

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

November 12, 2026

MEETING NOTICE

City Council has scheduled the following meetings for **Monday, *November 16, 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. **Finance Committee** will meet to discuss Ordinance Nos. 2026-103, 2026-104 and Resolution Nos. 2026-106 and 2026-107.

Planning, Zoning & Engineering Committee will meet to discuss Ordinance No. 2026-108 and Resolution No. 2026-109.

Public Safety & Health Committee will meet to discuss Ordinance No. 2026-110.

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 16, 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 – November 2, 2026*
6. APPOINTMENTS, CONFIRMATIONS AWARDS AND RECOGNITION:
7. REPORTS OF COUNCIL COMMITTEE:
   - COMMUNICATIONS AND TECHNOLOGY – Roff
   - ECONOMIC DEVELOPMENT – Clark
   - PLANNING, ZONING AND ENGINEERING – Zacharyasz
   - PUBLIC SAFETY AND HEALTH – Kaminski
   - PUBLIC SERVICE AND CONSERVATION – Kosek
   - RECREATION AND COMMUNITY SERVICES – Kosek
   - BUILDING & UTILITIES – Carbone
   - SCHOOL BOARD – Carbone
   - SOUTHWEST GENERAL HEALTH SYSTEM – Short
   - FINANCE – Short
   - COMMITTEE-OF-THE-WHOLE – Short
8. REPORTS AND COMMUNICATIONS FROM THE MAYOR, DIRECTORS OF DEPARTMENTS AND OTHER OFFICERS:
   - MAYOR PERCIAK:
   - FINANCE DEPARTMENT:
   - LAW DEPARTMENT:
9. AUDIENCE PARTICIPATION:
10. ORDINANCES AND RESOLUTIONS:

- Ordinance No. 2026-103 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. *First reading 11-02-26.*

- 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. *First reading 11-02-26.*

- Resolution No. 2026-106 by Mayor Perciak and All Members of Council. A RESOLUTION REQUESTING THE FISCAL OFFICER OF CUYAHOGA COUNTY TO ADVANCE CERTAIN FUNDS, BOTH GENERAL OPERATING AND SPECIAL ASSESSMENTS, TO THE CITY OF STRONGSVILLE, OHIO, AND DECLARING AN EMERGENCY.

- Resolution No. 2026-107 by Mayor Perciak and All Members of Council. A RESOLUTION REPEALING RESOLUTION NO. 2026-091 IN ORDER TO UPDATE THE TAX RATES OUTSIDE OF THE TEN MILL LIMIT FOR THE CITY'S SUMMARY OF AMOUNTS REQUIRED FROM GENERAL PROPERTY TAX PREVIOUSLY APPROVED BY THE BUDGET COMMISSION AND COUNTY FISCAL OFFICER'S ESTIMATED TAX RATES, AND FURTHER ACCEPTING THE UPDATED AMOUNTS AND RATES AS DETERMINED BY THE BUDGET COMMISSION AND AUTHORIZING THE NECESSARY TAX LEVIES AND CERTIFYING THEM TO THE COUNTY FISCAL OFFICER, AND DECLARING AN EMERGENCY.

- Ordinance No. 2026-108 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 VACANT LAND ON PEARL ROAD NEAR ROCKGLEN DRIVE (PPN 394-31-007) IN THE CITY OF STRONGSVILLE FROM PF (PUBLIC FACILITIES) CLASSIFICATION TO RT-C (TOWNHOUSE-CLUSTER) CLASSIFICATION, AND ADDITIONAL VACANT LAND ALSO LOCATED ON PEARL ROAD NEAR ROCKGLEN DRIVE (PPN 394-32-001) FROM PF (PUBLIC FACILITIES) CLASSIFICATION TO RT-C (TOWNHOUSE-CLUSTER) CLASSIFICATION, AND DECLARING AN EMERGENCY.

- Resolution No. 2026-109 by Mayor Perciak and All Members of Council. A RESOLUTION AUTHORIZING THE MAYOR TO ADVERTISE FOR BIDS FOR THE ALBION ROAD AND PROSPECT ROAD INTERSECTION IMPROVEMENTS PROJECT IN THE CITY OF STRONGSVILLE, AND DECLARING AN EMERGENCY.

- Ordinance No. 2026-110 by Mayor Perciak and All Members of Council. AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A MEMORANDUM OF UNDERSTANDING BY AND BETWEEN THE CITY OF STRONGSVILLE AND THE FRATERNAL ORDER OF POLICE, PARMA LODGE #15 (CORRECTIONS OFFICERS), IN CONNECTION WITH A SICK LEAVE DONATION PROGRAM, AND DECLARING AN EMERGENCY.

