



**REGULAR CITY COUNCIL MEETING MINUTES
MONDAY, APRIL 21, 2025, 7:00 PM
AT BEACHWOOD CITY HALL, COUNCIL CHAMBERS,
25325 FAIRMOUNT BOULEYARD,
BEACHWOOD, OHIO 44122**

Called to order at 7:00 PM by Council President Alec Isaacson

-Pledge of Allegiance to the Flag of the United States of America-

1. Roll Call

Present - Ms. DeLong, Mr. Isaacson, Mr. Mintz, Ms. Shoykhet, Mr. Smith, Ms. Taylor
Absent – Ms. Stern

Others Present - Mayor Berns, Mr. Arrietta, Ms. Bieterman, Mr. Heiser, Mr. Hunt,
Ms. Rutkowski, Mr. Schroeder, Mr. Smerigan

2. Public Hearing

Ordinance No 2024-81 An Ordinance rezoning 2509 and 2515 South Green Road,
Beachwood, Ohio (PPN# 741-09-002 and 741-09-001), from U-1 Single Family Residential
District to U-5 Public and Institutional District

Placed on First Reading and Referred to Planning & Zoning: December 2, 2024

Referred back to City Council from Planning & Zoning Commission: January 30, 2025

Placed on Second Reading and Referred to a Public Hearing: February 18, 2025

Public Hearing held on: April 21, 2025

Public Hearing Opened at 7:02 PM

Public Hearing Closed at 7:10 PM

Howard Klein

Mr. Klein spoke about rezoning.

**3. Citizen's Remarks (City Council limits Citizen's Remarks to three (3) minutes each for
a maximum of thirty (30) minutes unless so extended at the discretion of the President
or a majority of Council per Council Rules of Procedure, Section 7, Rule 7.2)**

(Please see Video Recording for full remarks:

<https://www.beachwoodohio.com/528/Live-Stream-Recorded-Meetings>)

None

4. Reports

a. Mayor

Mayor Berns announced that the installation of solar streetlights is set to begin on Monday and is expected to take approximately one week. He also reminded everyone about Arbor Day, which will be celebrated on Friday, April 25th.

b. Council Members (non-agenda items)

None.

c. Department Directors

Mr. Schroeder reminded everyone that pool passes are now on sale.

Ms. Bierterman provided an Economic Development update.

Mr. Arrietta gave an update on the Enbridge main gas line replacements and noted that Cleveland Water continues its infrastructure improvements.

Consent Agenda

Approval of Minutes:

Regular Council Meeting held on April 7, 2025

Ordinances

1. 2025-14

An Ordinance authorizing and directing the payment of certain claims (Bills) for professional and other services; and declaring this to be an urgent measure

Motions

1. A Motion authorizing the Clerk of Council to advertise for Request for Qualifications for Design Services for the Chagrin Boulevard Resurfacing Project per BCO 121.09 and ORC 7.16

Moved by: J. Mintz, Seconded by: P. Smith

Voice Vote

On the Suspension:

Yes: 6

No: 0

Abstain: 0

Not Voting: 0

MOTION ADOPTED

Voice Vote

On the Adoption:

Yes: 6

No: 0

Abstain: 0

Not Voting: 0

MOTION ADOPTED

Old Business (Regular Agenda)

Ordinances

1. 2024-82

An Ordinance rezoning 23250 Chagrin Boulevard, Beachwood, Ohio (PPN#742-23-002), from U-7A General Office Building District to U-3C Planned Multi Family Residential District

Placed on First Reading and Referred to the Planning and Zoning Commission: December 16, 2024

Referred back to City Council from Planning and Zoning Commission: January 30, 2025

Placed on Second Reading and Referred to a Public Hearing: February 18, 2025

Public Hearing held on: April 7, 2025

Placed on Third and Final Reading and Adopt: April 21, 2025

Moved by: J. DeLong, Seconded by: D. Shoykhet

Voice Vote

On the Adoption:

Yes: 6

No: 0

Abstain: 0

Not Voting: 0

PLACED ON THIRD
AND FINAL
READING AND
MOTION ADOPTED

2. 2025-12

An Ordinance Rezoning 3663 Park East Drive, Beachwood, Ohio 44122 (PPN# 742-29-017) from U-4C Integrated Mixed Use, Multi-Family Residential, Office Retail, Recreation Business District to U-9 Motor Service District

Placed on First Reading and Referred to the Planning & Zoning Commission: April 7, 2025

Referred back to City Council from Planning and Zoning Commission: April 10, 2025

Placed on Second Reading and Referred to a Public Hearing: April 21, 2025

Moved by: P. Smith, Seconded by: J. Mintz

Voice Vote

On the Adoption:

Yes: 6

No: 0

Abstain: 0

Not Voting: 0

MOTION ADOPTED
– PLACED ON
SECOND READING
AND REFERRED TO
PUBLIC HEARING

3. 2025-13

An Ordinance Amending the City of Beachwood, Ohio Planning and Zoning Code by Amending Beachwood Codified Ordinance Section 1111.02(M)(2) Titled ‘Classified of Uses’

Place on First Reading and Referred to the Planning and Zoning Commission: April 7, 2025

Referred back to City Council from Planning and Zoning Commission: April 10, 2025

Placed on Second Reading and Referred to a Public Hearing: April 21, 2025

Moved by: A. Isaacson, Seconded by: D. Shoykhet

Voice Vote

On the Adoption:

Yes: 6

No: 0

Abstain: 0

Not Voting: 0

MOTION ADOPTED–

PLACED ON

SECOND READING

AND REFERRED TO

PUBLIC HEARING

New Business (Regular Agenda)

Ordinances

1. 2025-15

An Ordinance enacting New Chapter 901, “Use of Public Ways by Service Providers’

Moved by: J. Taylor, Seconded by: A. Isaacson

Voice Vote

On the Adoption:

Yes: 6

No: 0

Abstain: 0

Not Voting: 0

MOTION ADOPTED–

PLACED ON FIRST

READING

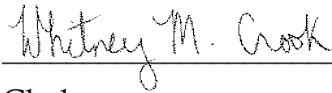
Any other matters coming before City Council

None

Adjournment

Adjourn to the next Regular City Council Meeting at 7:33 PM

Approved:



Clerk



Mayor

Next Regular Council Meeting will be held on: Monday, May 7, 2025 at 7 PM in Council Chambers. For all updates regarding Council Meetings, please [visit:](http://www.BeachwoodOhio.com)
www.BeachwoodOhio.com

**Council Members: Alec Isaacson- Council President
Danielle Shoykhet- Council Vice-President
Jillian DeLong, Joshua Mintz, P. Smith
Ali B. Stern, June E. Taylor
Clerk of Council: Whitney M. Crook, MMC**

Pursuant to Ordinance Number 2020-78 Council has determined that the Video Recording of the meetings shall stand as the official Minutes of its Body, its Committees, and those of the Planning and Zoning Commission.

A written synopsis of all agenda items and votes shall also be promptly prepared and kept.

AN ORDINANCE AUTHORIZING AND DIRECTING THE PAYMENT OF CERTAIN CLAIMS (BILLS) FOR PROFESSIONAL AND OTHER SERVICES; AND DECLARING THIS TO BE AN URGENT MEASURE

BE IT ORDAINED by the Council of the City of Beachwood, State of Ohio, that the Director of Finance is hereby authorized and directed to issue his respective warrants for the following claims, to wit:

Section 1:

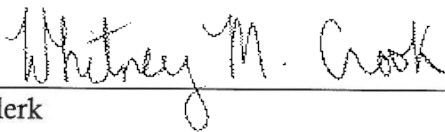
For Supplies and Services	April 22nd, 2025	\$	71,381.63
GPD	Engineering Services	\$	10,183.25
Code Consultation-Paul Kowalczyk	Plan Review Service	\$	1,125.00
Roetzel	Legal Services	\$	39,615.66
Sixmo Architecture	Plan Review Services	\$	750.00
Mr. Excavator	Invoice	\$	19,707.72

Section 2: It is found and determined that all formal actions and deliberation of Council and its committees relating to the passage of this legislation that resulted in formal action were in meetings open to the public where required by Chapter 105 of the Codified Ordinances of the City.

