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MICHAEL KLINE

Vice President of Council
TANYA TAYLOR DRAPER

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City of Willoughby Hills

Council
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DANIEL KNECHT
VICKI MILLER
KATHLEEN SIVO

Housing Council Meeting Minutes of February 10, 2025

Immediately following the Working Committee of Council Meeting

The Housing Council meeting was called to order on February 10, 2025 at 6:34 p.m. in Council Chambers. **Council President Kline** presided.

Call to Order 6:00 p.m. (0:08)

Cell Phone Reminder to Turn off Devices

Pledge of Allegiance (Audio: 0:12)

ROLL CALL (Audio: 0:45)

Members Present: Councilman Joseph Jarmuszkiewicz, Council President Michael Kline, Christopher Hallum, Joe Lester, Ron Lewis, Nick Manfroni, and Finance Director Bruce Scott.

Motion made by **Councilman Jarmuszkiewicz**, seconded by **Finance Director Scott** to approve the Housing Council minutes from February 19, 2024.

Discussion of Motion

Roll Call: **AYES:** Jarmuszkiewicz, Kline, Lester, Lewis, Manfroni, and Scott

NAYS: None

ABSTAIN: Hallum

Vote: 6/0/1

Motion has passed to approve the Housing Council minutes from February 19, 2024.

DISCUSSION ITEMS: (Audio 1:00)

- **Council President Michael Kline:** There may be some people who do not know what the Housing Council is and what we are doing here this evening. The community reinvestment areas, which are where the properties we will be talking about this evening are located, were created under the Ohio Revised Code section 3735.66 through resolutions by the City. The property contained within the community reinvestment area was granted for new construction, a reduction in the percentage of the assessed value of the new structure, or, for existing structures, a percentage of the valuation after the remodeling is finished.

- There are currently four such properties in the City. We will be going into them in detail shortly. To start, there are the senior apartments at Rt. 91 and Rt. 6, the Cleveland Veterinary Rehabilitation on Chardon Road, Produce Packaging at the Shoppes of Willoughby Hills, and the Dunkin Donuts on Bishop Road.
- The Housing Council, which is us, is responsible for making an annual inspection of the exterior of the properties that are within the community reinvestment areas. The inspection is to be made to make certain that the properties are in appropriate condition and meeting the terms of the Community Investment Agreement. Once we have done that, no later than March 31st, Finance Director Scott will submit a report to the director of development on the status of each property that the Council is charged with reviewing. Everyone on this Council could have inspected the properties and looked them over because this is only an exterior review. I went out a couple weeks ago and took pictures of all four properties that everyone can review here this evening. That being said let us start.

1. Cleveland Veterinary Rehabilitation

Council President Kline: The first property is the **Cleveland Veterinary Rehabilitation LLC CBR Holding LLC** located at 2891 Chardon Road. The screen shows the pictures of the building taken approximately a week ago.

Board Comments

- **Councilman Jarmuszkiewicz:** I drive down by the veterinarian rehab place almost daily. It always looks very nice and well kept. It is like a jewel in the City. They do a very good job keeping it up.

Motion made by **Councilman Jarmuszkiewicz**, seconded by **Mayor Hallum** to accept the photographs of **Cleveland Veterinary Rehabilitation LLC CBR Holding LLC** as proof that the property is in appropriate condition and meeting the terms of the Community Investment Agreement.

Discussion of Motion

No discussion.

Roll Call: AYES: Jarmuszkiewicz, Kline, Hallum, Lester, Lewis, Manfroni, and Scott

NAYS: None

Vote: 7/0

Motion passed to accept the photographs of **Cleveland Veterinary Rehabilitation LLC CBR Holding LLC** as proof that the property is in appropriate condition and meeting the terms of the Community Investment Agreement.

2. Niyati Enterprise LLC DBA Dunkin Donuts

Council President Kline: The screen shows the photos of this property I will ask if there are any comments on this property.

Board Comments

- **Mayor Hallum:** Every time I have been over there, which is quite often, everything seems to be in order and clean. I don't recall getting any complaints about this property since they have been open. They have great involvement in our community.

Motion made by **Mayor Hallum**, seconded by **Finance Director Scott**, to accept the photographs of **Niyati Enterprise LLC DBA Dunkin Donuts** as proof that the property is in appropriate condition and meeting the terms of the Community Investment Agreement.

Discussion of Motion

No discussion.

Roll Call: AYES: Jarmuszkiewicz, Kline, Hallum, Lester, Lewis, Manfroni, and Scott

NAYS: None

Vote: 7/0

Motion passed to accept the photographs of **Niyati Enterprise LLC DBA Dunkin Donuts** as proof that the property is in appropriate condition and meeting the terms of the Community Investment Agreement.

3. MAG Capital Partners Acquisition LLC

- **Council President Kline:** There was a change on the name of this property. The community reinvestment agreement was transferred from Produce Packaging to MAG Capital Partners Acquisition LLC. Business is still the same, this is just a change related to the party on the community reinvestment agreement.

Board Comments

- **Mr. Nick Manfroni:** The place looks really good. I know the individuals who do the snowplowing and landscaping over there. They take care of the place well. They are from the community themselves and they take pride in their work. The place looks good.

Motion made by **Councilman Jarmuszkiewicz**, seconded by **Mayor Hallum**, to accept the photographs of **Mag Capital Partners Acquisition LLC** as proof that the property is in appropriate condition and meeting the terms of the Community Investment Agreement.

