

# City of Strongsville

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

June 11, 2026

## City Council

James A. Kaminski  
Ward 1

Annamarie 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

## MEETING NOTICE

City Council has scheduled the following meetings for **Monday, June 15, 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. 2026-028 and 2026-037.

**Public Safety & Health Committee** will meet to discuss Ordinance Nos. 2026-065, 2026-066 and 2026-067.

**Finance Committee** will meet to discuss Resolution No. 2026-068.

**Committee of the Whole** will meet to discuss Resolution No. 2026-069.

**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, JUNE 15, 2026 AT 7:30 P.M.**  
Mike Kalinich Sr. City Council Chamber  
18688 Royalton Road, Strongsville, Ohio

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**AGENDA**

1. CALL TO ORDER:
2. PLEDGE OF ALLEGIANCE:
3. CERTIFICATION OF POSTING:
4. ROLL CALL:
5. COMMENTS ON MINUTES:
  - *Regular Council Meeting – June 1, 2026*
6. APPOINTMENTS, CONFIRMATIONS AWARDS AND RECOGNITION:
  - Mayor's Proclamation honoring Dr. Paula Andros-Andrzejewska and celebrating 25 years of practice in the City of Strongsville.
  - Presentation of the American Heart Association 2026 Mission: Lifeline EMS Recognition Award – Presented by Representatives from Southwest General Health Center: Albert Matyas, Vice President of Ambulatory Operations and Business Development and; Katie Imhof, MD, EMS Medical Director
  - Administration of Oath of Office to newly-appointed Assistant Fire Chief Andrew Green.
  - Administration of Oath of Office to newly-appointed Fire Captain Paul Noel.
  - Administration of Oath of Office to newly-appointed Fire Lieutenant Joshua Maslocha.
7. PUBLIC HEARING:
  - Ordinance No. 2026-037 by Mayor Perciak and All Members of Council. AN ORDINANCE AMENDING SECTION 1252.16 PROJECTIONS INTO YARDS OF TITLE SIX OF PART TWELVE-PLANNING AND ZONING CODE OF THE CODIFIED ORDINANCES OF THE CITY OF STRONGSVILLE CONCERNING ACCESSORY BUILDINGS AND UNENCLOSED STRUCTURE OVERHANGS IN RESIDENTIAL DISTRICTS, AND DECLARING AN EMERGENCY. *First reading and referred to the Planning Commission 04-20-26. Favorable recommendation by the Planning Commission 04-23-26. Second reading 05-04-26. Public hearing 06-15-26.*
  - Resolution No. 2026-069 by Mayor Perciak and All Members of Council. A RESOLUTION OF THE CITY OF STRONGSVILLE, OHIO APPROVING THE ISSUANCE OF BONDS BY THE PUBLIC FINANCE AUTHORITY OF THE STATE OF WISCONSIN ON BEHALF OF CITADEL HOUSING I, INC., AND DECLARING AN EMERGENCY.

8. 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

9. REPORTS AND COMMUNICATIONS FROM THE MAYOR, DIRECTORS OF DEPARTMENTS AND OTHER OFFICERS:

- MAYOR PERCIAK:
- FINANCE DEPARTMENT:
- LAW DEPARTMENT:

10. AUDIENCE PARTICIPATION:

11. ORDINANCES AND RESOLUTIONS:

- Ordinance No. 2026-028 by Mayor Perciak and All Members of Council. AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF STRONGSVILLE ADOPTED BY SECTION 1250.03 OF TITLE SIX, PART TWELVE OF THE CODIFIED ORDINANCES OF STRONGSVILLE TO CHANGE THE ZONING CLASSIFICATION OF CERTAIN PROPERTY LOCATED AT 17963 MARKS ROAD, IN THE CITY OF STRONGSVILLE, FROM GI-A (GENERAL INDUSTRIAL-A) CLASSIFICATION TO RT-C (TOWNHOUSE-CLUSTER) CLASSIFICATION (PPN 394-07-002), AND DECLARING AN EMERGENCY. *First reading 04-06-26 and referred to the Planning Commission 04-06-26. Favorable recommendation by the Planning Commission 04-09-26. Second reading 04-20-26. Public Hearing 06-01-26. Third reading 06-01-26.*

- Ordinance No. 2026-037 by Mayor Perciak and All Members of Council. AN ORDINANCE AMENDING SECTION 1252.16 PROJECTIONS INTO YARDS OF TITLE SIX OF PART TWELVE-PLANNING AND ZONING CODE OF THE CODIFIED ORDINANCES OF THE CITY OF STRONGSVILLE CONCERNING ACCESSORY BUILDINGS AND UNENCLOSED STRUCTURE OVERHANGS IN RESIDENTIAL DISTRICTS, AND DECLARING AN EMERGENCY. *First reading and referred to the Planning Commission 04-20-26. Favorable recommendation by the Planning Commission 04-23-26. Second reading 05-04-26. Public hearing 06-15-26.*
- Ordinance No. 2026-065 by Mayor Perciak and All Members of Council. AN ORDINANCE APPROVING CHANGE ORDER NO. 1 WITH RFC CONTRACTING, LLC FOR THE CONSTRUCTION OF THE NEW FIRE STATION NUMBER 5 ON ROYALTON ROAD IN THE CITY OF STRONGSVILLE, AND DECLARING AN EMERGENCY.
- Ordinance No. 2026-066 by Mayor Perciak and All Members of Council. AN ORDINANCE AUTHORIZING THE MAYOR TO MAKE APPLICATION ON BEHALF OF THE CITY OF STRONGSVILLE FOR FY2025 ASSISTANCE TO FIREFIGHTERS GRANT PROGRAM FUNDS FOR THE PURCHASE OF TWELVE (12) SETS OF FIREFIGHTING TURNOUT GEAR AND RELATED ACCESSORIES, FOR USE BY THE CITY'S FIRE DEPARTMENT; AUTHORIZING ACCEPTANCE OF FUNDS, AND DECLARING AN EMERGENCY.
- Ordinance No. 2026-067 by Mayor Perciak and All Members of Council. AN ORDINANCE APPROVING THE FILING OF AN APPLICATION WITH THE U.S. DEPARTMENT OF HOMELAND SECURITY AND THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON BEHALF OF THE CITY OF STRONGSVILLE FOR THE FISCAL YEAR (FY) 2025 STAFFING FOR ADEQUATE FIRE AND EMERGENCY RESPONSE (SAFER) FUNDS GRANT PROGRAM, IN ORDER TO PROVIDE FOR HIRING OF NEW, ADDITIONAL FIREFIGHTER/ PARAMEDICS AND/OR THE COSTS RELATED TO SALARIES AND ACTUAL BENEFITS FOR THE CITY'S FIRE DEPARTMENT; AUTHORIZING ACCEPTANCE OF FUNDS, AND DECLARING AN EMERGENCY.
- Resolution No. 2026-068 by Mayor Perciak and All Members of Council. A RESOLUTION DECLARING IT NECESSARY TO LEVY AN ADDITIONAL 1.0-MILL TAX LEVY FOR THE PURPOSE OF PROVIDING AND MAINTAINING FIRE APPARATUS, MECHANICAL RESUSCITATORS, OR OTHER FIRE EQUIPMENT AND APPLIANCES, BUILDINGS AND SITES THEREFOR, OR SOURCES OF WATER SUPPLY AND MATERIALS THEREFOR, FOR THE ESTABLISHMENT AND MAINTENANCE OF LINES OF FIRE-ALARM COMMUNICATIONS, FOR THE PAYMENT OF FIREFIGHTING COMPANIES OR PERMANENT FIREFIGHTING, EMERGENCY MEDICAL SERVICE, OR ADMINISTRATIVE PERSONNEL TO OPERATE THE SAME, INCLUDING THE PAYMENT OF ANY EMPLOYER CONTRIBUTIONS REQUIRED FOR SUCH PERSONNEL UNDER SECTION 145.48 OR 724.34 OF THE REVISED CODE, FOR THE PURCHASE OF AMBULANCE EQUIPMENT, FOR THE PROVISION OF AMBULANCE, PARAMEDIC, OR OTHER EMERGENCY MEDICAL SERVICES OPERATED BY A FIRE DEPARTMENT OR FIREFIGHTING COMPANY, OR FOR THE PAYMENT OF OTHER RELATED COSTS, AND REQUESTING THE CUYAHOGA COUNTY FISCAL OFFICER TO MAKE CERTAIN CERTIFICATIONS, PURSUANT TO SECTIONS 5705.03 AND 5705.19(I) OF THE REVISED CODE, AND DECLARING AN EMERGENCY.

- Resolution No. 2026-069 by Mayor Perciak and All Members of Council. A RESOLUTION OF THE CITY OF STRONGSVILLE, OHIO APPROVING THE ISSUANCE OF BONDS BY THE PUBLIC FINANCE AUTHORITY OF THE STATE OF WISCONSIN ON BEHALF OF CITADEL HOUSING I, INC., AND DECLARING AN EMERGENCY.