11. COMMUNICATIONS, PETITIONS AND CLAIMS:

- *Application for Permit:* ***NEW – D-1*** *To: Szechaun Gourmet Inc.; 18086 Royalton Rd., Strongsville, Ohio 44136 (Responses must be postmarked no later than 12/05/2026).*

12. MISCELLANEOUS BUSINESS:

13. ADJOURNMENT:

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:_____

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

Approved:_____
Mayor

Date Approved:_____

Attest:_____
Clerk of Council

Ord. No. 2026-103 Amended:_____
1st Rdg. 11-02-26 Ref: Finance
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. 11-02-26 Ref: Finance
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

RESOLUTION NO. 2026 – 106

By: Mayor Perciak and All Members of Council

A RESOLUTION REQUESTING THE FISCAL OFFICER OF CUYAHOGA COUNTY TO ADVANCE CERTAIN FUNDS, BOTH GENERAL OPERATING AND SPECIAL ASSESSMENTS, TO THE CITY OF STRONGSVILLE, OHIO, AND DECLARING AN EMERGENCY.

WHEREAS, from time to time during the fiscal year 2027 before and subsequent to tax settlement dates, the City of Strongsville will require certain funds for the continuity of necessary services, where such funds are drawn from both general operating and special assessment funds; and

WHEREAS, this Council respectfully requests the Fiscal Officer of this County to advance both general operating and various special assessment funds when requested by the Director of Finance of this City and deduct such advances from funds due to the City, but not then distributed.

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

Section 1. That the Fiscal Officer of this County is respectfully requested to advance funds to the City of Strongsville from the proceeds of the 2026 tax year/2027 collection year including, without limitation, revenues from both the general operating and special assessment funds, upon request of the Director of Finance of this City, and that the amount of such advance or advances be charged to the City of Strongsville and deducted from funds due this City but not distributed.

Section 2. That the Clerk of the Council be and is hereby directed to send a certified copy of this Resolution to the Fiscal Officer of Cuyahoga County.

Section 3. That it is found and determined that all formal actions of this Council concerning and relating to the adoption of this Resolution were adopted in an open meeting of this Council; and that all deliberations of 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 4. That this Resolution 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 obtain in advance general operating and special assessment funds for the orderly payment of certain obligations of the City. Therefore, provided this Resolution receives the affirmative vote of two-thirds of all members elected to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor; otherwise from and after the earliest period allowed by law.

_____
President of Council

Date Passed:_____

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

Approved:_____
Mayor

Date Approved:_____

Attest:_____
Clerk of Council

RES
Ord. No. 2026-106 Amended:_____
1st Rdg._____ Ref:_____
2nd Rdg._____ Ref:_____
3rd Rdg._____ Ref:_____

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

CITY OF STRONGSVILLE, OHIO

RESOLUTION NO. 2026 – 107

By: Mayor Perciak and All Members of Council

A RESOLUTION REPEALING RESOLUTION NO. 2026-091 IN ORDER TO UPDATE THE TAX RATES OUTSIDE OF THE TEN MILL LIMIT FOR THE CITY'S SUMMARY OF AMOUNTS REQUIRED FROM GENERAL PROPERTY TAX PREVIOUSLY APPROVED BY THE BUDGET COMMISSION AND COUNTY FISCAL OFFICER'S ESTIMATED TAX RATES, AND FURTHER ACCEPTING THE UPDATED AMOUNTS AND RATES AS DETERMINED BY THE BUDGET COMMISSION AND AUTHORIZING THE NECESSARY TAX LEVIES AND CERTIFYING THEM TO THE COUNTY FISCAL OFFICER, AND DECLARING AN EMERGENCY.

WHEREAS, on September 8 2026, this Council adopted Resolution No. 2026-091 in order to accept the amounts and rates as determined by the Budget Commission and authorizing the necessary tax levies and certifying them to the County Fiscal Officer; and

WHEREAS, thereafter, at the General Election held on November 3, 2026, the voters of the City of Strongsville were presented with Issue No. 103, being an additional tax for the purpose of providing for and maintaining a new fire station; and

WHEREAS, at such General Election, Issue No. 103 was approved by the voters, and therefore, it is now necessary to amend and update certain tax rates reflected on Schedule A of City of Strongsville Resolution No. 2026-091; and

WHEREAS, the City wishes to repeal Resolution No. 2026-091 in order to update certain tax rates; and

WHEREAS, further, pursuant to Sections 5705.34 and 5705.35 of the Ohio Revised Code, the Cuyahoga County Budget Commission has informed the City of Strongsville of the updated amounts and rates of the necessary tax levies for tax year 2026, to be collected in year 2027; and

WHEREAS, this Council, in accordance with the provisions of law, has previously adopted a Tax Budget for the next succeeding fiscal year commencing January 1, 2027; and

WHEREAS, the Budget Commission of Cuyahoga County, Ohio has certified its action thereon to this Council together with an estimate by the County Fiscal Officer of the rate of each tax necessary to be levied by this Council, and what part thereof is without, and what part within the ten mill tax limitation.

