COMMITTEE OF THE WHOLE

Bender, Caruso, Ganim, Jantzen, Koepke, Savage, Stucky.
6:30 PM

Roll Call

Present: Bender, Caruso, Ganim, Jantzen, Koepke, Savage, Stucky.

Items for Consideration:

CoW 1. Committee Meeting Minutes Committee of the Whole September 2, 2025

Motion made by Caruso, Seconded by Savage.
Voting Yea: Bender, Caruso, Ganim, Jantzen, Koepke, Savage,
Abstain: Stucky.

New Business

"Russ Balthis, an attorney with Squire, Patton, Boggs and part of the public infrastructure and finance group and my practice is pretty much exclusively economic development, tax increment financing and projects like this. What I thought I would do is kind of just start off with a general explanation of what tax increment financing is and talk a little bit about the different types that are out there, talk about the types that the City has done in the past, what some of the differences are, and then give you very much an estimate. You know, I'm a lawyer, so I'm going to emphasize estimate of how much money they can possibly generate and talk a little bit about that. Also, happy to take questions at any time. So, please don't hesitate to interrupt me or stop me if you have a question if that's that's all right. Tax Increment Financing. Tax increment financing is a tool that helps municipalities generate more revenue to spend on public infrastructure. The way it works is if an improvement is made on a private property, whether it's a house, a commercial building, any kind of a building, the value of that property goes up. Therefore, the county appraises it at a higher value. And normally, if no TIF were enacted, it would generate more in property taxes. What a TIF does is it takes the amount of property value taxation that would be generated by that improvement, exempts it from taxation, requires the property owner to make the payment anyways to the county. So the property owner is paying the same amount of tax whether there would be a TIF or not and then the money comes to the county and when there's a TIF that increment difference gets redirected pursuant to the state statutes on TIF versus just going to the normal taxing entities at the county. So, that's usually schools, county, port authority, community college, library, things like that, Metroparks. So, there are a number of different types of TIFs that are out there. The main and most common is what's called a .40b TIF or it's sometimes referred to as a parcel TIF. These work just like the, like I explained, but these are for commercial improvements. And any revenue that's generated that goes to the City is then, has to be used on public infrastructure., and we can talk a little bit more about what public infrastructure is and what that means. Then there's a 40C TIF. That's called an Incentive District TIF. That's what you have five of those pending before you. Those are for residential improvements that are owner occupied. The law treats those improvements a bit differently. So it's a distinction to make that if you're looking at owner occupied housing, that's treated differently than commercial. So that's under a .40(C) TIF. There's also what's called urban redevelopment TIFs. You might recall this is what you have at Valor Acres. You also have an incentive district TIF at Valor Acres for a smaller portion of the town homes there, but the rest of it is a .41 tiff. Those funds can be used for urban redevelopment. And as you know, they can go back into a project and you can use those to incentivize private improvement and development and the generation of jobs. So that's what a .41 TIF has done. As I said, the city has used .41 TIFs in the past and you've used .40(c) TIFs. all associated with um Valor Acres and I understand you did a south end TIF recently that you've also used to generate revenue for public infrastructure. So what you have before you that what was recently presented is you have 5 -.40(c) TIFs and 1 - .40(b)B TIF. So generally speaking what they have in common like I said there's that increment it gets exempted it generates money, the county receives it, they take a portion of that and they send it to the city. The first thing I should note, because this is, I think very important. These are all what are called non-school TIFs, which means that any added money that the school would have gotten if there hadn't been a TIF, they still get it even though there is a TIF. So the schools are made whole. And when I say schools, that's your local, your city school district and the joint vocational school district. They're treated the same. So they both receive the same amount of money as if there was a TIF or was not a TOF. Those are called non-school tiffs. And both of them as presented are non-school tiffs. So the money that both of these generate, the 40B and the 40C, must be used for public infrastructure improvements. It's defined in the revised code. It's one of those definitions that says includes but not limited to. So it is a bit broad. But it's roads, sewer, property acquisition, even private utilities if you can show an economic development purpose. So those are the things you can use the funds with. Now, there's some important differences between a .40(b) and a .40(c) TIF that I kind of want to touch on. The .40(b) TIF, which is again your downtown TIF, the one that was introduced, it requires a 14-day notice to the school district. The .40(c) TIF requires a 14-day notice to the school district. But the .40(c) TIF also requires a 45 day notice to the county. The .40(b) TIF, the county has no role. You, by statute under Ohio law have a right to do it. Communities do them all the time and the county is not involved. Under a .40(c)TIF because it's owner occupied residential, it's a bit different here. The county has a notice right and if it's over 10 years, over 75% and in this case it's 30 years 100%. Then that means they have a right to object. Some counties object, some counties don't. The way you find out is you send them the notice and you see what they do. Under the code, they have a right to object. And if they do, you can negotiate a compensation agreement that's between the two entities to agree to. And the revised code does provide an agreement that, if an agreement can't be reached, here's how it's split. So the code provides here's how you would split the revenue. That's uh a big difference between a .40(c) TIF, a .40(b) TIF. Another difference between a .40(b) TIF and a .40 (c) TIF is you are required to have a public hearing. So, even if Council learned about all these TIFs and thought they were all great, if you adopted all of them this evening, they would not be valid because you have to let 14 days run for the school district. And on the .40(c) TIF, again, there's that 45 business day notice to the county and you have to have a public hearing. The public hearing is for the people who own the property. They have an opportunity to come in. I've done dozens of these. I've yet to have someone attend a public hearing. By saying that, it probably guarantees you all 15 people to hear it. But I've yet to have anybody show up at those. They have in very limited circumstances, they can have the right to opt out of the TIF. But it's again in very limited circumstances. If you have questions about that, I can explain it. But again, most people aren't interested or don't care because their taxes won't be higher, won't be lower as a result of this. So they usually aren't interested one way or the other. So those are the main differences. A .40(b) and a .40(c) TIF. One question that I know was asked is how much revenue would this generate? And you know what I did was, I did kind of put together a small, well quite large actually. So, but an Excel

