City of Strongsville

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

City Council

James A. Kaminski
Ward 1

Annmarie 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

October 29, 2026

MEETING NOTICE

City Council has scheduled the following meetings for **Monday, *November 2, 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 7:20 p.m. All committees listed will meet immediately following the previous committee:

7:20 P.M. **Recreation and Community Services Committee** will meet to discuss Resolution No. 2026-102.

Finance Committee will meet to discuss Ordinance Nos. 2026-103, 2026-104 and 2026-105.

Motion to approve the Finance Committee meeting minutes of October 26, 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, NOVEMBER 2, 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 – October 19, 2026*

6. APPOINTMENTS, CONFIRMATIONS AWARDS AND RECOGNITION:

   - *Mayor's re-appointment and Council confirmation of Greg McDonald to a four (4) year term on the City's Planning Commission, effective November 30, 2026, and expiring on November 29, 2030.*

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:

- Resolution No. 2026-102 by Mayor Perciak and All Members of Council. A RESOLUTION ACCEPTING A DONATION OF MONEY FROM THE STRONGSVILLE CHAMBER OF COMMERCE FOR A COMMUNITY RECREATION PROJECT KNOWN AS THE STRONGSVILLE COMMUNITY DOG PARK ON LUNN ROAD.

- Ordinance No. 2026-103 by Mayor Perciak and All Members of Council. AN ORDINANCE DECLARING IMPROVEMENTS TO A 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 A FOLTZ PKWY MUNICIPAL 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. 2026-104 by Mayor Perciak and All Members of Council. AN ORDINANCE DECLARING IMPROVEMENTS TO CERTAIN PARCELS OF REAL PROPERTY TO BE A PUBLIC PURPOSE, DESCRIBING THE PUBLIC IMPROVEMENTS TO BE MADE TO DIRECTLY BENEFIT SUCH PARCELS, REQUIRING THE OWNERS OF THE IMPROVEMENTS ON SUCH PARCELS TO MAKE SERVICE PAYMENTS IN LIEU OF TAXES, ESTABLISHING A MARKS ROAD MUNICIPAL 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. 2026-105 by Mayor Perciak. AN ORDINANCE MAKING APPROPRIATIONS FOR THE ANNUAL EXPENSES AND OTHER EXPENDITURES OF THE CITY OF STRONGSVILLE, OHIO FOR THE YEAR 2027.

11. COMMUNICATIONS, PETITIONS AND CLAIMS:

12. MISCELLANEOUS BUSINESS:

13. ADJOURNMENT:

CITY OF STRONGSVILLE, OHIO

RESOLUTION NO. 2026 – 102

By: Mayor Perciak and All Members of Council

A RESOLUTION ACCEPTING A DONATION OF MONEY FROM THE STRONGSVILLE CHAMBER OF COMMERCE FOR A COMMUNITY RECREATION PROJECT KNOWN AS THE STRONGSVILLE COMMUNITY DOG PARK ON LUNN ROAD.

WHEREAS, the Strongsville Chamber of Commerce provides a variety of programs and services to support businesses in the City of Strongsville, along with being dedicated to community service by sponsoring events and initiatives that unite businesses and residents in order to promote a strong sense of community; and

WHEREAS, in that regard, the Strongsville Chamber of Commerce has donated a check in the amount of $25,000.00 to be used by the City in connection with the Strongsville Community Dog Park Project on Lunn Road; and

WHEREAS, the City is desirous of accepting such gracious donation.

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

Section 1. That the Mayor and this Council hereby extend their gratitude and appreciation to the Strongsville Chamber of Commerce for its donation of $25,000.00 to be utilized by the City for the Strongsville Community Dog Park Project on Lunn Road.

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 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 shall take effect and be in force from and after the earliest period allowed by law.

_____
President of Council

Date Passed:_____

	Yea	Nay
Carbone	_____	_____
Clark	_____	_____
Kaminski	_____	_____
Kosek	_____	_____
Roff	_____	_____
Short	_____	_____
Zacharyasz	_____	_____

Approved:_____
Mayor

Date Approved:_____

Attest:_____
Clerk of Council

RES
~~Ord.~~ No. 2026-102 Amended:_____
1st Rdg._____ Ref:_____
2nd Rdg._____ Ref:_____
3rd Rdg._____ Ref:_____

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

CITY OF STRONGSVILLE, OHIO

ORDINANCE NO. 2026 – 103

By: Mayor Perciak and All Members of Council

AN ORDINANCE DECLARING IMPROVEMENTS TO A 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 A **FOLTZ PKWY** MUNICIPAL 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 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 Ohio Revised Code Section 5709.40) with respect to such parcels of real property located in the City of Strongsville (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 equivalent fund into which such service payments shall be deposited; and

WHEREAS, to improve the flow of traffic in and around the parcel described in **Exhibit A** hereto, as such parcel may be consolidated or split (collectively, the "Property"), this Council may cause construction of the public improvements described in **Exhibit B** hereto (collectively, the "Public Improvements"), that once made will directly benefit the Property and the City and its residents; 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 Section 5709.42 of the Ohio Revised Code (the "Service Payments") to pay costs of the Public Improvements; and

WHEREAS, the Strongsville City School District and Polaris Career Center have been notified of this Ordinance consistent with Revised Code Section 5709.83.

