03(e).

(g) Public purpose/safety signs shall be permitted as needed to achieve the intended public purpose.

(h) Maximum area of a directional sign shall be per sign face. There shall be no more than two (2) freestanding directional signs per access drive.

(i) Total aggregate sign area for each institutional use or residential zoning lot. The maximum permitted area for any individual sign is six (6) square feet. See also Section 1163.06(f).

(j) Shall comply with the regulations of Section 1163.06(e)(5) (temporary window signs) and Section 1163.06(f) (temporary signs).

(k) See Section 1163.06(a) (safety and security signs in residential districts).

- (l) Permitted only in an MF-3 Multiple-Family District.
- (m) Ten percent (10%) of the total window area. See also Section 1163.06(e)(5).

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1163.06 SUPPLEMENTARY SIGN REGULATIONS.

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(i) Signage for Places of Worship. For the purposes of this Chapter, both Community Places of Worship and Neighborhood Places of Worship shall be considered Institutional Uses and subject to the following specific sign regulations:

(1) Community place of worship. Maximum two (2) institutional identification signs on the main building. In addition, one (1) freestanding sign shall be permitted. The maximum amount of sign area for all signs shall be 24 feet.

(2) Neighborhood place of worship. One (1) neighborhood place of worship identification sign on the façade of the structure or an awning. For corner lots, an identification sign on both the primary frontage and secondary frontage shall be permitted. Each identification sign may be up to a maximum of six (6) square feet. No freestanding signs.

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CHAPTER 1169 Sexually Oriented Businesses

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1169.02 SEXUALLY ORIENTED BUSINESS USES.

(a) Subject to the regulations of Chapter 755 of the Business Regulation Code, the General Offenses Code, other provisions of the City Zoning Code, and state law or regulation, a sexually oriented business may be located only in accordance with the following restrictions:

(1) A sexually oriented business may only be located as a conditional use in a C-3 District.

(2) No such business shall be located on any lot within 500 feet of any public library, private or public elementary or secondary school, [community place of worship](#), or [neighborhood place of worship](#); and

(3) No such business shall be located on any lot within 1,000 feet of another sexually oriented business.

(b) For the purposes of subsection (a) hereof, measurement shall be made in a straight line, without regard to intervening structures or objects, from the nearest portion of the building or structure used as a part of the premises where a sexually oriented business is conducted, to the nearest property line of the premises of a [community place of worship](#), [neighborhood place of worship](#), public library or public or private elementary or secondary school.

(c) For the purposes of subsection (a) hereof, the distance between any two sexually oriented businesses shall be measured in a straight line, without regard to intervening structures or objects from the closest exterior wall of the structure in which each business is located.

(d) A conditional use permit for a sexually oriented business shall not be rendered invalid by the subsequent location of a [community place of worship](#), [neighborhood place of worship](#), public or private elementary or secondary school, public park or public library within 1,000 feet of the sexually oriented business.

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**SUMMARY OF ORDINANCE NO. 055-2025: PROPOSED PLACES OF WORSHIP
ZONING TEXT AMENDMENTS
April 7, 2025**

Summary of Ordinance (Recommended Zoning Text Amendments):

Legislative Purpose and Intent

To permit a range of religious structures and uses that are contextual in the neighborhood, corridor, node, or building that it is located.

Below is a summary of the proposed zoning text amendments.

Definitions (Section 1103.03(b))

- Adds definition for ‘Meeting Room’
- Replaces the general ‘Places of Worship’ definition with a definition for ‘Community Place of Worship’ and ‘Neighborhood Place of Worship’
- Revises other definitions to include both ‘community place of worship’ and ‘neighborhood place of worship’

AA and A Single-Family and B Two-Family Residential Districts (Section 1121.04)

- Replaces the general ‘Places of Worship’ use with both ‘Community Place of Worship’ and ‘Neighborhood Place of Worship’ as a conditionally permitted use, subject to specific regulations

MF-1, MF-2 and MF-3 Multiple Family Residential Districts, Conditional Uses (Section 1123.04)

- Replaces the general ‘Places of Worship’ use with ‘Community Place of Worship’ as a conditionally permitted use, subject to specific regulations

MF-1, MF-2 and MF-3 Multiple Family Residential Districts, Accessory Uses (Section 1123.05)

- Adds ‘Meeting Room’ as an accessory use

Commercial Districts (Section 1131.02, Schedule 1131.02)

- Adds ‘Community Place of Worship’ as a conditionally permitted use

Conditional Uses (Section 1151.02)

- Adds general standards for all conditional uses related to parking and landscaping

Bulk and Lot Controls (Section 1153.03, Schedule 1153.03); Height (Section 1153.04)