sheet that kind of shows you how this flows. I want to note that this is very much an estimate. It depends on a lot of different factors, but I think this is helpful just to kind of see how it works. So, what this form does is it's showing a 30-year non-school TIF. So, I did the .40(c) TIF. So, this is the residential. I put the base year 2024. So, we're going to pretend this already happened. Uh and where are we at now? So, if for every million dollars, this is what would happen. So, obviously, if it's $2 million, double all these numbers. If it's $10 million, times 10 all these numbers. So if you have improvements valued at like a million dollars, we always take a percentage and this is just being conservative of the incremental value because a lot of times the county won't necessarily you can't be sure they're going to put all the value on the tax roles. They might be a little bit lower than the sales price or some he might go to the board of revision, get it dropped a little bit. So we only take 90% of that and again that's just being conservative. The total effective tax rate for most of the City of Brecksville is right there. So what would happen is when the incremental value goes on to the tax duplicate you know they take the 35% so this would be the total incremental taxes. So and they those are called service payments. So this is brand new payments that are now going to be made because of the improvement and then it breaks down in the next two columns what would the schools receive and then what would the non school entities receive. So, because this is a non-school TIF, the only money that would come to the city would be the number on the end, the $8,112. You might be looking at that and saying, "Well, if it's a million dollars today, it's probably not going to be worth a million dollars in 10 years. It'll probably be 1.5 or who knows, maybe 1.2." That's absolutely correct. And when that happens, this number goes up. But whenever in this industry, whenever we look at projections, we almost always just assume steady value. That's not really consistent with reality, but that's what we do. So we just kind of say here's the value. It's just another way to be conservative. Another thing that can happen is that tax rate can change. If that tax rate goes up, that number goes up. So if the tax rates are raised just because a school well a school levy wouldn't impact it, right? The school would just get more money. But if a non-school levy goes up for any reason, it would generate more money to come to the city in the TIF fund. So just to kind of give you an example, if you total that up for 30 years, for every million dollars of improvement over 30 years, you would capture $243,363.38. Again, assuming no appreciation and assuming tax rates don't change. Neither one of those things will be true, but those are the things we'll assume. And just for for fun, we do put a net present value calculation there because a lot of times when people do this, you might be borrowing against this revenue stream to make certain public infrastructure improvements. Now so that would be the net present value would be the 1,228.26 and the last page just in case you're interested, those are just the effective millage rates that we used to calculate the taxation. You know, the county, the city, Cuyahoga Community College, Cleveland Cuyahoga County Port Authority, the library, the metroparks, the school district, and the joint vocational school district. So, with that, I will pause. Sorry, I kind of went through a lot of that quickly. Happy to answer any questions or touch on anything that I maybe didn't cover that you'd like to know more about.
Council Member Stucky: "I have one. You hit on school levy a little bit. So, The first comment was the schools are whole and the joint vocational schools are whole. So this does not affect them at all. So So they're safe. So they're okay. What I think you hit the levy of the school levy. Does that affect anything?
Mr. Balthis: " It does not. If the school levy goes up, the part that's exempted subject to the TIF will be captured just like there was no TIF.
Council Member Stucky: "So this protects the schools."
Mr. Balthis: "It does. Yep. the schools are completely held harmless."

Mayor Kingston: "But, you know, that's important to note. There are school TIFs that, you know, we we could have approached this and made these school tiffs where then we would have to go potentially to the school and tell them, hey, listen, we're going to take a little bit of yours and that's not we did not want to go down that road at all. We I had no intention of that. I'm assuming Council does not want to do that. So, schools are whole. Yep.