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

Section 1. The Public Improvements described in **Exhibit B** hereto, if made or caused to be made by the City, are hereby designated as those Public 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.

Section 2. Pursuant to and in accordance with the provisions of Ohio 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 herein referred to as the "Improvement" or "Improvements" as defined in said Section 5709.40) is a public purpose, and 100% of said Improvement is hereby declared to be a public purpose for a period of 30 years and exempt from taxation commencing with the tax year following the year in which this Ordinance is passed and ending on the earlier of (1) the date the Improvements have been exempted from taxation for a period of 30 years or (2) the date on which the City has collected into the 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 Polaris Career Center in the amount of the taxes that would have been payable to the Strongsville City School District and Polaris Career Center, as applicable, if the Improvements had not been exempted from taxation.

Section 3. As provided in Section 5709.42 of the Revised Code, the owner or owners of the Improvement 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 **FOLTZ PKWY** Municipal Public Improvement Tax Increment Equivalent Fund established in Section 4 hereof. In accordance with Ohio Revised Code Section 5709.42, the County Treasurer shall distribute a portion of the Service Payments directly to the Strongsville City School District and Polaris Career Center in an amount equal to the property tax payments the Strongsville City School District and Polaris Career Center, as applicable, would 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. This Council hereby establishes pursuant to and in accordance with the provisions of Section 5709.43 of the Ohio Revised Code, the **FOLTZ PKWY** 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 Section 5709.42 of the Ohio Revised Code, and hereby agrees that moneys in that fund shall be used for any or all of the following purposes:

(i) to pay any and all planning, engineering, acquisition, construction, installation, financing costs, and any and all other direct and indirect costs of the Public Improvements, including those costs set forth in Ohio Revised Code Section 133.15(B);

(ii) to pay the interest on and principal of bonds or notes, and premium, if any, including refunding or additional bonds or notes or other obligations issued or loans entered into by the City or other governmental entity to finance

costs of the Public Improvements until such notes or bonds or other obligations or loans are paid in full, and to pay any trustee, administrative and other costs related to servicing the obligations and providing and replenishing a reserve fund and to pay any costs charged by the issuer of the obligations; and

(iii) to reimburse the City, or other governmental entity for any funds used to pay costs of the Public Improvements, or to pay interest, principal, or premium, and related costs on any of the aforesaid notes, bonds, loans or other obligations, prior to receipt of Service Payments.

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 said Section 5709.43.

Section 5. Pursuant to Section 5709.40 of the Ohio Revised Code, the Clerk of Council is hereby directed to deliver a copy of this Ordinance to the Director of the Ohio Department of Development within fifteen 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 Ohio Department of Development the status report required under Section 5709.40 of the Ohio Revised Code.

Section 6. 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 eliminate existing hazards to vehicular traffic; 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:_____

Approved:_____
Mayor

Date Approved:_____

Attest:_____
Clerk of Council

	Yea	Nay
Carbone	_____	_____
Clark	_____	_____
Kaminski	_____	_____
Kosek	_____	_____
Roff	_____	_____
Short	_____	_____
Zacharyasz	_____	_____

Ord. No. 2026-103 Amended:_____
1st Rdg._____ Ref:_____
2nd Rdg._____ Ref:_____
3rd Rdg._____ Ref:_____
_____
_____
_____
Public Hrg._____ Ref:_____
Adopted:_____ Defeated:_____

EXHIBIT A

THE PROPERTY

CITY OF STRONGSVILLE

FOLTZ PKWY TIF Parcel Number(s)

394-10-005

EXHIBIT B

DESCRIPTION OF THE PUBLIC IMPROVEMENTS

The Public Improvements generally include, but are not limited to, any of the following improvements that will directly benefit the Property and all related costs of permanent improvements (including, but not limited to, improvements described in Revised Code Section 5709.40(A)(8) and those costs listed in Revised Code Section 133.15(B)):

- **Roadways and Bridges.** The construction, reconstruction, widening, and other improvements to public roads, curbs, sidewalks and bridges on, adjacent to, or serving the Property, including without limitation, improvements to Foltz Parkway, Drake Road, Prospect Road, Boston Road, Pearl Road, and Royalton Road, and future roadways and bridges.

- **Parking Facilities.** The construction or reconstruction of off-street parking facilities, including those in which all or a portion of the parking spaces are reserved for specific uses when determined to be necessary for economic development purposes.

- **Water/Sewer.** Construction, reconstruction or installation of public utility improvements (including any underground municipally owned utilities), storm and sanitary sewers (including necessary site grading therefore), water and fire protection systems, and all appurtenances thereto.

- **Environmental/Health.** Implementation of environmental remediation measures necessary to enable the construction of private improvements and the construction of public health facilities.

- **Utilities.** Construction, reconstruction, burial or installation of gas, electric and communication service facilities and all appurtenances thereto, including, but not limited to those associated with improvements described in "Roadways and Bridges" above.

- **Stormwater.** Construction, reconstruction, relocation, modification and installation of stormwater and flood remediation projects and facilities, both for storm water quantity and quality, including the payment and reimbursement for such projects and facilities on private property when determined to be necessary for public health, safety and welfare.

- **Demolition.** Demolition, including demolition on private property when determined to be necessary for public health, safety, welfare and economic development.