Discussion of Motion

No discussion.

Roll Call: AYES: Jarmuszkiewicz, Kline, Hallum, Lester, Lewis, Manfroni, and Scott

NAYS: None

Vote: 7/0

Motion passed to accept the photographs of **Mag Capital Partners Acquisition LLC** as proof that the property is in appropriate condition and meeting the terms of the Community Investment Agreement.

4. Clover Communities Willoughby LLC

- **Council President Kline:** These are the senior apartments located on Rt. 91 and Rt. 6 set back against the office buildings.

Board Comments

- **Mr. Nick Manfroni:** I also happen to know the company that does the work over there (snowplowing and landscaping). They take care of the place and I have heard stories of people who work there asking for extra work to be done to keep the place in good standing.

- **Mayor Hallum:** My biggest concern with this property is the numerous complaints I have received from residents there, not about the exterior but the lack of maintenance on the interior. There have been some leaks that have been long-standing, and a lack of concern or care with regard to the complaints and concerns from the residents. I know some individuals from the Health Department have been engaged from the county level to get involved. I hate to see that happen rather than them take care of things on their own. These are senior citizens living here. They are an important part of our community and they should be well taken care of. It really saddens me to get those kinds of calls. This is a place where seniors should be able to live happily and comfortably and not have to deal with water pouring into their walls. I have not gotten any calls recently, so I am hopeful that since I have helped them engage with the county and legal aid, that has encouraged them to get things fixed up. I think we need to keep an eye on it.

Motion made by **Joe Lester**, seconded by **Councilman Jarmuszkiewicz**, to accept the photographs of **Clover Communities Willoughby LLC** as proof that the property is in appropriate condition and meets the terms of the Community Investment Agreement.

Discussion of Motion

- **Mr. Nick Manfroni:** Is there a time allotted on the agreement with each one of the properties?
- **Council President Kline:** I believe there is an overall time limit on the agreements. I do not know what that is.
- **Mr. Nick Manfroni:** These are all properties that were with us last year, correct?
- **Council President Kline:** Yes. There is a lifespan. These are all tax-advantage groups. Mr. Scott may have that information, if not, we can certainly get back to you with the time and lifespan of the agreements.
- **Finance Director Scott:** Each of these is a ten-year agreement. This is the oldest of them. They are in year six of their agreement.
- **Mr. Joe Lester:** What is our requirement from a CRA perspective and who do we notify if they do not meet our requirements? What would be the repercussion?
- **Council President Kline:** The property owner would have the opportunity to file an objection and show proof that the property is in correct condition. The next step after that would be holding a hearing.
- **Mr. Joe Lester:** I am just concerned because a leaky roof is exterior in my opinion. I don't know if it needs to be further investigated. I have not read the legislation on what the requirements are.
- **Mayor Hallum:** I worked with the residents and my understanding was that the one in particular who had the issue was put in temporary housing while they replaced and fixed the roof to resolve the issue. I have not heard any new issues with regard to that.
- **Mr. Joe Lester:** I would agree that it looks fine from the exterior, but a leaky roof is an exterior issue.

- **Mayor Hallum:** To my knowledge, that has been resolved. I have not heard any recent new complaints.

Roll Call: AYES: Jarmuszkiewicz, Kline, Hallum, Lester, Lewis, Manfroni, and Scott

NAYS: None

Vote: 7/0

Motion has passed to accept the photographs of **Clover Communities Willoughby LLC** as proof that the property is in appropriate condition and meets the terms of the Community Investment Agreement.

- **Council President Kline:** Those are the only four that we have. Hopefully, next year we will have an additional one.
- **Mayor Hallum:** We will have two. Chipotle will also have a CRA that should be approved.
- **Council President Kline:** Okay. In terms of future meetings. Since we meet once a year, you can expect to be notified around this time next year about a meeting. Since the Finance Director has to get a report off in March, we like to get this done by mid-February.

PUBLIC PORTION: (Audio 20:50)

An opportunity for the public to address Council with any comments, issues, or concerns.

- Public Portion opened at 6:55 p.m.
- **Councilwoman Vicki Miller 2857 Hayes Drive:** I just want to thank the mayor for bringing up the issue with Clover Communities Willoughby LLC. The property generally has looked good. I have had some residents come to me as well. I have not heard anything since late summer but there are many residents who are very pleased and happy with what goes on there. Having been in other living communities and living places, I think they are trying. There were some things that went on, and I discussed this with somebody in the office. Hopefully, they are on the up and up now. We will need to follow up with them to make sure that these things are being addressed but I think all-in-all it is a property that will be good for years to come in our community.
- Public Portion closed at 6:56 p.m.


ADJOURNMENT: (Audio 22:22)


- **Motion** made by **Mayor Hallum**, seconded by **Ron Lewis** to adjourn the February 10, 2025 Housing Council meeting.

Roll Call: **AYES:** Jarmuszkiewicz, Kline, Hallum, Lester, Lewis, Manfroni, and Scott
NAYS: None
Vote: 7/0

The meeting was adjourned the meeting at 6:57 p.m.

APPROVED: Mar 24, 2026
Date


Michael Kline
Chairman of the Housing Council

ATTEST: 
Nicholas Aiello
Clerk of Council