Mr. Balthis: "And the Mayor's exactly right that if you want to go more than 10 years and and when I say 10 years and when I say 75% what that is, that's the percent of the increase that's exempted. So if I say 10 years 75% what I'm saying is the increment that added value only 75% of it's exempted and for 10 years the city under statute has the right to do that. With just giving the school district notice but as the Mayor pointed out that would not hold schools harmless. They would lose revenue that they would otherwise receive had you done a 10 year 75%. You know, that's why I know the Mayor and discussions wanted to hold the school harmless, which is why you do a non-school TIF and, stretch it out and keep the schools completely harmless. Hold them harmless.

Council Member Bender: So, Russell, the 30 years you have in your model here, is 30 years the max based on Ohio Revised Code or can you go longer?

Mr. Balthis Thirty (30) years is the max with one exception. Under a .40(b) TIF, if you have 1.5 million of annual service payments in a year, you can extend for another 30 years. Okay. I don't see any of these TIFs hitting that, but that's one thing to keep in mind like with your Valor Acre project, that could be one that could potentially be extended at some point depending on if the numbers work. So I guess the short answer is some TIFs can be expend extended for an additional 30 years if they meet certain requirements in the revised code. Okay. The five or the six that are pending before you guys I would not anticipate them qualifying under current Ohio law.

Council Member Stucky: And to just piggy back after 30 years what happens?

Mr. Balthis: It goes right onto the tax duplicate as if it was never exempted. Thirty (30) years from now we need to prepare.

Jantzen Thanks for coming tonight. This is a great presentation. I feel like I'm drinking from a fire hose already.

In your experience with municipalities in general, I'm just speaking generally. Do you find some municipalities that pursue one or more of these three types but not others? And would there be a reason to for a municipality to view them differently?

Mr. Balthis That's a a great question. I would say a few things. The most common is probably the .40(b) TIF, which, you know, in some communities it's not uncommon that, you know, at the end of the year, they'll pull their building permits, look and see if they've had any new buildings built, and they'll go put a TIF on it by the end of the year to generate additional tiff revenue to when they need to pave the road in that area. If they need to do a sidewalk replacement in that area, they then will capture those funds and use it to offset those costs. So I'd say .40(b) is probably the most commonly used. I would say incentive district TIFs, the .40(c) TIFs are definitely picking up, you know, for different reasons in different communities. Like some communities have housing shortages and are trying to develop more housing. So they will take that money and tell a developer, we'll pay for your internal roads that'll be public. And they want to incentivize it. Other communities are not interested in incentivizing more residential housing, but they're looking for funds to deal with the infrastructure pressure that new development that's coming is putting on their community so that they have more money for roads, more money for road improvements or park improvements from the TIF. And the .41 TIF, that's a bit more unique because the

city has to be in the chain of title. So, it's used a lot less often because it's usually associated with projects like Valor Acres that there's just fewer big projects like that where a .41 TIF tends to be used.
Council Member Jantzen: And you just, if I can continue, you just mentioned earlier that they're used for infrastructure improvements. And when you think about them, should we think about what's the box around geographically where it can go? For example, you can say, well, in just pick a development for example in the development certainly is directly associated but there might be a Cedar Road close by that is in need of repair I mean is that typically and I'm speaking in generalities isn't typically and I'm not thinking of any specifics is that something that those funds are allowed to be utilized for?
Mr. Balthis: Great question there does have to be a nexus between where the funds are spent on the public infrastructure and the property that is subject to the tiff. Um it does not have to be in the district. So to your point, you're right that any, you know, if the city needs to repave streets in the subdivision 20 years from now, they can absolutely use the TIF funds to do that. You can also use it outside of that district, but you have to show that there's a nexus. So it's a very fact-specific analysis. But you're right, if a road leading to the subdivision, absolutely. If it's a well traveled road, it's and sometimes if you're, if you have a big project that's further away, what I would see done is you would have to have like a traffic study done or something like that to make sure you can justify it. And then the person who I would I don't want to use word polices it, but the person who regulates this is a state auditor. So, if you have stuff that is close, what I always recommend is you can reach out to, you know, your lawyers, but also you're just your auditor and say, "Here's what we think. Here's why we think there's a nexus and a connection." And get a sense from them before you spend the money, if they agree or not. Okay. Thank you. Thank you.
Council Member Koepke: If I may, how much more work does this cause for our finance department?
Mr. Balthis: It's a good question. The TIF ordinance does create a specific TIF fund because to the last question, you know, that needs to all be tracked and it has to be spent in a certain way. So, it creates new accounts. They are part of the audit. So, if you do get any audit questions from the state, I would say I don't think that's a major problem or a major burden, but it's possible if the auditors want to look at it, that'll take time. It's the creation of the additional accounts. Sometimes there is just communication that has to happen with the county to just make sure everything's being administrated properly, the money's being transferred to the right fund. Cuyahoga is usually pretty good. In some counties, the data is not great. So, the Finance Department has to spend a lot of time trying to figure out where the TIF money is supposed to go. But I would say you know I know how stretched municipalities are generally so I don't want to describe any work as negligible but I would say that most of it is minor administrative work. It does require one yearly filing with the Ohio Department of Development. you have to fill out a few forms with them, but I would say overall it's pretty minimal. And it's, you are permitted to take a small portion of the pilot payments to cover some of those costs if need be or if you need to hire accountants or lawyers, then you can use the TIF revenues to pay for those costs to help administer the TIF.
Council Member Bender: So, it sounds like the juice is worth the squeeze from an administrative standpoint. Clearly upside for the city. If a resident's listening to this at home and they're saying, "Well, what's the catch? Where's this not good for Brecksville?" Is there anything that you would say that we ought to be mindful of?
Mr. Balthis: I don't think that there's any reason that it is not good for the city. You know, I think that, you know, it gives you more money. I always joke, you know, one thing I used to be a Law Director. I work with a lot of cities. One thing I never hear is we have too much money and not enough infrastructure needs. So I think that, you know, when it comes to TIFs, they're a perfect solution for that. Unfortunately,