- Replaces the general ‘Places of Worship’ standard with separate ‘Community Place of Worship’ and ‘Neighborhood Place of Worship’ standards
- Updates the setbacks for ‘Community Place of Worship’ and ‘School Facilities’
- Standardizes non-applicable standards throughout the schedule

- Separates parks and playgrounds from recreation buildings and structures

Parking Management Plan for Non-Residential Uses in Residential Districts (new Section 1153.041)

- Creates new section that requires a Parking Management Plan for all non-residential conditionally permitted uses in residential districts

Supplemental Regulations (Section 1153.05)

- Removes the general 'Places of Worship' limited regulations
- Revises other standards to include both 'community place of worship' and 'neighborhood place of worship'
- Creates specific detailed standards for 'Community Places of Worship' (Section 1153.05(ii))
- Creates specific detailed standards for 'Neighborhood Places of Worship' (Section 1153.05(jj)), including additional standards for non-corner lots (Section 1153.05(jj)(10))
- Updates the supplemental regulations for Day Care Center and Preschool to include School

Planned Residential Development (Section 1155.03)

- Adds 'Community Places of Worship' and 'Neighborhood Places of Worship' as conditionally permitted uses as part of a PRD in the AA, A, B, and MF-1 districts

Parking (Chapter 1161)

- Replaces the general 'Places of Worship' standard with separate 'Community Place of Worship' and 'Neighborhood Place of Worship' standards (Section 1161.03, Schedule 1161.03(h)(1) & (1a))
- Revises required bicycle parking for 'Community Place of Worship' and 'Neighborhood Place of Worship' (Section 1161.05, Schedule 1161.05)
- Revises the shared parking allowance to be inclusive of all uses (Section 1161.04) and clarifies that a written agreement is required
- Revises the Planning Commission's ability to modify the number of required parking spaces for all uses to include specific criteria (Section 1161.05)

Signs (Chapter 1163)

- Adds in specific standards for 'Neighborhood Places of Worship' and 'Community Places of Worship' (Section 1163.06(i))

Sexually Oriented Businesses (Chapter 1169)

- Replaces the general 'Places of Worship' with 'Community Place of Worship' and 'Neighborhood Place of Worship'

Process for Zoning Text Amendments:

Chapter 1119 of the Zoning Code provides the regulations and process for amending the Zoning Code. What follows is a summary of the process.

1. Introduction of amending ordinance to Council (Section 1119.02)
2. Referral to Planning Commission for consideration and recommendation. The Commission shall be allowed a reasonable time, not less than thirty (30) days, nor more than sixty (60) days for its consideration and recommendations (Section 1119.03)
3. Planning Commission consideration and recommendation at regularly-scheduled meeting or special meeting or workshop – all open to the public to watch (Section 1119.04)
- [3.1, not an official step] Discussion of amending ordinance at Planning & Development Committee of Council
4. Public hearing by Council, including appropriate noticing (Section 1119.05)
5. Action by Council. After the public hearing Council shall either adopt or deny the recommendation of the Planning Commission (Section 1119.06)

City of Cleveland Heights
Livable Neighborhoods Initiative
Places of Worship Zoning Text Amendments (Ordinance No. 055-2025)
Frequently Asked Questions (FAQ)

1. What is the “Livable Neighborhoods Initiative”?

Many communities through the United States have undertaken initiatives to look at their zoning codes. A good example of this type of municipal zoning effort is the (formerly known as) Growing MKE Initiative in the City of Milwaukee, WI¹, which housing and residential zoning. In the City of Cleveland Heights, we’ve titled our effort the “Livable Neighborhoods Initiative”, inspired by Cleveland Neighborhood Progress’ “Middle Neighborhoods Initiative”. The Livable Neighborhoods Initiative will examine residential neighborhoods with an eye toward changes to zoning that will make those neighborhoods more resilient and livable in the modern age. This is similar to what other communities across the United States are doing in evaluating their zoning codes to allow for different typologies of residential uses within their residential neighborhoods, often called “Missing Middle Housing”.²

The Livable Neighborhoods Initiative has three (3) main components:

1. *Places of Worship*

The buildings and structures in which people pray varies and has changed over time, yet, our zoning regulations have a “one-size-fits-all approach”. This FAQ will describe the City’s efforts to examine how those zoning regulations could be modified to accommodate the wide spectrum of religious uses in a contextual, neighborhood-focused way.

2. *Residential Typologies*

The predominant change that communities are pursuing relates to opening up the types of residential uses that are permitted in residential districts – i.e., Missing Middle Housing. This ranges from duplexes and townhomes to more innovative housing types such as cottage courts and multiplexes. Included in these conversations are often Accessory Dwelling Units (ADUs) and tiny homes, which Cleveland Heights is currently championing through last year’s County ADU Study and an AARP design competition, and currently looking at zoning. These conversations have been charged in many communities, as there is a natural concern about density and changing the character of the neighborhood. Community engagement, therefore is key.