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

Section 1. That for the foregoing reasons, Resolution No. 2026-091 previously accepting the amounts and rates as determined by the Budget Commission and authorizing the necessary tax levies and certifying them to the County Fiscal Officer is hereby repealed in its entirety.

Section 2. That the amounts and new rates, as determined by the Budget Commission in its certification, be and the same are hereby accepted.

Section 3. That there be and is hereby levied on the tax duplicate of the City of Strongsville, the rate of each tax necessary to be levied within and without the ten mill limitation as follows:

SCHEDULE A
SUMMARY OF AMOUNTS REQUIRED FROM GENERAL PROPERTY TAX APPROVED BY BUDGET COMMISSION AND COUNTY FISCAL OFFICER'S ESTIMATED TAX RATES

Fund	Amount to be Derived from Levies Outside 10 M. Limitation	Amount Approved by Budget Commission Inside 10 M. Limitation	County Fiscal Officer Estimate of Tax Rate to be Levied	
			Inside 10 M. Limit	Outside 10 M. Limit
	Column II	Column IV	V	VI
General Fund			0.80	0.00
General Bond Retirement Fund			1.50	
Police Pension Fund			0.30	
Fire Pension Fund			0.30	
Fire Fund				~~3.50~~
Sewer Fund				0.40
Southwest General H. C.				1.00
Total			**2.90**	~~4.90~~

SCHEDULE B
LEVIES OUTSIDE 10 MILL LIMITATION, EXCLUSIVE OF DEBT LEVIES

Fund	Maximum Rate Authorized to Be Levied	Co. Fiscal Officer's Est. of Yield of Levy (Carry to Schedule A. Column II)
General Fund: Current Expense Levy authorized by voters on , 20 for not to exceed years. **Total General Fund outside 10m. Limitation.** Park Fund: Levy authorized by voters on , 20 for not to exceed years. Recreation Fund: Levy authorized by voters on , 20 for not to exceed years.		

Section 4. That the Clerk of Council be and is hereby authorized and directed to promptly certify and transmit a copy of this Resolution to the Cuyahoga County Fiscal Officer.

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 action 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 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 in order to comply with all state, county and local requirements concerning tax amounts and rates. Therefore, provided this Resolution receives the affirmative vote of two-thirds of all members elected to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor; otherwise from and after the earliest period allowed by law.

_____
President of Council

Date Passed:_____

Approved:_____
Mayor

Date Approved:_____

Attest:_____
Clerk of Council

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

RES
~~Ord~~. No. 2026-107 Amended:_____
1st Rdg._____Ref:_____
2nd Rdg._____Ref:_____
3rd Rdg._____Ref:_____

Public Hrg._____Ref:_____
Adopted:_____Defeated:_____

CERTIFICATE OF COPY
ORIGINAL ON FILE

State of Ohio)
) ss.
Cuyahoga County)

I, Aimee Pientka, Clerk of the Council of the City of Strongsville, within and for said County, and in whose custody of the files and records of said Council are required by the Laws of the State of Ohio to be kept, do hereby certify that the foregoing is taken and copied from the original Resolution No. 2026-107 now on file, that the foregoing has been compared by me with said original document, and that the same is a true and correct copy thereof.

WITNESS my signature, this _____ day of November, 2026.

_____
Aimee Pientka, Clerk of Council

Resolution No. 2026 – 107

COUNCIL OF THE CITY OF STRONGSVILLE
Cuyahoga County, Ohio

RESOLUTION ACCEPTING THE AMOUNTS AND RATES AS DETERMINED BY THE BUDGET COMMISSION AND AUTHORIZING THE NECESSARY TAX LEVIES AND CERTIFYING THEM TO THE COUNTY FISCAL OFFICER

(City Council)