infrastructure needs are usually so overwhelming and they're not the only solution, but they're a piece of the solution. So I think, you know, from my experience, you know, I think TIFs make a lot of sense and I don't see any downside for the city at all. Great.
Council President Caruso: Thank you.
Mayor Kingston: I mean, I was because I was I was trying to think of like what I guess there could be a situation where I guess if you're in a city where in a half a mile radius, you have all brand new infrastructure underneath the ground, all brand new roads, and all brand new buildings. You know, maybe it doesn't make sense because you may not have projects to spend the money on, you know, but that's, you know, obviously that's a utopia that doesn't exist. But they're obviously could be there could be a situation where they don't make sense. To Ann's point, I just want to let you know that as we've been meeting with Russ for the past couple months, Laura's been in all the meetings. So this there's nothing that you know she's not here tonight, but there's nothing that she's not willing to do. It's not that much work and she already managed, manages five of them already.
Council President Caruso: So one more question I have the my understanding is that we established a TIF district today. the improvement, the appreciation of the value doesn't happen for another two years. What mechanism within this legislation you know allows the clock to be pushed till there's actually an increment to be captured? You know what I'm saying? So we're not wasting three years on the front end doesn't start. So the third year doesn't start till there really is an incremental improvement and we get the full benefit of 30 years.
Mr. Balthis: Absolutely. The Ordinances themselves say that the exemption will start when the first improvement that would have been subject to taxation but for this ordinance enters the tax roles. So one thing I will say with a .40(b) TIF you can actually have it start parcel by parcel. So then you're actually getting 30 years per parcel which absolutely is the best way and maximizes revenue. With an incentive district. The Ohio Revised Code doesn't permit that. the whole district starts going at the same time.
Council President Caruso: So the first house is up, the clock starts.
Mr. Balthis: Yeah. Now you can you could say instead of saying the first house, you could say $1 million or $5 million. Normally the way you do it because very rarely do developers just build one. Usually in a season you do many. And the revised code limits them to 300 acres each district. But if you had like a massive residential development that's going to be happening in phases, what you would do is try to match the construction schedule and get as many and that way you can maximize the revenue as much as you can.
Council President Caruso: Very good. Thank you.
Council Member Jantzen: So on the topic of the potential of a drawback understanding I'm probably talking about a small percentage of a small percentage because some of the way finance in the county works is specific things are funded in the various municipalities. So there's probably something that falls into that category, but the magnitude of the two numbers is significantly different. I'm guessing the magnitude of the benefit due to the TIF versus what could be earmarked for a specific item funded by the county for a municipality.
Mr. Balthis: I see the, there's nothing in the TIF statutes that would impact any other revenue sources from the county or anything else that the county would do. Obviously, the county is a separate political entity. So, if it made separate decisions, you know, it could. I've never seen that. I I've never seen a county reduce funding because to a municipality because they lost TIF funding. I guess I can't say it would be impossible.

