MINUTES
ORANGE VILLAGE COUNCIL
COUNCIL MEETING
OCTOBER 14, 2026
7:00 PM

1. Council President, Lisa Perry, called the Council Meeting of October 14, 2026 to order at 7:00 p.m.

2. Pledge of Allegiance

3. Roll call

Members Present:	Ullner, Boyle, Bilsky, Foster, Vincent, Kurland, Perry
Members Absent:	
Others Present:	Jud Kline, Mayor
	Steve Byron, Law Director
	Larry Genova, Fire Chief
	Michael Roberts, Police Chief
	Terry Goldhamer, Service Department Crew Leader
	Anna Girardi, Council Clerk

4. A Motion to confirm the appointment of Jeff Virden as a part-time Firefighter/Paramedic was made by Mrs. Vincent seconded by Mrs. Kurland.

   Chief Genova provided Mr. Virden's background as a Firefighter/Paramedic

Ayes:	Ullner, Boyle, Bilsky, Foster, Vincent, Kurland, Perry
Nays:	None

   Mayor Kline administered the Oath of Office to Mr. Virden.

5. Noelle Tsevdos, Friends of Cuyahoga County Developmental Disabilities Campaign
   - Spoke about Issue 10, a 2.25-mil property tax increase proposed to protect vital services and funding for thousands of county residents with developmental disabilities

6. Presentation by Cuyahoga County Planning Commission, Way Finding
   - Paul Triolo, provided a presentation concerning the Way Finding for the Village
   - Mayor Kline stated he applied for a grant two years ago to connect our parks to neighboring parks
   - Mrs. Vincent inquired about people with disabilities to read the signs
     - Mr. Triolo stated they will look into ways to be compliant for those with all disabilities
   - Mr. Foster asked if we were obligated to the standards and Mr. Triolo stated we were not

7. A Motion to approve the Special Council Meeting Minutes of September 2, 2026 was made by Mrs. Perry seconded by Mrs. Vincent.

   Mrs. Perry explained the changes that were made, including adding Mayor Kline to the attendance for all the meetings which was inadvertently omitted.

Ayes:	Ullner, Boyle, Bilsky, Foster, Vincent, Kurland, Perry
Nays:	None

8. A Motion to approve the Council Meeting Minutes of September 9, 2026 was made by Mrs. Perry seconded by Mr. Foster.

Ayes: Ullner, Boyle, Bilsky, Foster, Vincent, Kurland, Perry
Nays: None

9. A Motion to approve the Special Council Meeting Minutes of September 15, 2026 was made by Mrs. Perry seconded by Mrs. Vincent.

Mrs. Perry explained that Mrs. Vincent abstained from the vote which was incorrectly stated as an Aye vote, this has been changed on the original minutes that will be signed.

Ayes: Ullner, Boyle, Bilsky, Foster, Vincent, Kurland, Perry
Nays: None

10. A Motion to declare a 1998 Spartan/Ferrara Fire Engine VIN #4S7CV2098WC021869 as surplus, to be disposed of at the Mayor's discretion was made by Mrs. Kurland seconded by Mrs. Perry.

Mrs. Perry inquired how much we might receive from the sale of the truck, Chief Genova stated at least $50,000.

Ayes: Ullner, Boyle, Bilsky, Foster, Vincent, Kurland, Perry
Nays: None

11. A Motion to approve the Treasurer's Report for August, 2026 was made by Mrs. Kurland seconded by Mrs. Perry.

Mrs. Perry explained the Treasurer's Report for August, 2026

Ayes: Ullner, Boyle, Bilsky, Foster, Vincent, Kurland, Perry
Nays: None

12. A Motion to approve the Tax Administrator's Report for August, 2026 was made by Mrs. Perry seconded by Mr. Boyle.

Mrs. Perry explained the Tax Administrator's Report for August, 2026

Ayes: Ullner, Boyle, Bilsky, Foster, Vincent, Kurland, Perry
Nays: None

13. A discussion of the Bills to be paid in the month of October in the amount of $416,702.69 and additional September expenses in the amount of $106,508.89.

14. Discussion Item:
Council Rules Governing Public Comments

Discussion ensued concerning the minor changes to the rules.

A Motion to approve the revised Council Rules Governing Public Comments was made by Mrs. Perry seconded by Mrs. Vincent.