Section 3: This Ordinance is hereby declared an urgent measure immediately necessary for the public peace, health or safety or the efficient operation of the City; and for the further reason that it is necessary to approve said item and/or services available for use at the earliest possible time, to serve the City of Beachwood and its citizens.

WHEREFORE, this Ordinance shall be in full force and effect from and after the earliest date permitted by law.

Attest: I hereby certify that this legislation was duly adopted on the 22nd day of April 2025 and presented to the Mayor.


Clerk

Approval: I have approved this legislation this 23rd day of April 2025 and filed it with the Clerk.


Mayor

Summary of Engineering Invoices

April 21, 2025 Professional Service Ordinance

Invoice #	Invoice Date	Original Amount	Adjustment	Payment Amount	Fund	Billed	Out	2025	2024	2023
								ENCUMBRANCES		
2025119.01-2	3/14/2025	\$1,749.50	\$0.00	\$1,749.50	General			X		
2025119.02-3	3/14/2025	\$5,623.25	\$0.00	\$5,623.25	Capital			X		
2025119.03-1	3/14/2025	\$861.00	\$0.00	\$861.00	General			X		
2025120.02-1	3/14/2025	\$1,652.50	\$0.00	\$1,652.50	General			X		
2024120.02-11	3/14/2025	\$297.00	\$0.00	\$297.00	Deposits			X		

Total To Pay	<u>\$10,183.25</u>
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Total Capital Fund	\$5,623.25
Total General Fund	\$4,263.00
Total Deposits	\$297.00
Total Street Const. Mant.	\$0.00
Less: Billable Charges	<u>(\$297.00)</u>
Net Paid by City:	<u>\$9,886.25</u>

RECEIVED

APR 04 2025

FINANCE DEPT

Invoice



Mail Payment To:
PNC Bank C/O Glaus Pyle Schomer Burns & DeHaven
Lockbox Number 952032
4100 W 150th St
Cleveland, OH 44135

City of Beachwood
Attn: Larry Heiser, Finance Director
accounts@beachwoodohio.com
25325 Fairmount Blvd.
Beachwood, OH 44122

March 14, 2025

Invoice No: 2025119.01 - 2

Invoice Total	\$1,749.50
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Project 2025119.01 Beachwood - General Engineering
Professional Services from February 01, 2025 to February 28, 2025

Task 200 General Engineering(Under \$2,500.00 Fee)

Professional Personnel

	Hours	Rate	Amount
Project Principal			
Ciuni, Joseph	1.00	148.50	148.50
GASB 34			
Ciuni, Joseph	1.00	148.50	148.50
Lomus Fiber installation			
Ciuni, Joseph	2.00	148.50	297.00
Lumos - New Fiber in Beachwood			
Ciuni, Joseph	2.00	148.50	297.00
Meeting with SWCD - Lifetime Fitness Detention Basin			
Sr. Project Manager			
Fini, Nicholas	1.50	123.00	184.50
GASB 34			
Design Engineer			
Bartlett, Margaret	.50	105.50	52.75
Enbridge Pipeline Replacement SWP3			
Sr. Designer			
Woycitzky, Robert	7.00	88.75	621.25
GASB for 2024 Projects			
Totals	15.00		1,749.50
Total Labor			1,749.50
Total this Task			\$1,749.50
Total this Invoice			\$1,749.50

Outstanding Invoices

Number	Date	Balance
1	2/14/2025	988.50
Total		988.50

APPROVED FOR PAYMENT
BY: *[Signature]*
DATE: 3-21-25
P/O: 2025-00117

AKRON / ATLANTA / CLEVELAND / COLUMBUS / DALLAS / HOUSTON
INDIANAPOLIS / LOUISVILLE / PHOENIX / PITTSBURGH / SEATTLE / YOUNGSTOWN
Net 30 days.

Project	2025119.01	Beachwood - General Engineering	Invoice	2
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Billings to Date

	Current	Prior	Total
Labor	1,749.50	988.50	2,738.00
Totals	1,749.50	988.50	2,738.00



GPD Associates Invoices

BILLING SUMMARY INPUT WORKSHEET

INV DATE	INV #	PROJ NO.	ServiceThru Date	DEPT CHGD	TOTAL COST
02/14/25	2025119.01-1	2025119.01	01/31/25	BUILDING	\$988.50
03/14/25	2025119.01-2	2025119.01	02/28/25	BUILDING	\$1,749.50

\$2,738.00



Mail Payment To:
PNC Bank C/O Glaus Pyle Schomer Burns & DeHaven
Lockbox Number 952032
4100 W 150th St
Cleveland, OH 44135

RECEIVED
APR 04 2025
FINANCE DEPT
Invoice

City of Beachwood
Attn: Larry Heiser, Finance Director
accounts@beachwoodohio.com
25325 Fairmount Blvd.
Beachwood, OH 44122

March 14, 2025
Invoice No: 2025119.02 - 3

Invoice Total	\$5,623.25
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Project 2025119.02 Beachwood - 2025 Road Program
Professional Services from February 01, 2025 to February 28, 2025

Task 100 Design
Professional Personnel

	Hours	Rate	Amount
Project Principal			
Ciuni, Joseph	21.00	148.50	3,118.50
Sr. Project Manager			
Fini, Nicholas	10.50	123.00	1,291.50
Design Engineer			
Bartlett, Margaret	8.50	105.50	896.75
Hamkar, Mohammad Hassan	3.00	105.50	316.50
Totals	43.00		5,623.25
Total Labor			5,623.25

Total this Task \$5,623.25

Billing Limits	Current	Prior	To-Date
Total Billings	5,623.25	39,326.64	44,949.89
Limit			105,000.00
Remaining			60,050.11
Total this Invoice			\$5,623.25

Outstanding Invoices

Number	Date	Balance
2	2/14/2025	14,869.75
Total		14,869.75

APPROVED FOR PAYMENT
BY: [Signature]
DATE: 3-21-25
P/O: 2025-00287

GPD Associates Invoices

BILLING SUMMARY INPUT WORKSHEET

INV DATE	INV #	PROJ NO.	ServiceThru Date	DEPT CHGD	TOTAL COST
01/10/25	2025119.02-1	2025119.02	12/21/24	SERVICE	\$24,456.89
02/14/25	2025119.02-2	2025119.02	01/31/25	SERVICE	\$14,869.75
03/14/25	2025119.02-3	2025119.02	02/28/25	SERVICE	\$5,623.25

\$44,949.89



Mail Payment To:
PNC Bank C/O Glaus Pyle Schomer Burns & DeHaven
Lockbox Number 952032
4100 W 150th St
Cleveland, OH 44135

RECEIVED
APR 04 2025
FINANCE DEPT
Invoice

City of Beachwood
Attn: Larry Heiser, Finance Director
accounts@beachwoodohio.com
25325 Fairmount Blvd.
Beachwood, OH 44122

March 14, 2025
Invoice No: 2025119.03 - 1

Invoice Total \$861.00

Project 2025119.03 Beachwood - NEORS Compliance Plan
Professional Services from February 01, 2025 to February 28, 2025

Task 100 Prepare Compliance Plan
Professional Personnel

	Hours	Rate	Amount
Sr. Project Manager			
Hefner, Ashley	7.00	123.00	861.00
Totals	7.00		861.00
Total Labor			861.00
Total this Task			\$861.00

Billing Limits	Current	Prior	To-Date
Total Billings	861.00	0.00	861.00 ✓
Limit			4,500.00
Remaining			3,639.00
Total this Invoice			\$861.00 ✓

APPROVED FOR PAYMENT
BY: *[Signature]*
DATE: 3-21-25
P/O: 2025-00117

GPD Associates Invoices

BILLING SUMMARY INPUT WORKSHEET

INV DATE	INV #	PROJ NO.	ServiceThru Date	DEPT CHGD	TOTAL COST
03/14/25	2025119.03-1	2025119.03	02/28/25	BUILDING	\$861.00