- **Parks.** Construction or reconstruction of one or more public parks and park or recreational facilities, including grading, trees and other park plantings, park

accessories and related improvements, multi-use trails and bridges, together with all appurtenances thereto.

- **Streetscape/Landscape**. Construction or installation of streetscape and landscape improvements including trees, tree grates, signage, curbs, sidewalks, scenic fencing, street and sidewalk lighting, trash receptacles, benches, newspaper racks, burial of overhead utility lines and related improvements, together with all appurtenances thereto, including, but not limited to streetscape improvements in conjunction with and along the roadway improvements described in "Roadways and Bridges" above.

- **Real Estate**. Acquisition of real estate or interests in real estate (including easements) (a) necessary to accomplish any of the foregoing improvements or (b) in aid of industry, commerce, distribution or research.

- **Professional Services**. Engineering, consulting, legal, administrative, and other professional services associated with the planning, design, acquisition, construction and installation of the foregoing improvements and real estate.

The Public Improvements further include the construction of or improvements to any other public streets, utilities and public facilities in and around the Property and directly benefiting the Property.

CITY OF STRONGSVILLE, OHIO

ORDINANCE NO. 2026 – 104

By: Mayor Perciak and All Members of Council

AN ORDINANCE DECLARING IMPROVEMENTS TO CERTAIN PARCELS OF REAL PROPERTY TO BE A PUBLIC PURPOSE, DESCRIBING THE PUBLIC IMPROVEMENTS TO BE MADE TO DIRECTLY BENEFIT SUCH PARCELS, REQUIRING THE OWNERS OF THE IMPROVEMENTS ON SUCH PARCELS TO MAKE SERVICE PAYMENTS IN LIEU OF TAXES, ESTABLISHING A **MARKS ROAD** MUNICIPAL 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 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 Ohio Revised Code Section 5709.40) with respect to such parcels of real property located in the City of Strongsville (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 equivalent fund into which such service payments shall be deposited; and

WHEREAS, to improve the flow of traffic in and around the parcels described in **Exhibit A** hereto, as such parcels may be consolidated or split (collectively, the "Property"), this Council may cause construction of the public improvements described in **Exhibit B** hereto (collectively, the "Public Improvements"), that once made will directly benefit the Property and the City and its residents; 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 Section 5709.42 of the Ohio Revised Code (the "Service Payments") to pay costs of the Public Improvements; and

WHEREAS, on June 15, 2026, this Council passed Ordinance No. 2026-028, amending the zoning classification of permanent parcel number 394-07-002 from GI-A (General Industrial-A) classification to RT-C (Townhouse-Cluster) classification to enable a developer to construct approximately 25 for-rent townhomes; and

WHEREAS, the Strongsville City School District and Polaris Career Center have been notified of this Ordinance consistent with Revised Code Section 5709.83.

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

Section 1. The Public Improvements described in **Exhibit B** hereto, if made or caused to be made by the City, are hereby designated as those Public 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.

Section 2. Pursuant to and in accordance with the provisions of Ohio 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 herein referred to as the "Improvement" or "Improvements" as defined in said Section 5709.40) is a public purpose, and 100% of said Improvement is hereby declared to be a public purpose for a period of 30 years and exempt from taxation commencing with the tax year following the year in which this Ordinance is passed and ending on the earlier of (1) the date the Improvements have been exempted from taxation for a period of 30 years or (2) the date on which the City has collected into the 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 Polaris Career Center in the amount of the taxes that would have been payable to the Strongsville City School District and Polaris Career Center, as applicable, if the Improvements had not been exempted from taxation.

Section 3. As provided in Section 5709.42 of the Revised Code, the owner or owners of the Improvement 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 **MARKS ROAD** Municipal Public Improvement Tax Increment Equivalent Fund established in Section 4 hereof. In accordance with Ohio Revised Code Section 5709.42, the County Treasurer shall distribute a portion of the Service Payments directly to the Strongsville City School District and Polaris Career Center in an amount equal to the property tax payments the Strongsville City School District and Polaris Career Center, as applicable, would 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. This Council hereby establishes pursuant to and in accordance with the provisions of Section 5709.43 of the Ohio Revised Code, the **MARKS ROAD** 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 Section 5709.42 of the Ohio Revised Code, and hereby agrees that moneys in that fund shall be used for any or all of the following purposes:

(i) to pay any and all planning, engineering, acquisition, construction, installation, financing costs, and any and all other direct and indirect costs

of the Public Improvements, including those costs set forth in Ohio Revised Code Section 133.15(B);

(ii) to pay the interest on and principal of bonds or notes, and premium, if any, including refunding or additional bonds or notes or other obligations issued or loans entered into by the City or other governmental entity to finance costs of the Public Improvements until such notes or bonds or other obligations or loans are paid in full, and to pay any trustee, administrative and other costs related to servicing the obligations and providing and replenishing a reserve fund and to pay any costs charged by the issuer of the obligations; and

(iii) to reimburse the City, or other governmental entity for any funds used to pay costs of the Public Improvements, or to pay interest, principal, or premium, and related costs on any of the aforesaid notes, bonds, loans or other obligations, prior to receipt of Service Payments.

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 said Section 5709.43.