Ayes: Boyle, Bilsky, Foster, Vincent, Kurland, Perry
Nays: Ullner

15. Audience comments relating to agenda items only

Christopher Alvarado, CC Director of Regional Collaboration

- Provided information concerning Ord. 2026-29/Residential TIF's and noted opposition to the TIF
    - See Exhibits A1 and A2

Andrew Spitz, 145 Jackson Road

- Spoke concerning Ord. 2026-29
    - Thanked Mr. Alvarado for speaking concerning the TIF
    - Important when voting that the residents know the facts

Mark Kangas, 29850 Smithfield

- Spoke concerning Ord. 2026-29
    - Feels he is not receiving the facts
    - Why does Orange need the money more than Cuyahoga County
        - Why do we need it for 30 years

Mike Burkons, 2466 Richmond Road

- Spoke concerning Ord. 2026-29
    - Stating the money from the TIF is not Orange Village funds
    - Used for infrastructure costs
    - Feels they are stealing money from the county agencies

16. Old Business of Pending Legislation and Motions

- None

17. New Business and Consideration of:

A. ORDINANCE 2026-27

AN ORDINANCE ENACTING CHAPTER 146 OF THE CODIFIED ORDINANCES OF ORANGE VILLAGE, OHIO, TITLED "FIRE INSURANCE PROCEEDS," TO ADOPT THE PROCEDURES AUTHORIZED BY R.C. 3929.86, AND DECLARING AN EMERGENCY. 1st Reading

Law Director stated it came to our attention that we did not have this legislation in place. This will allow the Village to obtain a portion of the proceeds from the homeowner's fire insurance to secure the removal of the debris and cleaning up the site.
Mayor Kline stated we received a check from the insurance company for the demolition of the home on Harvard Road but we do not have legislation to accept the check and that is what this legislation is for. Mayor Kline also stated that the State Fire Marshal did not release the home on Harvard until approximately two (2) weeks ago. There could be no clean up or demolition until it was released. A demolition permit was acquired for this home.
Mr. Boyle stated the home has been unsecured for at least five (5) months.

B. ORDINANCE 2026-28

AN ORDINANCE AUTHORIZING THE MAYOR TO EXECUTE THE SECOND AMENDMENT TO THE TRAFFIC CONTROL AND LANDSCAPING EASEMENT BETWEEN ORANGE VILLAGE AND TANGER CLEVELAND, LLC, SUCCESSOR IN INTEREST TO PINECREST PROJECT PARTNERS LLC. 1st Reading

Mayor Kline explained that this is the property at the intersection of Orange Place and Pinecrest to capture some of the land in the retention area. The road was reconfigured from the original plans and this Ordinance will capture the area and who is responsible.

Mrs. Perry referred Ordinance 2026-28 to the Planning and Zoning Commission.

C. ORDINANCE 2026-29

AN ORDINANCE DECLARING THE IMPROVEMENT OF CERTAIN REAL PROPERTY LOCATED IN ORANGE VILLAGE, OHIO, TO BE A PUBLIC PURPOSE IN CONNECTION WITH THE AUTHORIZATION OF A TAX INCREMENT FINANCING EXEMPTION, DECLARING SUCH PROPERTY TO BE EXEMPT FROM REAL PROPERTY TAXATION, DESIGNATING PUBLIC INFRASTRUCTURE IMPROVEMENTS AND PRIVATE IMPROVEMENTS FOR URBAN REDEVELOPMENT PURPOSES, REQUIRING THE OWNERS THEREOF TO MAKE APPLICABLE SERVICE PAYMENTS IN LIEU OF REAL PROPERTY TAXES, AND ESTABLISHING AN URBAN REDEVELOPMENT TAX INCREMENT EQUIVALENT FUND, ALL PURSUANT TO OHIO REVISED CODE SECTION 5709.41 AND ITS RELATED RULES AND LAWS AND DECLARING AN EMERGENCY. 1st Reading

Mr. Byron stated this is for the commercial portion that fronts Harvard Road and is part of the development agreement with Omni Properties that Council will consider the TIF. Ms. Ullner stated that Council was only required to consider the TIF. Mayor Kline stated this is only for the commercial property.

Mr. Boyle stated the issue is the project and they are not abiding by the development agreement. Need to be vigilant on the terms of the agreement and make sure they are met prior to voting.

D. ORDINANCE 2026-30

AN ORDINANCE AMENDING CERTAIN SECTIONS OF THE ORANGE VILLAGE ZONING CODE TO PROHIBIT THE SHORT-TERM RENTAL OF RESIDENTIAL PROPERTY. 1st Reading

To be referred to the Planning and Zoning Commission

Mr. Byron stated that the issue is with VRBO and AirBnB rentals – adding what the minimum rental period is. Discussion ensued concerning why Orange Village is pursuing this via legislation. Council discussed the possibility of registration for rental properties. Mr. Boyle stated there is legislation in Cleveland with rules governing short term rentals. Mr. Boyle will share this legislation with Council.