¹ <https://city.milwaukee.gov/DCD/Planning/PlansStudies/Comprehensiveplanning/CitywidePolicyPlan/HousingElement>

² <https://missingmiddlehousing.com/>

3. *Non-Residential Uses in Residential Neighborhoods*

One of the most often talked about practices with regards to planning and zoning is returning “full services” to our neighborhoods through the allowance of non-residential uses, the extent of which differs among communities. Traditional Euclidian, single-family zoning, created regulations whereby there are a minimum number of allowable uses in residential districts, almost primarily residential. However, that is not how we have lived for centuries and there is a general desire in communities across the country to provide more flexibility in allowable uses.

2. I’d like to know more about what the City is proposing under the Livable Neighborhoods Initiative, where can I find more information?

Information can currently be found on the ‘Zoning Amendments’ webpage: <https://www.clevelandheights.gov/1514/Zoning-Amendments>. Department of Planning, Neighborhoods & Development staff are working with the City’s Communications Department to create a separate webpage with information about the Livable Neighborhoods Initiative. It is the intent of City staff to bring on a consultant to assist in some of the components later in 2025.

3. Wait, are places of worship currently not permitted in the City?

No, Places of Worship are permitted in the vast majority of the City. Places of worship are currently conditionally permitted uses in the Single-Family (AA and A), Two-Family (B), Multiple-Family (MF-1, MF-2, MF-3), and other Zoning Districts – with specific lot and bulk regulations. Places of worship are conditionally permitted as “meeting rooms” in our Commercial (C-1, C-2, C-2X, and C-3) Zoning Districts.

4. What is the City proposing to change the zoning related to Places of Worship? And why is that the first component of the Livable Neighborhoods Initiative?

The City of Cleveland Heights is a community where “All are Welcome”. From a religious point of view, this means that all religions and creeds can have a home here and many do. This manifests itself in many different buildings and structures in which our residents pray.

Not only are the buildings and structures in which people pray diverse, but it has also changed over time. By the mid-20th century, our communities were ripe with congregations on large properties with “grand” and tall structures that are meant to stick out as significant within the community, with ample parking to accommodate the suburban family, but with large setbacks. This is evident in City of Cleveland Heights, where we have a long history of beautiful and significant places of worship, including, but not limited to: St. Paul’s Episcopal Church, Church of the Saviour, St. Ann Church, Start Right Church, Park Synagogue, the Civic, etc.

However, in recent years, many congregations have decreased significantly in size, as families have continued to move further out and older members with strong ties have passed on.

There are many buildings and properties that are too large for the congregations to support. In some cases, those congregations have sold the properties for non-religious uses.

In speaking with the faith-based community in Cleveland Heights, there are newer and smaller congregations that are looking for spaces in the neighborhoods where their parishioners live – but find a dearth of opportunities. Unfortunately, this has resulted in many congregations operating “under the radar”, without permits and inspections, creating a real health and safety concern.

The above situation can partly be ascribed to our zoning regulations – which are not reflective of how people pray today; they only permit large structures on large properties with a significant amount of parking — or in storefronts. As a result, we are proposing to be proactive to update our zoning code to permit, in particular, Neighborhood Places of Worship – smaller, contextual places of worship that can locate and fit into residential neighborhoods – as will be described below.

Second, while proposing to provide additional opportunities for religious uses, the proposed amendments also seek to provide the appropriate level of protection for our single-family residential neighborhoods. This is one of the most important purposes of our zoning code and involves the City and its design review boards making sure that such places of worship are contextual architecturally and do not create significant impacts related to traffic, noise, and particularly parking for the neighborhood.

Last, we are proposing the amendments to further align our zoning code with state and federal regulations (particularly the Religious Land Use and Institutionalized Persons Act – “RLUIPA”), having seen the protracted and expensive litigation some of our neighboring cities have endured by not doing so.

This was selected as the first component to be pursued. Behind this decision of prioritization is the public discussions that the city’s staff and Planning Commission have had on this topic over the past three (3) years (see minutes from various Planning Commission meetings in 2022, 2023, 2024, and 2025 available here: <https://www.clevelandheights.gov/410/Planning-Commission>). In addition, and as noted above, the City intends to bring on a consultant team to assist with the other components.