12. COMMUNICATIONS, PETITIONS AND CLAIMS:

13. MISCELLANEOUS BUSINESS:

- *Motion to designate the Clerk of Council, Aimee Pientka, as Council's representative attendee for Ohio's Sunshine Laws Training conducted by the Ohio Attorney General's Office on June 3, 2026; and to acknowledge completion of the required three-hour training regarding the Ohio Public Records Act and Ohio Open Meetings Act pursuant to Ohio Revised Code Sections 109.43 and 149.43.*

14. ADJOURNMENT:

CITY OF STRONGSVILLE, OHIO

ORDINANCE NO. 2026 – 028

By: Mayor Perciak and All Members of Council

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF STRONGSVILLE ADOPTED BY SECTION 1250.03 OF TITLE SIX, PART TWELVE OF THE CODIFIED ORDINANCES OF STRONGSVILLE TO CHANGE THE ZONING CLASSIFICATION OF CERTAIN PROPERTY LOCATED AT 17963 MARKS ROAD, IN THE CITY OF STRONGSVILLE, FROM GI-A (GENERAL INDUSTRIAL-A) CLASSIFICATION TO RT-C (TOWNHOUSE-CLUSTER) CLASSIFICATION (PPN 394-07-002), 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 the Zoning Map of the City of Strongsville, adopted by Section 1250.03 of Title Six, Part Twelve of the Codified Ordinances of Strongsville, be amended to change the zoning classification of certain property located at 17963 Marks Road, in the City of Strongsville, from GI-A (General Industrial-A) classification to RT-C (Townhouse-Cluster) classification (PPN 394-07-002), which property is more fully described in Exhibit A, and depicted in Exhibit B, all attached hereto and incorporated herein by reference.

**Section 2.** That the Clerk of Council is hereby authorized to cause the necessary changes on the Zoning Map to be made in order to reflect the changes in zoning classification as provided in this Ordinance.

**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.** 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 further to afford the applicant an opportunity to submit plans to facilitate economic development within the City, and to assure proper development of all lots and land within the City. 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: April 6, 2026  
Second reading: April 20, 2026  
Third reading: June 1, 2026  
Public Hearing: June 1, 2026

Referred to Planning Commission

April 7, 2026  
Approved: Favorable recommendation by the Planning Commission  
April 9, 2026

CITY OF STRONGSVILLE, OHIO  
ORDINANCE NO. 2026 – 028  
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. 2026-028 Amended: \_\_\_\_\_  
1<sup>st</sup> Rdg. 04-06-26 Ref: PC/PSE  
2<sup>nd</sup> Rdg. 04-20-26 Ref: PSE  
3<sup>rd</sup> Rdg. 06-01-26 Ref: PSE

Public Hrg. 06-01-26 Ref: \_\_\_\_\_  
Adopted: \_\_\_\_\_ Defeated: \_\_\_\_\_

Boundary Description for  
Robert T. Harley  
**Rezoning Parcel Area**  
**4.8936 Acres**

Situated in the City of Strongsville, County of Cuyahoga and State of Ohio and known as being part of Original Strongsville Township Lot No. 99 and is bounded and described as follows: Beginning at a 3/4 inch iron pin in a monument box assembly found at the centerline intersection of Emmons Road, 60 feet in width and Marks Road, 40 feet in width, thence South 00°05'13" West, with the centerline of Marks Road, 722.80 feet to a point and is the PRINCIPAL PLACE OF BEGINNING of the premises herein to be described, said point also being the southwesterly corner of a parcel of land conveyed to Marks Road Property, LTD. by deed dated January 23, 2006 and recorded in A.F.N. 200601230302 of the Cuyahoga County Recorder's Records;

thence North 88°35'48" East, with the southerly line of land so conveyed to Marks Road Property, LTD., 642.21 feet to a point on the northwesterly line of the B&O Railroad, formerly known as the Cleveland, Lorain and Wheeling Railway Co., being witnessed by a 3/4 inch iron pipe found and having passed over a 3/4 inch iron pin found at 30.00 feet, 0.15 feet south, of the centerline of Marks Road;

thence South 22°31'05" West, with the westerly line of the B&O Railroad, 465.56 feet to a point on the northeasterly corner of a parcel conveyed to Joseph A. Armelli by deed dated September 9, 2015 and recorded in A.F.N. 201509090376 of the Cuyahoga County Recorder's Records, being witnessed by a 3/4 inch iron pipe found 0.48 feet west;

thence along the northly lines of said Joseph A. Armelli for the next 3 courses:

1. South 88°50'35" West, 244.64 feet to a 5/8 inch iron pin found;
2. North 00°09'55" East, 99.83 feet to a 5/8 inch iron pin found;
3. South 88°38'34" West, 219.97 feet to a point on the centerline of Marks Road and having passed over a 5/8 inch by 30 inch iron pin with cap "Davey Resource Group" set;



**Corporate Headquarters**  
295 South Water Street, Suite 300  
Kent, OH 44240  
800-828-8312

**Page 1 of 2**

F:\TGC Eng\PROJECTS\2904 STRONGVILLE MARKS ROAD\SURVEY  
INFO\DESCRIPTIONS\2904 REZONING PARCEL DESC.docx

**Local Office**  
1310 Sharon Copley Rd  
PO Box 37  
Sharon Center, OH 44274  
330-590-8004

**EXHIBIT A**

thence North 00°05'13" East, with the centerline of Marks Road, 324.66 feet to the Principal Place of Beginning, containing 213,165 square feet or 4.8936 acres of land, more or less, according to a survey by Daniel P. Engle, P.S. No. S-8452, for Davey Resource Group in February, 2025. Subject to all highways, easements and covenants of legal record.

Centerline bearing of Marks Road was calculated to be North 00°05'13" East between monuments found, based on Ohio State Plane Coordinate System, North Zone, NAD 1983, ground.



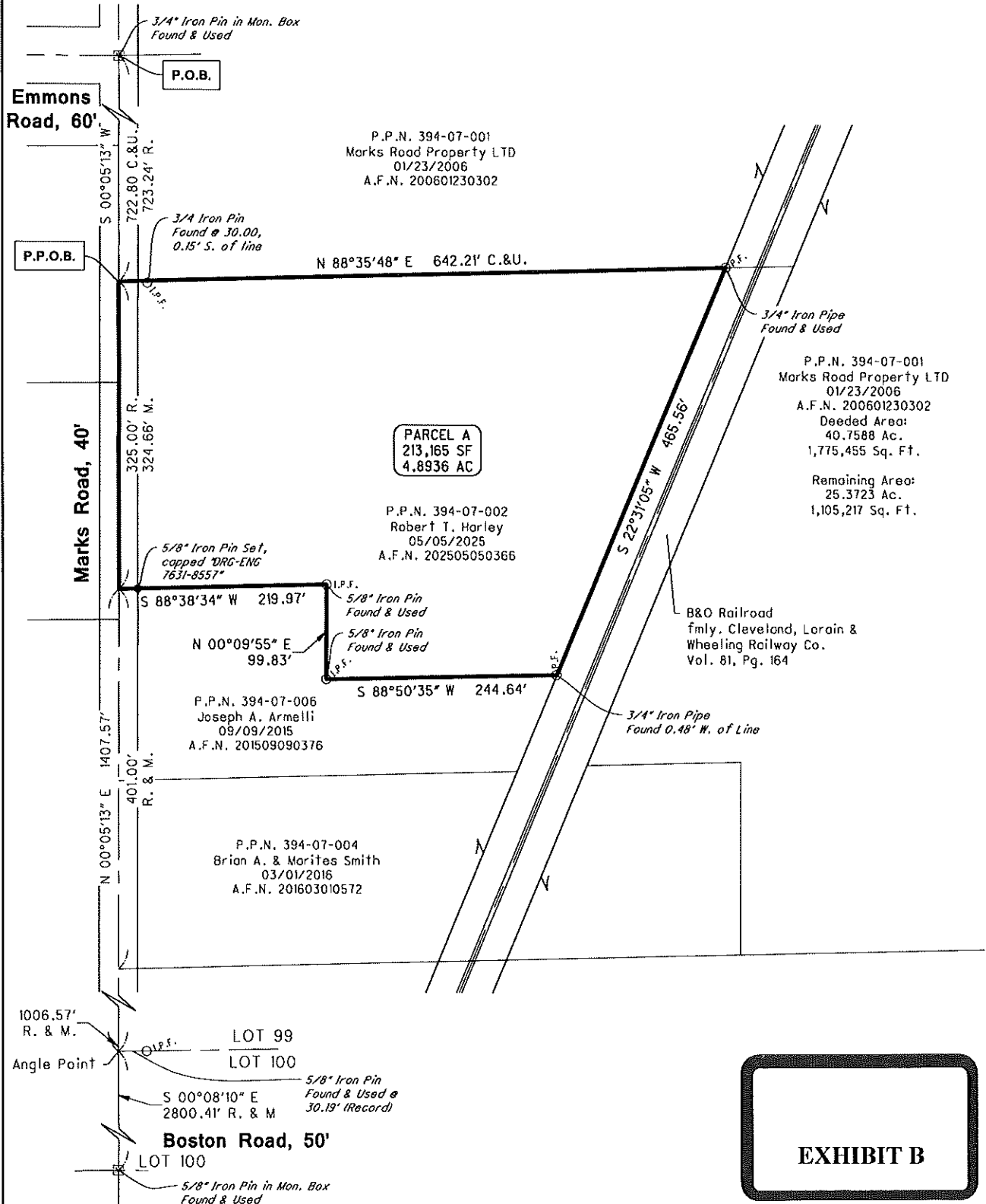
**Corporate Headquarters**  
295 South Water Street, Suite 300  
Kent, OH 44240  
800-828-8312

**Local Office**  
1310 Sharon Copley Rd  
PO Box 37  
Sharon Center, OH 44274  
330-590-8004

# Rezoning Exhibit

of land owned by  
**Robert T. Harley**  
 Strongsville, Ohio

Situated in the City of Strongsville, County of Cuyahoga and State of Ohio and  
 known as being part of Original Strongsville Township Lot No. 99



**EXHIBIT B**

Plot: \\pvc\eng\projects\2024\strongsville\marks\_road\eng\2024\_rezoning\_exhibit\marks\_road\eng\2024\_rezoning\_exhibit.dwg (100) 2024-03-14 10:17 AM (eng04) Printer: 3/15/2024 10:17 AM (eng04) Plotter: 3/15/2024 10:17 AM (eng04) PlotSize: 100% (100) Page Setup (1/1) Page Setup (1/1)

**PETITION FOR ZONING CHANGE**

Ordinance Number: 2026-028

To the Council of the City of Strongsville, County of Cuyahoga, State of Ohio:

I/We, the undersigned owner(s) of the property set above our names on the Property Description Form attached to this document, hereby petition your Honorable Body that said property be changed from a class GIA use to a class RT-C use.