Council President Perry **did not** refer Ordinance 2026-30 to the Planning and Zoning Commission.

E. ORDINANCE 2026-31

AN ORDINANCE AMENDING CERTAIN SECTIONS OF CHAPTER 105 OF THE CODIFIED ORDINANCES OF ORANGE VILLAGE TO ELIMINATE ELECTRONIC MEETINGS AND REMOTE ATTENDANCE AT MEETINGS OF MUNICIPAL BODIES, RATIFYING ACTIONS TAKEN DURING ELECTRONIC MEETINGS AND VOTES MADE BY PUBLIC OFFICIALS WHO ATTENDED MEETING BY ELECTRONIC MEANS, AND DECLARING AN EMERGENCY. 1st Reading

A Council member inquired why we were allowing Zoom meetings and Council President instructed the Law Director to write legislation eliminating electronic/remote attendance. Mrs. Perry stated it is hard when someone is not in the room and she feels that is an important aspect to have everyone in the same room together. Discussion ensued concerning Zoom meetings with opinions from each council member. Mr. Boyle will provide the information concerning the way a council meeting is established.

- Ohio Division of Liquor Control – Whole Foods Market Group LLC
  - Chief Roberts stated there are no issues with authorizing the liquor license for Whole Foods
    - Council unanimously agreed to the approval of the liquor license for Whole Foods

18. Audience comments relating to matters which advance the good of the Village

Paul Herdeg, 28850 Harvard

- Spoke about the home that burned down at 28400 Harvard
- Felt it could have been demolished faster
  - Mrs. Perry asked about the process for demolition
    - Mr. Byron stated the reason for this property is that the fire was under investigation by the State Fire Marshal

Andrew Spitz, 145 Jackson Road

- Leadership of Orange Village and priority
  - Felt Issue 14 was misleading

Ms. Ullner made a motion to allow Mr. Spitz two more minutes for his comments seconded by Mr. Foster

Ayes: Ullner, Boyle, Bilsky, Foster, Vincent, Kurland, Perry
Nays: None

- Mr. Spitz continued his comments concerning the leadership of Orange Village

19. Comments by the Mayor

- Thanked Paul from CCPC for attending this evening and providing the information on Wayfinding Program
- Miles Road is open in both directions throughout the Village but please remember that construction is on-going and there will be delays
- Paper Shredding is this Friday, October 16 from 9am – noon at Orange Village Service Department, 4680 Lander Road
- Saturday is the pet parade but I will let Lisa speak more about this wonderful event
  - Thanked Parks and Recreation Committee for organizing and hosting this event
- Leaf Collection begins on Monday, October 19 and runs until the day before Thanksgiving - Wednesday, November 25
- Orange Community Education and Recreation will host Trunk or Treat on Saturday, October 24 – 3:00 to 5:00 PM – You must register in advance
  - Our police and fire departments will be in attendance
- Trick or Treat in Orange Village is Saturday, October 31 from 6 to 8 PM
- Daylight savings time ends on November 1 – turn your clocks back one hour
- Voting Day is Tuesday, November 3
  - Orange Village has a series of proposed Charter amendments recommended by the Charter Review Commission
    - Thanked the Charter Review Commission members for all their hard work
- E-News – Making the Case for Support of the Fire Station/Village Hall Projects, Series sent in the electronic newsletters – can view on our website under News
  - Please stop by for a tour of the current fire and police departments on Voting Day, Tuesday, November 3
- Shop with a Cop Tickets are available
  - Tickets are $1 each or 6 for $5 – stop by the Police Department for tickets

    - They also accept monetary donations
        - Great cause
- 2027 will reintroduce a K-9 unit
    - Initiative by Office Mike Harding – will receiving training through a grant
    - Will be sworn in in 2027
    - Will be getting a cruiser and veterinarian assistance
        - Looking to get equipment from another community
- Sustainability Summit – October 29 at 5:30 p.m. with other communities
    - NOPEC, CC Sustainability Committee
- September 17 – Jackson Drive held a meeting
    - Priority is landscape placement – Pulte
    - Thanked everyone that participated
- Orange Centennial Celebration
    - Will begin next year
    - Artists to sketch century homes in the community
- Veterans Memorial
    - Sculpture with service flags
- Thanked Chris Alvarado for presentation the information concerning TIF's
    - We are the fiscal agents for our community
        - Capture funds that would otherwise be ignored
        - For the future of Orange Village
- Happy Halloween