5. Specifically, what are the major changes?

The proposed changes 1) standardize requirements related to parking for all conditionally permitted uses; 2) modify the ability for any use to request a reduction in parking from the Planning Commission; 3) require a Parking Management Plan for all non-residential uses in residential districts; and 4) take the existing “Places of Worship” land use that is permitted throughout the City, but has limited standards, and breaks it into two (2):

- Community Place of Worship
- Neighborhood Place of Worship

Community Place of Worship

A Community Place of Worship is essentially the existing type of religious land use, but additional standards are added. These are permitted as-of-right in the AA and A Single-Family and B Two-Family zoning districts and conditionally permitted in the MF Multiple-Family and C Commercial zoning districts and a Planned Residential Development (PRD). They would continue to be limited to larger properties, with large setbacks, and can permit grand and tall structures of more than 8,000 square feet. The parking requirements would be revised to reflect more modern travel patterns.

Neighborhood Place of Worship

The biggest proposed change is the creation of a Neighborhood Place of Worship land use. These would be permitted in AA and A Single-Family and B Two-Family zoning districts and a Planned Residential Development (PRD). A number of standards are proposed to ensure that they are contextual – site planning, architecture, signage, parking. In addition, a distinction is made between corner lots and non-corner lots, with additional standards being applied to non-corner lots. As with other conditional uses, these would continue to be reviewed by the Planning Commission. As with most construction in the City, a review by the Architectural Board of Review would be required, where the focus on architecture and context would occur.

Meeting Room

The proposed changes do not include any changes to storefront places of worship, which are permitted as “Meeting Rooms” in our code, outside of permitting them as accessory uses in multiple-family buildings.

5. This is the first I’m hearing of this, when was this discussed? I remember the City introducing something similar in 2023. What happened?

The Planning Commission has been discussing amending the zoning code to accommodate smaller places of worship since fall of 2022. Throughout the course of the end of 2022 and then 2023, the Planning Commission has held a number of meetings on the topic at their regularly scheduled monthly meetings. This culminated in a recommendation by the Planning Commission on July 12, 2023 to move forward with proposed changes and bring those to City Council for review. Department of Planning & Development staff worked with the Law Department to prepare the proposed changes and bring that forward to Council in early. Ordinance No. 31-2024 was introduced via First Reading at City Council on March 4, 2024³. At that meeting, Council referred the legislation to the Planning Commission. The Planning Commission held a public meeting on the legislation on March 13, 2024 and adopted a recommendation resolution an amended version of the ordinance. Council referred the ordinance to the Planning & Development Committee of Council on April 3, 2024. The Planning & Development Committee of Council met on April 3, 2024 and discussed the ordinance. However, they did not vote to move the legislation back to Council for public

³ See March 4, 2024 agenda packet: <https://clevelandheightsoh.portal.civicclerk.com/event/135/files/agenda/549>

hearing, but, rather, determined to hold off until additional information was provided. On April 21, 2024, Mayor Seren notified Council that he was withdrawing Ordinance 031-2024 to allow for additional internal administrative review, further discussion with Council on the topic, and further discourse on the general underlying concepts. He also indicated that he expected to reintroduce zoning code amendments in the future. Staff then worked collaboratively on a new proposal. A recorded work session took place on December 18, 2024 (<https://www.youtube.com/watch?v=1r2tBm8kpII>). A draft of the potential zoning text amendments was posted on the City's website on March 7, 2025 (<https://www.clevelandheights.gov/1514/Zoning-Amendments>).

6. How were the proposed changes prepared?

Department of Planning, Neighborhoods & Development staff reviewed existing and proposed zoning codes throughout Ohio and the United States. In particular, communities with Amish and Mennonite populations in central Ohio and in Pennsylvania, communities with significant Orthodox Jewish populations in New York and New Jersey, and Mormon communities in Utah were reviewed to obtain a perspective on smaller, contextual, often home-based worship. This was coupled with best zoning practices, as well as a review of how our neighboring cities have been dealing with places of worship – see below.

7. What happened recently with our neighboring cities that is informing the City on these proposed changes?

- *University Heights* underwent significant legal challenge to its zoning code with regards to places of worship. This resulted in a late-2022 out-of-court settlement.
- *Beachwood* adopted zoning code amendments in the Fall of 2023 regarding institutional uses, including permitting home-based places of worship. The amendments were proposed, in part, to avoid litigation, but also to be better in line with state and federal law.
- In *Shaker Heights*, a homeowner in that city purchased three (3) parcels with the intent of constructing a home that was much larger than any of the homes in that neighborhood. When the homeowner submitted the building plans for approval, the city and neighboring residents objected to the size. The homeowner did not submit an application to build a place of worship and, in fact, he denied it would be a place of worship. Ultimately, the city did not have to issue a ruling nor issue a building permit because the application was withdrawn.