Section 5. Pursuant to Section 5709.40 of the Ohio Revised Code, the Clerk of Council is hereby directed to deliver a copy of this Ordinance to the Director of the Ohio Department of Development within fifteen 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 Ohio Department of Development the status report required under Section 5709.40 of the Ohio Revised Code.

Section 6. 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 eliminate existing hazards to vehicular traffic; 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:_____

	Yea	Nay
Carbone	_____	_____
Clark	_____	_____
Kaminski	_____	_____
Kosek	_____	_____
Roff	_____	_____
Short	_____	_____
Zacharyasz	_____	_____

Approved:_____
Mayor

Date Approved:_____

Attest:_____
Clerk of Council

Ord. No. 2026-104 Amended:_____
1st Rdg._____ Ref:_____
2nd Rdg._____ Ref:_____
3rd Rdg._____ Ref:_____
_____
_____
_____
Public Hrg._____ Ref:_____
Adopted:_____ Defeated:_____

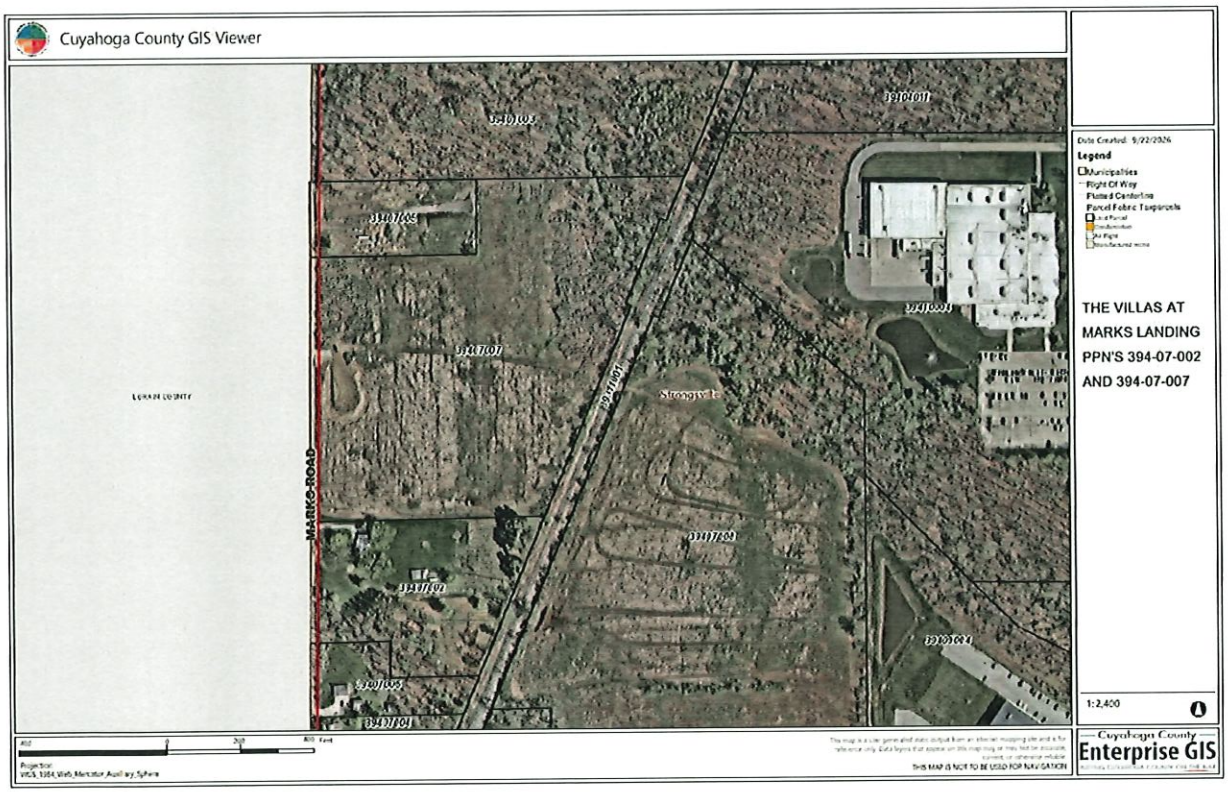
EXHIBIT A

THE PROPERTY

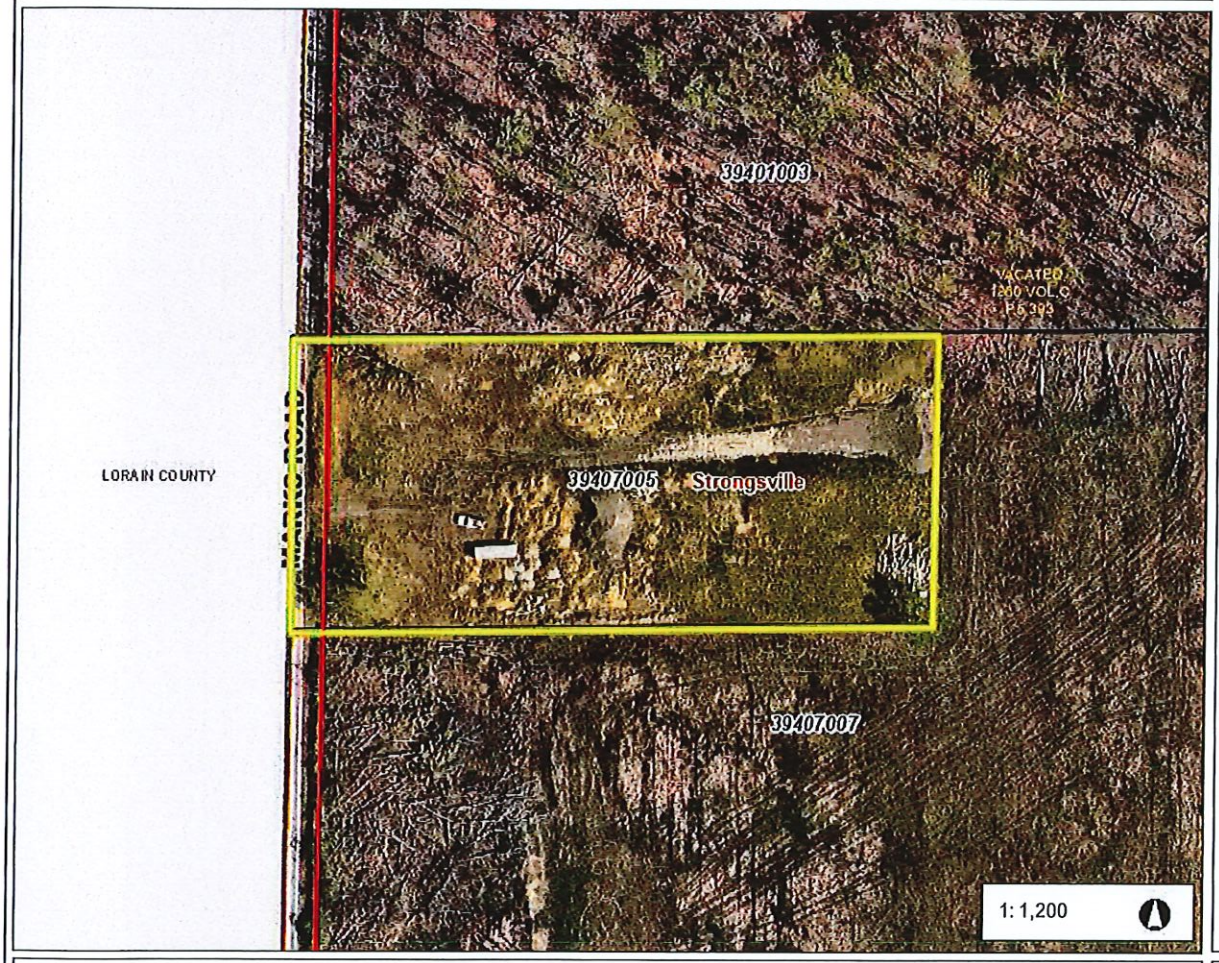
CITY OF STRONGSVILLE

MARKS ROAD TIF Parcel Numbers

394-07-002
394-07-005
394-07-007



Cuyahoga County GIS Viewer



Date Created: 9/23/2026

Legend

- Municipalities
- Miscellaneous Annotation
- Right Of Way
- Platted Centerline
- Parcel Fabric Taxparcels
  - Land Parcel
  - Condominium
  - Air Right
  - Manufactured Home

LAWN BUSTERS

LANDSCAPING

PPN 394-07-005

200 0 100 200 Feet

Projection:
WGS_1984_Web_Mercator_Auxiliary_Sphere

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Cuyahoga County
Enterprise GIS
PUTTING CUYAHOGA COUNTY ON THE MAP

EXHIBIT B

DESCRIPTION OF THE PUBLIC IMPROVEMENTS

The Public Improvements generally include, but are not limited to, any of the following improvements that will directly benefit the Property and all related costs of permanent improvements (including, but not limited to, improvements described in Revised Code Section 5709.40(A)(8) and those costs listed in Revised Code Section 133.15(B)):