20. Comments by the Council President
    - Howl-O-Ween pet parade is this Saturday, October 17 from 10:00 – 11:00 am
        - $5.00 admission fee
        - Lots of great prizes
    - Mr. Boyle will officially begin on the Planning and Zoning/ABR Commission at the October 20th meeting and Ms. Ullner will no longer be representing council at the Planning and Zoning/ABR meetings

21. Comments by Council Members

Ullner
- Inquired about the RFQ for the Law Director
    - Mrs. Perry stated it will be at the next meeting

Boyle
- Include Master Plan in your 2027 budget

Bilsky
- No Comments

Kurland
- Oxford Court resident inquired about the cul-de-sac
    - Mayor Kline stated we put a moratorium on the cul-de-sac ordinance until after the meeting with residents
- Wished everyone a Happy and Safe Halloween

Vincent
- Child Abduction Response Team
    - Congratulated everyone, including Sgt. Sherwood
- Arts & Culture November meeting will be moved to the Alexandria Art Gallery inside the Eton Collection due to voting day in Orange Village, please remember to vote
- Light up Orange for the Holidays – November 30
- Congratulated Elizabeth Bach and her crew on a wonderful summer for the Orange Community Artisan and Farmers Market
- Congratulated resident Joey Bobeck on being selected Homecoming King

Foster

- Veterans Committee will meet in November, date to be determined
- Received information on e-bikes from a resident which he will forward to Chief Roberts
    - Mayor Kline stated he is on the committee with area mayors and the law director concerning legislation

22. A Motion to enter into Executive Session to discuss the appointment, compensation and discipline of Village employees was made by Mrs. Perry seconded by Mrs. Vincent.

Ayes:	Ullner, Boyle, Bilsky, Foster, Vincent, Kurland, Perry
Nays:	None

Council entered into Executive Session at 9:26 p.m.

Council reconvened the Council Meeting of October 14, 2026 at 9:53 p.m.

23. Adjournment of the Council Meeting of October 14, 2026

A Motion to adjourn the Council Meeting of October 14, 2026 was made by Mrs. Kurland seconded by Mrs. Vincent.

Ayes:	Ullner, Boyle, Bilsky, Foster, Vincent, Kurland, Perry
Nays:	None

Council Meeting of October 14, 2026 was adjourned at 9:53 p.m.

Annamarie Girardi
Council Clerk

Lisa Perry
Council President

EXHIBIT "A1"

To: Cuyahoga County Mayors, Lisa Barno- Cuyahoga County Mayors and City Managers Association

Fr: Christopher Alvarado, Director of Regional Collaboration

Cc: County Executive Chris Ronayne, Erik Janas, Katie Gallagher, David Razum, Michael Chambers

Re: Cuyahoga County Policy Regarding Tax Increment Financing- O.R.C. 5709.40

Dt: February 19, 2026

Over the past several months, three cities have informed Cuyahoga County that they intend to provide tax exemption pursuant to Section 5709.40 ("Declaration that improvements constitute public purpose- blighted areas") of the Ohio Revised Code for residential development, specifically for infrastructure improvements and maintenance associated with increased population. In comparison, the County only received one of these types of TIF (Tax Incremental Finance) District communications in the previous six years.

There are several other sections in the O.R.C. that allow local governments (municipalities and counties) to employ the TIF mechanism to finance public infrastructure improvements. However, 5709.40 is unique in that:

1. It allows for both the creation of residential incentive districts (that meet the qualification of having a "distress characteristic") and,
2. Counties are allowed to lodge objections to proposed TIFs that extend for more than ten years or in are excess of 75% of improvements.

Per the O.R.C., the County's objection must be certified within 30 days after receiving written notice that their city or village councils have passed resolutions establishing a TIF District under 5709.40. In Ohio, counties are only granted the narrow power to object to these specific TIF Districts. These TIF Districts, and others that cannot be objected to by counties, directly impact funding for Cuyahoga County's Health and Human Services (HHS) levy which is used to provide critical social safety net services to residents.

Because the circumstances for each municipality and TIF district vary, we encourage municipalities to engage the County in conversations about any intentions to establish TIF Districts **prior to the adoption of resolutions by the municipal legislative authorities**. This allows the municipality to share with the County why they believe the TIF Districts are

needed and for the municipality and County to come to an agreement prior to the County's receipt of the municipal ordinance. Furthermore, by having experts from the County and the municipality at the table prior to the adoption of TIF legislation, the County may be able to provide other forms of assistance.

When the County receives municipal TIF resolutions prior to these conversations, the County is forced to certify a formal objection to the municipal ordinance to bring County and municipal representatives together that we can have an open discussion about TIF revenues and our goal to provide high-quality services to existing and new residents.