8. How did you come up with the 8,000-square-foot maximum building size for a Neighborhood Place of Worship?

While Cleveland Heights has lots that vary greatly in size, many of our single-family neighborhoods have lots that average 4,500 square feet of which approximately 70% is permitted to be built upon. 8,000 square feet area total is a typical threshold to distinguish between larger institutional uses that serve a larger population with a greater traffic and a

demand for parking, compared to those that are meant to serve a smaller population found in a neighborhood or street. This is also a common threshold that we observed in our research on other ordinances.

9. Are the setbacks for a Neighborhood Place of Worship different than the typical residential setbacks? How about height?

A key consideration of proposing a Neighborhood Place of Worship is ensuring that they are contextual with the residential character of the area. To that end, while there are some differences in the front, side, and rear yard setbacks between Neighborhood Places of Worship and residential uses, they are proposed to be minimal. The intent is to allow a Neighborhood Place of Worship that could look different than the homes that surround it; however, they should still fit into the general residential character of the neighborhood. For that reason, the heights and setbacks in particular are proposed to be the same.

10. Parking in our neighborhoods is already a concern. How do these proposed amendments handle parking? What about traffic? Won't these uses strain public services?

In preparing these amendments, we wanted to “right-size” the City’s review of parking, particularly related to conditionally-permitted uses and non-residential uses in residential districts – as these are the areas where there is much sensitivity to parking and community character. The amendments include provisions that require that all conditionally-permitted uses not create an undue parking shortage. The amendments propose to add provisions that require a Parking Management Plan for those non-residential uses in residential districts; the Parking Management Plan would be required to address in particular pick-up and drop-off, neighborhood safety, and traffic generation. The amendments propose to modify the existing standards related to the Planning Commission’s ability to modify the number of required parking spaces for all non-residential uses in residential districts in order to provide specific criteria, which is in-line with other communities in Ohio and the United States. With regards to traffic, the City has completed a number of recent transportation plans to make the City as a whole, and neighborhoods in particular, safer for all users. For all conditionally permitted uses, impacts on public services – such as fire, police, and public works – are reviewed, not only at the Planning Commission, but with the respective City department key staff as well.

11. Are you saying that residents can't invite family and friends to their homes for informal prayer services?

No. The City has no interest in interfering with people’s right to pray with family and friends. The purpose and intent of these proposed zoning changes is not to infringe at all on an individual’s right to worship, pray, or meet. If a resident is not operating a place of worship and there is no congregation using the building as a neighborhood place of worship, as newly defined in our zoning code, they will not need to receive any approvals from the City. The purpose of the proposed regulations is to accommodate a pathway for when a group of people intend to meet on a regular occasion, with recognition as a place of worship. It is at

that point that building occupancy, fire safety, parking, and other factors become relevant for regulation.

12. What is going to happen with the existing places of worship that are located in residential areas?

Under the new zoning code, the City will contact property owners who we believe are operating places of worship to let them know about the new regulations and how to come into compliance. Given the newness of the regulations, they will be given ample opportunity to come into compliance. After that time, as with any property within the City, such properties will be subject to inspections – for zoning, use, property maintenance, etc.

13. Could places of worship be used for any other use?

Yes, but such uses would have to be accessory or “secondary” and related to the religious aspect. As has happened throughout history, social functions like weddings, bar mitzvahs, communions, or other social celebrations would be permitted at the place of worship, but would have to meet all of the typical building and housing regulations regarding the assembly of people⁴. In addition, each place of worship as a conditionally permitted use would, as part of their review and approval, indicate the type and frequency of such events and a statement or plan of how such events would be managed, particularly parking.

14. How do these new rules help public safety?

Places of worship that operate “under the radar,” besides being illegal, can be dangerous and harmful to the entire community, as with any unregulated place of assembly. Critical safety concerns like occupancy limits, fire codes, the way doors open and close along with other important safety considerations currently cannot be enforced under the existing regulations. Whether a store, an apartment house, a medical building or nursing home, there are a myriad of safety rules that must be complied with before we can issue an occupancy permit. Places of worship, as defined in the new code, must comply with those same rules. So, if a home or other structure is being used on a regular basis as a place of worship as defined in the new code or any other purpose where the public gathers, the City has a duty to make certain that the building and participants are safe. On a practical basis, these code changes allow the City to enforce safety regulations on a fair and consistent basis.

15. Does this mean that Neighborhood Places of Worship are going to be popping up all over the place?

No. The regulations have been drafted in a way to ensure that neighborhood places of worship occur at specific locations and under particular circumstances so as to fit into the neighborhood. In particular:

⁴ See the City’s Building Code: https://codelibrary.amlegal.com/codes/clevelandhts/latest/clevelandhts_oh/0-0-0-15294.