\$861.00



Mail Payment To:
PNC Bank C/O Glaus Pyle Schomer Burns & DeHaven
Lockbox Number 952032
4100 W 150th St
Cleveland, OH 44135

RECEIVED

APR 04 2025

FINANCE DEPT

Invoice

City of Beachwood
Attn: Larry Heiser, Finance Director
accounts@beachwoodohio.com
25325 Fairmount Blvd.
Beachwood, OH 44122

March 14, 2025

Invoice No: 2025120.02 - 1

Invoice Total \$1,652.50

Project 2025120.02 Beachwood - Fuchs Mizrahi School

Professional Services from February 01, 2025 to February 28, 2025

Task 100 Plan Review and Inspection as requested

Professional Personnel

	Hours	Rate	Amount	
Project Principal				
Ciuni, Joseph	5.00	148.50	742.50	
Sr. Engineer				
Gorman, Jacqueline	8.00	113.75	910.00	
Totals	13.00		1,652.50	
Total Labor				1,652.50
			Total this Task	\$1,652.50

Billing Limits

	Current	Prior	To-Date
Total Billings	1,652.50	0.00	1,652.50
Limit			10,000.00
Remaining			8,347.50

Total this Invoice \$1,652.50

Bldg
APPROVED FOR PAYMENT
BY: _____
DATE: 3-17-25
P/O: 2025-00051

GPD Associates Invoices

BILLING SUMMARY INPUT WORKSHEET

INV DATE	INV #	PROJ NO.	ServiceThru Date	DEPT CHGD	TOTAL COST
03/14/25	2025120.02-1	2025120.02	02/28/25	BUILDING	\$1,652.50

\$1,652.52



Mail Payment To:
PNC Bank C/O Glaus Pyle Schomer Burns & DeHaven
Lockbox Number 952032
4100 W 150th St
Cleveland, OH 44135

RECEIVED

APR 04 2025

FINANCE DEPT
Invoice

City of Beachwood
Attn: Larry Heiser, Finance Director
accounts@beachwoodohio.com
25325 Fairmount Blvd.
Beachwood, OH 44122

*2024-01318
Beachwood Schools
Deposit*

March 14, 2025

Invoice No:

2024120.02 - 11

Invoice Total	\$297.00
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Project 2024120.02 Beachwood - Beachwood City Schools

Professional Services from February 01, 2025 to February 28, 2025

Task 100 Bryden ES - Plan Review and inspection

Professional Personnel

	Hours	Rate	Amount
Project Principal			
Ciuni, Joseph	2.00	148.50	297.00
Totals	2.00		297.00
Total Labor			297.00

Total this Task \$297.00

Total this Invoice \$297.00

Billings to Date

	Current	Prior	Total
Labor	297.00	12,397.79	12,694.79
Totals	297.00	12,397.79	12,694.79

Btdg
APPROVED FOR PAYMENT
3-17-25
NO PD 783,000.53130

GPD Associates Invoices

BILLING SUMMARY INPUT WORKSHEET

INV DATE	INV #	PROJ NO.	ServiceThru Date	DEPT CHGD	TOTAL COST
02/09/24	2024120.02-1	2024120.02	01/26/24	BUILDING	\$1,615.50
03/08/24	2024120.02-2	2024120.02	02/23/24	BUILDING	\$297.00
04/12/24	2024120.02-3	2024120.02	03/29/24	BUILDING	\$2,748.38
05/10/24	2024120.02-4	2024120.02	04/26/24	BUILDING	\$752.00
06/13/24	2024120.02-5	2024120.02	05/31/24	BUILDING	\$1,674.63
07/12/24	2024120.02-6	2024120.02	06/28/24	BUILDING	\$1,333.38
08/09/24	2024120.02-7	2024120.02	07/26/24	BUILDING	\$219.25
09/13/24	2024120.02-8	2024120.02	08/30/24	BUILDING	\$1,994.51
10/11/24	2024120.02-9	2024120.02	09/27/24	BUILDING	\$1,365.01
10/31/24	2024120.02-10	2024120.02	10/25/24	BUILDING	\$398.13
03/14/25	2024120.02-11	2024120.02	02/28/25	BUILDING	\$297.00

\$12,694.79

CODE CONSULTATION & PLAN REVIEW SERVICES, LLC

RECEIVED

APR 04 2025

FINANCE DEPT

April 1, 2025

The City of Beachwood
Accounts Payable
P.O. Box 22659
Beachwood, OH 44122

RE: Building Department Plan Review

INVOICE FOR PROFESSIONAL SERVICES RENDERED:

Plan review for the month of March 2025
(See attached sheet for breakdown)

\$1,125.00

Total amount due

One Thousand One Hundred Twenty-Five Dollars

\$1,125.00

Please make check payable to "Code Consultation & Plan Review Services, LLC." Thank you.



Paul Kowalczyk, MPE #798

APPROVED FOR PAYMENT
BY: 
DATE: 4-3-25
P/O: 2025-00054

CODE CONSULTATION & PLAN REVIEW SERVICES, LLC

**City of Beachwood
Plan Examination Services
March 2025 Invoice**

Beachwood Plan Review No.:	PK Plan Review No.:	Project:	Time:	Charge:
2025-01424	BW25-08 3/9/25	Ahuja Nuc Med Equipment Replacement 3999 Richmond Road Interior Alterations	2 hours 30 min.	\$312.50
2025-01503	BW25-09 3/15/25	Funshi 2101 Richmond Road Interior Alterations	3 hours	\$375.00
2025-01424	BW25-10 3/20/25	Ahuja Nuc Med Equipment Replacement 3999 Richmond Road Fire Alarm System Alterations	30 min.	\$62.50
2025-00887	BW25-07.1 3/23/25	Cleveland Clinic 3050 Science Park Drive NI East Side Hub Interior Alterations - Revisions	30 min.	\$62.50
2025-01810	BW25-11 3/26/25	Lillibridge Facilities Development 3619 Park East Drive, Suite 311 Interior Alterations	2 hours 30 min.	\$312.50
Total:				\$1,125.00

Paul Kowalczyk, MPE #798

APR 07 2025

FINANCE DEPT

REMIT TO ADDRESS:

P.O. Box 5404
Akron, Ohio 44334
PHONE (330) 376-2700
FAX (330) 376-4577
RAMAIL@RALAW.COM

FEDERAL TAX ID: [REDACTED]

REMITTANCE PAGE

For Professional Services Rendered

whitney.crook@beachwoodohio.com
CITY OF BEACHWOOD
25325 FAIRMOUNT BLVD.
BEACHWOOD, OH 44122

PLEASE INDICATE INVOICE
NUMBER ON REMITTANCE

Invoice: 1489602
Client/Matter: 144096.0003
Billing Atty: RTH
February 28, 2025

Re: ROUTINE LEGAL SERVICES

Invoice Total

\$ 13,750.00

GO GREEN!

TO RECEIVE INVOICES BY EMAIL ONLY,
EMAIL US AT ramail@ralaw.com

Remit To Address:
Roetzel & Andress, LPA
P.O. Box 5404
Akron, OH 44334



APPROVED FOR PAYMENT
BY: [Signature]
DATE: 4/7/25
P.O. 2025-00166

You can process payments online at www.ralaw.com/about#online_payment_center. Beginning November 1, 2024, credit card payments will be subject to a 2.95% surcharge however this surcharge does not apply to other online payment forms such as debit cards or e-checks. For any future payment inquiries, please reach out via e-mail to 'Collections@RALaw.com' or by phone at 330-376-2700.