Such change is necessary for the preservation and enjoyment of a substantial property right because: Subject property is currently zoned for General Industrial or Sexual-Oriented Businesses. Seeing as Tractor Trailer truck traffic is not permitted on Marks Road, the property owner is faced with a practical difficulty in marketing the property to Industrial Users. It is impractical to think an Industrial Business could successfully operate on Mark Road without the need for substantial trucking. Additionally, Sexually-Oriented Businesses would be obtrusive and inconsistent with the neighboring residential uses on Marks Road.

Such change will not be materially detrimental to the public welfare nor to the property of other persons located in the vicinity because: Proposed zoning change will not be detrimental and exhibits proper planning and "step-down" zoning practices. The zoning change to a higher-density residential use, under common ownership, would act as a buffer between adjacent Industrial & Manufacturer Businesses and lower-density, rural residential zoning district. The current Industrial Use of the property would be far more detrimental to the neighboring residential uses with increased truck traffic, obtrusive lighting, large building structures, etc. Furthermore, the parcel to the north (394-07-001, 15 AC~) was approved in 2023 for a change to R-TC which would complement the subject parcel.

Please list other supporting documents (if any) which accompany this petition:

- 1. Site Plan for project to the north (phase 1), + NARRATIVE
- 2. \_\_\_\_\_


**THE PROPOSED USE OF THE PROPERTY IS:** R-TC Residential Town Home Cluster

Name, address and **telephone number** of applicant or applicant's agent:

Name: Loudan Klein, Granger Property Development LLC

Address: 2211 Medina Road, Suite 100, Medina, OH 44256

Telephone Number: 740-404-4957

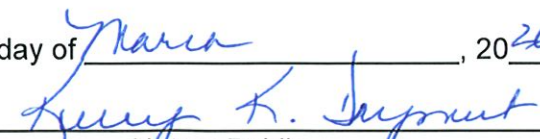
  
 \_\_\_\_\_  
 Signature of Owner(s)

State of Ohio            )  
County of Cuyahoga    )

Sworn to and subscribed in my presence this 16 day of March, 2026.



Kelley K Daymut  
Notary Public, State of Ohio  
My Commission Expires:  
12/06/2029

  
 \_\_\_\_\_  
 Notary Public  
 My commission expires: 12/6/29

**PROPERTY DESCRIPTION FORM**

Ordinance Number: 2026-028

The following described property is that property for which a change is being requested in the attached Petition for Zoning Change and which is hereby incorporated into and made part of said petition:

Address of Property: 17963 Marks Road

Permanent Parcel No: 394-07-002

The property is bounded by the following streets: (indicate direction; i.e., north, south, etc.) Subject Property is located on the East side of Marks Road; South of Lunn Road, North of Boston Road and West of Existing Railroad Tracks.

Number and type of buildings which now occupy property (if any): There is a single-family home on the property along with two accessory buildings to the rear of the home.

Acreage: 4.675

Said property (has) (had) the following deed restrictions affecting the use thereof (attach copy): N/A

Said deed restrictions (will) (have) expire(d) on: N/A

Said property is presently under lease or otherwise encumbered as follows: N/A

| Owner(s)                   | Percent of Ownership: |
|----------------------------|-----------------------|
| 1. <u>Robert T. Harley</u> | <u>100</u> %          |
| 2. _____                   | _____ %               |
| 3. _____                   | _____ %               |

[Signature]  
Signature of Owner(s)

State of Ohio            )  
County of Cuyahoga    )

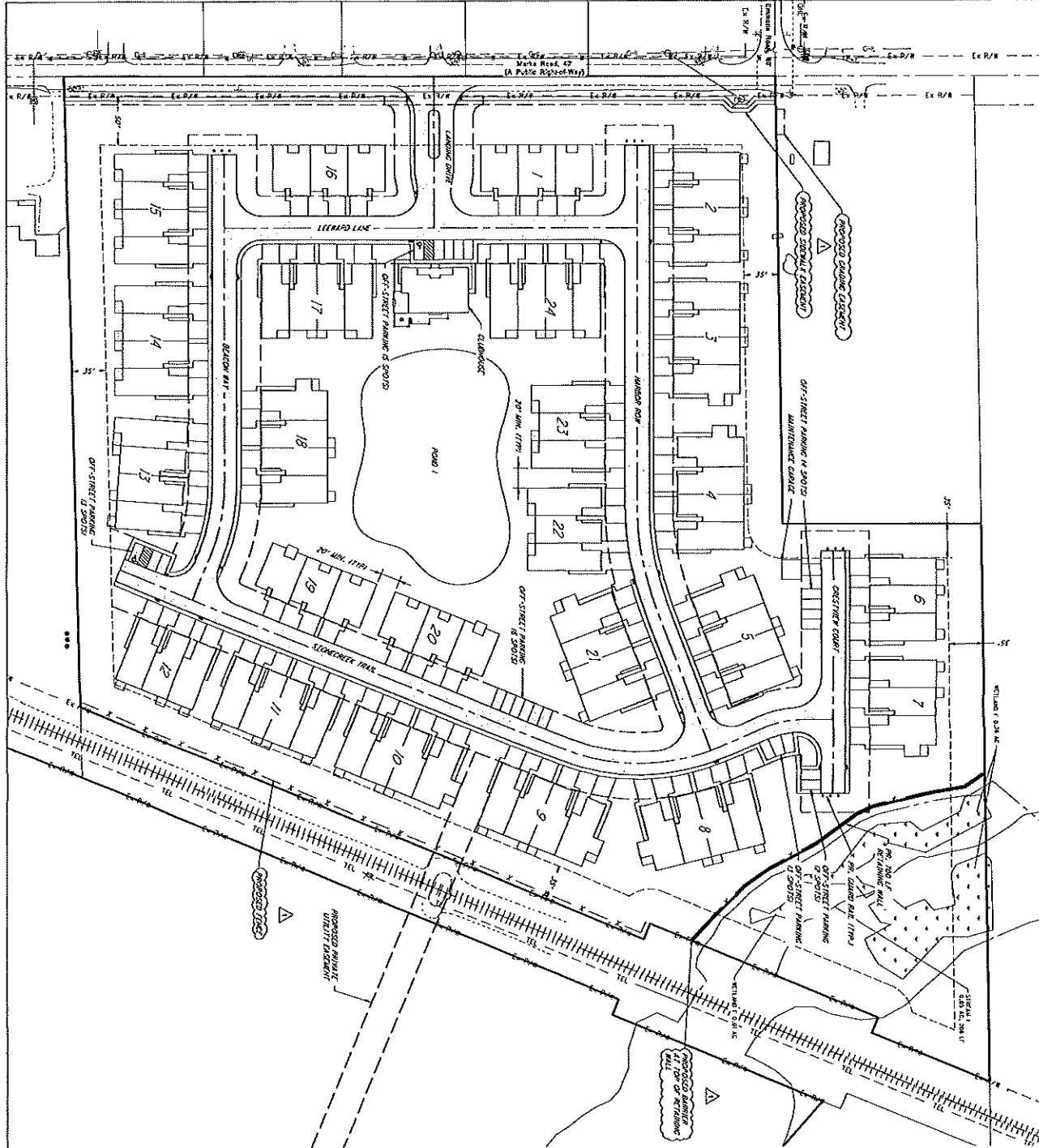
Sworn to and subscribed to in my presence this 16 day of March, 2026.

[Signature]  
Notary Public



Kelley K Daymut  
Notary Public, State of Ohio  
My Commission Expires:  
12/06/2029

My commission expires 12/6/29



**SITE INFORMATION:**  
 SITE LOCATION: MARKS ROAD, STRONGSVILLE, OHIO 44149  
 PARCEL NUMBER: 294-01-007  
 PARCEL AREA: 15.36 AC  
 ZONING: DISTRICT RESIDENTIAL, TOWNHOUSE CLUSTER (R-10)  
 PARCEL OWNER: MARKS ROAD PROPERTY LTD  
 PROJECT AREA: 15.36 AC  
 NET PROJECT AREA: 15.05 AC  
 PROJECT AREA: 15.05 AC

**PER CODE**

|                          |               |                 |
|--------------------------|---------------|-----------------|
| MIN. PROJECT AREA        | 1/4 AC        | 8,105 AC        |
| MIN. LOT WIDTH           | 150'          | 721' DU/AC (68) |
| MAX. LAND COVER/BLDG.    | 35% (5.27 AC) | 22.8% (3.43 AC) |
| MIN. FRONT YARD          | 50'           | 50'             |
| MIN. SIDE YARD           | 5'            | 5'              |
| MIN. BUILDING SEPARATION | 5'            | 5'              |
| MAX. BUILDING HEIGHT     | 2 STORIES     | 2 STORIES       |
| MAX. WALL W/O STREET     | 6'            | 6'              |
| MAX. TOTAL WALL LENGTH   | 135'          | 135'            |
| MAX. UNITS PER BUILDING  | 6             | 6               |