- They are conditionally permitted, requiring Planning Commission approval. Conditionally permitted uses before the Planning Commission are reviewed at public meetings. Details on parking and landscaping will be required as part of this review.
- Specific yard standards and a landscaped buffer are proposed to ensure that there is enough room between a place of worship and residential uses that are adjacent. In our single-family neighborhoods, many of the lots are small, and, therefore, would not be eligible for a place of worship (without receiving a variance from the BZA)
- There are specific maximum impervious coverage and square footage requirements for places of worship.
- Additional standards are proposed for lots that are not corner-lots. It is likely that most neighborhood places of worship will locate on corner lots – which is more limited in number.

16. How will requests for places of worship in the City be handled?

Just like any other conditional use permit request. When an applicant comes forward to the City and makes a request, Department of Planning, Neighborhoods & Development staff works with that applicant to ensure that the appropriate materials are provided for Planning Commission review. The Planning Commission reviews the application in a public meeting and can ultimately decide to approve the application, approve with conditions, table it to a later meeting, or disapprove the application.

17. Doesn't the federal Religious Land Use and Institutionalized Persons Act (RLUIPA) pretty much mean a city can't stop anyone from opening a place of worship wherever they want?

No. We know there is much confusion about this law. The approach we are taking to land use control and regulation of religious uses does not violate RLUIPA. RLUIPA does not exempt religious land uses from land use regulations. It does, however, require that religious uses be treated on equal terms with non-religious assembly or institutional uses. With these proposed amendments, anyone with a current place of worship that is operating improperly, can now understand what needs to be done to operate safely and in compliance with our regulations.

18. Won't this lead to new lawsuits against the City of Cleveland Heights when people are denied requests to open up a place of worship?

No. The proposed amendments are additive, meaning that it provides additional rights and opportunities for property owners looking to build and operate a place of worship in a neighborhood. It does not remove the existing standards we have in place in our zoning code for those larger “community” places of worship or places of worship that occur in storefronts. By being proactive and more accommodating, the proposed new zoning should provide ample opportunity to propose a place of worship that can be code conforming. In a case where conditions prevent a code conforming application, an applicant for a place of worship will continue to have the ability to apply for zoning variances through the Board of Zoning

Appeals (BZA), as with any other applicant. In addition, the proposed regulations, by being more compliant with federal and state law, makes the City less vulnerable to litigation.

19. What are the property tax impacts of places of worship replacing tax paying properties, particularly if there is a proliferation of such conversions and/or people just seeking tax exempt status?

The make-up of a property (i.e., is it tax exempt) is not a zoning issue. Additionally, the determination of tax status is not a local issue, but rather a Federal and State one. Further, it is not anticipated that, overall, there will be many new places of worship popping up, as we are a built-out community, and, as mentioned earlier, congregations in general are shrinking in size, not growing. Finally, while tax exempt status does provide tax benefit to a property owner, the costs associated with building or converting a residential home to a place of worship would be extensive – such property would have to apply for and receive design review approvals and then would need to be constructed to meet the Places of Assembly standards of our building and fire codes. While it is possible someone would seek this path, it is highly unlikely. Regardless, for illustrative purposes only, staff has calculated that should a typical residential property become a place of worship, the actual tax implications to any individual property owner within Cleveland Heights, would amount to an additional \$0.47 per year⁵.

20. Won't places of worship cause property values to decrease and change the character of the community?

No. In fact various studies^{6 7} show that proximity to places of worship increases property values. Concern over changing the character of the residential character of neighborhoods are legitimate – and common when introducing non-residential uses. The intent of the Livable Neighborhoods Initiative is in fact to open up that examination of non-residential uses in residential neighborhoods and strive for a balance. Having community based, institutional uses in our neighborhoods that are accessible and available to residents of all abilities is an important contributing factor to our community's character. Although our residential neighborhoods are predominately residential, they are not exclusively. In fact, the following “non-residential” uses are currently conditionally permitted in the A Single-Family district:

- Places of worship
- Elementary, junior and senior high schools

⁵ The estimate is as follows:

- Approximately 17,000 parcels and \$2.631 billion in taxable value in Cleveland Heights.
- A \$200,000 property becoming tax-exempt reduces the total pool of taxable property value by 0.000076% (read as seventy-six millionths of a percent).
- A \$200,000 property generates approximately \$8,000 per year in property taxes (slightly less for residential, higher for commercial). Spread across 17,000 parcels, it would amount to approximately \$0.47 per parcel per year.

⁶ Thompson, E., Butters, R. B., & Schmitz, B. T. The Property Value Premium Of A Place Of Worship. Contemporary Economic Policy, 30(2), 215-222 (2012). <https://doi.org/10.1111/j.1465-7287.2011.00255.x>.

⁷ Carroll, T.M., Clauretie, T.M. & Jensen, J. Living next to godliness: Residential property values and churches. Journal of Real Estate Finance and Economics 12, 319–330 (1996). <https://doi.org/10.1007/BF00127540>.