- **Roadways and Bridges.** The construction, reconstruction, widening, and other improvements to public roads, curbs, sidewalks and bridges on, adjacent to, or serving the Property, including without limitation, improvements to Marks Road, Boston Road, Royalton Road, Prospect Road, and Pearl Road, and future roadways and bridges.

- **Parking Facilities.** The construction or reconstruction of off-street parking facilities, including those in which all or a portion of the parking spaces are reserved for specific uses when determined to be necessary for economic development purposes.

- **Water/Sewer.** Construction, reconstruction or installation of public utility improvements (including any underground municipally owned utilities), storm and sanitary sewers (including necessary site grading therefore), water and fire protection systems, and all appurtenances thereto.

- **Environmental/Health.** Implementation of environmental remediation measures necessary to enable the construction of private improvements and the construction of public health facilities.

- **Utilities.** Construction, reconstruction, burial or installation of gas, electric and communication service facilities and all appurtenances thereto, including, but not limited to those associated with improvements described in "Roadways and Bridges" above.

- **Stormwater.** Construction, reconstruction, relocation, modification and installation of stormwater and flood remediation projects and facilities, both for storm water quantity and quality, including the payment and reimbursement for such projects and facilities on private property when determined to be necessary for public health, safety and welfare.

- **Demolition.** Demolition, including demolition on private property when determined to be necessary for public health, safety, welfare and economic development.

- **Parks.** Construction or reconstruction of one or more public parks and park or recreational facilities, including grading, trees and other park plantings, park

accessories and related improvements, multi-use trails and bridges, together with all appurtenances thereto.