If the County and municipality fail to come to a mutually-acceptable agreement, then the municipal TIF District may still be created, albeit for a term of no more than 10 years and improvements up to 75%.

The County acknowledges that new residential development can create infrastructure costs greater than the revenue generated for the municipality providing services. The use of other mechanisms such as development impact fees are encouraged, particularly for market-rate development. We welcome these conversations so that Cuyahoga County and municipalities can meet our mutual goals to increase housing stock while ensuring the fiscal health of our governments.

EXHIBIT A2

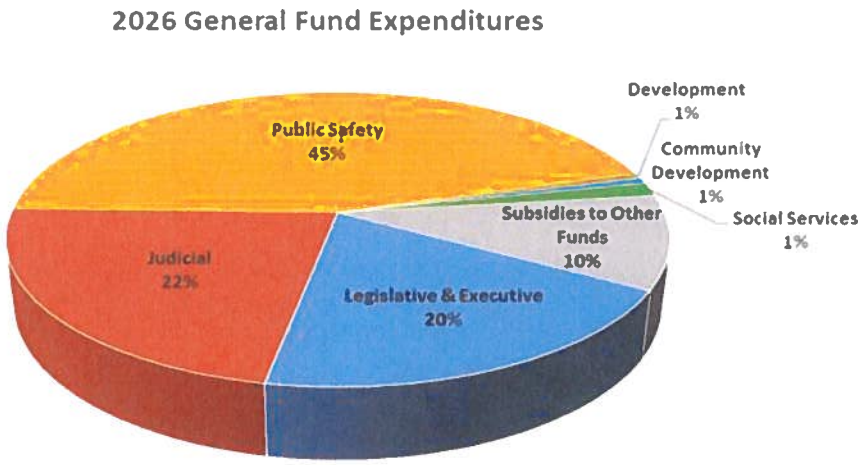
To: All Cuyahoga County Mayors, Village and City Council Presidents
Fr: Christopher Alvarado (Regional Collaboration), Michael Chambers, CPA (Fiscal Officer)
Dt: October 10, 2026
Re: Impacts of Tax Increment Financing (TIF) Incentive Districts under O.R.C. § 5709.40

Over the past year, more municipalities have begun exploring the use of TIF Incentive Districts under O.R.C. § 5709.40 to fund the construction and maintenance of public infrastructure.

Under current law, political subdivisions may exempt up to 75% of the value of private improvements from real property taxes for up to 10 years without needing approval from affected boards of education or other required government entities. With the concurrence of those boards of education and County government, municipalities may grant exemptions of up to 100% or extend them for up to 30 years.

For Incentive District TIFs created after January 1, 2006, the law requires that service payments in lieu of taxes be distributed to certain taxing authorities for levies approved after that date. These include boards responsible for developmental disabilities, senior services, county hospitals, ADAMHS, libraries, children services, parks, and county health services.

Because these entities often serve residents countywide and appear minimally affected by TIF activity, there is a common assumption that Cuyahoga County is not significantly impacted by the creation of these TIF districts. This assumption is incorrect. Every County department experiences reduced operating revenue due to the diversion of property tax revenue away from the County General Fund.



A non-exhaustive list of departments and services hurt by the diversion of funds includes:

- County Executive's Office, County Council, Fiscal Office, Law Department, Board of Elections, Department of Information Technology, Department of Public Works, and Department of Human Resources, County Planning Commission, Inspector General, Medical Examiner;
- All County Judicial Services (Court of Common Pleas, Court of Appeals, Juvenile Court. Domestic Relations Court, Probate Court, Clerk of Court) including staffing, security, and case management;
- All Sheriff's Department expenditures, including the County Jail;
- County Prosecutor's Office;
- Public Defender's Office;
- The Department of Public Safety and Justice Affairs, including the Office of Violence Prevention;
- Community Development programs;
- Social services, including the Veterans Services Commission;
- Capital improvements to County Facilities used by all citizens;
- Economic Development financing; and
- Funding to the County Airport, Rock Hall, Convention Center, and Gateway.

Because funding streams for these services are not protected under O.R.C. § 5709.40, the default position of Cuyahoga County will be to object to the establishment of TIF Incentive Districts. All Cuyahoga County residents and communities benefit from General Fund services. And, even for more-affluent communities that may have a smaller proportion of residents using County services, the employees working in your communities (particularly lower-income employees) need these services.

As always, if you have any questions, you can reach out to Chris Alvarado (calvarado@cuyahogacounty.gov) or Michael Chambers (mchambers@cuyahogacounty.gov).