

City of Strongsville

16099 Foltz Parkway
Strongsville, Ohio 44149-5598
Phone: 440-580-3110
www.strongsville.org

City Council

James A. Kaminski
Ward 1

Annmari P. Roff
Ward 2

Thomas M. Clark
Ward 3

Gordon C. Short
Ward 4

James E. Carbone
At-Large

Kelly A. Kosek
At-Large

Anthony Zacharyasz, Jr.
At-Large

Aimee Pientka, MMC
Clerk of Council

May 14, 2026

MEETING NOTICE

City Council has scheduled the following meetings for **Monday, May 18, 2026**, to be held in the Caucus Room and the Council Chamber at the ***Mike Kalinich Sr. City Council Chamber, 18688 Royalton Road***:

Caucus will begin at 7:15 p.m. All committees listed will meet immediately following the previous committee:

7:15 P.M.

Planning, Zoning & Engineering Committee will meet to discuss Ordinance Nos. 2026-049, 2026-050 and Resolution No. 2026-051.

Public Service & Conservation Committee will meet to discuss Ordinance No. 2026-052 and Resolution No. 2026-053.

Recreation & Community Services Committee will meet to discuss Resolution No. 2026-054.

Finance Committee will meet to discuss Ordinance Nos. 2026-055, 2026-056 and 2026-057.

Motion to approve the Committee meeting minutes of May 4, 2026.

7:30 P.M.

Regular Council Meeting

Any other matters that may properly come before this Council may also be considered.

BY ORDER OF THE COUNCIL:

Aimee Pientka, MMC
Clerk of Council

STRONGSVILLE CITY COUNCIL REGULAR MEETING
MONDAY, MAY 18, 2026 AT 7:30 P.M.
Mike Kalinich Sr. City Council Chamber
18688 Royalton Road, Strongsville, Ohio

AGENDA

1. CALL TO ORDER:
2. PLEDGE OF ALLEGIANCE:
3. CERTIFICATION OF POSTING:
4. ROLL CALL:
5. COMMENTS ON MINUTES:
 - *Regular Council Meeting – May 4, 2026*
6. APPOINTMENTS, CONFIRMATIONS AWARDS AND RECOGNITION:
7. REPORTS OF COUNCIL COMMITTEE:
 - COMMUNICATIONS AND TECHNOLOGY – Roff
 - ECONOMIC DEVELOPMENT – Clark
 - PLANNING, ZONING AND ENGINEERING – Zacharyasz
 - PUBLIC SAFETY AND HEALTH – Kaminski
 - PUBLIC SERVICE AND CONSERVATION – Kosek
 - RECREATION AND COMMUNITY SERVICES – Kosek
 - BUILDING & UTILITIES – Carbone
 - SCHOOL BOARD – Carbone
 - SOUTHWEST GENERAL HEALTH SYSTEM – Short
 - FINANCE – Short
 - COMMITTEE-OF-THE-WHOLE – Short
8. REPORTS AND COMMUNICATIONS FROM THE MAYOR, DIRECTORS OF DEPARTMENTS AND OTHER OFFICERS:
 - MAYOR PERCIAK:
 - FINANCE DEPARTMENT:
 - LAW DEPARTMENT:
9. AUDIENCE PARTICIPATION:

10. ORDINANCES AND RESOLUTIONS:

- Ordinance No. 2026-049 by Mayor Perciak and All Members of Council. AN ORDINANCE AUTHORIZING THE MAYOR TO GRANT AN EASEMENT TO COLUMBIA GAS OF OHIO, INC. IN ORDER TO PLACE THEIR FACILITIES WITHIN A UTILITY EASEMENT LOCATED ON FOLTZ PARKWAY, IN CONNECTION WITH THE FOLTZ PARKWAY EXTENSION PROJECT, AND DECLARING AN EMERGENCY.
- Ordinance No. 2026-050 by Mayor Perciak and All Members of Council. AN ORDINANCE AUTHORIZING THE MAYOR TO GRANT AN EASEMENT TO THE CITY OF CLEVELAND FOR THE INSTALLATION AND MAINTENANCE OF A WATER MAIN FOR WATER CIRCULATION PURPOSES ONLY IN THE CITY OF STRONGSVILLE ON FOLTZ PARKWAY, IN CONNECTION WITH THE FOLTZ PARKWAY EXTENSION PROJECT, AND DECLARING AN EMERGENCY.
- Resolution No. 2026-051 by Mayor Perciak and All Members of Council. A RESOLUTION CONFIRMING PLANNING COMMISSION APPROVAL OF THE FINAL SITE PLAN FOR RENOVATIONS TO EXISTING BASEBALL AND SOFTBALL FIELDS AT STRONGSVILLE HIGH SCHOOL, LOCATED AT 20025 LUNN ROAD, IN THE CITY OF STRONGSVILLE, AND DECLARING AN EMERGENCY.
- Ordinance No. 2026-052 by Mayor Perciak and All Members of Council. AN ORDINANCE AUTHORIZING THE SALE AT PUBLIC AUCTION OF A CERTAIN OBSOLETE AND SURPLUS VEHICLE NO LONGER NEEDED FOR ANY MUNICIPAL PURPOSE, AND DECLARING AN EMERGENCY.
- Resolution No. 2026-053 by Mayor Perciak and All Members of Council. A RESOLUTION GRANTING PERMISSION TO REPURCHASE A CERTAIN CERTIFICATE FOR BURIAL RIGHTS IN THE STRONGSVILLE MUNICIPAL CEMETERY. [Wojnowski]
- Resolution No. 2026-054 by Mayor Perciak and All Members of Council. A RESOLUTION AUTHORIZING THE MAYOR TO ADVERTISE FOR BIDS FOR THE REPLACEMENT OF TWO (2) ELEVATORS AT THE CITY OF STRONGSVILLE WALTER F. EHRNFELT RECREATION & SENIOR CENTER FACILITY, AND DECLARING AN EMERGENCY.
- Ordinance No. 2026-055 by Mayor Perciak and All Members of Council. AN ORDINANCE AMENDING ORDINANCE NO. 2007-215 TO REMOVE A PARCEL OF REAL PROPERTY FROM AN EXISTING TAX INCREMENT FINANCING EXEMPTION PROVIDED FOR IN ORDINANCE NO. 2007-215, AND DECLARING AN EMERGENCY.

- Ordinance No. 2026-056 by Mayor Perciak and All Members of Council. AN ORDINANCE DECLARING IMPROVEMENTS TO A CERTAIN PARCEL OF REAL PROPERTY TO BE A PUBLIC PURPOSE, DESCRIBING THE PUBLIC IMPROVEMENTS TO BE MADE TO DIRECTLY BENEFIT SUCH PARCEL, REQUIRING THE OWNER OF THE IMPROVEMENTS ON SUCH PARCEL TO MAKE SERVICE PAYMENTS IN LIEU OF TAXES, ESTABLISHING SOUTHPARK MALL HOTEL PUBLIC IMPROVEMENT TAX INCREMENT EQUIVALENT FUND FOR THE DEPOSIT OF SUCH SERVICE PAYMENTS PURSUANT TO OHIO REVISED CODE SECTIONS 5709.40, 5709.42 AND 5709.43, AND DECLARING AN EMERGENCY.
- Ordinance No. 2026-057 by Mayor Perciak. AN ORDINANCE MAKING APPROPRIATIONS FOR THE ANNUAL EXPENSES OTHER EXPENDITURES OF THE CITY OF STRONGSVILLE, OHIO, FOR THE YEAR 2026 AND REPEALING ORDINANCE NUMBER 2026-023.

11. COMMUNICATIONS, PETITIONS AND CLAIMS:
12. MISCELLANEOUS BUSINESS:
13. ADJOURNMENT:

CITY OF STRONGSVILLE, OHIO

ORDINANCE NO. 2026 – 049

By: Mayor Perciak and All Members of Council

AN ORDINANCE AUTHORIZING THE MAYOR TO GRANT AN EASEMENT TO COLUMBIA GAS OF OHIO, INC. IN ORDER TO PLACE THEIR FACILITIES WITHIN A UTILITY EASEMENT LOCATED ON FOLTZ PARKWAY, IN CONNECTION WITH THE FOLTZ PARKWAY EXTENSION PROJECT, AND DECLARING AN EMERGENCY.

WHEREAS, the City of Strongsville owns certain real estate located on Foltz Parkway in the City of Strongsville and known as Permanent Parcel Number 394-08-005 (the "Premises"); and

WHEREAS, in conjunction with the City of Strongsville Foltz Parkway Extension Project, Columbia Gas of Ohio, Inc. is requiring the City to enter into an agreement to have their utility located within a 12' Utility Easement; and

WHEREAS, therefore, the City of Strongsville (the "Grantor") wishes to grant and Columbia Gas of Ohio, Inc. (the "Grantee") wishes to accept an easement to construct, operate, maintain, improve, repair, inspect, replace, alter the size, and remove or abandon in place gas pipelines and appurtenances (collectively the "Facilities"), in order to place such Facilities within the limits of a permanent easement which is the "12' Utility Easement" described in Exhibit "1" attached hereto and depicted in Exhibit "A" attached to said Exhibit "1" (the "Easement Area"); and

WHEREAS, such Facilities will be utilized by the Grantee for transporting gas with associated products or other substances that can be transported through pipelines.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF STRONGSVILLE, COUNTY OF CUYAHOGA AND STATE OF OHIO:

Section 1. That this Council hereby authorizes the Mayor to grant an Easement to Columbia Gas of Ohio, Inc., in order to construct, operate, maintain, improve, repair, inspect, replace, alter the size, and remove or abandon in place gas pipelines and appurtenances, as more fully set forth in Exhibit "1" attached hereto and incorporated herein by reference.

Section 2. That the Clerk of Council and/or City Engineer be and are hereby authorized and directed to cause recording of the Easement with the Cuyahoga County Fiscal Office after its execution.

Section 3. That the funds for the purposes of recording said document have been appropriated and shall be paid from the General Fund.

Section 4. That it is found and determined that all formal actions of this Council concerning and 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.

CITY OF STRONGSVILLE, OHIO
ORDINANCE NO. 2026 – 049
Page 2

Section 5. That this Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, property, health, safety and welfare, and for the further reason that the aforesaid easement be granted by the City to Columbia Gas in conjunction with the Foltz Parkway Extension Project. Therefore, provided this Ordinance receives the affirmative vote of two-thirds of all members elected to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor; otherwise from and after the earliest period allowed by law.

First reading: _____ Referred to Planning Commission
 Second reading: _____
 Third reading: _____ Approved: _____

 President of Council

Approved: _____
 Mayor

Date Passed: _____

Date Approved: _____

	<u>Yea</u>	<u>Nay</u>
Carbone	_____	_____
Clark	_____	_____
Kaminski	_____	_____
Kosek	_____	_____
Roff	_____	_____
Short	_____	_____
Zacharyasz	_____	_____

Attest: _____
 Clerk of Council

Ord. No. 2026-049 Amended: _____
 1st Rdg. _____ Ref: _____
 2nd Rdg. _____ Ref: _____
 3rd Rdg. _____ Ref: _____

Public Hrg. _____ Ref: _____
 Adopted: _____ Defeated: _____

Land Record No. _____

EASEMENT

This Easement (collectively, this "Easement") is made by and between **THE CITY OF STRONGSVILLE**, with a mailing address of 18688 Royalton Rd Strongsville, OH 44136 (the "Grantor", whether singular or plural) and **COLUMBIA GAS OF OHIO, INC.**, an Ohio corporation, with principal offices at 290 West Nationwide Boulevard, Columbus, Ohio 43215 (the "Grantee").