REMIT TO ADDRESS:

P.O. Box 5404
Akron, Ohio 44334
PHONE (330) 376-2700
FAX (330) 376-4577
RAMAIL@RALAW.COM

FEDERAL TAX ID 

REMITTANCE PAGE

For Professional Services Rendered

whitney.crook@beachwoodohio.com
CITY OF BEACHWOOD
25325 FAIRMOUNT BLVD.
BEACHWOOD, OH 44122

PLEASE INDICATE INVOICE
NUMBER ON REMITTANCE

Invoice: 1489603
Client/Matter: 144096.0005
Billing Atty: RTH
February 28, 2025

Re: SPECIAL LEGAL SERVICES

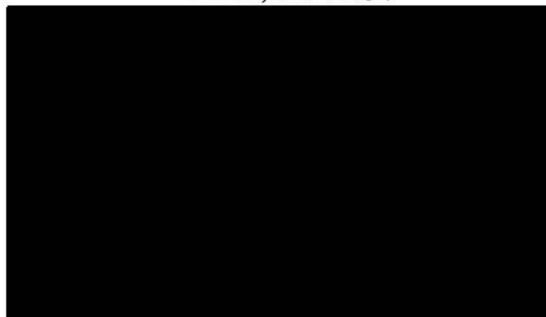
Invoice Total

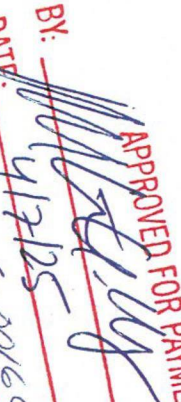
\$ 6,914.06

GO GREEN!

TO RECEIVE INVOICES BY EMAIL ONLY,
EMAIL US AT ramail@ralaw.com

Remit To Address:
Roetzel & Andress, LPA
P.O. Box 5404
Akron, OH 44334



APPROVED FOR PAYMENT
BY: 
DATE: 4/17/25
P/O: 2025-00166

You can process payments online at www.ralaw.com/about#online_payment_center. Beginning November 1, 2024, credit card payments will be subject to a 2.95% surcharge however this surcharge does not apply to other online payment forms such as debit cards or e-checks. For any future payment inquiries, please reach out via e-mail to 'Collections@RALaw.com' or by phone at 330-376-2700.

APR 07 2025

FINANCE DEPT

REMIT TO ADDRESS:

P.O. Box 5404
Akron, Ohio 44334
PHONE (330) 376-2700
FAX (330) 376-4577
RAMAIL@RALAW.COM

FEDERAL TAX ID: [REDACTED]

REMITTANCE PAGE

For Professional Services Rendered

whitney.crook@beachwoodohio.com
CITY OF BEACHWOOD
25325 FAIRMOUNT BLVD.
BEACHWOOD, OH 44122

PLEASE INDICATE INVOICE
NUMBER ON REMITTANCE

Invoice: 1489604

Client/Matter: 144096.0007

Billing Atty: RTH

February 28, 2025

[REDACTED]
Invoice Total

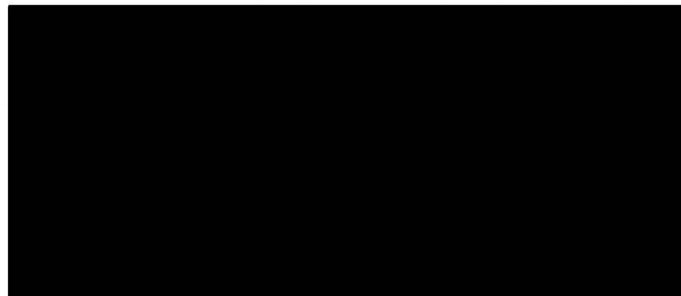
\$ 134.00

GO GREEN!

TO RECEIVE INVOICES BY EMAIL ONLY,

EMAIL US AT ramail@ralaw.com

Remit To Address:
Roetzel & Andress, LPA
P.O. Box 5404
Akron, OH 44334



BN: 4/13/25
DATE: 8025-00166
P/O: [REDACTED]
APPROVED FOR PAYMENT

You can process payments online at www.ralaw.com/about#online_payment_center. Beginning November 1, 2024, credit card payments will be subject to a 2.95% surcharge however this surcharge does not apply to other online payment forms such as debit cards or e-checks. For any future payment inquiries, please reach out via e-mail to 'Collections@RALaw.com' or by phone at 330-376-2700.

REMIT TO ADDRESS:

P.O. Box 5404
Akron, Ohio 44334
PHONE (330) 376-2700
FAX (330) 376-4577
RAMAIL@RALAW.COM

FEDERAL TAX ID 

REMITTANCE PAGE
For Professional Services Rendered

whitney.crook@beachwoodohio.com
CITY OF BEACHWOOD
25325 FAIRMOUNT BLVD.
BEACHWOOD, OH 44122

PLEASE INDICATE INVOICE
NUMBER ON REMITTANCE

Invoice: 1493247
Client/Matter: 144096.0003
Billing Atty: RTH
March 27, 2025

Re: **ROUTINE LEGAL SERVICES**

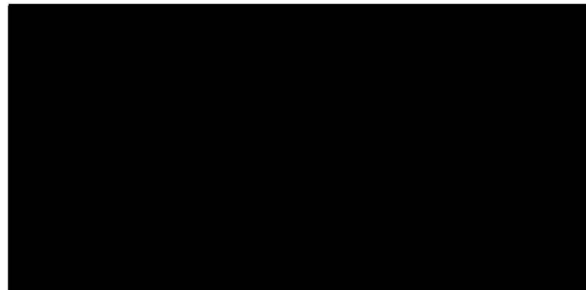
Invoice Total

\$ 10,780.00

GO GREEN!

TO RECEIVE INVOICES BY EMAIL ONLY,
EMAIL US AT ramail@ralaw.com

Remit To Address:
Roetzel & Andress, LPA
P.O. Box 5404
Akron, OH 44334

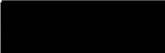


BI: 
DATE: 2025-04-15
P/O: 2025-00166
APPROVED FOR PAYMENT

You can process payments online at www.ralaw.com/about#online_payment_center. Beginning November 1, 2024, credit card payments will be subject to a 2.95% surcharge however this surcharge does not apply to other online payment forms such as debit cards or e-checks. For any future payment inquiries, please reach out via e-mail to 'Collections@RALaw.com' or by phone at 330-376-2700.

REMIT TO ADDRESS:

P.O. Box 5404
Akron, Ohio 44334
PHONE (330) 376-2700
FAX (330) 376-4577
RAMAIL@RALAW.COM

FEDERAL TAX ID 

REMITTANCE PAGE
For Professional Services Rendered

whitney.crook@beachwoodohio.com
CITY OF BEACHWOOD
25325 FAIRMOUNT BLVD.
BEACHWOOD, OH 44122

PLEASE INDICATE INVOICE
NUMBER ON REMITTANCE
Invoice: 1493248
Client/Matter: 144096.0004
Billing Atty: RTH
March 27, 2025

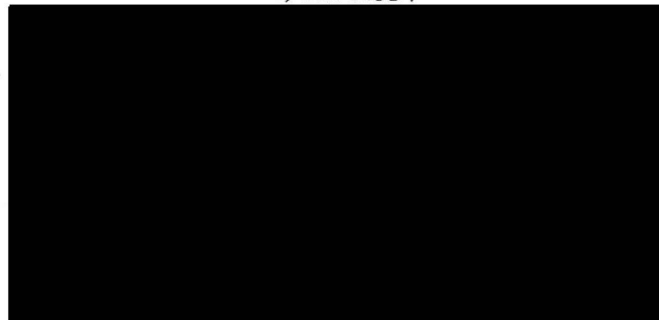
Re: **EXCESS ROUTINE LEGAL SERVICES**

Invoice Total

\$ 1,398.00

GO GREEN!
TO RECEIVE INVOICES BY EMAIL ONLY,
EMAIL US AT ramail@ralaw.com

Remit To Address:
Roetzel & Andress, LPA
P.O. Box 5404
Akron, OH 44334

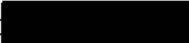


BY: 
DATE: 4/11/2025
P/O: 2005-00166
APPROVED FOR PAYMENT

You can process payments online at www.ralaw.com/about#online_payment_center. Beginning November 1, 2024, credit card payments will be subject to a 2.95% surcharge however this surcharge does not apply to other online payment forms such as debit cards or e-checks. For any future payment inquiries, please reach out via e-mail to 'Collections@RALaw.com' or by phone at 330-376-2700.