- Public libraries
- Public safety facilities
- Public and private parks and playgrounds
- Public recreation facilities
- Golf courses
- Cemeteries
- Home day cares
- Home occupation in an accessory building
- Community gardens

21. Could clergy or their family live in a Neighborhood Place of Worship?

No. Neighborhood Places of Worship would not permit any residence in the place of worship.

22. Could a place of worship be able to acquire additional properties and/or demolish multiple homes in order to make a larger lot that would allow a large structure?

In the City of Cleveland Heights, no structure is permitted to be built across property lines. In order to overcome that prohibition, often property owners consolidate properties through a process called “resubdivision” – an approval of the Planning Commission. In their consideration of a resubdivision request, the Planning Commission looks at the context of the neighborhood and how the new parcel would or would not fit in to that neighborhood. That process applies for any use, including places of worship.

23. How will places of worship be monitored?

Places of worship will be monitored like any other use permitted in the City of Cleveland Heights. This includes conformance to the Zoning Code, Building Code, and Housing Code. Like any other use, permits are required, there will be inspections, and complaints will be reviewed. In addition, like all other conditionally-permitted uses, places of worship are required to meet the general standards for conditional uses and, if not, the Planning Commission can remove the conditional use approval.

24. Where are we in the process?

On March 7, 2025 the proposed zoning text amendments were made available for public review through posting on the City’s website in order to provide additional time for public input prior to the formal zoning text amendment process. A total of 48 comments were received. Ordinance No. 055-2025 was introduced at the April 7, 2025 City Council meeting. City Council referred Ordinance No. 055-2025 to the Planning Commission that night. The Planning Commission reviewed and recommended approval of the legislation at its May 14, 2025 meeting. Council held a public hearing for May 27, 2025 and received many comments from the public. The public has continued to submit their comments. All of the written

comments received as of the updated date of this FAQ (June 13, 2025) have been posted on the webpage (<https://www.clevelandheights.gov/DocumentCenter/View/19934>). We are at the point in the process where Council can vote on the Ordinance.

25. What happens if the proposed zoning text amendments are not adopted?

Nothing. Places of worship would continue to be permitted in the City with the existing standards. Any potential or existing place of worship could apply for a conditional use permit and/or zoning variance(s) like any other use in the City.

Note: This document will be updated as new questions arise. Original date: March 7, 2025; Updated June 13, 2025.

Proposed: 06/16/2025

RESOLUTION NO. 115-2025(COTW), *First Reading*

By President Cuda

A Resolution honoring the life and legacy of Christopher Daryl Brown; and declaring the necessity that this Resolution become immediately effective as an emergency measure.

WHEREAS, Christopher Daryl Brown was born on January 22, 1949, in Shreveport, Louisiana, the eldest of seven siblings, and moved with his family to Cleveland, Ohio, in 1953, where he began a lifelong commitment to faith, learning, and service; and

WHEREAS, he was active in school, church, and the Boy Scouts, later attending Max S. Hayes Vocational High School while working part-time jobs that shaped his strong work ethic; and

WHEREAS, after graduating high school, Christopher secured employment at White Motors Corporation and soon after made the selfless decision to volunteer for service in the United States Army during the Vietnam War era, where he served with honor as a Military Police officer, including overseas tours in Germany, and earned the National Defense Service Medal and Expert and Sharpshooter qualifications; and

WHEREAS, following his military service, he joined the Ohio National Guard, attended Cuyahoga Community College, and raised two daughters while continuing his career with UPS, TRW, and Van Dorn Corporation; and

WHEREAS, Christopher became a proud Cleveland Heights homeowner at age 26 and was known for his love of history, language, country music, and horses, as well as for mentoring family and sharing his passions with the community; and

WHEREAS, he was a dedicated Cleveland sports fan whose love of the Browns and Cavaliers brought joy to those around him; and

WHEREAS, Christopher Daryl Brown's life was marked by devotion to family, service to country, love of learning, and an unshakable sense of humor and pride in community.

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

SECTION 1. This Council honors the life and legacy of Christopher Daryl Brown and extends heartfelt condolences to his family and friends.

RESOLUTION NO. XXX-2025(COTW)

SECTION 2. A copy of this Resolution shall be presented to his family in recognition of his lasting impact and service.

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 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 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 recognize the life and legacy of Christopher Daryl Brown 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

Proposed: 06/16/2025

RESOLUTION NO. 128-2025(COTW), *First Reading*

By President Cuda

A Resolution recognizing the life and contributions of John J. “Jack” Boyle III; and declaring the necessity that this legislation become immediately effective as an emergency measure.