GRANT. For One and 00/100 U.S. Dollar (\$1.00) and other good and valuable consideration paid, the receipt and sufficiency of which are acknowledged by Grantor, Grantor grants to Grantee the perpetual rights in, on, over, under, across, and through Grantor's property situated in Part Of Original Strongsville Township Lot Numbers 99 & 100, City Of Strongsville, County Of Cuyahoga, State Of Ohio, parcel 394-08-005 containing 138.434 acres, more or less, and more particularly described in Instrument # 200106290559, as recorded in the Office of Recorder of Deeds, Cuyahoga County, Ohio on 6/29/2001 (the "Premises") to all the following:

- i. construct, operate, maintain, improve, repair, inspect, replace, alter the size, and remove or abandon in place pipelines and appurtenances, including, but not limited to, valves, markers, service lines and connections, lateral lines and connections, and cathodic and other protection(s) for transporting gas with associated products or other substances that can be transported through pipelines (collectively, the "Facilities");
- ii. perform pre-construction and due diligence work;
- iii. access to and from the Easement Area (defined below) by means of existing or future roads and other reasonable routes on the Premises and Grantor's adjoining lands to allow Grantee to exercise all rights under this Easement; and

- iv. exercise all other rights necessary or convenient for the full use and enjoyment of the rights granted in this Easement, including but not limited to, the right from time to time to the following: (a) clear the Easement Area (defined below) of all dwellings, garages, out-buildings, pools, decks, man-made bodies of water, leach beds, septic tanks, unapproved utility installations, or any other obstruction of any kind that, in Grantee's sole discretion, prevent or interfere with Grantee's rights under this Easement; and (b) clear, cut, trim, and remove any and all trees, vegetation, shrubbery, brush, and overhanging branches from the Easement Area (defined below) by various means and methods, including, but not limited to, the use of herbicides approved by the United States Environmental Protection Agency ((a) and (b) together shall collectively be known as "Encroachments").

The Facilities laid pursuant to the terms of this Easement shall be located within the limits of a permanent easement (the "Easement Area") which is the "12' Utility Easement" as described or depicted, or both on the Foltz Parkway Extension & Dedication Plat, attached as Exhibit A,.

Grantor also grants Grantee a Construction Easement that is ten (10) feet on each side of and adjoining the Easement Area, for the purpose of enabling Grantee to initially construct the Facilities and to later relocate, maintain, lay additional, add lateral or service connections, replace, or change the size of the Facilities within the Easement Area, and to conduct all activities permitted hereunder and incident hereto, including restoration or clean-up activities. Grantee's use of the Construction Easement shall be limited to the times when actively engaged in exercising the rights granted under this paragraph.

Grantor may use and enjoy the Easement Area, except to the extent such use and enjoyment interferes with the rights granted to Grantee under this Easement. Grantor shall not construct or permit to be constructed or place any Encroachment on or over the Easement Area that will, in any way, in Grantee's sole discretion, interfere with the use and enjoyment of the rights granted to Grantee in this Easement. Except as may be consented to by Grantee, in writing, which consent shall not be unreasonably withheld, Grantor, along with Grantor's agents, representatives, and independent contractors, shall not change the depth of cover in the Easement Area, conduct grading operations within the Easement Area, permit the dumping of refuse or waste in the Easement Area, operate heavy machinery or equipment in the Easement Area, or engage in any activity within the Easement Area that, in Grantee's sole discretion, creates or could create a safety issue or otherwise interferes with the rights granted to Grantee in this Easement. Grantee understands and acknowledges that this is not an exclusive easement and that other utilities will be sharing this easement area.

Grantee shall restore and remediate any area on the Premises disturbed by Grantee in connection with Grantee exercising its rights under this Easement to as near as practical to the Premises' original condition, except as provided herein. Should Grantor and Grantee disagree regarding whether Grantee is responsible for restoration or remediation hereunder (the "Dispute"), the Dispute shall be submitted to a mutually agreed upon mediator who will mediate the disagreement before any legal action is commenced in any appropriate court having jurisdiction.

Grantor represents and warrants to Grantee that, to the best of Grantor's knowledge the following: (a) no pollutants, contaminants, petroleum, or hazardous substances have been disposed or released on or under the Premises that would cause or threaten to cause an endangerment to human health or the environment or require clean up; (b) no portion of the Premises is legally or contractually restricted as to its use or is subject to special environmental protections that would affect the use of the Easement Area for Grantee's intended use under this Easement; and (c) the Premises, or any portion thereof, is not currently and has not previously been used for commercial or industrial purposes. Grantor further represents that it has informed Grantee, prior to the execution of this Easement, of all pollutants, contaminants, petroleum, hazardous substances, and endangerments which the Grantor knows or has reason to know exist or may exist on or under the Easement Area.

Grantor and Grantee agree that, except to the extent caused by the acts or omissions of Grantee or its representatives and contractors, Grantee shall not be liable for, and is forever released from, any and all claims, damages, losses, judgments, suits, actions, and liabilities, whether arising during, prior to, or subsequent to the term of this Easement, related to the presence of pollutants, contaminants, petroleum, hazardous substances, or endangerments in, beneath, or along the Premises.

Grantor and grantee agree that, except to the extent caused by the acts or omissions of grantee or its representatives and contractors, grantee shall not be liable for, and is forever released from, any and all claims, damages, losses, judgments, suits, actions, and liabilities, whether arising during, prior to, or subsequent to the term of this easement, related to the presence of pollutants, contaminants, petroleum, hazardous substances, or endangerments in, beneath, or along the premises.

Grantor forever releases and discharges Grantee from the following regarding any and all claims arising from executing and granting this Easement to Grantee: (a) any Ohio Constitution, Article I, Section 19 just compensation claims; (b) the fair market value of the Easement; (c) the fair market value of the improvements, if any, to be taken as a result of this Easement; (d) the damages, if any, to the residue of the Premises caused, or alleged to be caused, by appropriation of this Easement; and (e) any other damages, if any, resulting from construction and installation of the Facilities relating to this Easement and the use thereof. This section survives this Easement's release and reversion of any portions of the Easement.

Grantor covenants to the following: (a) to be the true and lawful owner of the Premises; (b) to be lawfully seized of the Premises in fee simple; (c) to have good right and full power to grant this Easement; and (d) that it will not convey or transfer fee simple ownership of the Premises prior to the recording of this Easement in the public land records.

Failure or refusal to exercise any rights in this Easement is not a waiver of any kind and no waiver or release is valid unless executed in writing by the waiving party and properly recorded in the public land records of the Premises title. Both parties having participated fully and equally in the negotiation and preparation of this Easement, this Easement shall not be more strictly construed, nor any ambiguities in this Easement resolved, against either Grantor or Grantee.

The rights, privileges, and terms of this Easement shall be covenants running with the land and extend to and be binding upon Grantor and Grantee and their respective representatives, heirs, successors, and assigns.

[Remainder of page intentionally blank. Grantor's execution next page.]

GRANTOR'S EXECUTION

IN WITNESS WHEREOF, intending to be legally bound, Grantor executed this Easement this ___ day of _____, 2026.

GRANTOR:

THE CITY OF STRONGSVILLE

Signature

Thomas P. Perciak

Printed Name

Mayor

Title

STATE OF Ohio)

COUNTY OF Cuyahoga)

SS.

This is an acknowledgment. No oath or affirmation was administered for this notarial act.

BEFORE ME, a Notary Public in and for said County and State, personally appeared _____

Thomas P. Perciak, Mayor, City of Strongsville, on behalf of

Grantor, who executed the foregoing instrument, who acknowledged that they did sign and seal the instrument, and that the signing of this instrument is of their free act and deed.

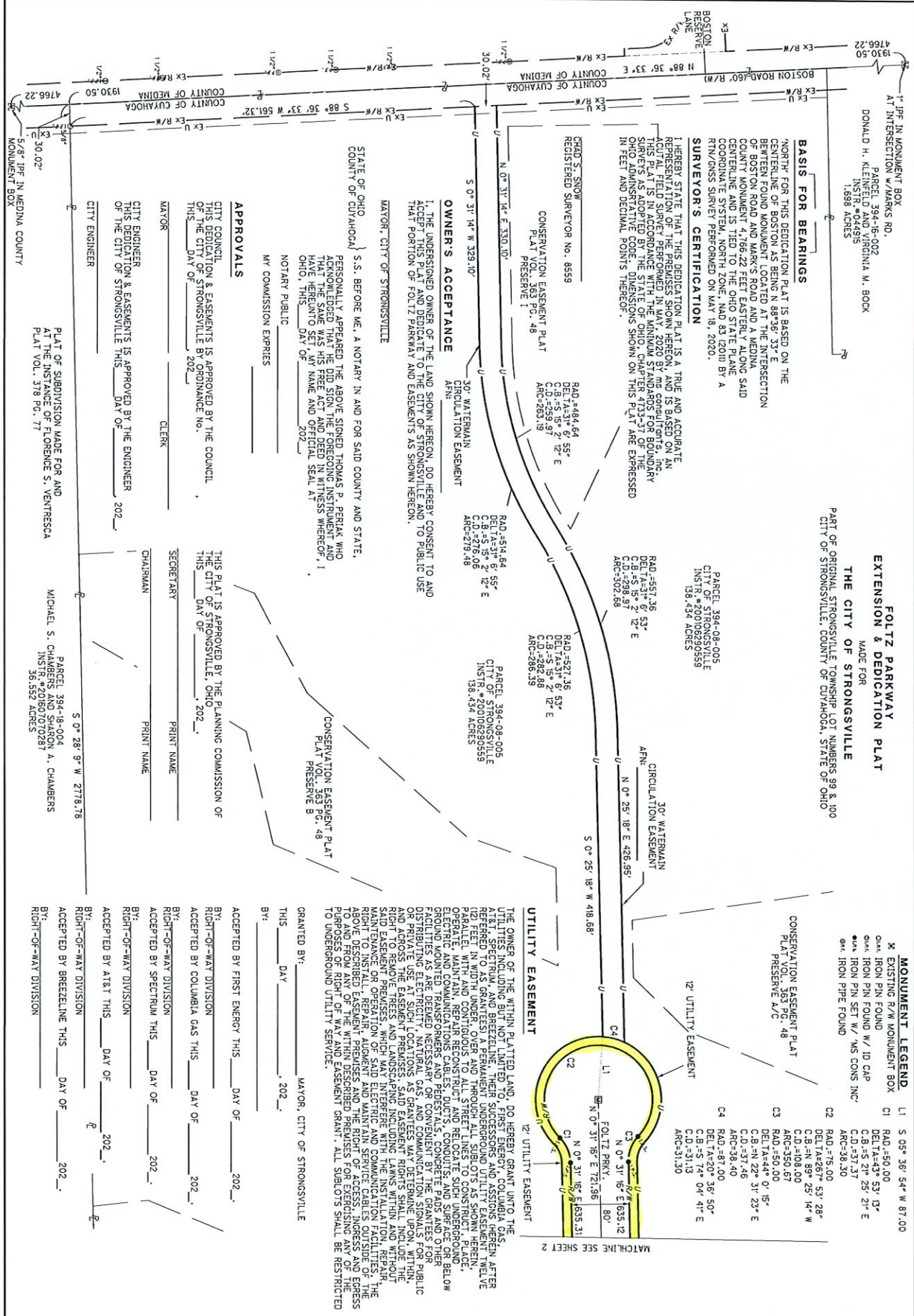
IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal this day of _____ 2026.