**UNIT INFORMATION:**

|                          |     |
|--------------------------|-----|
| 15 WINDSOR               | 182 |
| 10 WINDSOR NEAR SANDROCK | 172 |
| 3 SANDROCK               | 172 |
| 10 SANDROCK              | 172 |
| 2 SANDROCK, 3 BRRM       | 22  |
| <b>87 TOTAL UNITS</b>    |     |

**BUILDING INFORMATION:**

|                       |   |
|-----------------------|---|
| 10 WINDSOR/CAMTEMBURY | 2 |
| 24 TOTAL BUILDINGS    |   |

**PROPOSED OPEN SPACE:** 4.44 AC (29.5%)  
**PROPOSED GUEST PARKING:** 23 SPACES (1 PER EACH 3.7 UNITS)

**NOTE:** CURB RAMP(S) WILL BE NEEDED FOR STREET CROSSINGS



**CITY OF STRONGSVILLE**  
*OFFICE OF THE COUNCIL*

**MEMORANDUM**

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**TO:** Lori Daley, Assistant City Engineer

**FROM:** Aimee Pientka, Clerk of Council

**DATE:** March 17, 2026

**SUBJECT:** Rezoning Application  
Owner: Robert T. Harley  
Developer: Loudan Klein/Granger Property Development LLC  
PPN: 394-07-002  
Address: 17963 Marks Road  
From: General Industrial-A (GI-A) to Residential Townhouse-Cluster (RT-C)

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Please check the legal description on the attached application for rezoning and, if correct, please forward to the Law Director so he may prepare legislation for Council to consider.

Thank you.

AKP  
Attachments

**Cc:** Thomas P. Perciak, Mayor  
Neal Jamison, Law Director  
Daniel J. Kolick, Assistant Law Director  
George Smerigan, City Planner  
Brent Painter, Economic Development Director  
All Members of Council  
Mitzi Anderson, Administrator to Boards and Commissions

# City of Strongsville

## *Memorandum*

**To:** Neal Jamison, Law Director

**CC:** Mayor Perciak  
Ken Mikula, City Engineer  
Aimee Pientka  
George Smerigan, City Planner  
Brent Painter, Economic Development Director  
Dan Kolick, Assistant Law Director  
Mitzi Anderson, Administrator to Boards and Commissions

**From:** Lori Daley, Assistant City Engineer

**Date:** March 18, 2026

**Re:** Rezoning Application  
PPN 394-07-002  
17963 Marks Road  
GI-A to RT-C

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Neal,

The legal description and exhibit included in the Clerk of Council's March 17, 2026 memo accurately describe the parcel to be rezoned.

Please feel free to contact me with any questions.

Thank you.

**CITY OF STRONGSVILLE  
OFFICE OF THE COUNCIL**

**MEMORANDUM**

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**TO:** Mitzi Anderson, Administrator to Boards & Commissions  
**FROM:** Aimee Pientka, Clerk of Council  
**DATE:** April 7, 2026  
**SUBJECT:** Referral from Council: Ordinance Nos. 2026-027 and 2026-028

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At its regular meeting of April 6, 2026, City Council referred the following Ordinances to the Planning Commission for its report and recommendation thereon:

- Ordinance No. 2026-027 by Mayor Perciak and All Members of Council. AN ORDINANCE REPEALING EXISTING CHAPTER 1248 BOARD OF ZONING APPEALS IN ITS ENTIRETY AND ENACTING A NEW CHAPTER 1248 BOARD OF ZONING APPEALS OF TITLE SIX OF PART TWELVE-PLANNING AND ZONING CODE OF THE CODIFIED ORDINANCES OF THE CITY OF STRONGSVILLE, AND DECLARING AN EMERGENCY. *First reading and referred to the Planning Commission 04-06-26.*
  
- Ordinance No. 2026-028 by Mayor Perciak and All Members of Council. AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF STRONGSVILLE ADOPTED BY SECTION 1250.03 OF TITLE SIX, PART TWELVE OF THE CODIFIED ORDINANCES OF STRONGSVILLE TO CHANGE THE ZONING CLASSIFICATION OF CERTAIN PROPERTY LOCATED AT 17963 MARKS ROAD, IN THE CITY OF STRONGSVILLE, FROM GI-A (GENERAL INDUSTRIAL-A) CLASSIFICATION TO RT-C (TOWNHOUSE-CLUSTER) CLASSIFICATION (PPN 394-07-002), AND DECLARING AN EMERGENCY. *First reading and referred to the Planning Commission 04-06-26.*

A copy of these ordinances are attached for Planning Commission review.

AKP  
Attachments

# MEMORANDUM

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

**FROM:** Mitzi Anderson, Administrator Boards & Commissions

**SUBJECT:** Referral to Council

**DATE:** April 10, 2025

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Please be advised that at its Meeting of April 9, 2026, the Strongsville Planning Commission gave a **FAVORABLE RECOMMENDATION** to the following:

1) **ORDINANCE 2026-027**

AN ORDINANCE REPEALING EXISTING CHAPTER 1248 BOARD OF ZONING APPEALS IN ITS ENTIRETY AND ENACTING A NEW CHAPTER 1248 BOARD OF ZONING APPEALS OF TITLE SIX OF PART TWELVE-PLANNING AND ZONING CODE OF THE CODIFIED ORDINANCES OF THE CITY OF STRONGSVILLE, AND DECLARING AN EMERGENCY.

2) **ORDINANCE 2026-028**

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF STRONGSVILLE ADOPTED BY SECTION 1250.03 OF TITLE SIX, PART TWELVE OF THE CODIFIED ORDINANCES OF STRONGSVILLE TO CHANGE THE ZONING CLASSIFICATION OF CERTAIN PROPERTY LOCATED AT 17963 MARKS ROAD, IN THE CITY OF STRONGSVILLE, FROM GI-A (GENERAL INDUSTRIAL-A) CLASSIFICATION TO RT-C (TOWNHOUSE-CLUSTER) CLASSIFICATION (PPN 394-07-002), AND DECLARING AN EMERGENCY.

CITY OF STRONGSVILLE, OHIO

ORDINANCE NO. 2026 – 037

By: Mayor Perciak and All Members of Council

**AN ORDINANCE AMENDING SECTION 1252.16 PROJECTIONS INTO YARDS OF TITLE SIX OF PART TWELVE-PLANNING AND ZONING CODE OF THE CODIFIED ORDINANCES OF THE CITY OF STRONGSVILLE CONCERNING ACCESSORY BUILDINGS AND UNENCLOSED STRUCTURE OVERHANGS IN RESIDENTIAL DISTRICTS, 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 Section 1252.16 Projections into Yards of Title Six of Part Twelve-Planning and Zoning Code of the Codified Ordinances of the City of Strongsville be and is hereby amended to read in its entirety as follows:

**CHAPTER 1252  
Residential Districts**

\* \* \*

**1252.16 PROJECTIONS INTO YARDS.**

A projection is that part or feature of a building which extends or projects outside of the main building walls. It is intended that certain features may project into required yards but they shall be regulated so as not to substantially interfere with the reception of sun, light, air and the use of adjacent lots. Building features may project into a front, side or rear yard of a dwelling as follows:

- (a) Architectural Features. A belt course, balcony, cornice, gutter or chimney may project into a front and side yard for a distance of two feet provided no part is less than three feet from any side lot line.
- (b) Entrance Features. Ground level open platforms, landings, or terraces not exceeding 120 square feet in area may extend up to ten feet into the required front yard. Steps or other features not extending above the first floor level of a building may extend up to six feet into a required front yard and three feet into a required side yard provided that no part is less than three feet from any lot line.
- (c) Enclosed Shelters. An enclosed entry, enclosed porch or enclosed deck may be constructed as part of the dwelling, but shall not project into any required yard area.
- (d) Unenclosed Shelters. An entrance hood or open but roofed porch may project up to six feet into a required front yard or required rear yard and three feet into a required side yard.
- (e) Unenclosed Patio or Deck.
  - (1) On a lot with a one-family dwelling or two-family dwelling, an unenclosed patio or deck may project into a required rear yard provided such deck or patio is set back not less than five (5) feet from any side or rear lot line, and does not encroach into any easement.

- (2) On a lot with a one-family cluster or a townhouse dwelling, an unenclosed patio or deck may project into a required rear yard provided such deck or patio is set back not less than ten (10) feet from the rear lot line, and does not encroach into an easement, and thirty-five (35) feet from any adjoining side or rear lot line of any single family dwelling lot and does not encroach into any easement; except that, if the Planning Commission has approved the location and arrangement of unenclosed patios or decks for the cluster or townhouse area in conjunction with the approval of the detailed site plan of such area, then such approval shall govern.
- (f) Maximum Impervious Area. Regardless of any other provisions in Sections 1252.15 and 1252.16, the aggregate area of decks, shelters, patios, sheds, gazebos, or any other accessory building or use, and other features with impervious surfaces shall not cover more than fifty percent (50%) of any designated rear yard area.
- (g) Accessory Buildings and Unenclosed Structure Overhangs. The overhang of an accessory building or unenclosed structure shall not extend more than two (2) feet beyond the vertical exterior wall of an accessory building or vertical support of an unenclosed structure. The distance for setback purposes shall be measured from the exterior wall of an accessory building and the vertical support of an unenclosed structure.  
~~(Ord. 2023-159. Passed 1-16-24.)~~

**Section 2.** That in case of conflict between any provision of this Ordinance and any other ordinance or resolution, or part thereof, the provisions of this Ordinance shall prevail and apply, unless a conflicting provision is deemed to be more restrictive.