REMIT TO ADDRESS:

P.O. Box 5404
Akron, Ohio 44334
PHONE (330) 376-2700
FAX (330) 376-4577
RAMAIL@RALAW.COM

FEDERAL TAX ID 

REMITTANCE PAGE

For Professional Services Rendered

whitney.crook@beachwoodohio.com
CITY OF BEACHWOOD
25325 FAIRMOUNT BLVD.
BEACHWOOD, OH 44122

PLEASE INDICATE INVOICE
NUMBER ON REMITTANCE

Invoice: 1493249
Client/Matter: 144096.0005
Billing Atty: RTH
March 27, 2025

Re: **SPECIAL LEGAL SERVICES**

Invoice Total

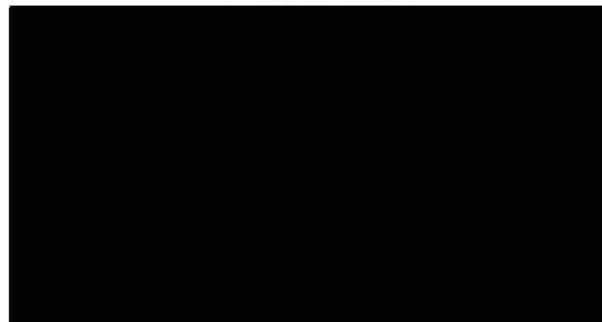
\$ 6,639.60

GO GREEN!

TO RECEIVE INVOICES BY EMAIL ONLY,

EMAIL US AT ramail@ralaw.com

Remit To Address:
Roetzel & Andress, LPA
P.O. Box 5404
Akron, OH 44334



BY: 
DATE: 4/11/25
P/O: 3085-00166
APPROVED FOR PAYMENT

You can process payments online at www.ralaw.com/about#online_payment_center. Beginning November 1, 2024, credit card payments will be subject to a 2.95% surcharge however this surcharge does not apply to other online payment forms such as debit cards or e-checks. For any future payment inquiries, please reach out via e-mail to 'Collections@RALaw.com' or by phone at 330-376-2700.



RECEIVED

APR 04 2025

Invoice

FINANCE DEPT

Date 3/31/2025
Invoice # PE1079

Remit Payment to :

Sixmo Architecture
204 Front Street
Marietta, OH 45750

Bill To

City of Beachwood
25325 Fairmount Blvd
Beachwood, OH 44122

Project

Beachwood Plan Exams 2025

For questions regarding this invoice :

Contact Sheree Wilson at 740-809-2400 ext. 118

P.O. Number

Payment Terms

Net 30

Description	Prior Billed	Current Billing
v112280 - Bryden Elem bulletins 1-6		250.00
v112280 - Hilltop Elem FA		250.00
v112280 - Bryden Elem FA		250.00

Total Due : **\$750.00**

APPROVED FOR PAYMENT
BY: [Signature]
DATE: 4-3-25
P/O: 2025-00054



ARCHITECTURE

PLAN EXAMINATION FEE CALCULATION

City of Beachwood

25325 Fairmount Blvd

Brian Roenigk, Building Commissioner

Plan Review / Invoice No.: v112280

Plans Examiner: Teila C. Lovell, Master Plans Examiner, ID # 871

Remit Payment to: **SIXMO Architecture 204 Front Street, Marietta, Ohio 45750**

Date of 5th Review: March 4, 2025 Bulletins 1-6

Project Name: Bryden Elementary

Project Address: 25501 Bryden Road

Project Description: New Construction

Area of Work: 66,701 sq. ft.

Initial Submittal:

Initial Review Date: _____

_____ hours @ \$125.00 \$ _____

Estimated Reimbursables: \$ _____

Sub-Total \$ 0.00

Subsequent Review:

Review Date: March 4, 2025

2 hours @ \$125.00 \$ 250.00

Estimated Reimbursables: \$ _____

Sub-Total \$ 250.00

Current Grand Total \$ 250.00



Brian Roenigk, Building Commissioner

Project Name: Bryden Elementary
Project Address: 25501 Bryden Road
Project Description: Fire Alarm
Area of Work: 66,701 sq. ft.

Sub-Total \$ 250.00

Sub-Total \$ 0.00

Page 43 of 101



Brian Roenigk, Building Commissioner

Project Name: Hilltop Elementary
Project Address: 24524 Hilltop Drive
Project Description: Fire Alarm
Area of Work: 62,901 sq. ft.

Sub-Total \$ 250.00

Sub-Total \$ 0.00

Page 44 of 101

RECEIVED

MAR 28 2025

FINANCE DEPT

MR. EXCAVATOR, INC.
8616 EUCLID CHARDON RD.
KIRTLAND, OH 44094

DATE: March 7, 2025
ESTIMATE NO: 5 Final
PERIOD FROM: May 1, 2024
PERIOD TO: May 31, 2024
OWNER: City of Beachwood

FOR
THE CITY OF BEACHWOOD
PLAYGROUND CONSTRUCTION
PROJECT 2023119.05

Total Amount of Original Contract	\$1,061,286.82
Extra Work and Overruns Approved to Date	\$0.00
Total Credits to Contract	\$19,707.71
Total Revised Contract Amount	\$1,080,994.53

Total Contract Work to Date	\$1,080,994.53
Less 10% Retainer	\$0.00
Less Previous Payments	\$926,864.59
Amount Due This Estimate	\$154,129.95

MR. EXCAVATOR, INC.

Date March 19, 2025

By 
James O. Loughlin, Controller

We hereby certify that this estimate represents a true and correct amount for this project as determined by the City of Beachwood Inspector.

GPD Group

Date 03-27-2025

By Joe Ciuni
Joe Ciuni, P.E., P.S. City Engineer

Digitally signed by Joe Ciuni
DN: cn=US, e=jciuni@gpdgroup.com, o=GPD Group, cn=Joe Ciuni
Date: 2025.03.27 15:30:04-0400

Approved

Date 3-27-25

By 
CITY OF BEACHWOOD

NOTE: Partial payments made as the work progresses shall in no way be considered as an acceptance of any portion of the labor or material embraced in the contract.



GPD GROUP
Glaus, Pyle, Schommar, Burns & DeHaven, Inc.

Architects|Engineers|Planners
www.gpdgroup.com
1-800-955-4731

LETTER OF TRANSMITTAL

Attention Larry Heiser Date 03-27-2025 Job No 2023119.50
To City of Beachwood Re Playground Construction – Pay Application
25325 Fairmount Blvd.
Beachwood, Ohio 44122

WE ARE SENDING YOU

- ☒ Attached ☐ Under separate cover via _____ the following items:
☐ Shop drawings ☐ Prints ☐ Plans ☐ Samples ☐ Specifications
☐ Copy of letter ☐ Change order ☐ Seplas ☐ _____

COPIES	DATE	NO.	DESCRIPTION
1	03-27-2025		Mr. Excavator's Certification for Payment of Pay App #5 Final
1	03-27-2025		Mr. Excavator's Pay App #5 with Schedule of Values
1	03-27-2025		Affidavit of Compliance – Prevailing Wages
1	03-27-2025		Affidavit of Subcontractor
1	03-27-2025		Affidavit and Waiver of Lien – Full and Final
1	03-27-2025		Maintenance Bond
1	03-27-2025		Consent of Surety

THESE ARE TRANSMITTED as checked below:

- ☐ For compliance ☒ Approved ☐ Submit _____ copies for distribution
☒ For your use ☐ Approved as noted ☐ Return _____ corrected documents
☐ As requested ☐ Revise & resubmit ☐ PRINTS RETURNED AFTER LOAN TO US
☐ For review and comment ☐ Rejected ☐ _____
☐ **FOR BIDS DUE** _____ **20**____

REMARKS:

Mr. Heiser,
Attached is Mr. Excavator's Application for Payment #5 Final for the Playground Construction. We have
Certified that this estimate represents a true and correct amount for this project. Certified Payroll have been
submitted and reviewed. Please process at your earliest convenience.