Council Member Jantzen: I was just thinking the flow through effect, not a conscious decision.
Mr. Balthis Got it. Um, it's a good question. I don't think there isn't usually a flowback of county funds based on property valuation to a municipality unlike the schools with school funding with the state or anything like that. I'm not aware of any mechanism like that. So, good question.
Law Director Matty: Russell, I know your legislation sets forth what public infrastructure the monies can be used for. Some of these districts are in different locations in the cities that you've drafted off of uh, Engineer Weiss's diagrams. What geographic area can the money be used? And I'll just pick one that's - The Woodlands TIF. The money's generated from the Woodlands TIF. Where can that money be used? I know what it can be used for, but where geographically can that money be used for?
Mr. Balthis: Great question. We you need to show a nexus that that geographic area that you're doing it in benefits the parcels that are subject to the TIF. So, you know, any if you can show that that's a road that the people who live in that subdivision drive often, like if everyone comes out of there and heads a certain direction, you can go a couple of miles. I would say it is a subjective test. You know, the most practical way we put it is that you need to be able to make a straight faced argument to the auditor based in fact on why you think that this community benefits from this improvement. I would say to give you an example with like park and rec (recreation) improvements, we usually say a park that is within one mile of the district would qualify because I think it's safe to say that, you know, the value of a community is going to be higher if you have a park that's within a mile that's getting improvement or new, you know, city park that's getting new equipment or, you know, playground equipment. So, with roads, it's subjective based on the traffic. You know, there might be a road that is a little further away, but if that's like how you get to the highway, there's a much easier argument to make that because that's the way the traffic moves. And if you're getting further away, you might need to do a traffic study to document that. But generally speaking, you want to just make sure you can make a an honest argument on why it benefits it. The other thing I would say too is remember you can do proportions. So like it might be a road that's a little further away. You might not be able to justify spending a 100% of the TIF funds, but maybe you could spend 10% of the cost could come from tiff funds or something like that and try to adjust it. The other thing I always note too is if you have a situation where it's gray or it's difficult, you know, money is fungible. So, I would argue if you can move the general fund dollars around and find something that's easier to spend. The experience that I've had is it's almost rare. It's rare that I have people call me and say, "We have all this TIF money and we can't find anything that we think qualifies." When it does happen, you know, we, I usually will talk to them and we'll find some stuff pretty close that works. The other thing I will say is at the end of the TIF, if you have a negligible amount that's left, if for some reason you can't find a use for it, it has to be a negligible amount. So, you're probably talking maybe a year or two's worth of collections. It gets transferred to the city's general fund. Okay. under 5709.43.
Council President Caruso – Okay.
Council Member Jantzen: I'm getting my money's worth out of this one. So, thank you. At the beginning, you mentioned for the .41 that much of that those tip funds typically find their way back into that development. And that's understandable because it's an economic development project in and of itself and it benefits many entities or the other two types and primarily I'm thinking well for the other two types I'll use the phrase developer. Is the developer at the table deciding this or is this the city's purview in deciding how these funds will be distributed on a go forward? Great question. In all the ones that are before you guys `this Council you guys is a legal term. So it is completely up to the city and it always is completely up to the city. There are situations where the city can choose to include the developer as part

of a development agreement. That is not what is happening with any of these transactions or these ordinances, but the money would come to the city and the city would have the sole discretion on how that money is spent within the TIF statute things we just discussed. Yep. Thanks. Okay.
Council President Caruso: Are we okay?
Okay.
Thank you.
Oh, thank you so much. It was very informative.
Mr. Balthis: I appreciate everyone's time. Thank you. I have another Council meeting, so I'm going to slide.
Council President Caruso: Oh, yeah. Absolutely.
Mayor Kingston - As you actually before you could go, if I could ask, we did we did pass out the kind of the schedule. We're on kind of an organized schedule here. The first couple items are already underway. Some are already done by out of my office. I guess you know, for you will be here for the public hearing.
Mr. Balthis: Yep. Happy to be here.
Mayor Kingston: And if we need to get a hold of you, I have your number. I'll call you if I get any other questions from Council Members. And I really appreciate all your help on this. Thank you very much.
Mr. Balthis: And the timing requirements with the incentive district TIF, we have to give a 30-day notice to the property owners, have the hearing, and then by law, Council is not permitted to adopt the Ordinance until 30 days after the hearing. So those are significant time constraints that we just want to be mindful of.
Council President Caruso: Excellent. Thank you so much.
Thank you.
Good evening.
Thank you."

CoW 2. ORD. 5808 TIF Ordinance (Woodlands .40(C) TIF) - Recommend to Council approval of an Ordinance creating the Woodlands Tax Increment Financing Incentive District, declaring improvements to the parcels within the incentive district to be a public purpose and exempt from real property taxation, requiring the owners of those parcels to make service payments in lieu of taxes, establishing a municipal public improvement tax increment equivalent fund for the deposit of those service payments, authorizing school compensation payments, specifying the public infrastructure improvements that benefit or serve parcels in the incentive district, and declaring an emergency.

Motion made by Caruso, Seconded by Savage.
Voting Yea: Bender, Caruso, Ganim, Jantzen, Koepke, Savage, Stucky.

CoW 3. ORD. 5809 - TIF Ordinance (Highland Park .40(C) TIF) - Recommend to Council approval of an Ordinance creating the Highland Park Tax Increment Financing Incentive District declaring improvements to the parcels within the incentive district to be a public purpose and exempt from real property taxation, requiring the owners of those parcels to make service payments in lieu of taxes, establishing a Municipal Public

Improvement Tax Increment Equivalent Fund for the deposit of those service payments, authorizing school compensation payments, specifying the public infrastructure improvements that benefit or serve parcels in the incentive district, and declaring an emergency.

Motion made by Caruso, Seconded by Savage.
Voting Yea: Bender, Caruso, Ganim, Jantzen, Koepke, Savage, Stucky.