Adopted November ____, 2026

_____
Aimee Pientka, Clerk of Council

Filed _____, 2026

_____
County Fiscal Officer

By _____
Deputy

CITY OF STRONGSVILLE, OHIO

ORDINANCE NO. 2026 – 108

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 VACANT LAND ON PEARL ROAD NEAR ROCKGLEN DRIVE (PPN 394-31-007) IN THE CITY OF STRONGSVILLE FROM PF (PUBLIC FACILITIES) CLASSIFICATION TO RT-C (TOWNHOUSE-CLUSTER) CLASSIFICATION, AND ADDITIONAL VACANT LAND ALSO LOCATED ON PEARL ROAD NEAR ROCKGLEN DRIVE (PPN 394-32-001) FROM PF (PUBLIC FACILITIES) CLASSIFICATION TO RT-C (TOWNHOUSE-CLUSTER) CLASSIFICATION, 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 vacant properties located on Pearl Road near Rockglen Drive (PPN 394-31-007 and PPN 394-32-001), in the City of Strongsville, from PF (Public Facilities) classification to RT-C (Townhouse-Cluster) classification, which properties are more fully described in Exhibits A and B, and depicted in Exhibit C, 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 zoning change in 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 for the further reason that it is immediately necessary to rezone such property in order to provide for the orderly development of lots and lands within the City, to enhance economic development within the City, 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.

First Reading:_____ Referred to Planning Commission

Second Reading:_____ _____

Third Reading:_____

Public Hearing:_____

_____
President of Council

Date Passed:_____

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

Approved:_____

Approved:_____
Mayor

Date Approved:_____

Attest:_____
Clerk of Council

Ord. No. 2026-108 Amended:_____
1st Rdg._____ Ref:_____
2nd Rdg._____ Ref:_____
3rd Rdg._____ Ref:_____

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

RIVERSTONE
LAND SURVEYING • ENGINEERING • DESIGN

LEGAL DESCRIPTION
OF
PARCEL "CC"

Situated in the City of Strongsville, County of Cuyahoga and State of Ohio and known as Parcel "CC" in the Map of Survey & Lot Consolidation for Catanzarite South Pearl LLC of part of Original Strongsville Township Lot No. 60, as shown by the recorded plat in Volume 378 of Maps, Page 36 of Cuyahoga County Records, said premises containing 7.2045 acres (313,830 square feet) of land being the same more or less, but subject to all legal highways, restrictions, reservations and easements.

P.P.N. 394-31-007

EXHIBIT A

3800 Lakeside Avenue Suite 100
Cleveland, Ohio 44114
Phone 216•491•2000 • Fax 216•491•9640
Internet • www.riverstonesurvey.com

RIVERSTONE
LAND SURVEYING • ENGINEERING • DESIGN

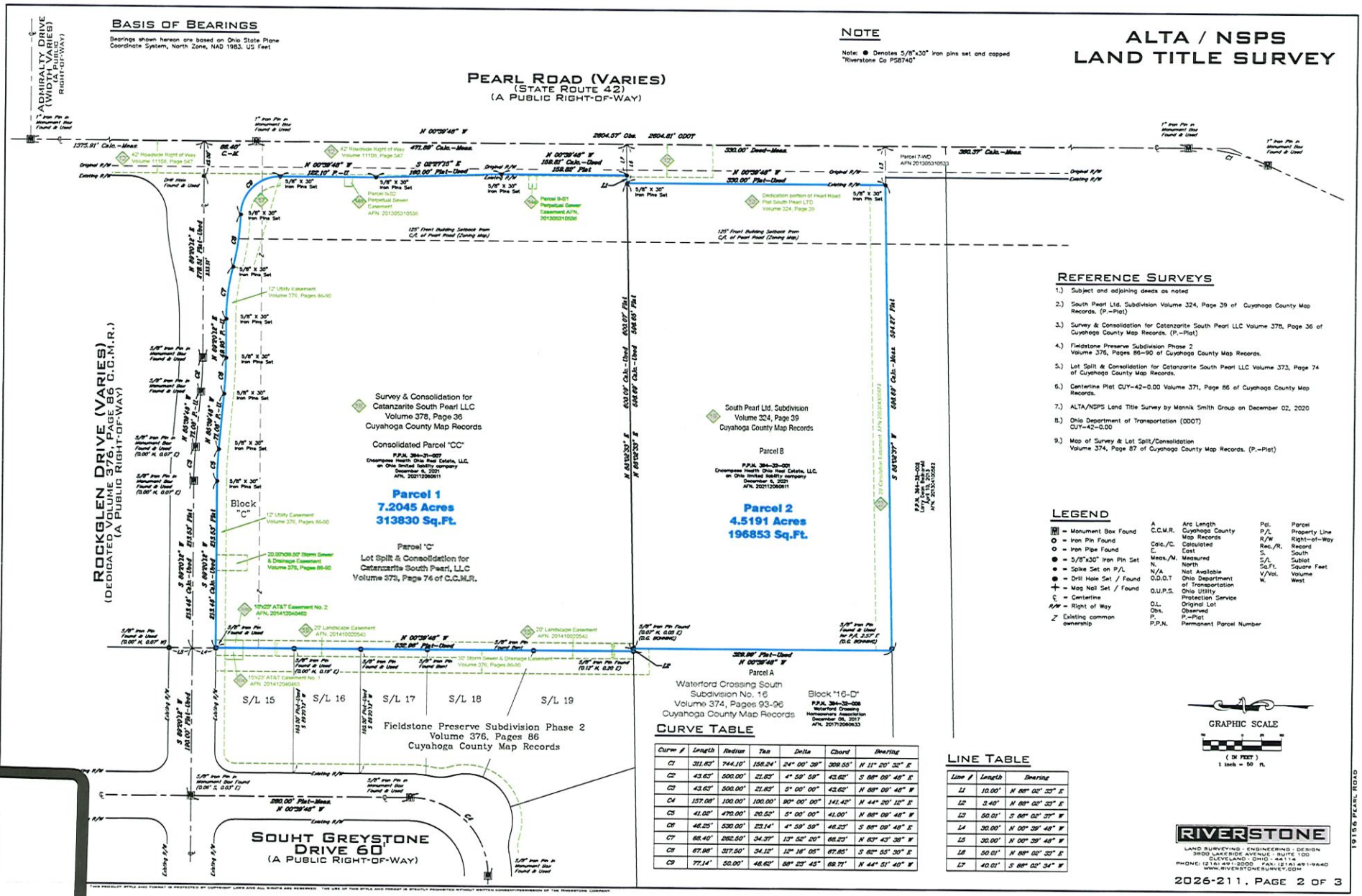
LEGAL DESCRIPTION
OF
PARCEL "B"

