

**BUILDING & BUILDING CODES COMMITTEE MINUTES  
JANUARY 17, 2023**

The Building & Building Codes Committee meeting was held on January 17, 2023, at North Royalton City Hall, 14600 State Road. The meeting was called to order at 6:00 p.m.

**PRESENT: Committee Members:** Chair John Nickell, Vice Chair Dawn Carbone-McDonald, Joanne Krejci; **Council:** Paul Marnecheck, Linda Barath, Mike Vos, Jeremy Dietrich; **Administration:** Mayor Larry Antoskiewicz, Fire Chief Robert Chegan, Police Chief Keith Tarase, Economic Development Director Tom Jordan, Finance Director Jenny Esarey, Law Director Thomas Kelly; **Other:** Joel Spatz, Kenneth Kryet, Jessica Fenos.

**APPROVAL OF MINUTES**

Approval of November 15, 2022 Building and Building Code Committee minutes. Moved by Ms. Krejci, seconded by Ms. Carbone-McDonald. Vote: Yeas: 3 Nays: 0 **Motion carried.**

**UNFINISHED BUSINESS**

**1. Economic Development**

Mr. Jordan reviewed his report. Gray Matter's building is nearing completion. They have a temporary certificate of authenticity, however there is a huge power upgrade that is planned. They are waiting on components to come in; in order to finish the building. He went on to say that people are working in the building and they have reached the investment levels that were required under their agreement with the City.

**2. Memorial Park Update/Splash Pad**

Mr. Jordan reported that late last year, as part of the federal budget, there was the specific appropriation of \$2 M to the City of North Royalton in order to extend York Beta Drive; which is essentially our efforts to expand the Industrial Parkway. Those streets are not on, what is known as, the Federal Eligible Highway System. The funds are going through the HUD Department. We have not received the rules or an official award letter, however we will receive an award letter eventually. They will also provide us a funding agreement, which will tell us what we are allowed to spend it on; infrastructure, road, etc. We will have more details later. At this point, we know that it was in the federal budget that was passed at the end of 2022. This would be the largest, single grant that the City has ever received, except for the money we received for the Route 82 widening.

Mr. Nickell asked about the process of the grant, which was applied for by Mr. Jordan's office. Mr. Jordan explained that the federal government would call it earmarks. They did not have an earmarker appropriation process for many years. They have only had two rounds that were done in 2021 and 2022, which we applied in both rounds. The other parts of the grants were for the continued routing of Route 82; however, we did include this project as well. He reiterated that there were two rounds. As you know, there is a republican majority in the House now, and Mr. Jordan did not know what the status would be, as to whether they will have an appropriation process in the future. He stated that we got the award in 2022. We have been in contact with representative Miller's office and would meet with them by the end of the week, along with the Mayor.

Mr. Dietrich questioned the two rounds in reference. He wanted to know if we did receive some of the money already or not. Mr. Jordan clarified that there were two rounds of applications, in which we applied both times, and received it on the second round. Ms. Esarey commented that we actually did receive \$250,000 toward the design for Plant B. Mayor Antoskiewicz noted that was a different one. He went on to say that was through CARES Act money that the state had gotten, and the state had appropriated \$250,000 toward infrastructure projects. We applied for three different projects for that, whereas they gave us \$250,000 dollars

for the design aspect of that plant. Mr. Dietrich asked when we got it appropriated. The Mayor did not recall when we applied for it; perhaps last August. This was through Representative Gonzalez's office that we received this award. That is an area that we are going to put some nice investment into. Mr. Dietrich questioned if there was a possibility that we could lose this grant. Mr. Jordan indicated that he did not believe so, no. It would be a while before we know the exact perimeters of what we are allowed to use it for. The Mayor pointed out that they keep that process going and we can apply again for additional projects. Mr. Dietrich wanted to clarify that if it is approved, and they indicate what it can be used for, that we are in fact looking to use this in the Industrial Park. Mr. Jordan concurred.