- **Streetscape/Landscape**. Construction or installation of streetscape and landscape improvements including trees, tree grates, signage, curbs, sidewalks, scenic fencing, street and sidewalk lighting, trash receptacles, benches, newspaper racks, burial of overhead utility lines and related improvements, together with all appurtenances thereto, including, but not limited to streetscape improvements in conjunction with and along the roadway improvements described in "Roadways and Bridges" above.

- **Real Estate**. Acquisition of real estate or interests in real estate (including easements) (a) necessary to accomplish any of the foregoing improvements or (b) in aid of industry, commerce, distribution or research.

- **Professional Services**. Engineering, consulting, legal, administrative, and other professional services associated with the planning, design, acquisition, construction and installation of the foregoing improvements and real estate.

The Public Improvements further include the construction of or improvements to any other public streets, utilities and public facilities in and around the Property and directly benefiting the Property.

CITY OF STRONGSVILLE, OHIO
ORDINANCE NO. 2026-105
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 2027

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:

General Fund - 101

Fund #	Fund Activity	Personal Service	Other	Transfers & Advances	Total
101	**Total General Fund**	**$ 20,276,490.00**	**$ 12,322,570.00**	**$ 20,050,000.00**	**$ 52,649,060.00**

Special Revenue Funds - 200

Fund #	Fund Activity	Personal Service	Other	Transfers & Advances	Total
203	Police Pension	$ 1,500,000.00	$ -	$ -	$ 1,500,000.00
204	Street Construction & Maintenance	6,175,700.00	7,233,100.00	-	13,408,800.00
205	State Highway Maintenance	-	600,000.00	-	600,000.00
206	Motor Vehicle License Tax	-	400,000.00	-	400,000.00
207	Emergency Vehicle Fund	-	1,337,500.00	-	1,337,500.00
208	Fire Levy	12,150,450.00	1,380,350.00	-	13,530,800.00
209	Fire Pension	2,130,000.00	-	-	2,130,000.00
210	Southwest Emergency Dispatch Fund	-	-		-
211	Clerk of Court	-	10,000.00	-	10,000.00
212	Drainage Levy	-	625,500.00	-	625,500.00
213	Local Fiscal Recovery	-	-	-	-
214	Multi-Purpose Complex	4,148,515.00	2,471,679.00	-	6,620,194.00
215	Southwest General Hospital	-	380,000.00	-	380,000.00
216	Law Enforcement Federal Seizures	-	100,000.00	-	100,000.00
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	-	133,700.00	-	133,700.00
222	Community Diversion	-	-	-	-
223	Bond Escrow	-	693,500.00	-	693,500.00
224	Earned Benefits	490,900.00	-	-	490,900.00
225	One Ohio Settlement Fund	-	80,000.00	-	80,000.00
200	**Total Special Revenue Funds**	**$ 26,595,565.00**	**$ 15,462,329.00**	**$ -**	**$ 42,057,894.00**

Debt Service Funds - 300

Fund #	Fund Activity	Personal Service	Other	Transfers & Advances	Total
331	General Bond Retirement	$ -	$ 3,621,450.00	$ -	$ 3,621,450.00
333	Pearl Road TIF # 1	-	804,250.00	-	804,250.00
334	Royalton Road TIF	-	153,100.00	-	153,100.00
335	Pearl Road TIF # 2	-	91,300.00	-	91,300.00
336	Pearl Road TIF # 3	-	45,550.00	-	45,550.00
337	Westwood Commons TIF	-	60,000.00	-	60,000.00
338	Giant Eagle TIF	-	116,500.00	-	116,500.00
339	GETGO TIF	-	17,800.00	-	17,800.00
340	Clover Senior TIF	-	122,000.00	-	122,000.00
341	Pearl Road TIF # 4	-	242,900.00	-	242,900.00
342	Cane's/Chase TIF	-	20,300.00	-	20,300.00
343	Brighton Best TIF		3,450.00	-	3,450.00
344	Pearl North TIF	-	101,600.00	-	101,600.00
346	Camden Woods TIF	-	150,000.00	-	150,000.00
300	**Total Debt Service Funds**	**$ -**	**$ 5,550,200.00**	**$ -**	**$ 5,550,200.00**

Capital Improvement Capital Project Funds - 400

Fund #	Fund Activity	Personal Service	Other	Transfers & Advances	Total
441	Recreation Capital Improvement	$ -	$ 750,000.00	$ -	$ 750,000.00
442	General Capital Improvement	-	6,580,000.00	-	6,580,000.00
447	TIF Capital Improvements	-	570,290.00	-	570,290.00
448	Town Center Improvement Fund	-	-	50,000.00	50,000.00
400	**Total Capital Project Funds**	**$ -**	**$ 7,900,290.00**	**$ 50,000.00**	**$ 7,950,290.00**

Enterprise Funds - 500

Fund #	Fund Activity	Personal Service	Other	Transfers & Advances	Total
551	**Sanitary Sewer**	**$ 2,018,000.00**	**$ 15,233,900.00**	**$ -**	**$ 17,251,900.00**