**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.** 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 it is necessary to provide for the appropriate regulation of accessory buildings and unenclosed structure overhangs. 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: April 20, 2026  
Second reading: May 4, 2026  
Third reading: \_\_\_\_\_  
Public Hearing: June 15, 2026

Referred to Planning Commission

April 21, 2026

Favorable recommendation by  
Approved: the Planning Commission

April 23, 2026

CITY OF STRONGSVILLE, OHIO  
ORDINANCE NO. 2026 – 037  
Page 3

\_\_\_\_\_  
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. 2026-037 Amended: \_\_\_\_\_  
1<sup>st</sup> Rdg. 04-20-26 Ref: PC, P&E  
2<sup>nd</sup> Rdg. 05-04-26 Ref: P&E  
3<sup>rd</sup> Rdg. \_\_\_\_\_ Ref: \_\_\_\_\_

Public Hrg 06-15-26 Ref: \_\_\_\_\_  
Adopted: \_\_\_\_\_ Defeated: \_\_\_\_\_

**CITY OF STRONGSVILLE  
OFFICE OF THE COUNCIL**

**MEMORANDUM**

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**TO:** Mitzi Anderson, Administrator to Boards & Commissions  
**FROM:** Aimee Pientka, Clerk of Council  
**DATE:** April 21, 2026  
**SUBJECT:** Referral from Council: Ordinance Nos. 2026-037

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At its regular meeting of April 20, 2026, City Council referred the following Ordinance to the Planning Commission for its report and recommendation thereon:

- Ordinance No. 2026-037 by Mayor Perciak and All Members of Council. AN ORDINANCE AMENDING SECTION 1252.16 PROJECTIONS INTO YARDS OF TITLE SIX OF PART TWELVE-PLANNING AND ZONING CODE OF THE CODIFIED ORDINANCES OF THE CITY OF STRONGSVILLE CONCERNING ACCESSORY BUILDINGS AND UNENCLOSED STRUCTURE OVERHANGS IN RESIDENTIAL DISTRICTS, AND DECLARING AN EMERGENCY. *First reading and referred to the Planning Commission 04-20-26.*

A copy of this ordinance is attached for Planning Commission review.

AKP  
Attachments

## MEMORANDUM

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

**FROM:** Kristi Onofre, Administrator Boards & Commissions

**SUBJECT:** Referral to Council

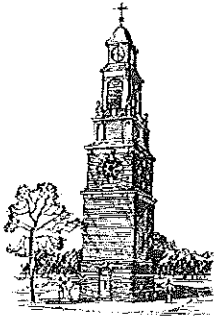
**DATE:** April 28, 2026

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Please be advised that at its Meeting of April 23, 2026, the Strongsville Planning Commission gave a **Favorable Recommendation** to the following:

### **ORDINANCE NO. 2026-037**

An Ordinance Amending Section 1252.16 Projections into Yards of Title Six of Part Twelve-Planning and Zoning Code of the Codified Ordinances of the City of Strongsville Concerning Accessory Buildings and Unenclosed Structure Overhangs in Residential Districts, and Declaring an Emergency



# City of Strongsville

16099 Foltz Parkway  
Strongsville, Ohio 44149-5598  
Phone: 440-580-3110  
[www.strongsville.org](http://www.strongsville.org)

## Legal Advertisement

### City Council

James A. Kaminski  
Ward 1

Annamarie 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

## CITY OF STRONGSVILLE, OHIO

### NOTICE OF PUBLIC HEARING

Notice is hereby given that a Public Hearing will be conducted by the Council of the City of Strongsville on **Monday, June 15, 2026 at 7:30 p.m., current time**, in the Mike Kalinich Sr. City Council Chamber, 18688 Royalton Road, Strongsville, Ohio, upon the following Ordinance, which has been introduced in and is currently pending before the Council, entitled:

- Ordinance No. 2026-037 by Mayor Perciak and All Members of Council. AN ORDINANCE AMENDING SECTION 1252.16 PROJECTIONS INTO YARDS OF TITLE SIX OF PART TWELVE-PLANNING AND ZONING CODE OF THE CODIFIED ORDINANCES OF THE CITY OF STRONGSVILLE CONCERNING ACCESSORY BUILDINGS AND UNENCLOSED STRUCTURE OVERHANGS IN RESIDENTIAL DISTRICTS, AND DECLARING AN EMERGENCY. *First reading and referred to the Planning Commission 04-20-26. Favorable recommendation by the Planning Commission 04-23-26. Second reading 05-04-2026. Public hearing 06-15-26.*

This ordinance is on file in the office of the Clerk of Council at the Strongsville Service Center, 16099 Foltz Parkway, Strongsville, Ohio, for public inspection.

Any person desiring to be heard on the subject of the proposed ordinance, or who may wish to object thereto, may appear at the time and place set forth above.

**BY ORDER OF THE COUNCIL OF THE CITY OF STRONGSVILLE, OHIO:**

Aimee Pientka, MMC  
Clerk of Council

**Editor's Note:** To be published in The Sun Star-Courier/Sun News and online at [Cleveland.com](http://Cleveland.com): **May 15, 2026 and May 22, 2026**

CITY OF STRONGSVILLE, OHIO

ORDINANCE NO. 2026 – 065

By: Mayor Perciak and All Members of Council

**AN ORDINANCE APPROVING CHANGE ORDER NO. 1 WITH RFC CONTRACTING, LLC FOR THE CONSTRUCTION OF THE NEW FIRE STATION NUMBER 5 ON ROYALTON ROAD IN THE CITY OF STRONGSVILLE, AND DECLARING AN EMERGENCY.**

WHEREAS, the City entered into a contract with RFC Contracting, LLC as its Construction Manager-at-risk, along with a First Guaranteed Maximum Price Amendment to that contract in connection with the construction of a new Fire Station Number 5, on the south side of Royalton Road, between Pearl Road and Prospect Road; and

WHEREAS, the City intends to amend the scope of the work for the project in accordance with the Change Order No. 1 attached hereto as Exhibit "A."

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

**Section 1.** That the Mayor is hereby authorized to sign, acknowledge and deliver, in the name of and on behalf of the City, Change Order No. 1 with RFC Contracting, LLC in the form attached hereto as Exhibit "A" and incorporated herein, in an amount not to exceed \$202,874.00 for the new Fire Station Number 5, on the south side of Royalton Road, between Pearl Road and Prospect Road. The execution of the Change Order is approved with such terms and conditions that are not materially inconsistent with this Ordinance, not substantially adverse to the City, and that are permitted by law. The approval of such terms and conditions, and that such terms and conditions are not materially inconsistent with this Ordinance and not substantially adverse to the City, shall be conclusively evidenced by the signing of the Change Order by the Mayor.

**Section 2.** That the funds for the purposes of this Ordinance have been appropriated and shall be paid from the General 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 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.** That this Ordinance 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 Change Order No. 1 in order to properly and timely continue work on the new Fire Station Number 5, to facilitate payment to the contractor for changes to the scope of work, to avoid potential legal problems, and 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 – 065  
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. 2026-065 Amended: \_\_\_\_\_  
1<sup>st</sup> Rdg. \_\_\_\_\_ Ref: \_\_\_\_\_  
2<sup>nd</sup> Rdg. \_\_\_\_\_ Ref: \_\_\_\_\_  
3<sup>rd</sup> Rdg. \_\_\_\_\_ Ref: \_\_\_\_\_

Public Hrg. \_\_\_\_\_ Ref: \_\_\_\_\_  
Adopted: \_\_\_\_\_ Defeated: \_\_\_\_\_

# AIA® Document G701® – 2017

## Change Order

|  |   |  |
|--|---|--|
| <b>PROJECT:</b> <i>(Name and address)</i><br>Strongsville Fire Station No. 05<br><br>19191 Royalton Road<br>Strongsville, OH 44149 | <b>CONTRACT INFORMATION:</b><br>Contract For: General Construction of<br>Strongsville Fire Station No. 05<br>Date: 06-09-2026 | <b>CHANGE ORDER INFORMATION:</b><br>Change Order Number: 001<br><br>Date: 06-09-2026   |
| <b>OWNER:</b> <i>(Name and address)</i><br>City of Strongsville<br>16099 Foltz Parkway<br>Strongsville, OH 44149                   | <b>ARCHITECT:</b> <i>(Name and address)</i><br>DS Architecture, LLC<br>1020 Huron Road E., Suite 101<br>Cleveland, OH 44115   | <b>CONTRACTOR:</b> <i>(Name and address)</i><br>RFC Contracting, LLC<br>13370 Prospect Road, Suite 100<br>Strongsville, OH 44149 |

**THE CONTRACT IS CHANGED AS FOLLOWS:**

*(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)*  
PR-03 / (COR 004) in full, a portion of PR-009 / (COR 015), COR 019 in full, and COR 020 in full.

|  |                 |
|--|-----------------|
| The original Guaranteed Maximum Price was  | \$ 9,580,160.75 |
| The net change by previously authorized Change Orders                                | \$ 0.00         |
| The Guaranteed Maximum Price prior to this Change Order was                          | \$ 9,580,160.75 |
| The Guaranteed Maximum Price will be increased by this Change Order in the amount of | \$ 202,874.00   |
| The new Guaranteed Maximum Price including this Change Order will be                 | \$ 9,783,034.75 |

The Contract Time will be unchanged by Zero (0) days.  
The new date of Substantial Completion will be

**NOTE:** This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

**NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.**

  
ARCHITECT *(Signature)*

BY: Christopher Forchione, Project Architect, 2017950

*(Printed name, title, and license number if required)*

JUNE 9 - 2026  
Date

  
CONTRACTOR *(Signature)*

BY: Ryan Naymik, Project Manager

*(Printed name and title)* YP OPERATIONS

06.10.2026  
Date

OWNER *(Signature)*

BY: Thomas P. Perciak, Mayor

*(Printed name and title)*

Date



May 21, 2026

Lori Daley  
Assistant City Engineer  
City of Strongsville  
16099 Foltz Parkway  
Strongsville, OH 44149-5598  
[lori.daley@strongsville.org](mailto:lori.daley@strongsville.org)

Re: Fire Station 5  
19191 Royalton Road, Strongsville, OH 44149  
PR-03 / COR 004, PR-009 / COR 015, COR 019, and COR 020

Dear Ms. Daley:

In response to your request regarding Proposal Requests PR-03, Issued December 19, 2025, PR-09 Issued April 3, 2026, (and the subsequent Change Order Requests 004 and 015), and Change Order Request 019 issued April 27, 2026 submitted by RFC Contracting, we are providing the following information and clarifications.