Mr. Marnecheck asked if there is a local match component to this. Mr. Jordan clarified no, not that he was aware of. He commented that for the record, he applied for \$8 M, and we got \$2 M. Also, he applied for \$15M for each section of the Route 82 widening. He felt that we are very lucky to get it, compared to what other cities have received. We will look at a budget after we understand the perimeters and build a budget around that appropriation, which means that we may not do the whole project at one time; or we may do a portion of it now that we received this grant. Mayor Antoskiewicz noted that we do not have all of the details, but wanted to make sure that Council was aware of the award, etc. He stated that Cleveland.com already wrote an article pertaining to it before it was approved; since that article, they have approved it.

Mr. Jordan advised that we continue to work with the private developer to make more land available in the Industrial Park, as well as Abbey Road. The sewer project is under design, which we hope to have out to bid this year. There is a new building proposed on Abbey Road that was before the Planning Commission, which is a new 12,000-foot facility. It did receive preliminary approval. Ms. Krejci questioned the location on Abbey Road. Mr. Jordan described it as north of the Turnpike and south of Albion Road; right in the heart of that industrial area on the east side. Mr. Dietrich asked about the facility. Mr. Jordan indicated that it is a spec building at this point. The owner plans to occupy it himself, however most of the space would be for future tenants.

Fire 45 Grille is coming along, the exterior is not completed although it appears to be. There is a substantial amount of work left to be done in the interior. Ms. Krejci asked about a time frame, which Mr. Jordan indicated there is none at this time. Bank of America is now open. Carrie Cerrino's was sold, in which the new owners plan to operate it as an event center. They plan to possibly rent out the restaurant portion to a second vendor. The former Tonight Tonight property has a purchase agreement on the site and they hope to transfer it by the end of the month. We believe that a restaurant will relocate there, whereas we met with them about the redevelopment plans; a significant investment would have to be made. Mr. Jordan spoke of the vacant property at Wallings and Ridge Road, whereas we are still waiting on a conceptual design. It was transferred some time ago. The Burger King has gone bankrupt and the Cerritos franchise owner owns several of the restaurants. There has been a lot of interest in obtaining the property. We are reaching out to the owners to see if the bankruptcy would not delay the redevelopment of it extensively.

Mr. Jordan shared that on the residential side, 23 new homes were completed and given occupancies in 2022. He spoke of the dedication for the phase in Viewpoint subdivision, which will end up being one of the highest end residential developments in the City. There are 15 new home sites and all of them will easily be over ½ million-dollar homes; some may be over \$1 M. Ms. Krejci inquired if that is still in front of the Planning Commission. Mr. Jordan clarified that it was not; the subdivision was approved. This is the final plat where we accept ownership of the road and the final plat of the subdivided lots. All of it went through Planning Commission already; a number of the lots have already been sold. You will see new homes going up there this summer. Mayor Antoskiewicz added that once that happens, we will have to come to Council to get the dedication. Mr. Jordan commented that they looked at the improvement, made sure it was okay and up to City spec, and from this point the City accepts responsibility for its maintenance. Mr. Wos asked if they will be operating their own HOA. Mr. Jordan explained, yes; there are at least three HOA's at Harley Hills.

Mr. Kelly stated that technically, they are of a permanent existence, however as a practical matter, a couple of them are not functioning. The cluster one functions well, that Mr. Jordan referred to. This new one should

function reasonably well; it is small with only 15 homes. Mr. Jordan noted that there are four minor lots/subdivision at the end of Sherwood Trails, which four homes would be built there. Those subdivisions are allowed to be approved administratively and they are just for other residential subdivisions working their way through the process.

Ms. Barath asked about updates on the property at the end of Angelina Drive. Mr. Jordan had heard that an individual bought it and is basically building their own little subdivision. Mayor Antoskiewicz shared that it had been before Planning Commission, which Mr. Jordan concurred that it was before them twice. The original one allowed it to have 12 or 14 homes; however, the intent is likely 4 or 5.

Mr. Jordan revisited the topic that the Master Plan recommended that we update the TCD section, which much of it is simplifying that section. There are five sub zoning sections; it is moving it down. The Administration has to review it and then it will be referred to Council. We will then probably refer it to the Planning Commission and Council will be asked to vote on it later in the year. He continued that the York Road baseball fields are out and it is under design. We will bring it to Council for approval on going out to bid after we get some estimates and details; that will be the final phase of the park project.

