

CITY OF MAPLE HEIGHTS COUNCIL MEETING
Maple Heights Senior Center

January 2, 2025

7:00 p.m.

**AMENDED ADDENDUM FOR THE
REGULAR MEETING OF COUNCIL
OF JANUARY 2, 2025**

LEGISLATION:

ORDINANCE NO. 2025-02

AN ORDINANCE WAIVING FOR THE TIME PERIOD JANUARY 1, 2025 THROUGH DECEMBER 31, 2025 THE ONE HUNDRED PERCENT (100%) ESCROW REQUIREMENT TO CORRECT VIOLATIONS RESULTING FROM POINT OF SALE INSPECTIONS PER CHAPTER 1494 OF THE CODIFIED ORDINANCES OF THE CITY OF MAPLE HEIGHTS TO OFFER AN INCENTIVE TO INDIVIDUALS WHO PURCHASE RESIDENTIAL PROPERTIES AND OCCUPY SUCH RESIDENTIAL PROPERTIES, AND DECLARING AN EMERGENCY.

Reading 1 (Blackwell)

ORDINANCE NO. 2025-03

AN ORDINANCE REPEALING ORDINANCE NO. 2024-110 WHICH AUTHORIZED THE MAYOR TO ENTER INTO AN ECONOMIC DEVELOPMENT GRANT AGREEMENT WITH FAMOUS DISTRIBUTION, INC. WHEREBY THE CITY WILL MAKE ANNUAL PAYMENTS OF \$25,000.00, FOR 10 YEARS, BEGINNING NOVEMBER 15, 2025, TO FAMOUS DISTRIBUTION, INC. FROM PROPERTY TAX REVENUE GENERATED FROM THE DEVELOPMENT OF THE 5700 LEE ROAD PROPERTY, AND DECLARING AN EMERGENCY.

Reading 1 (Agee)

ORDINANCE NO.: 2025-02

INTRODUCED BY: Mayor Annette M. Blackwell

MOTION FOR ADOPTION BY:

CO-SPONSORED BY:

AN ORDINANCE WAIVING FOR THE TIME PERIOD JANUARY 1, 2025 THROUGH DECEMBER 31, 2025 THE ONE HUNDRED PERCENT (100%) ESCROW REQUIREMENT TO CORRECT VIOLATIONS RESULTING FROM POINT OF SALE INSPECTIONS PER CHAPTER 1494 OF THE CODIFIED ORDINANCES OF THE CITY OF MAPLE HEIGHTS TO OFFER AN INCENTIVE TO INDIVIDUALS WHO PURCHASE RESIDENTIAL PROPERTIES AND OCCUPY SUCH RESIDENTIAL PROPERTIES, AND DECLARING AN EMERGENCY.

WHEREAS, the City of Maple Heights desires to continue an Owner Occupied Homeowner Incentive Program for the period January 1, 2025 through December 31, 2025, which was initially established pursuant to **Ordinance No. 2017-08**, to promote and encourage individuals to purchase and renovate residential properties by waiving 100% of the escrow requirement to correct violations resulting from the point of sale inspection per Chapter 1494, so long as the purchaser actually occupies such residential property.

NOW, THEREFORE, BE IT ORDAINED, by the Council of the City of Maple Heights, County of Cuyahoga, State of Ohio that:

Section 1. For the time period January 1, 2025 through December 31, 2025 the Mayor is hereby authorized to waive the 100% escrow requirement to correct violations resulting from point of sale inspections per Chapter 1494 of the Codified Ordinances for individuals who purchase and renovate residential properties, so long as the purchaser actually occupies such residential property.

Section 2. Participants in this Program will be required to sign an affidavit attesting to the fact that the Purchaser will reside in the property as their primary residence for two (2) years commencing upon the issuance of an Occupancy Permit by the Chief Building Official.

Section 3. 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, on the date indicated below, and that all deliberations of Council and of any of its Committees that resulted in such formal action were in meetings open to the public in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code.

Section 4. This Ordinance constitutes an emergency measure necessary for the general welfare of the residents, and to encourage owner occupied home ownership in the City and provided it receives the affirmative vote of two-thirds (2/3) of the members elected to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor, otherwise it shall take effect and be in force from and after the earliest period allowed by law.