Situated in the City of Strongsville, County of Cuyahoga and State of Ohio and known as Parcel "B" in South Pearl Ltd. Subdivision of part of Original Strongsville Township Lot Nos. 60 and 61, as shown by the recorded plat in Volume 324 of Maps, Page 39 of Cuyahoga County Records, said premises containing 4.5191 acres (196,853 square feet) of land being the same more or less, but subject to all legal highways, restrictions, reservations and easements.

P.P.N. 394-32-001

EXHIBIT B

3800 Lakeside Avenue Suite 100
Cleveland, Ohio 44114
Phone 216•491•2000 • Fax 216•491•9640
Internet • www.riverstonesurvey.com


ALTA / NSPS
LAND TITLE SURVEY
BASIS OF BEARINGS
Bearings shown hereon are based on Ohio State Plane Coordinate System, North Zone, NAD 1983, US Feet
NOTE
Note: ● Denotes 5/8"x30" iron pins set and capped "Riverstone Co PS8740"
PEARL ROAD (VARIES)
(STATE ROUTE 42)
(A PUBLIC RIGHT-OF-WAY)
ADMIRALTY DRIVE
(WIDTH VARIES)
(A PUBLIC RIGHT-OF-WAY)
ROCKGLEN DRIVE (VARIES)
(DEDICATED VOLUME 376, PAGE 86 C.C.M.R.)
(A PUBLIC RIGHT-OF-WAY)
Survey & Consolidation for
Catanzarite South Pearl LLC
Volume 378, Page 36
Cuyahoga County Map Records
Consolidated Parcel "CC"
P.P.N. 394-21-007
Encompass Health Ohio Real Estate, LLC,
an Ohio limited liability company
December 6, 2021
A/N. 202112060611
Parcel 1
7.2045 Acres
313830 Sq.Ft.
Parcel "C"
Lot Split & Consolidation for
Catanzarite South Pearl, LLC
Volume 373, Page 74 of C.C.M.R.
South Pearl Ltd. Subdivision
Volume 324, Page 39
Cuyahoga County Map Records
Parcel B
P.P.N. 394-33-001
Encompass Health Ohio Real Estate, LLC,
an Ohio limited liability company
December 6, 2021
A/N. 202112060611
Parcel 2
4.5191 Acres
196853 Sq.Ft.
Block "C"
Parcel A
Waterford Crossing South
Subdivision No. 16
Volume 374, Pages 93-96
Cuyahoga County Map Records
Block "16-D"
P.P.N. 394-33-008
Waterford Crossing
Homeowners Association
December 08, 2017
A/N. 201712060833
S/L 15
S/L 16
S/L 17
S/L 18
S/L 19
Fieldstone Preserve Subdivision Phase 2
Volume 376, Pages 86
Cuyahoga County Map Records
SOUHT GREYSTONE
DRIVE 60'
(A PUBLIC RIGHT-OF-WAY)
REFERENCE SURVEYS
1.) Subject and adjoining deeds as noted
2.) South Pearl Ltd. Subdivision Volume 324, Page 39 of Cuyahoga County Map Records. (P.-Plat)
3.) Survey & Consolidation for Catanzarite South Pearl LLC Volume 378, Page 36 of Cuyahoga County Map Records. (P.-Plat)
4.) Fieldstone Preserve Subdivision Phase 2 Volume 376, Pages 86-90 of Cuyahoga County Map Records.
5.) Lot Split & Consolidation for Catanzarite South Pearl LLC Volume 373, Page 74 of Cuyahoga County Map Records.
6.) Centerline Plat CUY-42-0.00 Volume 371, Page 86 of Cuyahoga County Map Records.
7.) ALTA/NSPS Land Title Survey by Mannik Smith Group on December 02, 2020
8.) Ohio Department of Transportation (ODOT) CUY-42-0.00
9.) Map of Survey & Lot Split/Consolidation Volume 374, Page 87 of Cuyahoga County Map Records. (P.-Plat)
LEGEND
M = Monument Box Found
= Iron Pin Found
= Iron Pipe Found
● = 5/8"x30" Iron Pin Set
● = Spike Set on P/L