CoW 4. ORD. 5810 - TIF Ordinance (Edgerton Road .40(C) TIF) - Recommend to Council approval of an Ordinance creating the Edgerton Road Tax Increment Financing Incentive District, declaring improvements to the parcels within the incentive district to be a public purpose and exempt from real property taxation, requiring the owners of those parcels to make service payments in lieu of taxes, establishing a Municipal Public Improvement Tax Increment Equivalent Fund for the deposit of those service payments, authorizing school compensation payments, specifying the public infrastructure improvements that benefit or serve parcels in the incentive district, and declaring an emergency.

Motion made by Caruso, Seconded by Savage.
Voting Yea: Bender, Caruso, Ganim, Jantzen, Koepke, Savage, Stucky.

CoW 5. ORD. 5811 TIF Ordinance (Snowville South .40(C) TIF) - Recommend to Council approval of an Ordinance creating Snowville South Tax Increment Financing Incentive District, declaring improvements to the parcels within the incentive district to be a public purpose and exempt from real property taxation, requiring the owners of those parcels to make service payments in lieu of taxes, establishing a Municipal Public Improvement Tax Increment Equivalent Fund for the deposit of those service payments, authorizing school compensation payments, specifying the public infrastructure improvements that benefit or serve parcels in the incentive district, and declaring an emergency.

Motion made by Caruso, Seconded by Savage.
Voting Yea: Bender, Caruso, Ganim, Jantzen, Koepke, Savage, Stucky.

CoW 6. ORD. 5812 TIF Ordinance (Downtown .40(B) TIF) - Recommend to Council approval of an Ordinance declaring the improvements to certain parcels in the city to be a public purpose and exempt from real property taxation, requiring the owners of those parcels to make service payments in lieu of taxes, establishing a Municipal Public Improvement Tax Increment Equivalent Fund for the deposit of those service payments, authorizing school compensation payments, specifying the public infrastructure improvements that benefit or serve the parcels, and declaring an emergency.

Motion made by Caruso, Seconded by Savage.
Voting Yea: Bender, Caruso, Ganim, Jantzen, Koepke, Savage, Stucky.

CoW 7. ORD. 5813 TIF Ordinance (Snowville North .40(C) TIF) - Recommend to Council approval of an Ordinance creating the Snowville North tax Increment Financing Incentive District, declaring improvements to the parcels within the incentive district to be a public purpose and exempt from real property taxation, requiring the owners of those parcels to make service payments in lieu of taxes, establishing a Municipal Public Improvement Tax Increment Equivalent Fund for the deposit of those service payments, authorizing school compensation payments, specifying the public infrastructure improvements that benefit or serve the parcels in the incentive district, and declaring an emergency.

Motion made by Caruso, Seconded by Savage.
Voting Yea: Bender, Caruso, Ganim, Jantzen, Koepke, Savage, Stucky.

Other Matters deemed appropriate/Reports

Adjourn
7:07 PM

Motion made by Caruso, Seconded by Savage.
Voting Yea: Bender, Caruso, Ganim, Jantzen, Koepke, Savage, Stucky.

BUILDING & GROUNDS COMMITTEE

Call to Order
Chairperson: Mark Jantzen
Members: Beth Savage, Brian Stucky
7:07 PM

Roll Call

Present: Jantzen, Savage, Stucky.

Items for Consideration:

B&G 1. Committee Meeting Minutes Buildings & Grounds September 2, 2025

Motion made by Jantzen, Seconded by Stucky.
Voting Yea: Jantzen, Savage, Stucky.

B&G 2. Human Services Exterior Work - Recommend to Council approval of a motion to increase Purchase Order 25001003 for Kapton Caulking & Building Restoration, Inc in the amount of $1,560.00 for the removal of grout and caulking facades. Account # C4900330-32020 Project ID BI250006

Motion made by Jantzen, Seconded by Stucky.
Voting Yea: Jantzen, Savage, Stucky.

B&G 3. Blossom Hill Building 6 Emergency Mold Remediation - Recommend to Council approval of a Resolution authorizing the execution of a Then and Now Certificate by the Fiscal Officer and payment to SafeAir Contractors, Inc. in the amount of $6,700.00 for emergency mold remediation at Blossom Hill Building 6. Account #1100161-21030

Service Director Kickel said the school brought to our attention that they had discovered some mold in a kitchenet area. We acted quickly to get this remediated and removed the hazard. We will bill this back to the school as part of their monthly rent.

Motion made by Jantzen, Seconded by Stucky.
Voting Yea: Jantzen, Savage, Stucky.

Other Matters deemed appropriate

Adjourn
7:10 PM

Motion made by Jantzen, Seconded by Stucky.
Voting Yea: Jantzen, Savage, Stucky.

FINANCE COMMITTEE

Call to Order
Chairperson: Beth Savage
Members: Dan Bender, Ann Koepke
7:10 PM

Roll Call
Present: Bender, Koepke, Savage.

Items for Consideration:

FIN 1. Committee Meeting Minutes Finance September 2, 2025

Motion made by Savage, Seconded by Koepke.
Voting Yea: Bender, Koepke, Savage.