Copy to file _____ Signed Alicia Villers

If enclosures are not as noted, kindly notify us at once.

Alicia Villers/GPD Group

**BEACHWOOD PUBLIC WORKS DEPARTMENT
INTER-OFFICE MEMORANDUM**

TO: Mayor Justin Berns

FR: Chris Arrietta, Public Works Director

DT: April 10, 2025

RE: Council Agenda Item: Chagrin Resurfacing Project **PID 123485, CUY US 422 09.00**

The Northeast Ohio Areawide Coordinating Agency (NOACA) has approved \$4,800,000 in Transportation Improvement Program (TIP) funding for the resurfacing of Chagrin Blvd. from the west corporation line to Richmond Road, including the portion in the Village of Highland Hills. The project includes pavement base repairs, catch basin repair, curb repair, ADA curb ramp replacements and pavement markings.

The City of Beachwood will be taking the lead on the design and construction administration costs of this project. Based on the estimate set from NOACA, The City of Beachwood's estimated funding portion for this project will be \$860,000. Legal agreements between the Village of Highland Hills and Beachwood will be fully executed detailing the breakdown in costs.

Since this is a federal-aid project, the City of Beachwood must select an Ohio Department of Transportation prequalified consultant in accordance with State Law to prepare these plans. Therefore, Public Works is requesting permission to start the Request for Qualifications (RFQ) process and move forward with hiring an ODOT, pre-qualified engineering firm to provide design services for this project. This will be an ODOT managed project and will be scheduled for fiscal year 2026 and 2027. Phasing of this project will be determined at the Scope of Services Meeting.

Motion Adopted April 21, 2025

**BOARD OF DIRECTORS**

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Lorain County

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Capital Projects, City of Cleveland**

**Michael W. Davis, Director of Public
Works, Cuyahoga County**

**Julie Dwyer-Wells, Chief Executive
Officer, NOACA**

**William D. Friesman, President and
CEO, Cleveland-Cuyahoga County
Port Authority**

**Gregory Hoffmann, Mayor, City of
Euclid**

**Stephen George, Mayor, City of
Lakewood**

**James R. Ellis, P.E., P.S., County
Engineer, Lake County**

**Blaine R. Griffin, Council President,
Ward 6, City of Cleveland**

**Aaron M. Harrison, Commissioner,
Medina County**

**Stephanie Hosen, Eucharistress,
Ward 7, City of Cleveland**

**John Felt Hwang, Director, Cleveland
City Planning Commission**

**Wesley King, Commissioner, Ward 36
City of Cleveland**

**Rev. Charles Lucas, Board President,
CWRB**

**Kerry McCormack, Councilman, Ward
1, City of Cleveland**

**Steve Miller, Cuyahoga County
Commissioner, District 3**

**David J. Moore, Commissioner,
Lorain County**

**Robert Rappich, Service Director, City
of Wadsworth**

**John Ricci, P.E., Deputy Director
District 33, GOOT**

**Howard Reznick, Commissioner,
Lake County**

**David Smith, Mayor, City of Cleveland
Heights**

**Ralph Spachman, Commissioner,
Geauga County**

**Benjamin Teiseman, Chief Operating
Officer, City of Cleveland**

**Kim Thomas, Mayor, City of
Richmond Heights**

Ex Officio Members:
Nathan M. Alamed, Jr., Executive
Director, Ohio Turnpike and
Infrastructure Commission

**District Chief, Northwest District
OPWA, Ohio Environmental
Protection Agency**

Grace Gallucci, Executive Director & CEO

March 9, 2023

The Honorable Justin Berns
Mayor, City of Beachwood
25325 Fairmount Boulevard
Beachwood, Ohio 44122

RE: NOACA 2024-2027 Transportation Improvement Program (TIP) Funding Award
and Agreement

Dear Mayor Berns:

Congratulations! The Northeast Ohio Areawide Coordinating Agency (NOACA) Board of Directors approved the NOACA funded portion of the State Fiscal Year 2024-2027 Transportation Improvement Program (TIP). We are pleased to inform you that the following project was selected for funding as it represents an alignment of NOACA and community priorities toward the implementation of the region's eNEO 2050 long-range plan.

Project Name	NOACA Funding	SFY
US-422 (Helen Rd. to Richmond Rd. (SR-175))	\$4,800,000 (80% STBG)	2027

NOACA will provide eligible construction costs, up to the maximum amount in the specified State Fiscal Year of implementation. The local share must be provided from a non-federal funding source.

This funding award represents a partnership between your community and NOACA to implement the stated project. Enclosed with this letter are 'Sponsor Partnership Responsibilities' that the project sponsor must agree to as a condition of accepting funding. Please read all of the conditions carefully, sign, and return as soon as possible. After we receive your signed acknowledgement of Sponsor Partnership Responsibilities, NOACA will work with the appropriate state and federal agencies to program the project in the TIP for the stated funding amount and indicated year of implementation.

If you have any questions, please do not hesitate to call me at (216) 241-2414, Ext. 100. Also, your staff may contact Ed May at (216) 241-2414 ext. 287 or by email at emay@mpo.noaca.org. On behalf of NOACA, we are excited to be a partner toward the successful planning and implementation of your project.

Respectfully,

Grace Gallucci
Executive Director & CEO

CC: Chris Arrietta, Director of Public Works, City of Beachwood

AN ORDINANCE REZONING 23250 CHAGRIN BOULEVARD, BEACHWOOD, OHIO (PPN# 742-23-002), FROM U-7A GENERAL OFFICE BUILDING DISTRICT TO U-3C PLANNED MULTI-FAMILY RESIDENTIAL DISTRICT

WHEREAS, Beachwood Office, LLC (the “Applicant”) has requested the rezoning of 23250 Chagrin Boulevard, Beachwood, Ohio (PPN# 742-23-002), from U-7A General Office Building District to U-3C Planned Multi-Family Residential District; and

WHEREAS, on December 16, 2024, Council placed the rezoning request on first reading and referred it to the Planning and Zoning Commission for study, report, and recommendation in accordance with BCO 1107.01; and

WHEREAS, the Planning and Zoning Commission reviewed the request and recommended approval of the rezoning, contingent upon the final approval of a 10-foot variance to permit a building height of 75 feet in lieu of the 65 feet permitted under Zoning Code Section 1118.04(c); and

WHEREAS, following the Commission’s recommendation, Council placed the proposed rezoning on second reading and scheduled a public hearing to occur after the required 30-day notice period; and

WHEREAS, a duly advertised public hearing was held on April 7, 2025, at Beachwood City Hall, Council Chambers; and

WHEREAS, this Ordinance shall be read by Council on three separate occasions, and Council now recommends approval of the rezoning request.

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

Section 1: The Council of the City of Beachwood hereby approves the rezoning of 23250 Chagrin Boulevard, Beachwood, Ohio (PPN# 742-23-002), from U-7A General Office Building District to U-3C Planned Multi-Family Residential District.

Section 2: This Council hereby approves the Applicant’s proposed 10-foot variance for building height in accordance with Zoning Code Section 1118.04(c).

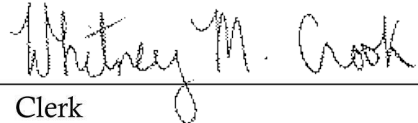
Section 3: Upon final approval of the rezoning and variance, the Applicant shall be required to submit an application for Preliminary Site Plan Approval to the Planning and Zoning Commission for its report and recommendation to Council.

Section 4: It is found and determined that all formal actions and deliberations of Council and its committees relating to the passage of this legislation that resulted in formal action were in meetings open to the public where required by Chapter 105 of the Codified Ordinances of the City.