Notary Public

My commission expires: _____

Prepared By: rcrlley
COLUMBIA GAS OF OHIO, INC.
WO#: 4100844218

Exhibit 'A'



STRONGSVILLE, OH	FOLTZ PARKWAY	R/W DESIGNER CSS	PROJECT NO. 06833	
1 / 2				

CITY OF STRONGSVILLE, OHIO

ORDINANCE NO. 2026 – 050

By: Mayor Perciak and All Members of Council

AN ORDINANCE AUTHORIZING THE MAYOR TO GRANT AN EASEMENT TO THE CITY OF CLEVELAND FOR THE INSTALLATION AND MAINTENANCE OF A WATER MAIN FOR WATER CIRCULATION PURPOSES ONLY IN THE CITY OF STRONGSVILLE ON FOLTZ PARKWAY, IN CONNECTION WITH THE FOLTZ PARKWAY EXTENSION PROJECT, AND DECLARING AN EMERGENCY.

WHEREAS, the City of Strongsville owns certain real estate located on Foltz Parkway in the City of Strongsville and known as Permanent Parcel Number 394-08-005 (the "Premises"); and

WHEREAS, in conjunction with the City of Strongsville Foltz Parkway Extension Project, the City of Cleveland will be installing and maintaining a water main for circulation purposes only; and

WHEREAS, therefore, the City of Strongsville (the "Grantor") wishes to grant and the City of Cleveland (the "Grantee") wishes to accept an easement to enter the Premises to lay, install and maintain therein a water main and appurtenances for circulation purposes only, as more fully set forth in Exhibit "1" attached hereto and described and depicted in Exhibits "A" and "B" attached to said Exhibit "1".

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF STRONGSVILLE, COUNTY OF CUYAHOGA AND STATE OF OHIO:

Section 1. That this Council hereby authorizes the Mayor to grant a Standard Easement for the Installation and Maintenance of a Water Main for Circulation Purposes Only to the City of Cleveland in order to lay, install and maintain a water main and appurtenances, as more fully set forth in Exhibit "1" attached hereto and incorporated herein by reference.

Section 2. That the Clerk of Council and/or City Engineer be and are hereby authorized and directed to cause recording of the Easement with the Cuyahoga County Fiscal Office after its execution.

Section 3. That the funds for the purposes of recording said document have been appropriated and shall be paid from the General Fund.

Section 4. That it is found and determined that all formal actions of this Council concerning and 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 5. That this Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, property, health, safety and welfare, and for the further reason that the aforesaid easement be granted by the City to the

CITY OF STRONGSVILLE, OHIO
ORDINANCE NO. 2026 – 050
Page 2

City of Cleveland in conjunction with the Foltz Parkway Extension Project. Therefore, provided this Ordinance receives the affirmative vote of two-thirds of all members elected to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor; otherwise from and after the earliest period allowed by law.

First reading: _____ Referred to Planning Commission
 Second reading: _____
 Third reading: _____ Approved: _____

 President of Council

Approved: _____
 Mayor

Date Passed: _____

Date Approved: _____

	<u>Yea</u>	<u>Nay</u>
Carbone	_____	_____
Clark	_____	_____
Kaminski	_____	_____
Kosek	_____	_____
Roff	_____	_____
Short	_____	_____
Zacharyasz	_____	_____

Attest: _____
 Clerk of Council

Ord. No. 2026-050 Amended: _____
 1st Rdg. _____ Ref: _____
 2nd Rdg. _____ Ref: _____
 3rd Rdg. _____ Ref: _____

 Public Hrg. _____ Ref: _____
 Adopted: _____ Defeated: _____

STANDARD EASEMENT
FOR THE
INSTALLATION AND MAINTENANCE OF A WATER MAIN
FOR CIRCULATION PURPOSES ONLY

We, CITY OF STRONGSVILLE, the Grantor herein, for valuable consideration received and to be received to our full satisfaction, do hereby grant and convey to the City of Cleveland, political subdivision of the State of Ohio and Grantee herein, the perpetual right-of-way and easement for the purposes hereinafter mentioned in the following described premises (the "Premises"):

"A copy of the legal description is attached hereto as Exhibit A and is incorporated herein as if fully rewritten, and a graphic picture is attached hereto as Exhibit B and incorporated herein."

Grantor and Grantee agree that all references to either part in this instrument shall include that party and the party's heirs, administrators, successors and/or assignees.

In consideration of the mutual covenants contained herein, the Grantor hereby grants and conveys unto the Grantees the right and easement to enter upon the premises to lay, install and maintain therein a water main and appurtenances, including service connections and pipes; to set all water meters and make all repairs to water mains, service meters and appurtenances which the Grantee deems to be necessary or advisable from time to time; to turn off water to any service connection or water main; or to do any other thing which the Grantee deems to be necessary or advisable in order to operate or maintain said mains, meters, connections, pipes and appurtenances in accordance with the ordinances, rules and regulation of the Grantee which are now in effect or may be adopted hereafter.

In consideration of acceptance of the easement by the Grantee, the Grantor agrees to pay the entire cost of installing a water main and appurtenances upon the premises, which main shall be located not less than nine (9) feet from either lateral limit of the premises. The water main and appurtenances, including valves and hydrants, shall upon completion, and approval by the Grantee, become and remain the property of the Grantor City of Strongsville and shall be a distribution water main of said Grantee within the purview and subject to the terms of any Water Service Agreement between said Grantor and Grantee, the City of Cleveland, now or hereafter in effect.

The Grantor hereby restricts the premises against the construction thereon of any temporary or permanent structures, except that Grantor may install or cause to be installed sidewalks or pavements, or tunnels, railroad switch tracks, sewers, ducts, pipes or pole lines which cross over or under the premises at an angle of not less than forty-five (45) degrees with the center line of the water main, or which clear the water main by not less than one and one-half (1 - ½) feet above or one and one-half (1- ½) feet below.

The Grantor agrees to keep the premises free of materials, equipment, vehicles, trees, shrubbery, and any other obstructions which would interfere with Grantee's access to or maintenance of water mains and appurtenances. Grantor further agrees to make no alterations to the premises which would increase the depth of the water main to more than six (6) feet or reduce its depth to less than five (5) feet.

If the Grantor desires to alter the premises in any way other than is expressly permitted herein, it must obtain the prior written approval of the Grantee. Upon receipt of such approval, the Grantor shall at its own expense relocate or reconstruct all or any portion of the water main and appurtenances which are affected by such alteration and, where necessary, grant a new easement of not less than thirty (30) feet in width under the same terms and conditions as herein provided. The relocated or reconstructed water main and appurtenances shall, upon completion, and approval by the Grantee, become the property of the Grantor City of Strongsville.

If the Grantor violates any of the provisions of this easement, the Grantee, either jointly or separately and at the expense of the Grantor, may enter upon the premises and discontinue water service or make such alterations as are necessary to bring the premises into compliance with the provisions of this easement.

Whenever maintenance or work of any kind is performed on the premises under the terms of this easement, the Grantee, jointly and separately, shall bear no responsibility for restoration of the premises or their environs to their original topographical condition.

The Grantor indemnifies and holds harmless the Grantee from any and all damage, injury or loss to any person or property caused by, related to or resulting from any leaks in the water main or appurtenances or the maintenance, construction, reconstruction or relocation of said main or appurtenances, other than damage, injury or loss caused by, related to or resulting from the sole negligence of the Grantee. The Grantor further indemnifies and holds harmless the Grantee from any and all expense incurred and damage to the water main and appurtenances caused by, related to or resulting from the Grantor's construction or maintenance of any paving, walks, switch tracks, tunnels, sewers, ducts, pipes or pole line within or upon the premises or from any other use of the premises by the Grantor.

The Grantor hereby reserves the right to use the premises for the passage or transportation of personnel, materials or equipment, and to make such other use of the premises as is not expressly prohibited by or inconsistent with the terms of this easement.

The Grantor further agrees that since the water main to be installed on the premises is for circulation purposes only, no service connections or hydrants shall be connected to it at any time, and that divisional valves of the same size as the water main shall be installed at each longitudinal end of the premises.

The Grantor and the Grantee mutually agree that neither the recording of this instrument nor its acceptance by the Grantee shall be construed as a dedication of the premises or an agreement by the Grantee to accept the premises for dedication for public use as a street.

The Grantor covenants with the Grantee that it is well seized of the premises as a good and indefeasible estate in fee simple and has the right to grant and convey the premises in the manner and form above written. The Grantor further covenants that it will warrant and defend the premises with the appurtenances thereunto belonging to the Grantee against all lawful claims and demands whatsoever for the purposes described herein.

TO HAVE AND TO HOLD the above granted easement, right-of-way, water lines, appurtenances and additions installed by the Grantor, for the purposes above mentioned, unto the Grantee forever.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands at _____ this ____ day of _____, 2026.

Signed in the Presence of:

GRANTOR:
CITY OF STRONGSVILLE

(print or type name)

Thomas P. Perciak, Mayor
(print or type name)

(print or type name)

This Instrument Prepared By:

Neal M. Jamison, Law Director, City of Strongsville

STATE OF OHIO)
) SS:
COUNTY OF CUYAHOGA)

Before me, a Notary Public in and for said County and State, personally appeared the above-named THOMAS P. PERCIAK, Mayor, City of Strongsville, who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed, personally and as such officer(s) and the free act and deed of said municipal corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal at _____, this _____ day of _____, 2026.

NOTARY

The legal form and correctness
of the within instrument is
hereby approved:

Director of Law, Neal M. Jamison

City of Strongsville

(City, Village, Township, District)

(Date)

Accepted by the Council of CITY OF STRONGSVILLE by
Ordinance No. _____
Passed _____, 2026.

Clerk or Assistant

Date

The City of Cleveland, by and through its Director of Public Utilities, does hereby accept the within Easement and all the terms and conditions thereof this _____ day of _____, 2026, as authorized by Section 129.20 of the Codified Ordinances of the Cleveland, Ohio, 1976, passed by the Council of the City of Cleveland on June 17, 1991.