Mr. Jordan reported that the Store Front Program has not changed, relative to how much has been approved and spent. We have an additional \$50,000, thanks to the 2023 Budget. We will probably remarket the program again so that people are aware of it, and show what projects were completed in 2022; to give an idea of how to use the money. He informed everyone that the North Royalton community map is now available on our website. It is a GIS software, which you can click on any parcel in the City, and will provide owner information, as well as zoning, wards, etc. He felt that Mr. Russell did a good job in getting it up and we will maintain that site.

The next phase for Memorial Park is the 10 foot wide All Purpose Trail, Phase 1. We are waiting on the state to send us back the grant agreement. He cannot spend any of their money without having a signed agreement. We did receive the 1 M dollars from Cuyahoga County; however, we are waiting on that grant agreement from the State of Ohio to get the design underway. We hope to have it under construction this year. Regarding the Splash Pad, as soon as spring break is here, the improvements should be completed. There is a goal of having it open formally. Mr. Jordan conveyed that we did receive the trees late in November, and we are getting reimbursed for the tree installation. He stated that the individual left NOACA. He has reached out repeatedly for a new date, as to when the charging station would be installed; he has not heard anything. He noted that Mr. Smerek was the only licensed inspector in the Building Department for a while. The new Electrical Inspector started this week. The second inspector will start early February.

Mr. Jordan discussed the land bank parcels. We do receive parcels through the tax foreclosure process; that is how Stoney Creek came to us. He went on to say that Stoney Creek is under construction, which we received money for. That money paid the back taxes and some of our administrative costs, which has returned to productivity; that is how it is suppose to work. Mr. Nickell wanted to know if someone is building a house on it. Mr. Jordan concurred. Mr. Nickell asked about the former Blockbuster retail space in Timber Ridge. Mr. Jordan explained that Carter Properties own it; the whole plaza. Apparently, they thought it would be easier to rent it out if they renovated the space, which they are doing.

### **3. Senior Center**

Mayor Antoskiewicz indicated that we are still putting this together. Our director implemented a survey and got some input, so that maybe some of those ideas can be incorporated. We are looking at a couple of other items right now. We will not be ready right away to sign the contract. It is still moving forward. He concluded that there would be an update pretty soon; we are working on it.

### **4. Medical Marijuana**

No update.

Mr. Dietrich had expressed his support in seeing whether the revenue discussed previously was actually correct. However, he stated that it was not what we were told. He has zero interest in bringing this to our City for a multitude of reasons. The revenue, which was one of his main sticking points, was very inaccurate; we were told \$250,000. Other members of Council have done some research, and with the law enforcement, he felt it was not favorable. He stated that he is out.

Mr. Nickell noted that he would keep it on the agenda for one more meeting. Ms. Carbone-McDonald expressed that she is also out and not in support of this. She spoke to police officers and felt there were a lot of negatives. Mr. Marnecheck wanted to clarify, he felt that the representative gave us the payroll and thought that she was giving us what the City's portion of local income tax collection was. He believed she made an error and he did not think that it was intentional. He commented that our Police Chief expressed that he was comfortable with it. The Chief also spoke to the City of Wickliffe. Mr. Marnecheck wanted to reiterate that the Chief was comfortable with this. Mr. Dietrich also did not feel it was intentional, however he still thinks it is not worth the headache for the minimal amount of revenue for the City. Ms. Carbone-McDonald expressed that she did not feel that the legacy of North Royalton should be known for that, and we should let the residents decide.

