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City of Willoughby Hills

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VICKI MILLER
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Housing Council Meeting Minutes of February 19, 2024

Immediately following the Working Committee of Council Meeting

The Housing Council Meeting was called to order on February 19, 2024 at 6:42 p.m. in Council Chambers. **Council President Kline** presided.

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

ROLL CALL (Audio: 0:45)

Members Present: Councilman Jarmuszkiwicz, Council President Michael Kline, Andy Gardner, Joe Lester, Ron Lewis, Nick Manfroni, and Finance Director Bruce Scott.

DISCUSSION ITEMS: (Audio 0:50)

Motion made by **Andy Gardner**, seconded by **Ron Lewis** to approve the minutes from March 20, 2023.

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

NAYS: None

Vote: 7/0

Motion has passed to approve the Housing Council minutes from March 20, 2023.

- **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 reinvestment area was granted for new construction, a reduction of 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 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. Clover Communities Willoughby LLC

Council President Kline: The first property is **Clover Communities Willoughby LLC**. This is a senior apartment in the complex there at Rt. 91 and Rt. 6 nestled in between the office buildings. The purpose of the inspection is to make sure that the exterior does not show damage or dilapidation; the properties don't look like they are in need of repair.

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

Discussion of Motion

- **Andy Gardner:** I did inspect the property yesterday and other than snow cover on the ground, it is essentially the same as in your photographs and they are doing a nice job.

Roll Call: AYES: Jarmuszkiewicz, Kline, Gardner, 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 meeting the terms of the Community Investment Agreement.

2. Cleveland Veterinary Rehabilitation

No comments were made.

Motion made by **Joe Lester**, seconded by **Andy Gardner**, 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

- **Councilman Jarmuszkiewicz:** I believe the Cleveland Veterinary Rehab facility has set an example of how nice a business can be in our community. It is so nice that even across the street some of the other businesses have been fixing up their properties to match what the rehab facility has. The whole area seems to be sprucing up a little bit. I think it does a great job at keeping that area very nice.

Roll Call: AYES: Jarmuszkiewicz, Kline, Gardner, 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.

3. Produce Packaging

No comments were made.

Motion made by **Finance Director Bruce Scott**, seconded by **Nick Manfroni**, to accept the photographs of **Produce Packaging** as proof that the property is in appropriate condition and meeting the terms of the Community Investment Agreement.

Discussion of Motion

- **Andy Gardner:** Like the other properties, other than the snowfall on the ground, I inspected this yesterday. For those who are not aware, this began life as a Sam's Club back in the late 80's and early 90's. I would really like to compliment the Fritz Family. It's in great shape all the way around. We appreciate their efforts to keep our community looking great.
- **Councilman Jarmuszkiewicz:** Also, given that the area is going under redevelopment and reconstruction in a lot of different areas, I think they have done a fairly good job keeping everything up to the terms of the agreement.

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

NAYS: None

Vote: 7/0

Motion passed to accept the photographs of **Produce Packaging** as proof that the property is in appropriate condition and meeting the terms of the Community Investment Agreement.

4. Niyati Enterprise LLC DBA Dunkin Donuts

No comments were made.

Motion made by **Finance Director Scott**, seconded by **Councilman Jarmuszkiewicz**, 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, Gardner, 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.

- **Council President Michael Kline:** That is basically what our charge is. If everything goes according to plan, there should be a fifth one next year. There is one under development right now. This basically concludes our work for the year, so we will not be getting together again for about a year, when we will review the properties again about this same time next year.

PUBLIC PORTION: (Audio 16:20)

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

- Public Portion opened at 6:58 p.m.
- **Linda Fulton 2990 Markham Blvd:** How do you pick out the businesses to inspect? What about all the other ones? For next year, will they be on the list? Why would a brand new building be on the list? I am just curious.
- Public Portion closed at 6:59 p.m.
- **Council President Kline:** These businesses fall under the Housing Council because they are businesses that applied for tax abatement when they either moved into the city and did a reconstruction on their site or built the site from scratch. It's not every business that qualifies. It is not a rotating type for schedule where next year there will be four or five different businesses. It will be same businesses each year. Hopefully we add to them as we go along.

ADJOURNMENT: (Audio 18:12)

- **Motion** made by **Councilwoman Jarmuszkiewicz**, seconded by **Ron Lewis** to adjourn the February 19, 2024 Housing Council Meeting.

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

The meeting was adjourned the meeting at 7:00 p.m.

APPROVED: FEB 19, 2025
 Date


Michael Kline
Chairman of the Housing Council

ATTEST: Nicholas Aiello
Nicholas Aiello
Clerk of Council