Signed in the present of:

CITY OF CLEVELAND

By: _____
Director of Public Utilities

The legal form and correctness
of the within instrument is
hereby approved:

Director of Law

By: _____
Assistant Director of Law

Date: _____

EXHIBIT 'A'

Situated in the State of Ohio, County of Cuyahoga, City of Strongsville, located in the Original Township of Strongsville Lot 100 and being part of a 138.434 acre tract as described in a deed to the City of Strongsville in Instrument Number 200106290559 (All records are on file at the Fiscal Office, Cuyahoga County, Ohio) and being more fully described as follows:

Commencing at Standard Highway Monument '2 ZF-1' at the intersection of Boston Road and Mark's Road, said monument being at the southwesterly corner of Cuyahoga County, a corner common with Lorain County and on the northerly line of Medina County;

Thence North 88° 36' 33" East, following the centerline of Boston Road and the county line between Cuyahoga and Medina, for a distance of 1,930.50 feet to the southeasterly corner of said 138.434-acre tract;

Thence North 00° 28' 09" East, following the easterly line of said 138.434-acre tract, for a distance of 30.02 feet to a five-eighths" iron pin found on the northerly right of way of Boston Road;

Thence South 88° 36' 33" West, following said northerly right of way and passing through said 138.434-acre tract, for a distance of 561.32 feet to the **True Place of beginning** of the parcel herein described;

Thence South 88° 36' 33" West, continuing along said northerly right of way and through said 138.434-acre tract, for a distance of 30.02 feet to a point;

Thence leaving said northerly right of way and continuing through said 138.434-acre tract for the following nine (9) courses and distances;

1. North 00° 31' 14" East, for 330.10 feet to a point;
2. Along the arc of a curve to the left, having a radius of 484.64 feet, a delta of 31° 06' 55", a chord bearing of North 15° 02' 12" West, a chord distance of 259.97 feet, for an arc length of 263.19 feet to a point;
3. Along the arc of a curve to the right, having a radius of 557.36 feet, a delta of 31° 06' 53", a chord bearing of North 15° 02' 12" West, a chord distance of 298.97 feet, for an arc length of 302.68 feet to a point;
4. North 00° 25' 18" East, for 426.95 feet to a point;
5. Along the arc of a curve to the left, having a radius of 87.00 feet, a delta of 20° 36' 50", a chord bearing South 74° 04' 41" East, a chord distance of 31.13 feet, for an arc length of 31.30 feet to a point;
6. South 00° 25' 18" West, for 418.68 feet to a point;
7. Along the arc curve to the left, having a radius of 527.36 feet, a delta of 31° 06' 53", a chord bearing of South 15° 02' 12" East, a chord distance of 282.88 feet, for an arc length of 286.39 feet to a point;

8. Along the arc of a curve to the right, having a radius of 514.64 feet, a delta of $31^{\circ} 06' 55''$, a chord bearing South $15^{\circ} 02' 12''$ East, a chord distance of 276.06 feet, for an arc length of 279.48 feet;
9. South $00^{\circ} 31' 14''$ West, for 329.10 feet to the **True Place of Beginning** and containing 39,520 square feet or 0.907 acres of land, more or less, within Cuyahoga County Auditor Parcel Number 394080005, of which Present Road Occupied is 0.000 acres of land.

The bearings are based on the Ohio State Plane Coordinate System, North Zone, NAD 83 (2011) Epoch 2010. Said bearings originated from a field traverse which is tied to said coordinate system by GPS observations on May 8, 2020, utilizing the Ohio Department of Transportation Real-Time -Network. The centerline of Boston Road having a bearing of North $88^{\circ} 36' 33''$ East and monumented as described hereon is designated the "basis of bearing" for this description.

The above description was prepared under the direction and supervision by Chad S. Snow, Registered Professional Surveyor No. 8559 and is based on an actual survey performed by ms consultants inc. in May 2020.

EXHIBIT B



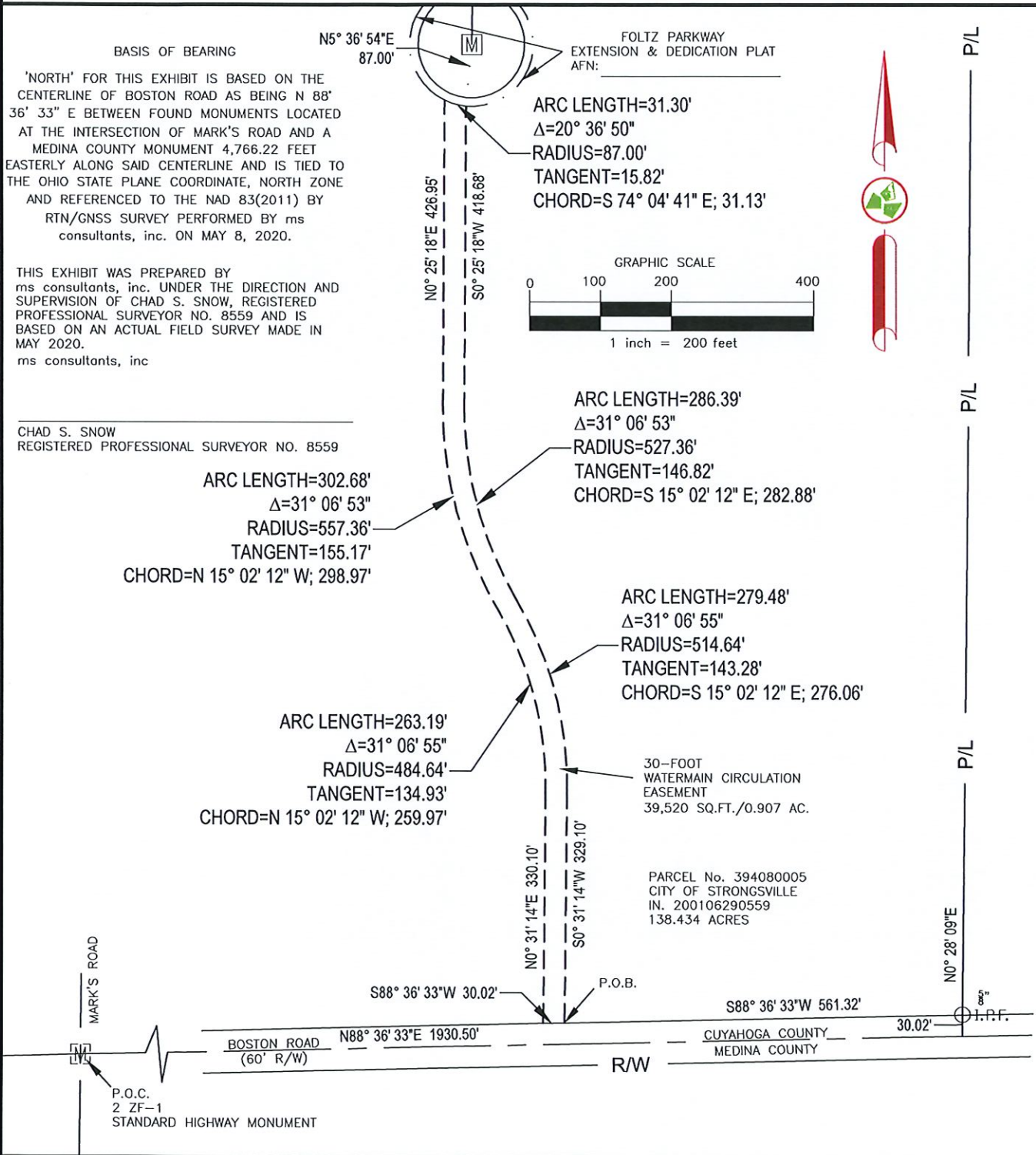
ms consultants, inc.

425 LIBERTY RD, STE. 100 CLEVELAND, OHIO 44113

PHONE (614) 898-7100

30-FOOT WATERMAIN CIRCULATION EASEMENT

SITUATED IN THE STATE OF OHIO, COUNTY OF CUYAHOGA, CITY OF STRONGSVILLE, LOCATED IN THE ORIGINAL STRONGSVILLE TOWNSHIP LOT 100 AND BEING PART OF A 138.434 ACRE TRACT AS DESCRIBED IN A DEED TO THE CITY OF STRONGSVILLE IN INSTRUMENT 200106290559. (ALL RECORDS ON FILE AT THE FISCAL OFFICE, CUYAHOGA COUNTY, OHIO).



CITY OF STRONGSVILLE, OHIO

RESOLUTION NO. 2026 – 051

By: Mayor Perciak and All Members of Council

A RESOLUTION CONFIRMING PLANNING COMMISSION APPROVAL OF THE FINAL SITE PLAN FOR RENOVATIONS TO EXISTING BASEBALL AND SOFTBALL FIELDS AT STRONGSVILLE HIGH SCHOOL, LOCATED AT 20025 LUNN ROAD, IN THE CITY OF STRONGSVILLE, AND DECLARING AN EMERGENCY.

WHEREAS, the Strongsville City Schools, through their agent, has submitted a final site plan to the Planning Commission for approval of renovations to the existing baseball and softball fields at the Strongsville High School, located at 20025 Lunn Road, and further identified as PPN 393-26-003, zoned Public Facilities; and

WHEREAS, the Commission approved said final site plan at its meeting of May 14, 2026.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF STRONGSVILLE, COUNTY OF CUYAHOGA AND STATE OF OHIO:

Section 1. That this Council hereby confirms the City Planning Commission's approval of the final site plan submitted by the Strongsville City Schools for renovations to existing baseball and softball fields at the Strongsville High School, located at 20025 Lunn Road, and further identified as PPN 393-26-003, zoned Public Facilities.

Section 2. That it is found and determined that all formal actions of this Council concerning and relating to the adoption of this Resolution were adopted in an open meeting of this Council; and that all deliberations of this Council, and of 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. That this Resolution is hereby declared to be an emergency measure immediately necessary for the preservation of the public peace, health, safety and welfare of the City, and for the further reason that it is immediately necessary to approve renovation of existing public school facilities, in order to meet the needs of the School District to serve families and residents. Therefore, provided this Resolution receives the affirmative vote of two-thirds of all members elected to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor; otherwise from and after the earliest period allowed by law.

President of Council

Date Passed: _____

Approved: _____
Mayor

Date Approved: _____

CITY OF STRONGSVILLE, OHIO
RESOLUTION NO. 2026 – 051
Page 2

	<u>Yea</u>	<u>Nay</u>
Carbone	_____	_____
Clark	_____	_____
Kaminski	_____	_____
Kosek	_____	_____
Roff	_____	_____
Short	_____	_____
Zacharyasz	_____	_____

Attest: _____
Clerk of Council

RES
Ord. No. 2026-051 Amended: _____
1st Rdg. _____ Ref: _____
2nd Rdg. _____ Ref: _____
3rd Rdg. _____ Ref: _____

Public Hrg. _____ Ref: _____
Adopted: _____ Defeated: _____

MEMORANDUM

TO: Aimee Pientka, Council Clerk
Neal Jamison, Law Director

FROM: Kristi Onofre, Administrator Boards & Commissions

SUBJECT: Referral to Council

DATE: May 15, 2026

Please be advised that at its Meeting of May 14, 2026 the Strongsville Planning Commission gave a Favorable Recommendation to the following:

STRONGSVILLE CITY SCHOOLS, GPD Group/Christopher Tolnar, Agent

Site plan approval of renovations to existing baseball and softball fields property located at 20025 Lunn Road, PPN 393-26-003, zoned PF – Public Facilities

CITY OF STRONGSVILLE, OHIO

ORDINANCE NO. 2026 – 052

By: Mayor Perciak and All Members of Council

AN ORDINANCE AUTHORIZING THE SALE AT PUBLIC AUCTION OF A CERTAIN OBSOLETE AND SURPLUS VEHICLE NO LONGER NEEDED FOR ANY MUNICIPAL PURPOSE, AND DECLARING AN EMERGENCY.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF STRONGSVILLE, COUNTY OF CUYAHOGA AND STATE OF OHIO:

Section 1. That this Council finds that the Service Department of the City of Strongsville has an obsolete and surplus vehicle, as described in Exhibit A, a copy of which is attached hereto and incorporated herein by reference, which is unfit for public use by reason of obsolescence or as a surplus item, and is no longer needed for any municipal purpose; and further finds that it will be in the best interests of the City that such vehicle be sold at a public auction.

Section 2. That, pursuant to Article IV, Section 3(e) of the City Charter, the Mayor and Director of Finance be and are hereby authorized and directed to sell such vehicle at public auction.

Section 3. That the Director of Finance and the Mayor are authorized to retain the services of the **MANHEIM MARKETING, INC. AUTO AUCTION** to effectuate the sale of such vehicle for auction; and the Director of Finance and Mayor are further authorized and directed to execute all documents and perform all acts required to complete the auction and the sale of the auctioned vehicle.

Section 4. That any proceeds of sale shall be deposited into the Sanitary Sewer Fund; and any funds required for the purposes of this Ordinance have been appropriated and shall be paid from the Sanitary Sewer Fund.