Change orders are an expected and routine part of the construction process. Projects involve evolving site conditions, design refinements, regulatory requirements, or owner-requested modifications that cannot be fully anticipated at the outset. Even with thorough planning, drawings, and specifications, construction is inherently dynamic, and adjustments are typically necessary to address unforeseen conditions or to incorporate improvements that enhance the project's functionality, safety, or value. When managed properly, change orders serve as a formal and transparent mechanism to document these adjustments, ensuring that all parties clearly understand the scope, cost, and schedule impacts while allowing the project to move forward efficiently and collaboratively.

### **Proposal Request PR-03**

Proposal Request #PR-03 dated December 19, 2025, was issued to RFC Contracting by DS Architecture in response to comments received from the third-party Building Envelope Commission Agent. As a result, the transition membrane was added and vapor barrier modified.

The Building Envelope Commissioning process was introduced in the most recent adoption of the Ohio Building Code and the associated (referenced) Ohio Energy Conservation Code. The intent is to ensure that the new exterior building envelope (the separation between the conditioned interior spaces and unconditioned or exterior spaces) is designed, installed, and performs as required by the energy code. The first step of the process verifies that the contract documents capture the intent of these requirements. After reviewing the construction documents, the Commissioning Agent shared comments with DS Architecture. These comments were received on November 14, 2025 and resulted in the changes reflected in PR-03. All revisions were necessary for full compliance with the current Building and Energy Codes.

The Design Team has reviewed COR 004 pertaining to this Proposal Request, request, believes the request to be reasonable. The additional materials and labor requested by COR 004 are consistent with the modifications to the contract documents issued as part of PR-03.

### Proposal Request PR-09

Proposal Request #PR-09 dated April 3, 2026, was issued to RFC Contracting by DS Architecture in response to several clarifications and/or Owner requests. The change order request #COR 015 pertains specifically to two overall updates:

- As part of continuing conversations with the cold formed metal framing contractors and as an update to #PR-07 issued March 5, 2026.
- Owner-requested addition of option for gas dryers in Decon and Laundry rooms- **Not accepted at this time.**

Exterior metal stud framing design is customarily delegated to the framing subcontractor and therefore not finalized until after construction contracts are awarded. During their design process, the framing subcontractor's Engineer of Record initially determined that the East feature (or "Bypass" wall) would not function structurally in the manner originally assumed by the design team, resulting in modifications to the building foundation in that area. After issuing the original #PR-07, further conversation determined that it would not be possible to construct the wall from cold form metal framing (studs) as originally design and that an 8" block CMU wall would better meet structural requirements and design intent. These modifications formed the bulk of the revision in PR-09.

### **The gas dryer line is not accepted at this time.**

The Design Team has reviewed COR 015 pertaining to this Proposal Request, and both the decrease in materials and labor costs associated with the reduction in CMU and the increase in materials and labor costs associated with the increase in concrete and reinforcing materials are consistent with the modifications to the contract documents issued as part of PR-07.

### Change Order Request 019 (no associated PR)

Change Order Request #COR-019 dated April 27, 2026, was issued by RFC Contracting in response to unforeseen existing field conditions.

When OUPS located the existing utilities along route 82 just North of the project site, the electrical duct bank was not as indicated on the record survey but instead was located on the opposite side of the roadway. In order to make the connection feasible to the project site, the following modifications were required:

1. Install the water connection with cut-in tee, vertical offset (dip) under the duct bank and locate shut off valve as agreed.
2. Open, cut, and lower waterline under the duct back trench with 18" clearance and repair the additional road opening.
3. Provide a maintenance of traffic plan to the City of Strongsville Engineering department prior to mobilizing in the right of way for approval by the public safety team.
4. Coordinate customer noticing and main shutoff with the City of Strongsville and Cleveland Water Department.

The Design Team has reviewed COR 019 pertaining to this Change Order Request and believes the request to be reasonable. The increase in materials and labor costs associated with the additional work required and the deduct for work not performed are consistent with the modifications to the contract documents issued as part of COR-019

**Change Order Request 020 (no associated PR)**

Change Order Request #COR-020 dated May 21, 2026, was issued by RFC Contracting in response to unforeseen existing field conditions.

During the Design Phase of the project, soil borings were conducted in the area of the proposed construction to determine existing soil suitability for construction, and a Geotechnical Report was issued (dated April 2, 2025). The report indicated areas of previous fill unsuitable for construction but could not quantify the amount of unsuitable fill requiring removal. Based on the available information in the Geotechnical Report and the Civil Engineering drawings, RFC included unit prices and allowance in their GMP for a set amount of fill removal and replacement with engineered fill. During the construction process, the amount of fill removal required was determined to be greater than the original GMP allowances assumed. The assessment of the suitability of the existing and new fill was reviewed by third-party inspectors, Geo-Sci.

The Design Team has reviewed COR 020 pertaining to this Change Order Request and believes the request to be reasonable. Although the presence of unsuitable fill was known, the quantity of fill to be removed and replaced was unknown. The increase in cost is consistent with the unit prices included in the GMP and the amount of soils requiring replacement.

Please find attached the PR-03, PR-09, COR 019, and COR 020 documentation for your reference and use. Do not hesitate to contact us with any questions.

Sincerely,

*Amanda Carter*

Amanda E. Carter, RA  
Director of Sustainability | Project Manager  
DS Architecture, LLC  
acarter@dsarchitecture.com

CITY OF STRONGSVILLE, OHIO

ORDINANCE NO. 2026 – 066

By: Mayor Perciak and All Members of Council

**AN ORDINANCE AUTHORIZING THE MAYOR TO MAKE APPLICATION ON BEHALF OF THE CITY OF STRONGSVILLE FOR FY2025 ASSISTANCE TO FIREFIGHTERS GRANT PROGRAM FUNDS FOR THE PURCHASE OF TWELVE (12) SETS OF FIREFIGHTING TURNOUT GEAR AND RELATED ACCESSORIES, FOR USE BY THE CITY'S FIRE DEPARTMENT; AUTHORIZING ACCEPTANCE OF FUNDS, AND DECLARING AN EMERGENCY.**

WHEREAS, under the authority of the Federal Fire Protection and Control Act of 1974, 15 USC §2229, et. seq., as amended, the Assistance to Firefighters Grant Program has been established; and

WHEREAS, the Grant Program generally provides, among other things, funding to fire departments through the U.S. Department of Homeland Security and the Federal Emergency Management Association (FEMA) to support various fire prevention and safety activities, including but not limited to training, purchase of equipment and vehicles; and

WHEREAS, the City of Strongsville is, therefore, desirous of applying for Assistance to Firefighters Grant Program funds for twelve (12) sets of Firefighting Turnout Gear and related accessories, with ninety percent (90%) of the cost being paid by the Grant in the approximate amount of \$71,124.22 and with the City's ten percent (10%) share being approximately \$7,112.42; and

WHEREAS, when the City is advised that its application for funding under the Grant Program is approved, the City is desirous of accepting such award.

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 does hereby authorize the Mayor to apply to FEMA for Assistance to Firefighters Grant Program funds on behalf of the City of Strongsville for twelve (12) sets of Firefighting Turnout Gear and related accessories, in accordance with the application on file with the Fire Chief, which is in all respects hereby approved.

**Section 2.** That the Mayor and/or Fire Chief be and are hereby authorized and directed to certify that the information contained in the application for assistance is true and correct; that the submittal of the application has been duly authorized hereby; and to provide, execute and deliver those certifications, assurances and such other information as may be required in connection therewith.

**Section 3.** That this Council hereby approves the acceptance of any award of funding under such Grant program for FY2025, and hereby authorizes the Mayor, Director of Finance, Fire Chief, and other appropriate officers of the City to do all things necessary in furtherance thereof.

**Section 4.** That the City's portion of costs for the implementation of this Grant, if it is awarded, has been appropriated and shall be paid from the Fire Levy 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 it is immediately necessary for the City to authorize the filing of the application for Assistance to Firefighters Grant Program Funds (Year 2025) in order for the City to be considered for such funding for fire safety equipment, to accept any award of funding, to ensure continued safety of City residents, 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.