FIN 2. Budget Commission Rates - Recommend to Council approval of a 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; and declaring an emergency.

Motion made by Savage, Seconded by Koepke.
Voting Yea: Bender, Koepke, Savage.

FIN 3. County Fiscal Officer Advance Funds - Recommend to Council approval of a Resolution requesting the County Fiscal Officer advance the sums allowed by law from the proceeds of tax levies in the account of the City of Brecksville.

Motion made by Savage, Seconded by Koepke.
Voting Yea: Bender, Koepke, Savage.

FIN 4. Phone System Maintenance Renewal - Recommend to Council approval of a motion authorizing the annual renewal of Black Box phone system maintenance in the amount of $7,760.00 for a term from November 30, 2025 through November 29, 2026. Account #1100135-26120

Purchasing Director Bartkiewicz said this is the annual renewal agreement for the Mitel Telephone System that is citywide. There is a slight increase this year, about $300.

Motion made by Savage, Seconded by Koepke.
Voting Yea: Bender, Koepke, Savage.

Other Matters deemed appropriate

Adjourn
7:12 PM

Motion made by Savage, Seconded by Koepke.
Voting Yea: Bender, Koepke, Savage.

LEGISLATION COMMITTEE

Call to Order
Chairperson: Dan Bender
Members: AJ Ganim, Mark Jantzen
7:12 PM

Roll Call

Present: Bender, Koepke, Savage.

Items for Consideration:

LEG 1. Legislation Committee Meeting Minutes September 2, 2025

LEG 2. Liquor Permit - Recommend to Council approval of a request for a liquor permit by True North Energy, LLC at 6850 Miller Road and determine the need for a hearing prior to issuance.

Mayor Kingston said Police Chief Korinek and himself as Safety Director reviewed the application for the liquor permit for take out sales of beer and wine and have no objections.

Motion made by Bender, Seconded by Ganim.
Voting Yea: Bender, Ganim, Jantzen.

LEG 3. Appointment - Recommend to Council approval of a Resolution appointing Edward C. Timinski Jr. to the position of Police Officer.

Mayor Kingston said Mr. Timinski has passed the Cuyahoga Community College academy and his State test as well.

Motion made by Bender, Seconded by Ganim.
Voting Yea: Bender, Ganim, Jantzen.

LEG 4. Board of Health Agreement - Recommend to Council approval of an Ordinance authorizing the Mayor to enter into an agreement with the Cuyahoga County Board of Health for the provision of said services to the City of Brecksville.

Motion made by Bender, Seconded by Ganim.
Voting Yea: Bender, Ganim, Jantzen.

Other Matters deemed appropriate

Adjourn 7:16 PM

Motion made by Bender, Seconded by Ganim.
Voting Yea: Bender, Ganim, Jantzen.

SAFETY-SERVICE COMMITTEE

Call to Order

Chairperson: Ann Koepke
Members: Mark Jantzen, Beth Savage
7:16 PM

Roll Call

Present: Jantzen, Koepke, Savage.

Items for Consideration:

SAF 1. Committee Meeting Minutes Safety-Service September 2, 2025

Motion made by Koepke, Seconded by Jantzen.
Voting Yea: Jantzen, Koepke, Savage.

Voting Yea: Jantzen, Koepke, Savage.

B&G 3. Firefighter Exposure to Environmental Elements Grant - Recommend to Council approval of a Resolution authorizing an application to the Ohio Bureau of Workers' Compensation for funding through the Firefighter Exposure to Environmental Elements Grant program for the purchase of a drying cabinet for the Fire Department's turnout gear.

SAF 2. Multi-Factor Authentication Tokens & Hosting Fee - Recommend to Council approval of a Resolution authorizing the execution of a Then and Now Certificate by the Fiscal Officer and payment to Chagrin Valley Dispatch in the amount of $3,267.00 for the purchase of multi-factor authentication tokens and hosting for the Police Department network. Account #1100210 - 25010.

Council Member Koepke said these are required to access protected information systems. Is that correct Chief Korinek?

Chief Korinek said the department had a leads audit of our LEAD system and that's all the protected information which is criminal justice information systems and during this audit they found that we had some information on our network. The Department uses that to store reports and transfer reports. They said we needed multifactor authentication. We had already obtained that for our CAD and RMS system. Unfortunately, Sundance could not provide a solution. So, we had to reach out to CVD IT (Chagrin Valley Dispatch IT) and they did provide a solution. The Department did need to get this done. Our LEADS could have been shut down or suspended due to the fact that we did not have this. Now that we have it, we are in compliance.

Motion made by Koepke, Seconded by Jantzen.
Voting Yea: Jantzen, Koepke, Savage.

SAF 4. L & S Terminals First Responder Grant Program - Recommend to Council approval of a Resolution authorizing an application to L & S Terminals, the Logistics & Storage division of Marathon Petroleum Corporation, for funding through the First Responder Grant Program for the purchase of a Task Force Tip Blitz Monitor.