Section 5. That it is found and determined that all formal actions of this Council concerning and 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. That this Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, property, health, safety and welfare of the City, and for the further reason that the immediate sale of such obsolete and surplus vehicle is necessary in order to provide needed storage space for the Service Department, and to conserve public funds. Therefore, provided this Ordinance receives the affirmative vote of two-thirds of all members elected to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor; otherwise from and after the earliest period allowed by law.

CITY OF STRONGSVILLE, OHIO
ORDINANCE NO. 2026 – 052
Page 2

President of Council

Date Passed: _____

	<u>Yea</u>	<u>Nay</u>
Carbone	_____	_____
Clark	_____	_____
Kaminski	_____	_____
Kosek	_____	_____
Roff	_____	_____
Short	_____	_____
Zacharyasz	_____	_____

Approved: _____
Mayor

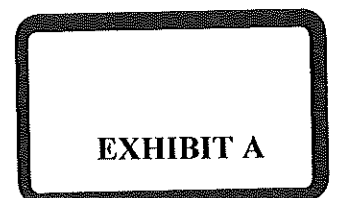
Date Approved: _____

Attest: _____
Clerk of Council

Ord. No. 2026-052 Amended: _____
1st Rdg. _____ Ref: _____
2nd Rdg. _____ Ref: _____
3rd Rdg. _____ Ref: _____

Public Hrg. _____ Ref: _____
Adopted: _____ Defeated: _____

City ID	Make	Model	Year	VIN
416	Jeep	Cherokee	2016	1C4PJMCB8GW375240



CITY OF STRONGSVILLE, OHIO

RESOLUTION NO. 2026 – 053

By: Mayor Perciak and All Members of Council

A RESOLUTION GRANTING PERMISSION TO REPURCHASE
A CERTAIN CERTIFICATE FOR BURIAL RIGHTS IN THE
STRONGSVILLE MUNICIPAL CEMETERY. [Wojnowski]

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF STRONGSVILLE, COUNTY
OF CUYAHOGA, AND STATE OF OHIO:

Section 1. That pursuant to Codified Ordinance Section 1060.09, this Council hereby
authorizes the repurchase of a certificate for burial rights in the Strongsville Municipal Cemetery
for Grave F, in Lot 110 of Section F, from Gary M. Wojnowski and Sandra L. Wojnowski,
deceased, by the City of Strongsville at the same price that was originally paid therefor.

Section 2. That the funds for the repurchase of said certificate have been appropriated
and shall be paid from the General Fund.

Section 3. That it is found and determined that all formal actions of this Council
concerning and relating to the adoption of this Resolution were adopted in an open meeting of
this Council; and that all deliberations of the 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. That this Resolution shall take effect and be in force from and after the
earliest period allowed by law.

President of Council

Approved: _____
Mayor

Date Passed: _____

Date Approved: _____

	<u>Yea</u>	<u>Nay</u>
Carbone	_____	_____
Clark	_____	_____
Kaminski	_____	_____
Kosek	_____	_____
Roff	_____	_____
Short	_____	_____
Zacharyasz	_____	_____

Attest: _____
Clerk of Council

RES
Ord. No. 2026-053 Amended: _____
1st Rdg. _____ Ref: _____
2nd Rdg. _____ Ref: _____
3rd Rdg. _____ Ref: _____

Public Hrg. _____ Ref: _____
Adopted: _____ Defeated: _____

CITY OF STRONGSVILLE, OHIO

RESOLUTION NO. 2026 – 054

By: Mayor Perciak and All Members of Council

A RESOLUTION AUTHORIZING THE MAYOR TO ADVERTISE FOR BIDS FOR THE REPLACEMENT OF TWO (2) ELEVATORS AT THE CITY OF STRONGSVILLE WALTER F. EHRNFELT RECREATION & SENIOR CENTER FACILITY, AND DECLARING AN EMERGENCY.

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF STRONGSVILLE, COUNTY OF CUYAHOGA, AND STATE OF OHIO:

Section 1. That the Mayor be and is hereby authorized to advertise for bids for the replacement of two (2) elevators at the City of Strongsville Walter F. Ehrnfelt Recreation & Senior Center facility, in accordance with specifications on file in the office of the Director of Recreation & Senior Services, which are in all respects hereby approved.

Section 2. That the funds for the purposes of this Resolution have been appropriated and shall be paid from the Recreation Capital Improvement Fund.

Section 3. That it is found and determined that all formal actions of this Council concerning and relating to the adoption of this Resolution were adopted in an open meeting of this Council; and that all deliberations of the 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. That this Resolution is hereby declared to be an emergency measure immediately necessary for the preservation of the public peace, health, safety and welfare of the City, and for the further reason that it is immediately necessary to authorize advertising for public bidding for these services in order to renovate and replace the elevators at the Walter F. Ehrnfelt Recreation & Senior Center Facility to protect the safety of City employees, guests and invitees to City-owned facilities, and to conserve public funds. Therefore, provided, this Resolution receives the affirmative vote of two-thirds of all members elected to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor; otherwise from and after the earliest period allowed by law.

President of Council

Approved: _____
Mayor

Date Passed: _____

Date Approved: _____

	<u>Yea</u>	<u>Nay</u>
Carbone	_____	_____
Clark	_____	_____
Kaminski	_____	_____
Kosek	_____	_____
Roff	_____	_____
Short	_____	_____
Zacharyasz	_____	_____

Attest: _____
Clerk of Council

RES
Ord. No. 2026-054 Amended: _____
1st Rdg. _____ Ref: _____
2nd Rdg. _____ Ref: _____
3rd Rdg. _____ Ref: _____

Public Hrg. _____ Ref: _____
Adopted: _____ Defeated: _____

CITY OF STRONGSVILLE, OHIO

ORDINANCE NO. 2026 – 055

By: Mayor Perciak and All Members of Council

AN ORDINANCE AMENDING ORDINANCE NO. 2007-215 TO REMOVE A PARCEL OF REAL PROPERTY FROM AN EXISTING TAX INCREMENT FINANCING EXEMPTION PROVIDED FOR IN ORDINANCE NO. 2007-215, AND DECLARING AN EMERGENCY.

WHEREAS, the City of Strongsville, Ohio (the “City”) previously passed Ordinance No. 2007-215 (the “Original TIF Ordinance”) which (a) described public improvements to be made which directly benefit certain parcels, (b) declared Improvements (as defined in Revised Code Section 5709.40) with respect to such parcels of real property located in the City to be a public purpose (the “TIF Property”), (c) authorized the exemption of 100% of the value of those Improvements from real property taxation for a period of 30 years, (d) provided for the making of service payments in lieu of taxes by the owners of the TIF Property, and (e) established a municipal public improvement tax increment fund into which such service payments shall be deposited; and

WHEREAS, the real property currently identified as Permanent Parcel No. 396-24-019 (which was previously a part of Permanent Parcel No. 396-22-001) in the records of the Cuyahoga County Fiscal Office (the “Removed Parcel”) comprised a portion of the TIF Property at the time that Original TIF Ordinance was passed by this Council; and

WHEREAS, to assist in the potential development of a portion of the property included in SouthPark Mall area that is currently being used as a surface parking lot, this Council desires to remove the Removed Parcel from the exemption provided for in the Original TIF Ordinance; and

WHEREAS, this Council finds and determines that it is necessary and in the best interest of the City to amend the Original TIF Ordinance to remove the Removed Parcel from the TIF Property exemption under the Original TIF Ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF STRONGSVILLE, COUNTY OF CUYAHOGA, AND STATE OF OHIO:

Section 1. That the Original TIF Ordinance is hereby amended to remove the property now known as Permanent Parcel No. 396-24-019 from the tax increment financing exemption provided in the Original TIF Ordinance. A map depicting the Removed Parcel to be removed from the Original TIF Ordinance is attached as *Exhibit A*. The City Law Director or any other officer, official or employee of the City is hereby directed to notify the Ohio Department of Development that such exemption has been terminated on that parcel as of the effective date of this Ordinance. All of the remaining properties subject to the exemption provided in the Original TIF Ordinance shall continue as set forth in the Original TIF Ordinance and shall not be impacted by the provisions of this Ordinance.

Section 2. That the action of this Council in amending the Original TIF Ordinance and terminating the tax increment financing exemption with respect to the Removed Parcel shall not

prevent this Council from granting a subsequent exemption from real property taxation concerning the Removed Parcel at any time in the future.

Section 3. That this Council finds and determines that all formal actions of this Council concerning and relating to the passage of this Ordinance were taken in an open meeting of this Council and that all deliberations of this Council and of any committees that resulted in those formal actions were in meetings open to the public in compliance with the law.

Section 4. This Ordinance is declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety of the City, and for the further reason that this Ordinance is required to be immediately effective in order to expedite beneficial development in the City, including the Removed Parcel; wherefore, this Ordinance shall be in full force and effect immediately upon its passage and approval by the Mayor, provided it receives the affirmative vote of at least two-thirds of the members of the Council, otherwise it shall take effect and be in force from and after the earliest period allowed by law.

President of Council

Date Passed: _____

	<u>Yea</u>	<u>Nay</u>
Carbone	_____	_____
Clark	_____	_____
Kaminski	_____	_____
Kosek	_____	_____
Roff	_____	_____
Short	_____	_____
Zacharyasz	_____	_____

Approved: _____
Mayor

Date Approved: _____

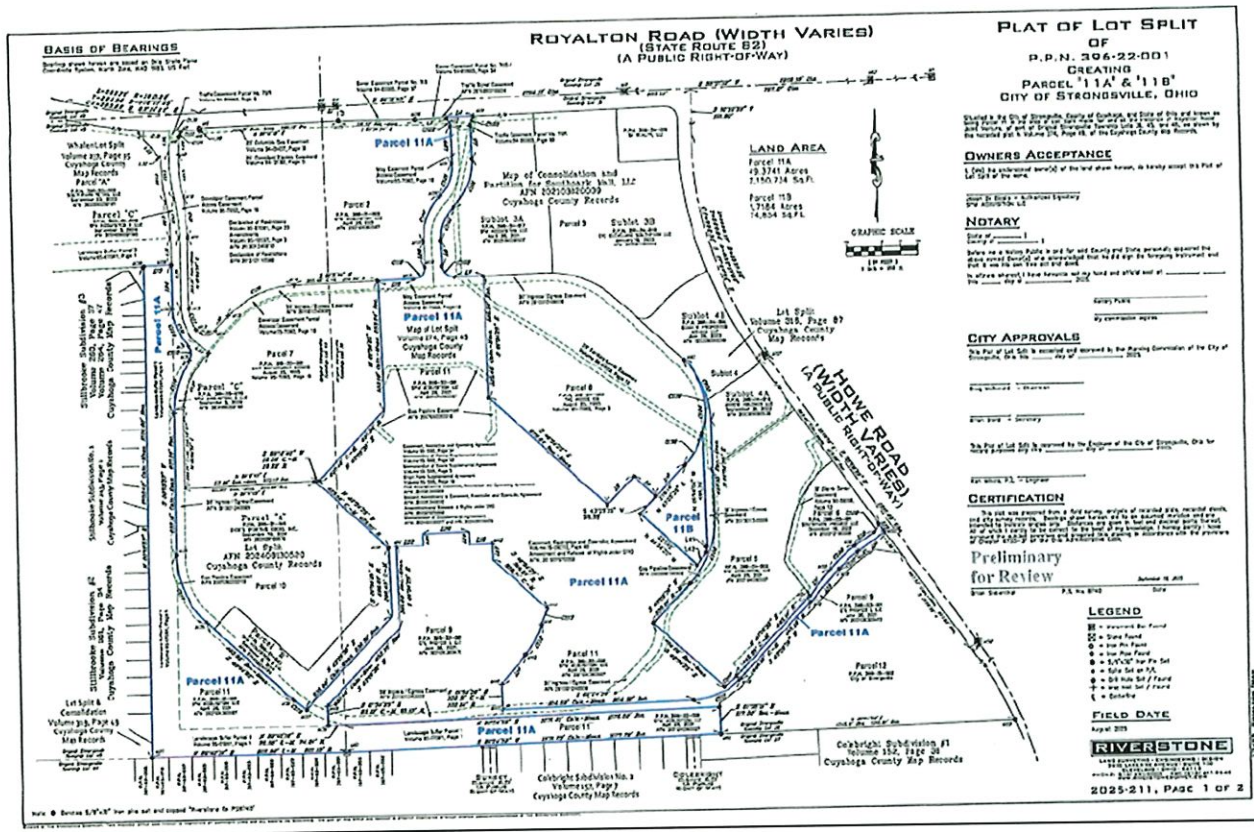
Attest: _____
Clerk of Council

Ord. No. 2026-055 Amended: _____
1st Rdg. _____ Ref: _____
2nd Rdg. _____ Ref: _____
3rd Rdg. _____ Ref: _____

Public Hrg. _____ Ref: _____
Adopted: _____ Defeated: _____

EXHIBIT A

Map of Removed Parcel



The Removed Parcel is depicted on the map above as "Parcel 11B," which is Permanent Parcel No. 396-24-019 (which was previously a part of Permanent Parcel No. 396-22-001).