\_\_\_\_\_  
 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. 2026-066 Amended: \_\_\_\_\_  
 1<sup>st</sup> Rdg. \_\_\_\_\_ Ref: \_\_\_\_\_  
 2<sup>nd</sup> Rdg. \_\_\_\_\_ Ref: \_\_\_\_\_  
 3<sup>rd</sup> Rdg. \_\_\_\_\_ Ref: \_\_\_\_\_

Public Hrg. \_\_\_\_\_ Ref: \_\_\_\_\_  
 Adopted: \_\_\_\_\_ Defeated: \_\_\_\_\_

CITY OF STRONGSVILLE, OHIO

ORDINANCE NO. 2026 – 067

By: Mayor Perciak and All Members of Council

**AN ORDINANCE APPROVING THE FILING OF AN APPLICATION WITH THE U.S. DEPARTMENT OF HOMELAND SECURITY AND THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON BEHALF OF THE CITY OF STRONGSVILLE FOR THE FISCAL YEAR (FY) 2025 STAFFING FOR ADEQUATE FIRE AND EMERGENCY RESPONSE (SAFER) FUNDS GRANT PROGRAM, IN ORDER TO PROVIDE FOR HIRING OF NEW, ADDITIONAL FIREFIGHTER/PARAMEDICS AND/OR THE COSTS RELATED TO SALARIES AND ACTUAL BENEFITS FOR THE CITY'S FIRE DEPARTMENT; AUTHORIZING ACCEPTANCE OF FUNDS, AND DECLARING AN EMERGENCY.**

WHEREAS, the City of Strongsville Fire Department is in need of new firefighter/paramedics to fill positions vacant through retirements; ensure proper continued staffing of all fire stations; comply with applicable federal standards, and to ensure quality levels of service and response times; and

WHEREAS, the expense of undertaking employment of additional firefighter/paramedics required to fulfill the demands upon Strongsville for fire operations and safety are beyond the City's current budget constraints; and

WHEREAS, under the authority of the Federal Fire Protection and Control Act, 15 USC §2229a, et. seq., the Staffing for Adequate Fire and Emergency Response (SAFER) Grant Program, has been established and is implemented by FEMA; and

WHEREAS, this Grant Program provides funding to fire departments for, among other things, critically needed resources to hire new, additional firefighters and costs related to their salaries and actual benefits; and

WHEREAS, therefore, the City of Strongsville is desirous of applying for SAFER Grant Program funds for funding of new firefighter/paramedics and costs related to salaries and actual benefits in order to provide desirable staffing levels for its Fire Department; and

WHEREAS, there is a cost share requirement associated with the grant, and therefore, the City would be required to contribute 25 percent of the actual costs incurred in each of the first and second years of the grant, and 65 percent of the actual costs incurred in the third year of the grant; and

WHEREAS, when the City is advised that its application for funding under the Grant Program is approved, the City is desirous of accepting such award.

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 approves the filing of an application with the Department of Homeland Security, Federal Emergency Management Agency (FEMA) for SAFER Grant Program funds on behalf of the City of Strongsville, for funding in order to provide for new, additional firefighters and costs related to salaries and actual benefits for its Fire

**CITY OF STRONGSVILLE, OHIO**  
**ORDINANCE NO. 2026 – 067**  
**Page 2**

Department, in accordance with the application on file with the Fire Chief, which is in all respects hereby approved.

**Section 2.** That this Council hereby approves the certification that the information contained in the application for assistance is true and correct; and further authorizes and directs the Mayor, Fire Chief, and Director of Finance to provide, execute and deliver appropriate certifications, assurances and such other information as may be required in connection therewith.

**Section 3.** That this Council hereby approves the acceptance of any award of funding under such Grant program for FY2025, and hereby authorizes the Mayor, Director of Finance, Fire Chief, and other appropriate officers of the City to do all things necessary in furtherance thereof.

**Section 4.** That the City's portion of costs for the implementation of the Grant shall be paid from the Fire Levy 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 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 the filing of the application in order to meet the filing deadline and be eligible for the grant program, to provide for continuity of operations of the Fire Department, to accept any award of funding, 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.

\_\_\_\_\_  
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. 2026-067 Amended: \_\_\_\_\_  
1<sup>st</sup> Rdg. \_\_\_\_\_ Ref: \_\_\_\_\_  
2<sup>nd</sup> Rdg. \_\_\_\_\_ Ref: \_\_\_\_\_  
3<sup>rd</sup> Rdg. \_\_\_\_\_ Ref: \_\_\_\_\_

Public Hrg. \_\_\_\_\_ Ref: \_\_\_\_\_  
Adopted: \_\_\_\_\_ Defeated: \_\_\_\_\_

**CITY OF STRONGSVILLE, OHIO**

**RESOLUTION NO. 2026 – 068**

**BY: Mayor Perciak and All Members of Council**

**A RESOLUTION DECLARING IT NECESSARY TO LEVY AN ADDITIONAL 1.0-MILL TAX LEVY FOR THE PURPOSE OF PROVIDING AND MAINTAINING FIRE APPARATUS, MECHANICAL RESUSCITATORS, OR OTHER FIRE EQUIPMENT AND APPLIANCES, BUILDINGS AND SITES THEREFOR, OR SOURCES OF WATER SUPPLY AND MATERIALS THEREFOR, FOR THE ESTABLISHMENT AND MAINTENANCE OF LINES OF FIRE-ALARM COMMUNICATIONS, FOR THE PAYMENT OF FIREFIGHTING COMPANIES OR PERMANENT FIREFIGHTING, EMERGENCY MEDICAL SERVICE, OR ADMINISTRATIVE PERSONNEL TO OPERATE THE SAME, INCLUDING THE PAYMENT OF ANY EMPLOYER CONTRIBUTIONS REQUIRED FOR SUCH PERSONNEL UNDER SECTION 145.48 OR 724.34 OF THE REVISED CODE, FOR THE PURCHASE OF AMBULANCE EQUIPMENT, FOR THE PROVISION OF AMBULANCE, PARAMEDIC, OR OTHER EMERGENCY MEDICAL SERVICES OPERATED BY A FIRE DEPARTMENT OR FIREFIGHTING COMPANY, OR FOR THE PAYMENT OF OTHER RELATED COSTS, AND REQUESTING THE CUYAHOGA COUNTY FISCAL OFFICER TO MAKE CERTAIN CERTIFICATIONS, PURSUANT TO SECTIONS 5705.03 AND 5705.19(I) OF THE REVISED CODE, AND DECLARING AN EMERGENCY.**

WHEREAS, this Council finds that the amount of taxes that may be raised within the ten-mill limitation will be insufficient to provide for the necessary requirements of the City and that, in accordance with Sections 5705.19(I) of the Revised Code, it is necessary to levy a tax in excess of that limitation for the purpose of providing and maintaining fire apparatus, mechanical resuscitators, or other fire equipment and appliances, buildings and sites therefor, or sources of water supply and materials therefor, for the establishment and maintenance of lines of fire-alarm communications, for the payment of firefighting companies or permanent firefighting, emergency medical service, or administrative personnel to operate the same, including the payment of any employer contributions required for such personnel under Section 145.48 or 724.34 of the Revised Code, for the purchase of ambulance equipment, for the provision of ambulance, paramedic, or other emergency medical services operated by a fire department or firefighting company, or for the payment of other related costs; and

WHEREAS, in accordance with Section 5705.03(B) of the Revised Code, in order to submit the question of a tax levy pursuant to Section 5705.19(I), this Council must certify to the Cuyahoga County Fiscal Officer a resolution stating items as required by Section 5705.03(B)(1), as applicable to the levy, and requesting that the County Fiscal Officer make certain certifications as described in Section 5705.03(B)(2); and

WHEREAS, in accordance with Section 5705.03(B)(2), upon receipt of a certified copy of a resolution of this Council as described above, the County Fiscal Officer is to certify certain matters as required by Section 5705.03(B)(2), as applicable to the levy;

**CITY OF STRONGSVILLE, OHIO**  
**RESOLUTION NO. 2026 – 068**  
**Page 2**

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

**Section 1. Definition.** As used in this Resolution and in accordance with Section 5705.03(B)(1)(a) of the Revised Code, “mills” refers to mills for each one dollar of taxable value.

**Section 2. Declaration of Necessity of Tax Levy.** This Council finds, determines and declares that (i) the amount of taxes that may be raised within the ten-mill limitation will be insufficient to provide for the necessary requirements of the City, (ii) it is necessary to levy an additional 1.0-mill ad valorem property tax in excess of the ten-mill limitation for the purpose of providing and maintaining fire apparatus, mechanical resuscitators, or other fire equipment and appliances, buildings and sites therefor, or sources of water supply and materials therefor, for the establishment and maintenance of lines of fire-alarm communications, for the payment of firefighting companies or permanent firefighting, emergency medical service, or administrative personnel to operate the same, including the payment of any employer contributions required for such personnel under Section 145.48 or 724.34 of the Revised Code, for the purchase of ambulance equipment, for the provision of ambulance, paramedic, or other emergency medical services operated by a fire department or firefighting company, or for the payment of other related costs, for a continuing period of time, (iii) it intends to submit the question of that additional tax levy to the electors of the entire territory of the City at an election to be held on November 3, 2026, as authorized by Sections 5705.03 and 5705.19(I) of the Revised Code, and (iv) the City has territory only in the County of Cuyahoga. If approved, that tax will be levied upon the entire territory of the City for a continuing period of time, commencing in tax year 2026, for first collection in calendar year 2027.

**Section 3. Request for Certification.** This Council requests the Cuyahoga County Fiscal Officer to certify to it the certifications set forth in Section 5705.03(B)(2), as applicable to the proposed additional levy.

**Section 4. Certification and Delivery of Resolution to County Fiscal Officer.** The Clerk of Council is authorized and directed to deliver or cause to be delivered a certified copy of this Resolution to the Cuyahoga County Fiscal Officer.

**Section 5. Compliance with Open Meeting Requirements.** This Council finds and determines that all formal actions of this Council and any of its committees concerning and relating to the adoption of this Resolution were taken in an open meeting of this Council or committees, and that all deliberations of this Council and any of its committees that resulted in those formal actions were in meetings open to the public, all in compliance with the law.