### **NEW BUSINESS**

### **ADJOURNMENT**

Moved by Mr. Nickell, seconded by Ms. Krejci to adjourn the January 17, 2023 meeting. Vote: Yeas: 3. Nays: 0. **Motion carried. Meeting adjourned at 6:30 p.m.**



## **ECONOMIC DEVELOPMENT REPORT**

### **BUILDING & BUILDING CODES MEETING**

**TUESDAY, JANUARY 17, 2023**

#### **Industrial**

- The new 12,000 square foot building for Gray Matter, LLC, located at 9841 York Alpha Drive, has received a temporary occupancy. The power upgrade has yet to be completed. The extensive electrical components for the project are on back order.
- In the final 2022 Federal consolidated budget the City of North Royalton received a \$2 million appropriation/grant for the York Beta Industrial Park Extension. The grant is through HUD. We have requested through Rep. Miller's office further information including an award letter and a funding agreement for the grant. Over the last two years since they restarted the appropriation process, the city has filed several appropriation requests through Senator Brown and former Representative Gonzales office.
- The city is still working with a developer to make land available for industrial development. The city also owns land in the industrial park. We are awaiting further information on the sewer project on Abbey Road.
- There is a proposed new 12,000 square foot new industrial building on Abbey Road. It has received preliminary approval from the Planning Commission.

#### **Commercial**

- Fire 45 exterior improvements are approximately 95% complete, however the interior improvements are about 75% complete.
- Bank of America is open and has full occupancy.
- The former Carrie Cerino's Restaurant was sold. We spoke to the new owners who plan to operate an event center at the site and are planning some interior improvements. No permit applications have been filed.
- The former Tonight Tonight property on Royalton Road has been on the market for years. According to representatives for the new purchaser the property will be

transferred to the new owner by end of this month. The city met with the prospective owners to discuss their redevelopment plans.

- The vacant property at the corner of Wallings Road and Ridge Road has been sold. We have not received any updated conceptual plans for this property.
- Burger King closed in the Town Center District. We understand that the franchise owner recently filed bankruptcy. We have been contacted by interested buyers for the property. The city has called, emailed and written the property owner to discuss maintaining the property and also who will market the site.

## **Residential**

- There were 23 new homes completed in 2022 with a total valuation of \$8,917,000.
- The Viewpoint Subdivision in Harley Hills received final plan approval from the Planning Commission. The road will be dedicated. There will be 15 new home sites.
- There is a four lot minor subdivision proposed for the end of Sherwood Trail. They have submitted an application for next month's Planning Commission meeting.
- There are at least four different residential developments that are in a conceptual stage to be reviewed by the city.

## **North Royalton Community Map**

- The map was developed with GIS software under the direction of our City Planner Ian Russell and his predecessor. The interactive online map is available through a link on the city website. The interactive map provides valuable parcel and zoning information. It can be very helpful to Council members to locate specific address information.

## **TCD Updates**

- The company that performed the Master Plan has provided a draft of the TCD updates that were recommended by the Master Plan update of 2020. The administration is currently reviewing the draft before referring it to Council for their review. The goal was to simplify the TCD districts and recognize the current retail market.

## **York Road Baseball Fields**

- Design work is underway for the specification for lights for the last field to receive the LED lights and upgrades. Once this project is completed, all lights will have been upgraded at the baseball complex.

## **Storefront Program**

- As of December 31, 2022, we have approved \$64,706 in Storefront Program funding. We currently have \$50,000 available for 2023 Storefront projects.

## **Grants**

### **Memorial Park**

- The next phase is to install a 10-foot wide All Purpose Trail. This is currently moving to design stage.
- The city has received a \$1,000,000 grant from Cuyahoga County to cover the cost to implement the Memorial Park Master Plan including all of these phases.
- The city was awarded \$200,000 from the State of Ohio for the All-Purpose Trail. The city has drafted and signed the Agreement. The State of Ohio is still reviewing the Agreement and it will be returned to the city once it is approved. The next step is to get the design work underway.
- We received a \$33,000 tree canopy grant from the Cuyahoga County Healthy Tree Canopy Program. Tree have been installed. We are completing the paperwork to receive reimbursement.

### **NOACA Grant**

- The date to install the charging station at Memorial Park has been pushed back. We contacted NOACA for an update.

### **Staffing - Building Department**

- Both of our full-time inspector positions were vacant. David Smerek, our new Building Commissioner, has been filling in.

- A new electrical inspector was hired and started last week. The second inspector position is still open however we made an offer to an inspector and he has accepted. His start date will be sometime in February.

### **Land Bank Parcels**

- The city will respond to notices regarding properties that are in tax foreclosure.
- The Stoney Creek property is under construction. The proceeds from the sale went to the back taxes and cost of sale.