● = Drill Hole Set / Found
+ = Mag Nail Set / Found
℄ = Centerline
R/W = Right of Way
Existing common ownership
A Arc Length
C.C.M.R. Cuyahoga County Map Records
Calc./C. Calculated
E. East
Meas./M. Measured
N. North
N/A Not Available
O.D.O.T Ohio Department of Transportation
O.U.P.S. Ohio Utility Protection Service
O.L. Original Lot
Obs. Observed
P. P.-Plat
P.P.N. Permanent Parcel Number
Pal. Parcel
P/L Property Line
R/W Right-of-Way
Rec./R. Record
S. South
S/L Sublot
Sq.Ft. Square Feet
V/Vol. Volume
W. West
CURVE TABLE
Curve # | Length | Radius | Tan | Delta | Chord | Bearing
C1 | 311.83' | 744.10' | 158.24' | 24° 00' 39" | 309.55' | N 11° 20' 32" E
C2 | 43.63' | 500.00' | 21.83' | 4° 59' 59" | 43.62' | S 88° 09' 48" E
C3 | 43.63' | 500.00' | 21.83' | 5° 00' 00" | 43.62' | N 88° 09' 48" W
C4 | 157.08' | 100.00' | 100.00' | 90° 00' 00" | 141.42' | N 44° 20' 12" E
C5 | 41.00' | 470.00' | 20.52' | 5° 00' 00" | 41.00' | N 88° 09' 48" W
C6 | 46.25' | 530.00' | 23.14' | 4° 59' 59" | 46.23' | S 88° 09' 48" E
C7 | 68.40' | 262.50' | 34.39' | 13° 52' 20" | 68.23' | N 83° 43' 38" W
C8 | 67.96' | 317.50' | 34.12' | 12° 16' 05" | 67.85' | S 82° 55' 30" E
C9 | 77.14' | 50.00' | 46.62' | 88° 23' 45" | 69.71' | N 44° 51' 40" W
LINE TABLE
Line # | Length | Bearing
L1 | 10.00' | N 88° 00' 33" E
L2 | 3.40' | N 88° 00' 33" E
L3 | 50.01' | S 88° 00' 27" W
L4 | 30.00' | N 00° 39' 48" W
L5 | 30.00' | N 00° 39' 48" W
L6 | 50.01' | N 88° 00' 33" E
L7 | 40.01' | S 88° 00' 34" W
GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.
RIVERSTONE
LAND SURVEYING - ENGINEERING - DESIGN
3900 LAKESIDE AVENUE - SUITE 100
CLEVELAND - OHIO - 44114
PHONE: (216) 491-2000 FAX: (216) 491-9640
WWW.RIVERSTONESURVEY.COM
19156 PEARL ROAD
2026-211, PAGE 2 OF 3
EXHIBIT C

PETITION FOR ZONING CHANGE

Ordinance Number: 2026-108

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 PF (Public Facilities) use to a class RT-C (Residential Townhouse/Cluster) use.

Such change is necessary for the preservation and enjoyment of a substantial property right because: A public facilities use of the parcels is no longer viable, leaving the land vacant and underutilized with no realistic prospect of development under the current PF zoning. Rezoning to RT-C will allow the site to become a productive, well-maintained townhome community that is better suited to the character and scale of the adjacent residential neighborhoods.

Such change will not be materially detrimental to the public welfare nor to the property of other persons located in the vicinity because: The project replaces vacant land with a well-designed, well-maintained residential community, improving the area's appearance and supporting nearby property values. Residential use creates less traffic, noise, and activity than many uses permitted in the PF district and fits better with surrounding/adjacent neighborhoods. Site plans, landscaping, and building design will still be reviewed by the Planning Commission and Architectural Review Board.