**Section 6. Captions and Headings.** The captions and headings in this Resolution are solely for convenience of reference and in no way define, limit or describe the scope or intent of any Sections, subsections, paragraphs, subparagraphs or clauses hereof. Reference to a Section means a section of this Resolution unless otherwise indicated.

**Section 7. Declaration of Emergency; Effective Date.** This Resolution is hereby 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 Resolution is required to be immediately effective so that it can be timely filed with the Cuyahoga County Fiscal Officer, in order that the question of the additional 1.0-mill tax levy for the purpose stated in Section 1 may be submitted to the electors at

**CITY OF STRONGSVILLE, OHIO**  
**RESOLUTION NO. 2026 – 068**  
**Page 3**

an election on November 3, 2026; wherefore, this Resolution shall be in full force and effect immediately upon its adoption and approval by the Mayor.

\_\_\_\_\_  
 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

*RES*  
 Ord. No. *2026-068* Amended: \_\_\_\_\_  
 1<sup>st</sup> Rdg. \_\_\_\_\_ Ref: \_\_\_\_\_  
 2<sup>nd</sup> Rdg. \_\_\_\_\_ Ref: \_\_\_\_\_  
 3<sup>rd</sup> Rdg. \_\_\_\_\_ Ref: \_\_\_\_\_

Public Hrg. \_\_\_\_\_ Ref: \_\_\_\_\_

Adopted: \_\_\_\_\_ Defeated: \_\_\_\_\_

**CITY OF STRONGSVILLE, OHIO**

**RESOLUTION NO. 2026 – 069**

**By: Mayor Perciak and All Members of Council**

**A RESOLUTION OF THE CITY OF STRONGSVILLE,  
OHIO APPROVING THE ISSUANCE OF BONDS BY THE  
PUBLIC FINANCE AUTHORITY OF THE STATE OF  
WISCONSIN ON BEHALF OF CITADEL HOUSING I, INC.,  
AND DECLARING AN EMERGENCY.**

WHEREAS, Citadel Housing I Inc., a Georgia nonprofit corporation, on behalf of itself and an existing or to-be-formed affiliate thereof (the “Borrower”), has requested that the Public Finance Authority, a commission organized under the laws of the State of Wisconsin (the “Authority”), issue its Senior Living Revenue Bonds (Citadel Housing Project) Series 2026 (the “Bonds”), in one or more series, in an amount not to exceed \$165,000,000 to finance the (a) acquisition of facilities which provide assisted living and memory care services for seniors in Ohio, Minnesota and Pennsylvania, including but not limited to the assisted living and memory care facility located at 18090 Pearl Road, Strongsville, OH 44136 (the “SouthWest Commons Project”); and (b) paying the costs of issuance of the Bonds (collectively, the “Project”); and

WHEREAS, the Project will be initially owned and operated by the Borrower; and

WHEREAS, the Bonds or a portion thereof will be “private activity bonds” and “qualified 501(c)(3) bonds” for purposes of the Internal Revenue Code of 1986, as amended (the “Code”); and

WHEREAS, pursuant to Section 147(f) of the Code, prior to their issuance, the Bonds are required to be approved by the “applicable elected representative” of a governmental unit having jurisdiction over the area in which the Project is located, after a public hearing held following reasonable public notice; and

WHEREAS, pursuant to Section 66.0304(11)(a) of the Wisconsin Statutes, prior to their issuance, the Bonds issued by the Authority must be approved by the governing body or highest ranking executive or administrator of the political jurisdiction within whose boundaries the Project is to be located; and

WHEREAS, the members of the City Council (the “Governing Body”) of the City of Strongsville, Ohio (the “City”) are the applicable elected representatives of the City; and

WHEREAS, the Borrower has requested that the Governing Body approve the financing of the SouthWest Commons Project and the issuance of the Bonds solely in order to satisfy the public approval requirement of Section 147(f) of the Code and the requirements of Section 4 of the Amended and Restated Joint Exercise of Powers Agreement Relating to the Public Finance Authority, dated as of September 28, 2010 (the “Joint Exercise Agreement”), and Section 66.0304(11)(a) of the Wisconsin Statutes; and

**CITY OF STRONGSVILLE, OHIO**

**RESOLUTION NO. 2026 – 069**

**Page 2**

WHEREAS, pursuant to Section 147(f) of the Code, the Governing Body or its designee has, following notice duly given in the form attached hereto as Exhibit A (the “TEFRA Notice”), held a public hearing regarding the financing of the SouthWest Commons Project and the issuance of the Bonds, and now desires to approve solely for the purpose of satisfying Section 147(f) of the Code, the financing and the issuance by the Authority of the Bonds relating to the SouthWest Commons Project.

WHEREAS, the TEFRA Notice provided notice of a public hearing to be held on June 15, 2026, and such public hearing was held on June 15, 2026.

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

**Section 1.** The above recitals are true and correct.

**Section 2.** The Governing Body hereby approves the issuance of the Bonds by the Authority for financing the SouthWest Commons Project, provided that the Bonds will be special limited obligations of the Authority payable solely from loan payments to be made by the Borrower, to the Authority and certain funds and accounts established by a trust indenture and loan agreement related to the Bonds and neither the State of Ohio, nor any political subdivision thereof, including without limitation the City of Strongsville, shall be obligated to pay the principal of or interest on the Bonds and neither the faith and credit nor the taxing power nor any political nor any moral obligation or any other cost or expense related thereto of the State of Ohio or any political subdivision thereof, including without limitation the City of Strongsville, is pledged to the payment of the principal of, premium, if any, or interest on the Bonds.

**Section 3.** It is the purpose and intent of the Governing Body that this resolution constitute approval of the issuance of the Bonds by the applicable elected representative of the governmental unit having jurisdiction over the area in which the SouthWest Commons Project is located, in accordance with and for the sole purpose of satisfying Section 147(f) of the Code, Section 66.0304(11)(a) of the Wisconsin Statutes and Section 4 of the Joint Exercise Agreement. The Governing Body has not performed any due diligence with regard to the SouthWest Commons Project, the Project or the issuance of the Bonds. This Resolution shall not be construed as an endorsement by the Governing Body of the SouthWest Commons Project, the Project, the Bonds, or the actions of the Authority or the Borrower in connection therewith.

**Section 4.** The undersigned Mayor certifies that he/she is the highest ranking executive or administrator of the City.

**Section 5.** 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 any of its committees, that resulted in such formal actions were in meetings open to the public, in compliance with all legal requirements.

**Section 6.** 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 this measure is necessary in order to facilitate the issuance of

**CITY OF STRONGSVILLE, OHIO**

**RESOLUTION NO. 2026 – 069**

**Page 3**

the bonds in question. 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. *2026-069* Amended: \_\_\_\_\_  
1<sup>st</sup> Rdg. \_\_\_\_\_ Ref: \_\_\_\_\_  
2<sup>nd</sup> Rdg. \_\_\_\_\_ Ref: \_\_\_\_\_  
3<sup>rd</sup> Rdg. \_\_\_\_\_ Ref: \_\_\_\_\_

Public Hrg. \_\_\_\_\_ Ref: \_\_\_\_\_  
Adopted: \_\_\_\_\_ Defeated: \_\_\_\_\_

**NOTICE OF PUBLIC HEARING  
CONCERNING THE ISSUANCE OF BONDS BY THE  
PUBLIC FINANCE AUTHORITY  
AND A PLAN OF FINANCE FOR  
CITADEL HOUSING I, INC.**

NOTICE IS HEREBY GIVEN that the City Council of the City of Strongsville, Ohio (the "City"), will conduct a public hearing concerning the approval of the issuance of certain revenue bonds, in an aggregate principal amount not to exceed \$165,000,000 (the "Bonds"), pursuant to Section 66.0304 of the Wisconsin Statutes, as amended, by the Public Finance Authority (the "Authority"), a commission organized under and pursuant to the provisions of Sections 66.0301, 66.0303 and 66.0304 of the Wisconsin Statutes, as amended. The Bonds may be issued pursuant to a plan of finance in one or more series as either tax-exempt or taxable obligations. The Bonds will be special limited obligations of the Authority payable solely from the loan payments to be made by Citadel Housing I, Inc., a Georgia nonprofit corporation, or a to-be-formed affiliate thereof (the "Borrower"), to the Authority, and certain funds and accounts established by a trust indenture and loan agreement related to the Bonds.

Proceeds of the Bonds will be used by the Borrower for a plan of finance and refinance comprised of the following purposes: (a) acquisition of facilities which provide assisted living and memory care services for seniors in Ohio, Minnesota and Pennsylvania, including but not limited to the assisted living and memory care facility located at 18090 Pearl Road, Strongsville, OH 44136 (the "SouthWest Commons Project"); (b) funding certain reserves; and (c) paying costs of issuance of the Bonds (collectively, the "Project"). The SouthWest Commons Project will be owned by the Borrower and initially managed by New Perspective Senior Living, LLC.

This notice is intended to comply with the public notice requirements of Section 147(f) of the Internal Revenue Code of 1986, as amended. All interested parties are invited to attend and present comments at the public hearing regarding the plan of finance, the issuance of the Bonds and the SouthWest Commons Project. The public hearing on the Bonds, plan of finance and financing of the SouthWest Commons Project will be held on June 15, 2026, at 7:30 p.m., in the Mike Kalinich Sr. Council Chamber located at 18688 Royalton Road, Strongsville, Ohio 44136.

Dated: June 8, 2026.