CITY OF STRONGSVILLE, OHIO

ORDINANCE NO. 2026 – 056

By: Mayor Perciak and All Members of Council

AN ORDINANCE DECLARING IMPROVEMENTS TO A CERTAIN PARCEL OF REAL PROPERTY TO BE A PUBLIC PURPOSE, DESCRIBING THE PUBLIC IMPROVEMENTS TO BE MADE TO DIRECTLY BENEFIT SUCH PARCEL, REQUIRING THE OWNER OF THE IMPROVEMENTS ON SUCH PARCEL TO MAKE SERVICE PAYMENTS IN LIEU OF TAXES, ESTABLISHING **SOUTHPARK MALL HOTEL PUBLIC IMPROVEMENT TAX INCREMENT EQUIVALENT FUND** FOR THE DEPOSIT OF SUCH SERVICE PAYMENTS PURSUANT TO OHIO REVISED CODE SECTIONS 5709.40, 5709.42 AND 5709.43, AND DECLARING AN EMERGENCY.

WHEREAS, Ohio Revised Code (the “Revised Code”) Sections 5709.40, 5709.42 and 5709.43 (the “Act”) provide that this Council may describe public improvements to be made which directly benefit certain parcels, declare Improvements (as defined in Revised Code Section 5709.40) with respect to such parcels of real property located in the City of Strongsville, Ohio (the “City”) to be a public purpose, thereby authorizing the exemption of those Improvements from real property taxation for a period of time, and provide for the making of service payments in lieu of taxes by the owner of such parcels, and establish a municipal public improvement tax increment fund into which such service payments shall be deposited; and

WHEREAS, Howe Mustang, LLC, an Ohio limited liability company (the “Developer”), intend to improve, develop, and redevelop a portion of the existing SouthPark Mall property in the City (the “Property”) and currently known as Permanent Parcel Number 396-24-019 in the records of the Cuyahoga County Fiscal Office (as such parcel may be consolidated or split, the “Project Site”) and as more particularly described in the attached *Exhibit A*; and

WHEREAS, the Developer has agreed to improve the Project Site by (i) constructing an approximately 77,000 square-foot, four-story, 132-key hotel, and performing certain demolition, grading, and other related site work on the Project Site, and (ii) constructing the necessary public infrastructure improvements which include the construction, relocation, expansion and installation utilities, sanitary sewer and water system improvements, storm water retention and flood remediation, the provision of gas, electric and communication service facilities, off-street parking facilities, land acquisition, demolition and site preparation, as well as certain streetscape, lighting, street and sidewalk improvements as further described in more detail on the attached *Exhibit C* (the “Project Site Public Infrastructure Improvements”), that once made will directly benefit the Property, the City, its residents, and the general public, and will aid industry and commerce in the City (as described on the attached *Exhibit B*, collectively, the “Project”); and

WHEREAS, the Developer shall pay for and construct the Project Site Public Infrastructure Improvements with its own funds; and

WHEREAS, to improve the flow of traffic in and around the Project Site, this Council may cause the construction of one or more of the public improvements described as “City Public

Improvements” in the attached *Exhibit C* (the “City Public Infrastructure Improvements” and, together with the Project Site Public Infrastructure Improvements, the “Public Infrastructure Improvements”), that once made will directly benefit the Property, the City, its residents, and the general public; and

WHEREAS, the City has determined that it is necessary and appropriate and in the best interests of the City to provide for service payments in lieu of taxes with respect to the Property pursuant to Revised Code Section 5709.42 (the “Service Payments”) to (i) pay certain expenses related to the Project, (ii) reimburse the Developer for all or a portion of the costs of the construction of the Project Site Public Infrastructure Improvements, and (iii) pay costs of the City Public Infrastructure Improvements; and

WHEREAS, the Strongsville City School District and Polaris Joint Vocational School District have been notified of this Ordinance consistent with Revised Code Section 5709.83; and

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF STRONGSVILLE, COUNTY OF CUYAHOGA, AND STATE OF OHIO:

Section 1. That the Public Infrastructure Improvements described in the attached *Exhibit C*, if made or caused to be made, are hereby designated as those Public Infrastructure Improvements that directly benefit, or that once made will directly benefit, the Property, and are determined to be necessary for the public health, safety, and welfare of the City and its residents, and will aid industry and commerce in the City.

Section 2. That pursuant to and in accordance with the provisions of Revised Code Section 5709.40, and, in particular, Section 5709.40(B), this Council hereby finds and determines that 100% of the increase in the assessed value of the Property that would first appear on the tax list and duplicate of real property after the effective date of this Ordinance (which increase in assessed value is referred to in this Ordinance as the “Improvement” or “Improvements” as defined in Revised Code Section 5709.40) is a public purpose, and 100% of the Improvement is hereby declared to be a public purpose for a period of 30 years and exempt from taxation commencing in the tax year in which the Cuyahoga County Fiscal Officer determines the increase in value with respect to the Improvements for each such parcel (and if any parcels are consolidated, the resulting consolidated parcel) meets or exceeds \$100,000 in true value; and ending on the earlier of (a) the date the Improvements have been exempted from taxation for a period of 30 years or (b) the date on which the City has collected into the Municipal Public Improvement Tax Increment Equivalent Fund established in Section 4 hereof a total amount of Service Payments available for and sufficient to pay the costs provided in Section 4 hereof; provided, however, that Service Payments shall be paid to the Strongsville City School District and the Polaris Joint Vocational School District in the amount of the taxes that would have been payable to both the Strongsville City School District and the Polaris Joint Vocational School District if the Improvements had not been exempted from taxation.

Section 3. That as provided in Revised Code Section 5709.42, the owner or owners of the Improvements are hereby required to and shall pay the Service Payments to the County Treasurer on or before the final dates for payment of real property taxes, which Service Payments,

together with any associated rollback payments, shall be deposited in the **SouthPark Mall Hotel** Municipal Public Improvement Tax Increment Equivalent Fund established in Section 4 hereof. In accordance with Revised Code Section 5709.42, the County Treasurer shall distribute a portion of the Service Payments directly to the Strongsville City School District and the Polaris Joint Vocational School District in an amount equal to the property tax payments the Strongsville City School District and the Polaris Joint Vocational School District would each have received from the portion of the Improvements exempted from taxation, had such Improvements not been exempted from taxation. This Council hereby authorizes the Mayor, Director of Finance and Law Director, and other appropriate officers of the City, to provide such information and certifications, and execute and deliver or accept delivery of such instruments, as are necessary or incidental to collect those Service Payments, and to make such arrangements as are necessary and proper for payment of the Service Payments.

Section 4. That this Council hereby establishes pursuant to and in accordance with the provisions of Revised Code Section 5709.43, the **South Park Mall Hotel** Public Improvement Tax Increment Equivalent Fund (the “Fund”), into which shall be deposited all of the Service Payments and any associated rollback payments distributed to the City with respect to the Improvements on the Property by or on behalf of the County Treasurer, as provided in Revised Code Section 5709.42, and hereby agrees that moneys in the Fund shall be used for any or all of the following purposes and in the following order:

- (a) to pay any and all planning, engineering, acquisition, construction, installation, financing costs, and any and all other direct and indirect costs of the Project Site Public Infrastructure Improvements, including out-of-pocket expenses incurred by the City in connection with the Project (including the fees and expenses of special counsel to the City), and to reimburse the Developer or its successors or assigns, for all or a portion of the monies used to pay such costs of the Project Site Public Infrastructure Improvements as agreed upon between the City and the Developer, and
- (b) after the payment of the items described in item (a) above and the reimbursement to Developer with respect to item (a) above, for the use by the City for other City Public Infrastructure Improvements that directly benefit the Property.

The Fund shall remain in existence so long as the Service Payments are collected and used for the aforesaid purposes, after which said Fund shall be dissolved in accordance with Revised Code Section 5709.43.

Section 5. That pursuant to Revised Code Section 5709.40, the Clerk of Council is hereby directed to deliver a copy of this Ordinance to the Director of Development of the State of Ohio within 15 days after its passage. On or before March 31 of each year that the exemption set forth in Section 2 hereof remains in effect, the Mayor or other authorized officer of this City shall prepare and submit to the Director of the Department of Development of the State of Ohio the status report required under Revised Code Section 5709.40.

Section 6. That this Council finds and determines that all formal actions of this Council concerning and relating to the passage of this Ordinance were taken in an open meeting of this Council and that all deliberations of this Council and of any committees that resulted in those formal actions were in meetings open to the public in compliance with the law.

Section 7. This Ordinance is declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety of the City, and for the further reason that this Ordinance is required to be immediately effective in order to cause the development of the Project to foster economic development which will create jobs and employment opportunities and improve the economic welfare of the people of the City; wherefore, this Ordinance shall be in full force and effect immediately upon its passage and approval by the Mayor, provided it receives the affirmative vote of at least two-thirds of the members of the Council, otherwise it shall take effect and be in force from and after the earliest period allowed by law.