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

1. Survey of subject property

2. Certified list of surrounding property owners

THE PROPOSED USE OF THE PROPERTY IS: A residential townhome/cluster community with landscaped common areas.

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

Name: Nick Catanzarite

Address: 469 Literary Road, Cleveland, OH 44113

Telephone Number: 216-952-3178

(AUTHORIZED REPRESENTATIVE)
Signature of Owner(s)

State of Ohio)
County of Cuyahoga)

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

ADAM COMER
Notary Public
State of Ohio
My Comm. Expires
May 4, 2027

Notary Public

My commission expires: 5/4/2027

* Please pay particular attention to the details in item number 4 on page one. The certified list of property owners must be prepared by a title insurance company. Please provide a cover letter from the title insurance company verifying that said list was prepared by them.

PROPERTY DESCRIPTION FORM

Ordinance Number: 2026-108

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: Vacant land southwest of Pearl Road and Rockglen Drive, Strongsville, Ohio

Permanent Parcel No: 394-31-007 and 394-32-001

The property is bounded by the following streets: (indicate direction; i.e., north, south, etc.)
North – Rockglen Drive; East – Pearl Road

Number and type of buildings which now occupy property (if any): None. The parcels are vacant.

Acreage: 11.7 acres total (PPN 394-31-007 and PPN 394-32-001)

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. Encompass Health Ohio Real Estate, LLC	100 %
2.	%
3.	%

(AUTHORIZED REP)
Signature of Owner(s)

State of Ohio)
County of Cuyahoga)

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

Notary Public

ADAM COMER
Notary Public
State of Ohio
My Comm. Expires
May 4, 2027

My commission expires 5/4/2027

* Please pay particular attention to the details in item number 4 on page one. The certified list of property owners must be prepared by a title insurance company. Please provide a cover letter from the title insurance company verifying that said list was prepared by them.

CITY OF STRONGSVILLE
OFFICE OF THE COUNCIL

MEMORANDUM

TO: Lori Daley, Assistant City Engineer

FROM: Aimee Pientka, Clerk of Council

DATE: November 3, 2026

SUBJECT: Rezoning Application
Owner: Encompass Health Ohio Real Estate, LLC
Developer: JROC Development/Adam Comer
PPNs: 394-31-007 and 394-32-001
Address: Vacant land southwest of Pearl Road and Rockglen Drive
From: Public Facilities (PF) to Residential Townhouse-Cluster (RT-C)

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
Kristi Onofre, Administrator to Boards and Commissions

City of Strongsville
Memorandum

To: Neal Jamison, Law Director

CC: Mayor Perciak
Ken Mikula, City Engineer
Aimee Pientka, Clerk of Council
George Smerigan, City Planner
Brent Painter, Economic Development Director
Dan Kolick, Assistant Law Director
Kristi Onofre, Administrator to Boards and Commissions

From: Lori Daley, Assistant City Engineer

Date: November 5, 2026

Re: Rezoning Application
PPN's 394-31-007 & 394-32-001
From PF to RT-C

Neal,

The legal descriptions included in the Clerk of Council's November 3, 2026 memo regarding the above referenced application accurately describe the parcels to be rezoned.

Please feel free to contact me with any questions.

Thank you.

CITY OF STRONGSVILLE, OHIO

RESOLUTION NO. 2026 – 109

By: Mayor Perciak and All Members of Council

A RESOLUTION AUTHORIZING THE MAYOR TO ADVERTISE FOR BIDS FOR THE ALBION ROAD AND PROSPECT ROAD INTERSECTION IMPROVEMENTS PROJECT IN THE CITY OF STRONGSVILLE, AND DECLARING AN EMERGENCY.

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

Section 1. That the Mayor be and is hereby authorized to advertise for bids for the Albion Road and Prospect Road Intersection Improvements Project, for the widening and full reconstruction of the existing two-lane roadway for the addition of dedicated turn lanes, consisting of full depth pavement removal and subgrade undercut; new concrete pavement, underdrains, curbs, sidewalk and curb ramps; new storm sewer system, culvert and drainage structures; replacement of the water main; utility adjustment and pole relocations, minor retaining wall; new traffic signal installation; signing and pavement markings, all in accordance with specifications and bid documents on file in the office of the City Engineer, which are in all respects hereby approved.

Section 2. That the funds for the purposes of this Resolution 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 Resolution were adopted in an open meeting of this Council; and that all deliberations of the Council and any of its committees that resulted in such formal action were in meetings open to the public in compliance with all legal requirements.