Internal Service Fund - 600

Fund #	Fund Activity	Personal Service	Other	Transfers & Advances	Total
661	Health Insurance Reserve	$ -	$ 8,187,500.00	$ -	$ 8,187,500.00
664	Worker's Compensation Reserve	-	331,000.00	-	331,000.00
600	**Total Internal Service Funds**	**$ -**	**$ 8,518,500.00**	**$ -**	**$ 8,518,500.00**
	Grand Total All Funds	**$ 48,890,055.00**	**$ 64,987,789.00**	**$ 20,100,000.00**	**$ 133,977,844.00**

Itemized list of Transfers and Advances by Fund

Description	Amount
General Fund to Police Pension Fund	1,000,000.00
General Fund to Street Construction Fund	4,400,000.00
General Fund to Fire Levy Fund	6,000,000.00
General Fund to Fire Pension Fund	1,500,000.00
General Fund to Multi-Complex Fund	3,800,000.00
General Fund to Tree Fund	50,000.00
General Fund to Earned Benefits Fund	400,000.00
General Fund to Bond Retirement Fund	400,000.00
General Fund to General Capital Improvement Fund	2,500,000.00
Total Transfers	$ 20,050,000.00
Total Transfers, Advances and Advance Repayments	$ 20,050,000.00

Section 2: That all expenditures within the fiscal year ending December 31, 2027 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

	Yea	Nay
Carbone		
Clark		
Zacharyasz		
Kaminski		
Kosek		
Roff		
Short		

ORD. No. 2026-105 Amended: _____
1st Rdg. _____ Ref: _____
2nd Rdg. _____ Ref: _____
3rd Rdg. _____ Ref: _____

Pub Hrg. _____ Ref: _____
Adopted: _____ Defeated: _____

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

Dept #	Department	Personal Services	Other	Transfers & Advances	Total
011410	Council	$ 436,660.00	$ 65,600.00	$ -	$ 502,260.00
011411	Mayors Office	358,250.00	17,200.00	-	375,450.00
015412	Police Department	13,290,910.00	2,427,000.00	-	15,717,910.00
011413	Human Resources	380,550.00	45,100.00	-	425,650.00
011414	Finance Department	541,770.00	16,000.00	-	557,770.00
011415	Legal Department	586,345.00	52,600.00	-	638,945.00
011416	Communication & Technology	1,058,100.00	853,750.00	-	1,911,850.00
011417	Building Department	1,015,675.00	219,700.00	-	1,235,375.00
011418	Mayors Court	181,300.00	254,500.00	-	435,800.00
011420	Rubbish Department	-	3,580,500.00	-	3,580,500.00
011421	Cemetery Department	165,470.00	496,470.00	-	661,940.00
011422	Architectural Board of Review	-	4,100.00	-	4,100.00
011423	Planning Commission	109,190.00	64,800.00	-	173,990.00
011424	Civil Service	-	70,200.00	-	70,200.00
011425	Board of Appeals	-	22,850.00	-	22,850.00
011428	Parks Department	133,930.00	332,000.00	-	465,930.00
011429	Public Safety	332,450.00	-	-	332,450.00
011430	General Miscellaneous	-	2,076,650.00	-	2,076,650.00
015434	Traffic Grant	31,500.00	-	-	31,500.00
011435	Economic Development	260,840.00	91,650.00	-	352,490.00
015415	OPIOID Grant	63,200.00	26,000.00	-	89,200.00
015414	Corrections Officers	1,330,350.00	155,900.00	-	1,486,250.00
015413	Regional Dispatch Center	-	1,450,000.00	-	1,450,000.00
011468	Non Government Transfers	-	-	20,050,000.00	20,050,000.00
	Total General Fund	**$ 20,276,490.00**	**$ 12,322,570.00**	**$ 20,050,000.00**	**$ 52,649,060.00**
031000	Police Pension	1,500,000.00	-	-	1,500,000.00
046419	Street Repairs	4,944,100.00	4,617,800.00	-	9,561,900.00
046426	Traffic Signal Maintenance	306,050.00	319,300.00	-	625,350.00
046427	Snow Removal	-	1,168,000.00	-	1,168,000.00
046433	Municipal Garage	925,550.00	1,128,000.00	-	2,053,550.00
056000	State Highway Maintenance	-	600,000.00	-	600,000.00
066000	Motor Vehicle License Tax	-	400,000.00	-	400,000.00
075000	Emergency Vehicle Fund	-	1,337,500.00	-	1,337,500.00
085000	Fire Levy	12,150,450.00	1,007,050.00	-	13,157,500.00
085001	Fire Station Ward 1	-	72,200.00	-	72,200.00
085002	Fire Station Ward 2	-	76,500.00	-	76,500.00
085003	Fire Station Ward 3	-	70,100.00	-	70,100.00
085004	Fire Station Ward 4	-	154,500.00	-	154,500.00
085005	Fire Station 5	-	84,500.00	-	84,500.00
095000	Fire Pension	2,130,000.00	-	-	2,130,000.00
111000	Clerk of Court	-	10,000.00	-	10,000.00
121000	Drainage Levy	-	625,500.00	-	625,500.00
143304	Sports Programs	347,545.00	334,949.00	-	682,494.00
143305	Recreation Administration	671,270.00	734,842.00	-	1,406,112.00
143306	Fitness	439,365.00	150,700.00	-	590,065.00
143309	Town center Park	296,875.00	134,500.00	-	431,375.00
143310	Aquatics	844,375.00	117,576.00	-	961,951.00
143311	Recreation Programs	148,850.00	101,500.00	-	250,350.00
143430	Special Events	-	90,000.00	-	90,000.00
143431	Old Town Hall	-	28,071.00	-	28,071.00
143439	Senior Services	629,435.00	507,608.00	-	1,137,043.00
143451	Recreation Maintenance	770,800.00	243,333.00	-	1,014,133.00
143500	Program Refunds	-	28,600.00	-	28,600.00
152000	Southwest General Hospital	-	380,000.00	-	380,000.00
165000	Law Enforcement Federal Seizures	-	100,000.00	-	100,000.00
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	-	133,700.00	-	133,700.00
223100	Bond Escrow	-	693,500.00	-	693,500.00
224000	Earned Benefits	490,900.00	-	-	490,900.00
250000	One Ohio Settlement Fund	-	80,000.00	-	80,000.00
	Total Special Revenue Funds	**$ 26,595,565.00**	**$ 15,546,829.00**	**$ -**	**$ 42,142,394.00**