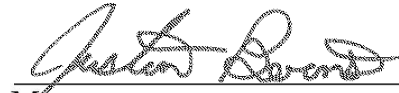
AMENDED ORDINANCE NO. 2024-82

WHEREFORE, this Ordinance shall be in full force and effect from and after the earliest date permitted by law.

Attest: I hereby certify this legislation was duly adopted on the 21st day of April, 2025 and presented to the Mayor for approval or rejection in accordance with Article III, Section 8 of the Charter on the 22nd day of April, 2025.


Clerk

Approval: I have approved this legislation this 22nd day of April, 2025 and filed it with the Clerk.


Mayor

Diane A. Calta
dcalta@mggmlpa.com
Direct Dial: 216-453-5901

November 19, 2024
REVISED AND UPDATED
DECEMBER 30, 2024

Alec Isaacson, President
City of Beachwood Council
c/o Whitney.Crook@beachwoodohio.com
25325 Fairmount Boulevard
Beachwood, Ohio 44122

Bryan Zabell, Chairman
City of Beachwood
Planning & Zoning Commission
c/o Veronica.Muth@beachwoodohio.com
25325 Fairmount Boulevard
Beachwood, Ohio 44122

Re: ***Beachwood Office, LLC***
Rezoning Request and Preliminary Site Plan Review Application
Commerce Park Building V
23250 Chagrin Boulevard, Beachwood, Ohio 44122

Dear President Isaacson and Chairman Zabell and Members of City Council and the Planning and Zoning Commission:

Please accept this letter as part of Beachwood Office LLC's rezoning request and preliminary site plan review application for the proposed redevelopment of the property located at 23250 Chagrin Boulevard. The Applicant, Beachwood Office LLC, is owned by Stewart Wangard of Wangard Partners, Inc. Wangard Partners, Inc. is a commercial real estate investment company, established in 1992, that partners with high net worth and industrial investors to acquire, develop and manage multifamily, industrial, retail and office properties. Information about Mr. Wangard is attached to this letter and can be found at <https://www.wangard.com/stewart-wangard>.

The property is approximately 3.583 acres and currently contains a four (4) story commercial office building. A copy of the legal description is attached to this letter. The Applicant previously proposed and was granted a conditional use permit by the Planning & Zoning Commission, which was confirmed by City Council, for use of the existing building for residential purposes above the first floor. For reference, see Beachwood Ordinance 2023-145.

INITIALLY THE APPLICANT PROPOSED THE FOLLOWING:



However, at this time after continued due diligence, the Applicant is instead proposing to tear down the existing four (4) story commercial office building and replace it with a new building named 'Icon East' to accommodate about 120 residential apartments. The building will have total square footage of approximately 136,000. The height of the building will be 6 stories and approximately 75 feet high. In order to facilitate this redevelopment, the Applicant is requesting that the property be rezoned to U-3C, planned multi-family residential, which is the same zoning as its neighboring property to the west and similar to the zoning of the property to its north across Chagrin Boulevard, which is zoned U-3, multi-family residential.

APPLICANT IS NOW PROPOSING A SLIGHTLY MODIFIED PLAN:

After continued and further due diligence and refinement of its preliminary site plan, the Applicant is still proposing to tear down the existing four (4) story commercial office building and replace. However, it will now be replaced with a new three building complex called 'Icon East' to accommodate 180 residential apartments. The buildings will have total square footage of approximately 174,000 square feet. The height of the building will be 6 stories and approximately 75 feet high. In order to facilitate this development, the Applicant is requesting that the property be rezoned to U-3C, planned multi-family residential, which is the same zoning as its neighboring property to the west and similar to the zoning of the property to its north across Chagrin Boulevard, which is zoned U-3, multi-family residential.

The development will include residential amenities such as an outdoor pool, exercise facility, dog park and pickle ball courts. Overall, the investment in this building, including site acquisition and development will be in the multi-million dollar range. This redevelopment will result in additional real estate taxes paid to the school district and the City. In addition, for those residents that choose to live and work in the City, additional income taxes will be generated for the City.

Representatives of the Applicant will be able to explain the requested rezoning and preliminary site plan and how it relates to the site and surrounding properties in greater detail at the time of the required review meetings; however, we believe that if the rezoning and preliminary site plan are recommended for and approved, this new building will benefit further redevelopment in Commerce Park and be another five star amenity that the City of Beachwood can offer to current and future residents.

Hopefully, this overview offers good insight for the City's consideration of the proposed rezoning and preliminary site plan review being requested. We look forward to presenting this information in person to the City Council and the Planning & Zoning Commission, at which time the information mentioned herein can be more fully discussed in detail.

Very truly yours,

Diane A. Calta

Diane A. Calta

City of Beachwood
November 19, 2024 UPDATED AND REVISED December 30, 2024
Page 3

DAC

Enclosure

cc: James B. Heller
Timothy J. Voeller
Stewart Wangard
Ron Tannenbaum



STEWART WANGARD

Executive Chairman

Stewart Wangard has developed a sterling reputation as a leading developer throughout the Midwest. With over four decades in the real estate industry, Stu has been involved in over \$3 billion in real estate.

LinkedIn

As Executive Chairman of Wangard Partners, Stewart maintains his **vision** of total commitment to the highest industry standards with every project and investment. He believes in building valued partnerships by bringing together key stakeholders in the community to ensure success.

The firm is uniquely positioned as a leader in the commercial real estate industry as a result of its diversity in **asset classes**. Wangard is a leader in the development of large and

complex mixed-use projects and utilizes a tight-knit network of leading specialists for mixed-use projects within North America.

Stu is a member of the [National NAIOP Board of Directors](#) . Additionally, he is a member of the national tax and finance committee, served as a previous director of the infrastructure and environment committee, and participates as a guest lecturer at NAIOP national conferences.

FEATURED ARTICLES

- [Nicholas Ganos, MBA. Director of Investor Relations.](#)
- [Wangard Partners Extends Ownership To Key Employees in 2022](#)
- [Wangard Partners Receives Energy Star Label For Wauwatosa, WI Office](#)

CUYAHOGA COUNTY FISCAL OFFICER
742-23-002 *Robert Chambers* 8/4/2022 7:
I-08112022-11
BEACHWOOD OFFICE, LLC Tax Dist. 3020
Limited Warranty LUC: 4490 EX:
Sale Amt: \$ 1,927,222.00 LAND: 730,400
Conv. Fee: \$ 7,709.20 BLDG: 4,104,200
LORRAINE JENKINS TIT TOTAL: 4,834,600

CUYAHOGA COUNTY
OFFICE OF FISCAL OFFICERS - 3
DEED 8/11/2022 11:20:51 AM
202208110304



LIMITED WARRANTY DEED

THIS INDENTURE, made as of June 8, 2022 between RSS WFRBS2012-C6 – OH CP, LLC, an Ohio limited liability company ("Grantor"), whose address is c/o Rialto Capital Advisors, LLC, 200 S. Biscayne Boulevard, Suite 3550, Miami, Florida 33131, in favor of BEACHWOOD OFFICE LLC, a Wisconsin limited liability company ("Grantee"), whose tax mailing address is 1200 North Mayfair, Suite 410, Milwaukee, Wisconsin 53226:

WITNESSETH THAT:

Grantor, for and in consideration of the sum of Ten and No/100 U.S. Dollars (\$10.00), lawful money of the United States of America, to it in hand paid by Grantee, at or before the unsealing and delivery of these presents, the receipt of which is hereby acknowledged, grants, with limited warranty covenants, unto Grantee and its successors and assigns forever, the parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the County of Cuyahoga, State of Ohio, and more particularly described on the attached Exhibit A (the "Property").

Commonly known as: 23250 Chagrin Boulevard, Beachwood, Ohio

Permanent Parcel Numbers: 742-23-002, 742-23-010

Prior Instrument Reference: Limited Warranty Deed recorded on March 12, 2021 as Instrument Number 202103121134 of the Cuyahoga County, Ohio Records.