 President of Council

Date Passed: _____

	<u>Yea</u>	<u>Nay</u>
Carbone	_____	_____
Clark	_____	_____
Kaminski	_____	_____
Kosek	_____	_____
Roff	_____	_____
Short	_____	_____
Zacharyasz	_____	_____

Approved: _____
 Mayor

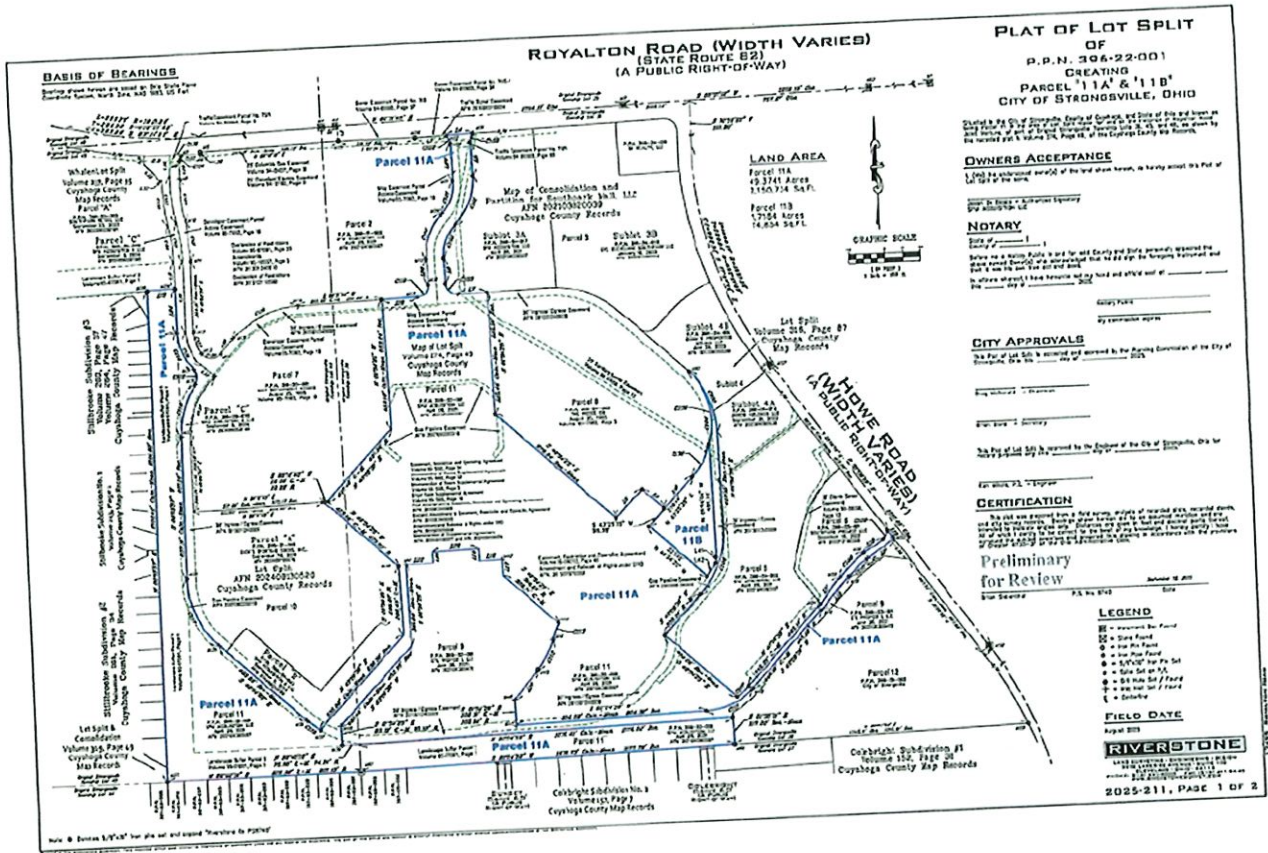
Date Approved: _____

Attest: _____
 Clerk of Council

Ord. No. 2026-056 Amended: _____
 1st Rdg. _____ Ref: _____
 2nd Rdg. _____ Ref: _____
 3rd Rdg. _____ Ref: _____

Public Hrg. _____ Ref: _____
 Adopted: _____ Defeated: _____

EXHIBIT A
THE PROPERTY



The Property is depicted on the map above as "Parcel 11B," which is Permanent Parcel No. 396-24-019 (which was previously a part of Permanent Parcel No. 396-22-001).

EXHIBIT B

DEVELOPER IMPROVEMENTS

Howe Mustang, LLC, an Ohio limited liability company (the "Developer"), proposes to construct an approximately 77,000 square-foot, four-story, 132-key hotel on approximately 1.7 acres of property located near the northeast corner of Howe Road and Royalton Road in the City of Strongsville, Ohio, and generally on the site of the SouthPark Mall (the "Project Site"). The project will include approximately 132 guest rooms, a fitness room, indoor swimming pool, lobby and meeting rooms, 77 outdoor parking spaces, along with all related site improvements and landscaping.

All of the above-referenced improvements will require extensive upgrades to the existing infrastructure on the Project Site, which are inadequate to service the project. Developer intends to install new utility connections, storm water management systems, construct sanitary sewer and water system improvements, off-street parking facilities, demolition and site preparation, landscaping, lighting, and streetscape and sidewalk improvements.

Developer expects to start construction of the Developer Improvements in September 2026 and the anticipated duration of construction of the Developer Improvements is approximately 16 months.

Attached is a site plan which depicts the proposed development upon completion.

EXHIBIT C
PUBLIC INFRASTRUCTURE IMPROVEMENTS

The Public Infrastructure Improvements consist of:

(a) Project Site Public Infrastructure Improvements

TIF Funding Estimates					
SOUTHPARK MALL HOTEL					
Preliminary Cost Estimates as of 4/27/26					
Category	Description	Quantity	Unit	Unit Price	Total
"Demolition and Environmental Remediation"	Phase 1 Study & Testing	1	Ea	1,950	1,950
	Soil Testing - Geotech	1	Ea	12,900	12,900
	Demolition of Existing Conditions	1	Ea	30,000	30,000
	Erosion Control	2	Acres	2,800	5,600
	Site Work (excavation, fills, grading)	1	LS	300,000	300,000
	Subtotal				
"water and sewer lines" "stormwater and flood remediation projects necessary for economic development"	Relocate Existing Utilities	1	LS	50,000	50,000
	Hydrants	3	EA	10,000	30,000
	Water Main (Incl tees, fittings, reducers)	1	LS	175,000	175,000
	Utilities (storm/sanitary sewer, underdrains, trenching & conduits)	1	LS	611,000	611,000
	Subtotal				
Public Roads and right of ways/easements	Ring Road Work	1	LS	65,000	65,000
	Concrete - Roads/Sidewalks	1	LS	350,000	350,000
	Mail Parking Lot Improvements	1	LS	85,000	85,000
	Landscaping	1	LS	150,000	150,000
	Lighting	1	LS	125,000	125,000
	Subtotal				
Planning, Engineering, Professional Fees, and Soft Costs	Civil Engineering	1	Ea	35,000	35,000
	Architectural & Engineering	1	LS	475,000	475,000
	Surveying & Plat Consolidation	1	Ea	5,500	5,500
	Traffic Study	1	Ea	15,000	15,000
	Legal Fees	1	LS	150,000	150,000
	Insurance	1	LS	75,000	75,000
	Interest Expense (@ 7.5%, 16 months)	1	LS	250,000	250,000
	Contingency / General Conditions	1	LS	350,000	350,000
	Financing Costs	1	LS	406,000	406,000
	Subtotal				
	OVERALL TOTAL				\$ 3,752,950

(b) City Public Infrastructure Improvements. The City Public Infrastructure Improvements further include the construction of or improvements to any other public streets (including but not limited to Southpark Center Road, Howe Road, Royalton Road, Shurmer Road, and Pearl Road), utilities, and public facilities in and around the Project Site or directly benefiting or serving the Project Site, including but not limited to traffic signalization, curbs, sidewalks, lighting, streetscapes, and water and sanitary sewer improvements.

CITY OF STRONGSVILLE, OHIO
ORDINANCE NO. 2026-057
BY: MAYOR THOMAS P. PERCIAK

AN ORDINANCE MAKING APPROPRIATIONS FOR THE ANNUAL EXPENSES AND OTHER EXPENDITURES OF THE CITY OF STRONGSVILLE, OHIO, FOR THE YEAR 2026 AND REPEALING ORDINANCE NUMBER 2026-023.

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF STRONGSVILLE, COUNTY OF CUYAHOGA, AND STATE OF OHIO:

Section 1: THAT THERE BE APPROPRIATED FROM THE FOLLOWING FUNDS AND AS FURTHER DETAILED IN THE SCHEDULE ATTACHED HERETO AS EXHIBIT "A" AND INCORPORATED HEREIN:

<u>General Fund - 101</u>					
Fund #	Fund Activity	Personal Service	Other	Transfers & Advances	Total
101	Total General Fund	\$ 19,148,433.00	\$ 11,855,867.00	\$ 19,310,000.00	\$ 50,314,300.00

<u>Special Revenue Funds - 200</u>					
Fund #	Fund Activity	Personal Service	Other	Transfers & Advances	Total
203	Police Pension	\$ 1,700,000.00	\$ -	\$ -	\$ 1,700,000.00
204	Street Construction & Maintenance	5,858,088.00	7,954,750.00	-	13,812,838.00
205	State Highway Maintenance	-	240,000.00	-	240,000.00
206	Motor Vehicle License Tax	-	400,000.00	-	400,000.00
207	Emergency Vehicle Fund	-	1,032,500.00	-	1,032,500.00
208	Fire Levy	9,835,437.00	1,414,150.00	-	11,249,587.00
209	Fire Pension	1,850,000.00	-	-	1,850,000.00
210	Southwest Emergency Dispatch Fund	652,955.00	13,000.00	-	665,955.00
211	Clerk of Court	-	31,000.00	-	31,000.00
212	Drainage Levy	1,525,700.00	-	-	1,525,700.00
213	Local Fiscal Recovery	-	-	-	-
214	Multi-Purpose Complex	4,085,595.00	2,422,550.00	-	6,508,145.00
215	Southwest General Hospital	-	375,000.00	-	375,000.00
216	Law Enforcement Federal Seizures	-	50,000.00	-	50,000.00
217	Law Enforcement State Seizures	-	5,000.00	-	5,000.00
218	Law Enforcement Drug Fine	-	2,000.00	-	2,000.00
219	Law Enforcement DWI/DUI	-	10,000.00	-	10,000.00
220	Tree Fund	-	232,500.00	-	232,500.00
222	Community Diversion	-	-	-	-
223	Bond Escrow	-	525,000.00	-	525,000.00
224	Earned Benefits	955,900.00	-	-	955,900.00
225	One Ohio Settlement Fund	-	60,000.00	-	60,000.00
200	Total Special Revenue Funds	\$ 26,463,675.00	\$ 14,767,450.00	\$ -	\$ 41,231,125.00

<u>Debt Service Funds - 300</u>					
Fund #	Fund Activity	Personal Service	Other	Transfers & Advances	Total
331	General Bond Retirement	\$ -	\$ 4,658,155.00	\$ -	\$ 4,658,155.00
333	Pearl Road TIF # 1	-	577,888.00	-	577,888.00
334	Royalton Road TIF	-	178,000.00	-	178,000.00
335	Pearl Road TIF # 2	-	68,000.00	-	68,000.00
336	Pearl Road TIF # 3	-	42,000.00	-	42,000.00
337	Westwood Commons TIF	-	70,000.00	-	70,000.00
338	Giant Eagle TIF	-	115,000.00	-	115,000.00
339	GETGO TIF	-	17,500.00	-	17,500.00
340	Clover Senior TIF	-	120,500.00	-	120,500.00
341	Pearl Road TIF # 4	-	260,000.00	-	260,000.00
342	Cane's/Chase TIF	-	21,500.00	-	21,500.00
343	Brighton Best TIF	-	3,400.00	-	3,400.00
344	Pearl North TIF	-	26,000.00	-	26,000.00
346	Camden Woods TIF	-	50,000.00	-	50,000.00
300	Total Debt Service Funds	\$ -	\$ 6,207,943.00	\$ -	\$ 6,207,943.00

Capital Improvement Capital Project Funds - 400					
Fund #	Fund Activity	Personal Service	Other	Transfers & Advances	Total
441	Recreation Capital Improvement	\$ -	\$ 1,825,000.00	\$ -	\$ 1,825,000.00
442	General Capital Improvement	-	12,940,000.00	-	12,940,000.00
447	TIF Capital Improvements	-	324,500.00	-	324,500.00
448	Town Center Improvement Fund	-	-	-	-
400	Total Capital Project Funds	\$ -	\$ 15,089,500.00	\$ -	\$ 15,089,500.00