Motion made by Koepke, Seconded by Jantzen.
Voting Yea: Jantzen, Koepke, Savage.

SAF 5. Lexipol Annual Subscription Renewal - Recommend to Council approval of a Resolution authorizing the renewal of the Lexipol Annual Law Enforcement Policy Manual & Daily Training Bulletins in the amount of $14,075.86 for the subscription October 1, 2025 thru September 30, 2026. Account #1100210 21010.

Motion made by Koepke, Seconded by Jantzen.
Voting Yea: Jantzen, Koepke, Savage.

SAF 6. Safe Community First Responder Program Grant - Recommend to Council approval of a Resolution authorizing an application to Enbridge Fueling Futures, for funding through the Safe Community First Responder Program for the purchase of fire helmets.

Motion made by Koepke, Seconded by Jantzen.
Voting Yea: Jantzen, Koepke, Savage.

SAF 7. Refurbishment of Fire Department Pick-Up Truck - Recommend to Council approval of a motion authorizing a Blanket Vendor Purchase Order in the amount of $18,588.84 for the refurbishment of the Fire Department's 2012 Ford F-350 pick-up truck (Vehicle No. 3055). Account #C4500260-33000

Motion made by Koepke, Seconded by Jantzen.
Voting Yea: Jantzen, Koepke, Savage.

SAF 8. Leaf Disposal - Authorizing the Mayor to enter into an agreement with Kurtz Bros. for the disposal of leaves in the amount of $3.25 per cubic yard and for a term from October 1, 2025 to April 20, 2026.

Service Director Kickel said the City hauls the leaves collected to Buyansky Brothers in Broadview Heights. Kurtz Brothers recently acquired Buyansky Brothers. Purchasing Director Bartkiewicz worked with Kurtz Brothers to honor the same agreement the City had with Buyansky Brothers.

Motion made by Koepke, Seconded by Jantzen.
Voting Yea: Jantzen, Koepke, Savage.

Other Matters deemed appropriate

Adjourn

7:23 PM

Motion made by Koepke, Seconded by Jantzen.
Voting Yea: Jantzen, Koepke, Savage.

STREETS & SIDEWALKS COMMITTEE

Call to Order
Chairperson: Brian Stucky
Members: Dan Bender, AJ Ganim
7:23 PM

Roll Call

Present: Bender, Ganim, Stucky.

Items for Consideration:

S&S 1. Committee Meeting Minutes Streets & Sidewalks September 2, 2025

Motion made by Stucky, Seconded by Bender.
Voting Yea: Bender, Ganim, Stucky.

Other Matters deemed appropriate

Engineer Wise said Brecksville Road South, is approximately 99% done here. The City received some final striping, some very minor items. And then we'll finally be able to wrap up that project.

Engineer Wise thanked Council for allowing those items to be worked out with the contractor and get that project completed.

Brecksville Road North, the contractor is paving, they paved today. There were some issues with plant with the asphalt, the asphalt plant notified them. They removed the asphalt, started again today, and they paved all the way down to Sprague Road. It looks like they're set up to start tomorrow morning and work their way back up. That will be the intermediate course. After that they will then start adjusting casting and any basins that might be on the inside. Engineer Wise said there is a lot of curb, especially in the uh southbound lane, a lot of curb that has been marked for replacement. So that's going to take them a bit and then they will be ready for final course down on the north end. And it looks like that might shut them down for this year and we'll have to pick back up next year. But we'll see how it goes for this last little bit.
Engineer Wise said Safe Routes to School the stage three submit for the safe routes to school, that section of sidewalk on the Blossom Park Oaks Road frontage, that was submitted into ODOT on Friday, and it looks like they are on schedule, and that was slated for 2026 construction.

Adjourn
7:26 PM

Motion made by Stucky, Seconded by Bender.
Voting Yea: Bender, Ganim, Stucky.

UTILITIES COMMITTEE

Call to Order
Chairperson: AJ Ganim
Members: Ann Koepke, Brian Stucky
7:26 PM

Roll Call

Present: Ganim, Koepke, Stucky.

Items for Consideration:

UTL 1. Committee Meeting Minutes Utilities September 2, 2025

Motion made by Ganim, Seconded by Stucky.
Voting Yea: Ganim, Koepke, Stucky.

Other Matters deemed appropriate
Engineer Wise said the Highland Drive Culvert is complete. A final change order will close out the project.
Engineer Wise said the Sentinel Culvert project has all of the utilities relocated. The utilities were laying on the top of our culvert. A crane will come in and set the rest of the culvert.
Engineer Wise said 9696 Brecksville Road, the storm sewer project located at the corner of Brecksville and Westview. Due to unreceived substantial reimbursements from some projects, the storm sewer project will be delayed until spring.

Adjourn
7:29 PM

Motion made by Ganim, Seconded by Stucky.
Voting Yea: Ganim, Koepke, Stucky.