WHEREAS, Jack Boyle’s deep commitment to public service and community betterment was rooted in the values passed down from his parents, Lois Hale and John Boyle Jr., and his grandparents, County Treasurer John Boyle and Minnie Maloney Hale; and

WHEREAS, Jack began his active political career in 1963 at the age of 24, and upon moving to Cleveland Heights, became a leader in efforts supporting public education, fair housing, and the revitalization of the Greater Cleveland region; and

WHEREAS, his passion for civic engagement marked the beginning of a lifelong dedication to serving others and enhancing the quality of life in his community; and

WHEREAS, among his proudest accomplishments in Cleveland Heights were helping the City achieve its designation as an All-America City in 1975 and contributing to the landmark federal lawsuit challenging racial steering in residential real estate; and

WHEREAS, Jack became the first Democrat—and the youngest individual—elected to the Cleveland Heights City Council, and was later re-elected multiple times, serving as the City’s first Democratic Mayor; and

WHEREAS, after leaving elected office, he continued to shape inclusive and sustainable urban development through his service on the Planning Commissions of both Cleveland Heights and Shaker Heights; and

WHEREAS, Jack was appointed by President Bill Clinton to serve as a civic leader with the Organization for Security and Cooperation in Europe, where he advised on the historic first elections held in Bosnia in 1997; and

WHEREAS, as Chair of the Ohio PEACE Commission, he played a pivotal role in advancing collective bargaining rights for Ohio’s public safety forces; and

WHEREAS, throughout his life, Jack Boyle worked to “improve the view”—for his family and friends, for the citizens of Cleveland Heights and beyond, and for communities across Ohio and the world.

RESOLUTION NO. 128-2025(COTW)

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

SECTION 1. This Council hereby recognizes and honors the lifetime of public service and enduring contributions of John J. “Jack” Boyle III, and extends its heartfelt condolences to his family and friends.

SECTION 2. Notice of this Resolution shall be presented to the family of Jack Boyle as an expression of the City’s deepest respect and appreciation.

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 of this Resolution on 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 recognize the life and contributions of John J. “Jack” Boyle III 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

RESOLUTION NO. 128-2025(COTW)

PASSED:

Presented to Mayor: _____ Approved: _____

KAHLIL SEREN
Mayor

Proposed 6/16/2025

RESOLUTION NO. 129-2025(CRR),
First Reading

By Mayor Seren

A Resolution proclaiming July 2025 to be *National Parks and Recreation Month* in the City of Cleveland Heights; and declaring the necessity that this Resolution become immediately effective as an emergency measure.

WHEREAS, parks and recreation programs are an integral part of communities throughout this country, including the City of Cleveland Heights; and

WHEREAS, our parks and recreation are vitally important to establishing and maintaining the quality of life in our communities, ensuring the health of all citizens, and contributing to the economic and environmental well-being of a community and region; and

WHEREAS, parks and recreation programs build healthy, active communities that aid in the prevention of chronic disease, provide therapeutic recreation services for those who are mentally or physically disabled, and also improve the mental and emotional health of all citizens; and

WHEREAS, parks and recreation programs increase a community's economic prosperity through increased property values, expansion of the local tax base, increased tourism, the attraction and retention of businesses, and crime reduction; and

WHEREAS, parks and recreation areas are fundamental to the environmental well-being of our community; and

WHEREAS, parks and natural recreation areas improve water quality, protect groundwater, prevent flooding, improve the quality of the air we breathe, provide vegetative buffers to development, and produce habitat for wildlife; and

WHEREAS, our parks and natural recreation areas ensure the ecological beauty of our community and provide a place for children and adults to connect with nature and recreate outdoors; and

WHEREAS, the U.S. House of Representatives has designated July as *Parks and Recreation Month*; and

WHEREAS, the City of Cleveland Heights is honored to take part in the annual observance of *National Parks and Recreation Month* to distinguish Cleveland Heights as an attractive and desirable community to live, work, play, and visit.

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

RESOLUTION NO. 129-2025(CRR)

SECTION 1. This Council hereby proclaims July 2025 to be *National Parks and Recreation Month* in the City of Cleveland Heights and encourages residents to take advantage of the many opportunities to participate in parks and recreation programs and to enjoy the over 140 acres of parkland, multiuse paths, trails and playgrounds available throughout the City.

SECTION 2. 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 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 to 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 the public peace, health and safety of the inhabitants of the City of Cleveland Heights, such emergency being the need to recognize *National Parks and Recreation Month* on a timely basis. 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 the Council

ADDIE BALESTER
Clerk of Council

RESOLUTION NO. 129-2025(CRR)

PASSED:

Presented to Mayor: _____ Approved by Mayor: _____

KAHLIL SEREN
Mayor