Enterprise Funds - 500					
Fund #	Fund Activity	Personal Service	Other	Transfers & Advances	Total
551	Sanitary Sewer	\$ 1,961,800.00	\$ 30,661,700.00	\$ -	\$ 32,623,500.00

Internal Service Fund - 600					
Fund #	Fund Activity	Personal Service	Other	Transfers & Advances	Total
661	Health Insurance Reserve	\$ -	\$ 8,005,000.00	\$ -	\$ 8,005,000.00
664	Worker's Compensation Reserve	-	360,000.00	-	360,000.00
600	Total Internal Service Funds	\$ -	\$ 8,365,000.00	\$ -	\$ 8,365,000.00

Grand Total All Funds \$ 47,573,908.00 \$ 86,947,460.00 \$ 19,310,000.00 \$ 153,831,368.00

Itemized list of Transfers and Advances by Fund	
Description	Amount
General Fund to Police Pension Fund	1,025,000.00
General Fund to Street Construction Fund	5,000,000.00
General Fund to Fire Levy Fund	6,300,000.00
General Fund to Fire Pension Fund	1,200,000.00
General Fund to Southwest Dispatch Fund	235,000.00
General Fund to Multi-Complex Fund	4,000,000.00
General Fund to Tree Fund	150,000.00
General Fund to Earned Benefits Fund	400,000.00
General Fund to General Capital Improvement Fund	1,000,000.00
Total Transfers	\$ 19,310,000.00
Total Transfers, Advances and Advance Repayments	\$ 19,310,000.00

Section 2: That all expenditures within the fiscal year ending December 31, 2026 shall be made in accordance with the code accounts set forth above, and shall be made within the appropriations herein provided.

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

Section 4: AS AN ORDINANCE providing for the appropriation of monies and consistent with the City's Charter Article III, Section 13, this Ordinance shall take effect immediately upon its passage and approval by the Mayor, or otherwise at the earliest time allowed by law.

_____ President of Council		Approved: _____ Mayor
_____ Date Passed		_____ Date Approved
Attest: _____ Clerk of Council		ORD. No. <u>2-026-057</u> Amended: _____
<u>Yea</u>	<u>Nay</u>	1st Rdg. _____ Ref: _____
Carbone _____	_____	2nd Rdg. _____ Ref: _____
Clark _____	_____	3rd Rdg. _____ Ref: _____
Zacharyasz _____	_____	_____
Kaminski _____	_____	_____
Kosek _____	_____	Pub Hrg. _____ Ref: _____
Roff _____	_____	Adopted: _____ Defeated: _____
Short _____	_____	

EXHIBIT "A"
SCHEDULE OF BUDGETS BY DEPARTMENT - page 1 of 2

Dept #	Department	Personal Services	Other	Transfers & Advances	Total
011410	Council	\$ 420,168.00	\$ 65,600.00	\$ -	\$ 485,768.00
011411	Mayors Office	341,186.00	16,800.00	-	357,986.00
015412	Police Department	12,309,750.00	2,402,500.00	-	14,712,250.00
011413	Human Resources	347,039.00	60,200.00	-	407,239.00
011414	Finance Department	521,355.00	17,500.00	-	538,855.00
011415	Legal Department	563,970.00	70,350.00	-	634,320.00
011416	Communication & Technology	989,240.00	851,950.00	-	1,841,190.00
011417	Building Department	1,033,050.00	213,100.00	-	1,246,150.00
011418	Mayors Court	173,495.00	185,300.00	-	358,795.00
011420	Rubbish Department	-	3,365,500.00	-	3,365,500.00
011421	Cemetery Department	158,025.00	454,717.00	-	612,742.00
011422	Architectural Board of Review	-	4,000.00	-	4,000.00
011423	Planning Commission	135,750.00	67,800.00	-	203,550.00
011424	Civil Service	-	37,200.00	-	37,200.00
011425	Board of Appeals	-	22,850.00	-	22,850.00
011428	Parks Department	148,645.00	318,000.00	-	466,645.00
011429	Public Safety	323,580.00	-	-	323,580.00
011430	General Miscellaneous	-	2,212,150.00	-	2,212,150.00
015434	Traffic Grant	43,225.00	-	-	43,225.00
011435	Economic Development	229,575.00	91,650.00	-	321,225.00
015415	OPIOID Grant	50,830.00	25,000.00	-	75,830.00
015414	Corrections Officers	1,359,550.00	153,700.00	-	1,513,250.00
015413	Regional Dispatch Center	-	1,220,000.00	-	1,220,000.00
011468	Non Government Transfers	-	-	19,310,000.00	19,310,000.00
	Total General Fund	\$ 19,148,433.00	\$ 11,855,867.00	\$ 19,310,000.00	\$ 50,314,300.00
031000	Police Pension	1,700,000.00	-	-	1,700,000.00
046419	Street Repairs	4,692,000.00	4,771,500.00	-	9,463,500.00
046426	Traffic Signal Maintenance	285,088.00	362,250.00	-	647,338.00
046427	Snow Removal	-	1,115,000.00	-	1,115,000.00
046433	Municipal Garage	881,000.00	1,706,000.00	-	2,587,000.00
056000	State Highway Maintenance	-	240,000.00	-	240,000.00
066000	Motor Vehicle License Tax	-	400,000.00	-	400,000.00
075000	Emergency Vehicle Fund	-	1,032,500.00	-	1,032,500.00
085000	Fire Levy	9,835,437.00	917,450.00	-	10,752,887.00
085001	Fire Station Ward 1	-	96,200.00	-	96,200.00
085002	Fire Station Ward 2	-	78,500.00	-	78,500.00
085003	Fire Station Ward 3	-	110,000.00	-	110,000.00
085004	Fire Station Ward 4	-	169,500.00	-	169,500.00
085005	Fire Station Ward 5	-	42,500.00	-	42,500.00
095000	Fire Pension	1,850,000.00	-	-	1,850,000.00
103301	Southwest Dispatch	652,955.00	13,000.00	-	665,955.00
111000	Clerk of Court	-	31,000.00	-	31,000.00
121000	Drainage Levy	1,525,700.00	-	-	1,525,700.00
131000	Local Fiscal Recovery	-	-	-	-
143304	Sports Programs	347,400.00	333,700.00	-	681,100.00
143305	Recreation Administration	634,495.00	734,000.00	-	1,368,495.00
143306	Fitness	419,495.00	160,700.00	-	580,195.00
143309	Town center Park	397,655.00	134,500.00	-	532,155.00
143310	Aquatics	813,000.00	117,400.00	-	930,400.00
143311	Recreation Programs	143,900.00	103,500.00	-	247,400.00
143430	Special Events	-	40,000.00	-	40,000.00
143431	Old Town Hall	8,900.00	17,600.00	-	26,500.00
143439	Senior Services	598,350.00	501,850.00	-	1,100,200.00
143451	Recreation Maintenance	722,400.00	250,300.00	-	972,700.00
143500	Program Refunds	-	29,000.00	-	29,000.00

EXHIBIT "A"
SCHEDULE OF BUDGETS BY DEPARTMENT - page 1 of 2

Dept #	Department	Personal Services	Other	Transfers & Advances	Total
152000	Southern General Hospital	-	375,000.00	-	375,000.00
165000	Law Enforcement Federal Seizures	-	50,000.00	-	50,000.00
175000	Law Enforcement State Seizures	-	5,000.00	-	5,000.00
185000	Law Enforcement Drug Fine	-	2,000.00	-	2,000.00
195000	Law Enforcement DWI/DUI	-	10,000.00	-	10,000.00
204000	Tree Maintenance	-	232,500.00	-	232,500.00
223100	Bond Escrow	-	525,000.00	-	525,000.00
224000	Earned Benefits	955,900.00	-	-	955,900.00
250000	One Ohio Settlement Fund	-	60,000.00	-	60,000.00
Total Special Revenue Funds		\$ 26,463,675.00	\$ 14,767,450.00	\$ -	\$ 41,231,125.00
311000	General Bond Retirement	-	4,658,155.00	-	4,658,155.00
333000	Pearl Road TIF # 1	-	577,888.00	-	577,888.00
334000	Royalton Road TIF	-	178,000.00	-	178,000.00
335000	Pearl Road TIF # 2	-	68,000.00	-	68,000.00
336000	Pearl Road TIF # 3	-	42,000.00	-	42,000.00
337000	Westwood Commons TIF	-	70,000.00	-	70,000.00
338000	Giant Eagle TIF	-	115,000.00	-	115,000.00
339000	GETGO TIF	-	17,500.00	-	17,500.00
340000	Clover Senior TIF	-	120,500.00	-	120,500.00
341000	Pearl Road TIF # 4	-	260,000.00	-	260,000.00
342000	Cane's/Chase TIF	-	21,500.00	-	21,500.00
343000	Brighton Best TIF	-	3,400.00	-	3,400.00
344000	Pearl North TIF	-	26,000.00	-	26,000.00
346000	Camden Woods TIF	-	50,000.00	-	50,000.00
Total Debt Service		\$ -	\$ 6,207,943.00	\$ -	\$ 6,207,943.00
413000	Recreation Capital Improvement	-	1,825,000.00	-	1,825,000.00
421000	General Capital Improvement	-	12,940,000.00	-	12,940,000.00
447100	Pearl & Whitney TIF	-	52,000.00	-	52,000.00
447102	Prospect & Albion TIF	-	21,000.00	-	21,000.00
447103	Goodyear & 5/3 TIF	-	5,100.00	-	5,100.00
447104	42/82 TIF	-	112,400.00	-	112,400.00
447105	Dunkin Donuts TIF	-	10,550.00	-	10,550.00
447106	Pearl & Lunn TIF	-	21,350.00	-	21,350.00
447107	Brighton Best TIF	-	-	-	-
447108	Brew Kettle TIF	-	33,000.00	-	33,000.00
447109	Progressive Quality TIF	-	31,150.00	-	31,150.00
447110	Infinium TIF	-	2,150.00	-	2,150.00
447111	Sprague Road TIF	-	17,900.00	-	17,900.00
447112	Freddy's TIF	-	6,400.00	-	6,400.00
447113	Arby's TIF	-	5,500.00	-	5,500.00
447114	Strickland TIF	-	3,000.00	-	3,000.00
447115	Villia TIF	-	3,000.00	-	3,000.00
Total Capital Projects		\$ -	\$ 15,089,500.00	\$ -	\$ 15,089,500.00
512501	Engineering and Administration	749,800.00	1,044,400.00	-	1,794,200.00
512502	Plant Expenditures	-	27,970,000.00	-	27,970,000.00
512503	Line Expenditures	1,212,000.00	528,500.00	-	1,740,500.00
512504	Sewer Capital Improvements	-	900,000.00	-	900,000.00
512505	Sewer Debt Payments	-	218,800.00	-	218,800.00
Total Sanitary Sewer		\$ 1,961,800.00	\$ 30,661,700.00	\$ -	\$ 32,623,500.00
661000	Health Insurance Reserve	-	8,005,000.00	-	8,005,000.00
664000	Workers Compensation Reserve	-	360,000.00	-	360,000.00
Total Internal Service		\$ -	\$ 8,365,000.00	\$ -	\$ 8,365,000.00
GRAND TOTAL		\$ 47,573,908.00	\$ 86,947,460.00	\$ 19,310,000.00	\$ 153,831,368.00