

**BUILDING & BUILDING CODES COMMITTEE MINUTES  
JUNE 21, 2016**

The Building & Building Codes Committee meeting was held on June 21, 2016, 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 Dan Kasaris, Larry Antoskiewicz;  
**Council:** Gary Petrusky, Dan Langshaw, Paul Marnecheck, Steve Muller; **Administration:** Mayor Robert Stefanik, Law Director Thomas Kelly, Community Development Director Thomas Jordan, Fire Chief Robert Chegan; **Other:** Louis Krzepina, Isabelle Moryan, George Masavage.

**APPROVAL OF MINUTES**

Moved by Mr. Kasaris, seconded by Mr. Antoskiewicz to **approve the May 17, 2016 minutes as received.**  
Yeas: 3. Nays: 0. **Motion carried.**

**UNFINISHED BUSINESS**

**1. Monument signs TCD**

Mr. Jordan said that we are currently consulting with the Law Department on the recommendations made by the Building Division and the consultant to ensure that they comply with state codes. He said a more detailed update will be presented at the next meeting.

**NEW BUSINESS**

**1. Ordinance 16-93 – Matrix LLC and Best Equipment – CRA Tax Incentives**

Mr. Jordan said that the administration is requesting Council's approval on the authorization to enter into a Community Reinvestment Act agreement. Mr. Jordan said that last year we added to the city's inventory of incentives the ability to offer tax abatement through the Community Reinvestment Act. This will be our first agreement under this new tax abatement system. He said that prior to this we only used the Enterprise Zone forms and process. He said the agreement will authorize a 49% reduction in the improved value of the new site. The applicant is proposing to build a 21,000 sq. ft. new facility on approximately 6 acres in the Industrial Park. He said that it is the property just south of Induction Tooling. Their plan is to move from a rented space on Abbey Road and construct this new facility. The land values will stay the same; the 49% applies to the building itself. The building's value is estimated at \$1.7 million, but this is not the tax break. He said that the Cleveland.com article was incorrect on this point. He said it is half of the real estate tax value on the building. Mr. Jordan said that he has provided Council this evening with a drawing of the building. He said that the owner of the company is coming in from Indiana tomorrow to address the Planning Commission regarding the details of the construction.

**Joe Aquilino**, 12359 Abbey Road, representing Best Equipment, addressed Council. He said that they have been at their current Abbey Road address since 2004. The business itself has been in business for 100 years. The current ownership is 3<sup>rd</sup> generation. He said that their major business focus is that they are a specialty truck dealer. Their focus is based on government entities and contractors that do business with and for government entities. This proposed facility would include full service parts, service, new and used equipment. Mr. Antoskiewicz asked how big the space is on Abbey Road. Mr. Aquilino said that he believes it is 6,500 sq. ft. Mr. Antoskiewicz said then that they are almost tripling their square footage. He felt that this building would fit very nicely in the area. Mr. Langshaw said that Best Equipment is located in Ward 3 and he praised them on how pristine their facility is. He fully supports this abatement and the amount of investment they are making to remain in the community will create more jobs. He said that the whole purpose of tax incentives is to create more jobs and keep business here. Mr. Nickell said that he too is pleased to see a business expand in the city. Mr. Jordan said that the agreement states that they will keep the 9 employees they currently have and add 3 additional employees. He said that these are minimum numbers. If they fall below this there will be repercussions relative to calling back some of the abatement. He said that the company's hopes and expectations are to grow more than this.

Moved by Mr. Kasaris, seconded by Mr. Antoskiewicz to **remove this from committee and recommend approval to Council**. Roll Call: Yeas: 3. Nays: 0. **Motion carried.**

Mr. Kasaris asked what the school district's role is in the abatement process. Mr. Jordan said that under the state statute we have provided notice to the city school district and the vocational school district. As long as the abatement is below 50% there is no required tax sharing applicable. At a certain level because there would be so much abatement, there is a tax sharing requirement but we are not incurring those because we are keeping the abatement relatively low.

#### **MISCELLANEOUS**

Mr. Kasaris said that he has noticed that a lot of the flag signs are popping up again and asked how we are handling this. Mr. Jordan said that there are permitted temporary signs but a lot of these flag signs do not have permits. They have become very affordable and people are using them more frequently. He said that temporary signs are permitted for a limited amount of time for things such as a grand opening, etc. He said that the only thing we can do for those without a permit is cite them for exceeding the permitted time allowance or for having no permit. He said the majority of these signs do not have a permit. Mr. Kasaris asked if we notify the businesses that they need a permit. Mr. Jordan said that if you report an address, the Building Division will go out and cite them if necessary. He said there are quite a bit on York Road and Royalton Road. He said that they get some push back from the retailers but at a certain point these signs become cluttered and unsightly. Mayor Stefanik said that they have been trying to work with the businesses along Rt. 82 and York Road. He said that he and Mr. Campbell have been out several times already this spring. He said they tell the business what they are allowed and not allowed to have. This is a friendly, courtesy stop before we actually contact them by mail. He said that we have been doing this with grass cutting issues as well. The businesses have to understand that we are trying to clean up the city and make it look more presentable. Mr. Nickell said that we want the businesses to flourish but there must be parameters. Mr. Nickell thanked Mr. Aquilino for being here this evening and investing in our city.

#### **ADJOURNMENT**

Moved by Mr. Kasaris, seconded by Mr. Antoskiewicz to **adjourn the June 21, 2016 meeting**. Yeas: 3. Nays: 0. **Motion carried. Meeting adjourned at 6:15 p.m.**