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

Dept #	Department	Personal Service	Other	Transfers & Advances	Total
311000	General Bond Retirement	-	3,621,450.00	-	3,621,450.00
333000	Pearl Road TIF # 1	-	804,250.00	-	804,250.00
334000	Royalton Road TIF	-	153,100.00	-	153,100.00
335000	Pearl Road TIF # 2	-	91,300.00	-	91,300.00
336000	Pearl Road TIF # 3	-	45,550.00	-	45,550.00
337000	Westwood Commons TIF	-	60,000.00	-	60,000.00
338000	Giant Eagle TIF	-	116,500.00	-	116,500.00
339000	GETGO TIF	-	17,800.00	-	17,800.00
340000	Clover Senior TIF	-	122,000.00	-	122,000.00
341000	Pearl Road TIF # 4	-	242,900.00	-	242,900.00
342000	Cane's/Chase TIF	-	20,300.00	-	20,300.00
343000	Brighton Best TIF	-	3,450.00	-	3,450.00
344000	Pearl North TIF	-	101,600.00	-	101,600.00
346000	Camden Woods TIF	-	150,000.00	-	150,000.00
	Total Debt Service	**$ -**	**$ 5,550,200.00**	**$ -**	**$ 5,550,200.00**
413000	Recreation Capital Improvement	-	750,000.00	-	750,000.00
421000	General Capital Improvement	-	6,580,000.00	-	6,580,000.00
447100	Pearl & Whitney TIF	-	35,500.00	-	35,500.00
447102	Prospect & Albion TIF	-	21,300.00	-	21,300.00
447103	Goodyear & 5/3 TIF	-	96,200.00	-	96,200.00
447104	42/82 TIF	-	128,400.00	-	128,400.00
447105	Dunkin Donuts TIF	-	12,200.00	-	12,200.00
447106	Pearl & Lunn TIF	-	20,250.00	-	20,250.00
447107	Brighton Best TIF	-	-	-	-
447108	Brew Kettle TIF	-	35,450.00	-	35,450.00
447109	Progressive Quality TIF	-	101,600.00	-	101,600.00
447110	Infinium TIF	-	4,600.00	-	4,600.00
447111	Sprague Road TIF	-	30,360.00	-	30,360.00
447112	Freddy's TIF	-	5,080.00	-	5,080.00
447113	Arby's TIF	-	25,500.00	-	25,500.00
447114	Strickland TIF	-	3,050.00	-	3,050.00
447115	Vitilia TIF	-	50,800.00	-	50,800.00
447116	CCL TIF	-	4,100.00		4,100.00
447117	Autozone TIF	-	7,100.00	-	7,100.00
447118	Schaeffler TIF	-	2,050.00	-	2,050.00
447119	Chieffalo TIF	-	3,050.00	-	3,050.00
447120	Herzog TIF	-	8,150.00	-	8,150.00
447121	Sheetz 8 TIF	-	400.00	-	400.00
447122	Pearl Road TIF #5	-	10,200.00	-	10,200.00
448108	Town Center Improvement Fund	-	-	50,000.00	50,000.00
	Total Capital Projects	**$ -**	**$ 7,935,340.00**	**$ 50,000.00**	**$ 7,985,340.00**
512501	Engineering and Administration	764,300.00	1,171,600.00	-	1,935,900.00
512502	Plant Expenditures	-	12,420,000.00	-	12,420,000.00
512503	Line Expenditures	1,253,700.00	513,500.00	-	1,767,200.00
512504	Sewer Capital Improvements	-	950,000.00	-	950,000.00
512505	Sewer Debt Payments	-	178,800.00	-	178,800.00
	Total Sanitary Sewer	**$ 2,018,000.00**	**$ 15,233,900.00**	**$ -**	**$ 17,251,900.00**
661000	Health Insurance Reserve	-	8,187,500.00	-	8,187,500.00
664000	Workers Compensation Reserve	-	331,000.00	-	331,000.00
	Total Internal Service	**$ -**	**$ 8,518,500.00**	**$ -**	**$ 8,518,500.00**
	GRAND TOTAL	**$ 48,890,055.00**	**$ 65,107,339.00**	**$ 20,100,000.00**	**$ 134,097,394.00**