PASSED: _____, 2025

Ron Jackson, Council President

Annette M. Blackwell, Mayor

Approved as to legal form:

Frank Consolo, Director of Law

ATTEST: _____
Leonette Cicirella Johnson, Clerk of Council

I, Leonette Cicirella Johnson, Clerk of Council of the City of Maple Heights, County of Cuyahoga, State of Ohio, do hereby certify the above to be a true and exact copy of the original as contained in the records of my office and that the same has been and will remain duly posted as required by law.

Date

Leonette Cicirella Johnson, Clerk of Council

ORDINANCE NO.: 2025-03
INTRODUCED BY: Councilwoman Edwina Agee
MOTION FOR ADOPTION BY:
CO-SPONSORED BY:

AN ORDINANCE REPEALING ORDINANCE NO. 2024-110 WHICH AUTHORIZED THE MAYOR TO ENTER INTO AN ECONOMIC DEVELOPMENT GRANT AGREEMENT WITH FAMOUS DISTRIBUTION, INC. WHEREBY THE CITY WILL MAKE ANNUAL PAYMENTS OF \$25,000.00, FOR 10 YEARS, BEGINNING NOVEMBER 15, 2025, TO FAMOUS DISTRIBUTION, INC. FROM PROPERTY TAX REVENUE GENERATED FROM THE DEVELOPMENT OF THE 5700 LEE ROAD PROPERTY, AND DECLARING AN EMERGENCY.

WHEREAS, the Mayor recommended to Council at its December 18, 2024 Caucus and Council Meeting that the Council pass **Ordinance No. 2024-110** to authorize her to enter into an Economic Development Grant Agreement with Famous Distribution, Inc., an Ohio corporation (“the Company”) in order to facilitate the Company’s acquisition, construction, equipping and improving of the property located at 5700 Lee Road, and by which the City agreed to make annual economic development grant payments of \$25,000.00 generated from the property tax the City receives from the 5700 Lee Road property, for 10 years, beginning November 15, 2025; and

WHEREAS, at the December 18, 2024 meetings, Councilwoman Agee requested additional information from the Mayor concerning the negotiation of the Agreement and justification for the amount of the annual payment, and

WHEREAS, the five (5) Councilmembers present at the December 18, 2024 Council meeting, including Councilwoman Agee, voted unanimously to pass **Ordinance No. 2024-110**, on emergency, by a vote of five (5) ayes to zero (0) nays; and

WHEREAS, subsequent to the December 18, 2024 Caucus and Council meetings and passage of **Ordinance No. 2024-110**, the Mayor provided additional information concerning the negotiation of the Agreement to Council; and

WHEREAS, after reviewing the additional information, Councilwoman Agee believed she was misled and did not have all information necessary before her vote on the Agreement on December 18, 2024 and wished to rescind her vote;

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Maple Heights, County of Cuyahoga, State of Ohio that:

Section 1. **Ordinance No. 2024-110** is hereby repealed and the Mayor is not authorized to enter into the Economic Development Grant Agreement with the Company, which provided that the City is to make annual payments of \$25,000.00 generated from the property tax revenue the City receives from the 5700 Lee Road property, for 10 years, beginning November 15, 2025.

Section 2. 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 on the date indicated below, and that all deliberations of this Council and of any of its Committees that resulted in such formal action, were in meetings open to the public in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

Section 3. This Ordinance is hereby determined to be an emergency measure necessary for the immediate preservation of the public peace, health, safety and welfare of the residents of the City and for the further reason that repeal of the Ordinance must take place before rights under the Economic Development Agreement are vested in the Company, and provided it receives the affirmative vote of two-thirds (2/3) of the members elected to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor, otherwise it shall take effect and be in force from and after the earliest period allowed by law.

PASSED: _____, 2025

Ron Jackson, Council President

Annette M. Blackwell, Mayor

Approved as to legal form:

Frank Consolo, Director of Law

ATTEST: _____
Leonette Cicirella Johnson, Clerk of Council

I, Leonette Cicirella Johnson, Clerk of Council of the City of Maple Heights, County of Cuyahoga, State of Ohio, do hereby certify the above to be a true and exact copy of the original as contained in the records of my office and that the same has been and will remain duly posted as required by law.

Date: _____

Leonette Cicirella Johnson, Clerk of Council

Ordinance No. 2025-03

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