Section 4. That this Resolution is hereby declared to be an emergency measure immediately necessary for the preservation of the public peace, health, safety and welfare of the City, and for the further reason that it is immediately necessary to authorize advertising for public bidding in order to continue to proceed with the Project to improve public roadways in the City, ensure safe travel for the residents and the public, and to conserve public funds. Therefore, provided this Resolution receives the affirmative vote of two-thirds of all members elected to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor; otherwise from and after the earliest period allowed by law.

_____
President of Council

Approved:_____
Mayor

Date Passed:_____

Date Approved:_____

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

Attest:_____
Clerk of Council

RES
~~Ord~~. No. 2026-109 Amended:_____
1st Rdg._____ Ref:_____
2nd Rdg._____ Ref:_____
3rd Rdg._____ Ref:_____
_____
_____
_____
Public Hrg._____ Ref:_____
Adopted:_____ Defeated:_____

CITY OF STRONGSVILLE, OHIO

ORDINANCE NO. 2026 – 110

By: Mayor Perciak and All Members of Council

AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A MEMORANDUM OF UNDERSTANDING BY AND BETWEEN THE CITY OF STRONGSVILLE AND THE FRATERNAL ORDER OF POLICE, PARMA LODGE #15 (CORRECTIONS OFFICERS), IN CONNECTION WITH A SICK LEAVE DONATION PROGRAM, AND DECLARING AN EMERGENCY.

WHEREAS, by and through Ordinance No. 2025-006, the Mayor was authorized to enter into a Collective Bargaining Agreement between the Fraternal Order of Police, Parma Lodge #15 (Corrections Officers) and the City of Strongsville through December 31, 2027; and

WHEREAS, at this time, both the City and Union have agreed to enter into a Memorandum of Understanding for a Sick Leave Donation Program, in order to allow employees to voluntarily provide assistance to their co-employees who are in need of sick leave due to a serious illness or injury of the employee or a member of his or her immediate family, as defined by the Family Medical Leave Act.

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 be and is hereby authorized to enter into a Memorandum of Understanding by and between the City of Strongsville and the Fraternal Order of Police, Parma Lodge #15 (Corrections Officers), in order to supplement Article XVIII of the Collective Bargaining Agreement with a Sick Leave Donation Program, all as set forth in the Memorandum of Understanding attached hereto as Exhibit A, and which in all respects is hereby approved.

Section 2. 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 the Council and any of its committees that resulted in such formal action were in meetings open to the public in compliance with all legal requirements.

Section 3. 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 supplement the Collective Bargaining Agreement in order to provide for a Sick Leave Donation Program. 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:_____

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

Attest:_____
Clerk of Council

Ord. No. 2026-110 Amended:_____
1st Rdg._____ Ref:_____
2nd Rdg._____ Ref:_____
3rd Rdg._____ Ref:_____
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Public Hrg._____ Ref:_____
Adopted:_____ Defeated:_____

MEMORANDUM OF UNDERSTANDING

Sick Leave Donation Program

The City of Strongsville (City) and FOP Parma Lodge 15 (Union), representing the Corrections Officers bargaining unit, agree, pursuant to Section 27.03 of their 2025 through 2027 collective bargaining agreement (Agreement), to supplement Article XVIII with the following sick leave donation program:

The intent of the sick leave donation program is to allow employees to voluntarily provide assistance to their co-employees who are in need of sick leave due to a serious illness or injury of the employee or a member of his or her immediate family, as defined by the Family Medical Leave Act.

Employees may donate up to forty (40) hours each year of sick leave to a fellow employee in the Corrections Officers bargaining unit who is otherwise eligible to accrue and use sick leave, and only for leave associated with the serious health condition of the employee or the employee's immediate family member. Completion of a probationary period or one year of service is not required to receive donated sick leave under this program. An employee may not donate paid sick leave if it will result in the employee having less than forty (40) hours of accrued sick leave. An employee shall not receive more than one thousand and forty (1040) hours of donated sick leave over any one (1) year period. An employee is not entitled to receive donated paid sick leave until he/she first exhausts all of his/her accumulated vacation, holiday, comp time, and sick leave time. Donated sick leave hours will not be available for year-end or separation-from employment cash-out. An employee shall not work in any other employment while receiving sick leave time donations. Employees seeking sick leave donations must make a written request and submit such request to their immediate supervisor with a copy of the request provided to the bargaining unit representatives.

This Memorandum shall apply to qualifying absences on or after November 3, 2026.

Except as expressly modified by this Memorandum, all provisions of the Agreement remain in full force and effect.

FOR THE CITY OF STRONGSVILLE

_____

Authorized representative

Date _____

FOR FOP PARMA LODGE 15

Dennis J. Soltes

Authorized representative

Date 11/06/2026

Ex. A