Subject however, to:

- (a) Real property taxes and assessments for the year 2022 and thereafter;
- (b) Zoning and other regulatory laws and ordinances affecting the Property;
- (c) Matters which would be disclosed by an accurate survey; and
- (d) Easements, rights of way, limitations, conditions, covenants, restrictions, and other matters of record.

This is an Ohio statutory form limited warranty deed.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

Grantor has caused these presents to be executed and delivered as of the date first above written.

GRANTOR:

RSS WFRBS2012-C6 – OH CP, LLC, an Ohio limited liability company

By: Rialto Capital Advisors, LLC, a Delaware limited liability company, its manager

By:

Name: ADAM SINGER

Title: Managing Director

STATE OF FLORIDA)
) SS.
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 1st day of June, 2022 by Adam Singer, as Managing Director of Rialto Capital Advisors, LLC, a Delaware limited liability company, as manager of **RSS WFRBS2012-C6 – OH CP, LLC**, an Ohio limited liability company, on behalf of the company. He ☒ is personally known to me or ☐ has produced a driver's license as identification.

Stacy A Kilbane
Notary Public

Print Name:

Serial No. (if any):



Stacy A Kilbane
Comm.: HH224188
Expires: Feb 3, 2026
Notary Public - State of Florida

This document prepared by:
RSS WFRBS2012-C6 – OH CP, LLC
200 S. Biscayne Boulevard, Suite 3550, Miami, Florida 33131

EXHIBIT A

LEGAL DESCRIPTION

The Land referred to herein below is situated in the County of Cuyahoga, State of Ohio, and is described as follows:

Parcel No. 2:

Situated in the City of Beachwood, County of Cuyahoga and State of Ohio, and known as being part of Parcel No. 1 of the Commerce Park Development as recorded in Volume 185 of Maps, Pages 73, 74 and 75 of Cuyahoga County Records, and further known as part of Original Warrensville Township Lot No. 58, and bounded and described as follows:

Beginning, at the Northwestern corner of said Parcel No. 1, which point is in the Easterly side line of Green Road, 80 feet wide;

thence North 89° 58' 52" East along a Northerly line of said Parcel No. 1, 496 feet to the principal place of beginning of the parcel herein described;

Course 1: thence continuing North 89° 58' 52" East, 49.37 feet to a point;

Course 2: thence North 0° 14' 28" West, 267 feet to a point;

Course 3: thence North 89° 58' 52" East, 250.28 feet to a point;

Course 4: thence South 0° 14' 28" East, 427 feet to a point on the Northerly side of Commerce Park Road, 60 feet wide;

Course 5: thence South 89° 58' 52" West along the Northerly side line of Commerce Park Road 30 feet to an angle point therein;

Course 6: thence South 0° 14' 28" East along a Westerly side line of Commerce Park Road, 144.04 feet to a point;

Course 7: thence South 89° 45' 32" West, 269.24 feet to a point;

Course 8: thence North 0° 14' 28" West, 305.08 feet to the principal place of beginning.

Parcel No. 3:

Appurtenant Easement Rights as contained in a Reciprocal Easement Agreement by and among Four C.P.S. Company, Ltd., Three Commerce Park Square Company and Young Office Center walkways and driveways, parking and utility purposes, dated May 12, 1982 and filed for record on June 23, 1982 in Volume 15647, Page 547 of Cuyahoga County Records and ratified in a Ratification of Reciprocal Easement Agreement dated May 12, 1982 and filed for record on May 2, 1985 in Volume 85-1877, Page 46 of Cuyahoga County Records.

P.P.N. 742-23-010, 742-23-002



25325 Fairmount Blvd • Beachwood, Ohio 44122

Phone (216) 292-1914 • Fax (216) 292-1917

PLANNING & ZONING APPLICATION

Form must be completed or will not be processed

APPLICATION DATE: 11/19/2024

OWNER OF BUILDING: Beachwood Office LLC PHONE: 414-777-1200

STREET ADDRESS: 1200 N. Mayfair Road, Suite 410

CITY/STATE/ZIP: Milwaukee WI 53226

APPLICANT: Beachwood Office LLC PHONE: 216-469-1924

COMPANY OR FIRM: c/o James B. Heller Consulting

EMAIL: JBHellerconsulting@gmail.com

STREET ADDRESS: 24407 Tunbridge Lane

CITY/STATE/ZIP: Beachwood OH 44122

PRESENTER(S) TO APPEAR AT THE P&Z MEETING (include name & email address):

James B. Heller - JBHellerconsulting@gmail.com / Ron Tannenbaum - RDL Architects
ront@rdlarchitects.com / Diane A. Calta - DCalta@mkgmlpa.com

DESCRIPTION OF THE PROPERTY:

ADDRESS: 23250 Chagrin Blvd, Beachwood OH 44122 SUITE # N/A

TENANT NAME: N/A

PERMANENT PARCEL # 742 - 23 - 002 PRESENT USE: U-7A PROPOSED USE: U-3C

PURPOSE OF APPLICATION: to rezone the parcel to accommodate residential apartments
and various related amenities to be utilized by the apartments

NATURE OF THE REQUEST (check as many as apply):

- ☒ Preliminary site plan approval
- ☐ Final site plan approval
- ☐ Lot split
- ☐ Lot consolidation
- ☐ Conditional use permit
- ☒ Rezoning
- ☐ Zoning text amendment
- ☐ Other _____
- ☐ Request for a variance.

Must provide a "Box Score" indicating permitted area, distance, etc. and requested area, distance, etc. with application.
Please explain reason for variance (must indicate a hardship):

Are there any special issues regarding this application that should be brought to the attention of the Planning Commission and Staff? If so, please explain. Same zoning request as the adjacent project

***** (OVER) CONTINUED ON BACK *****

Planning & Zoning Submission Requirements:

- Attach site plan of the proposed development with details such as square footage, height, purpose.
- Attach an aerial photo depicting the property and surrounding area (these are available online via County Auditor's GIS website or Google Earth).
- Attach copy of the Auditor's Report from the Cuyahoga County website indicating the real estate taxes for the property have been paid on a current basis.
- Any Planning & Zoning application which requires Council approval must have a representative attend the scheduled Council meeting.

Planning & Zoning Submission Filing Fees & Deposits:

A non-refundable filing fee in the amount of thirty-five dollars (\$35.00) shall be paid to the City for each application submitted to the Planning and Zoning Commission; and...

A cash fee in the amount set forth in the following schedule shall be submitted in addition to the filing fee listed in subsection (a) hereof, at the time of application to the Planning and Zoning Commission and/or Council:

	Zoning District	Fee
(1)	U-1, A-1 / U-1, A-2 / U-2 / U-2A / Variances Includes all applications to the Planning Commission and/or Council except applications for lot splits and/or consolidations plats, easement applications, and any application required to be recorded with the County Recorder's Office.	\$300.00
(2)	All other Zoning Districts for site development plan review (new building/addition)	\$5,000.00
(3)	All lot split and/or consolidation plats, easements, and any application required to be recorded with the County Recorder's Office	\$1,500.00
(4)	For all Zoning Districts, excepting U-1, A-1/U-1, A-2/U-2/ and U-2A, all other applications, including, but not limited to: special use permits, conditional use permits, variances, text amendments, or similar or harmonious use	\$750.00
(5)	Map Amendment	\$2,500.00

We, the building owner and/or applicant, with our signature below, hereby agree to follow specifically the plans submitted to and approved by the Planning and Zoning Commission and do agree to construct said building(s) as depicted on said approved plans.


SIGNATURE

Stewart M. Wangard
PRINTED NAME

11-18-2024
DATE

*****OFFICE USE ONLY*****

PLANNING & ZONING COMMISSION - P&Z No. _____ MEETING DATE: _____

FEE: _____ RECEIPT # _____ AMOUNT \$ _____ DATE PAID _____

Preliminary Approval: _____
Date

Final Approval: _____
Date

Recommendation to Council: ☐ YES ☐ NO Meeting Date: _____

Building Department
Brian Roenigk, Building Commissioner
Phone (216) 292-1914 • Fax (216) 292-1917



CUYAHOGA COUNTY, *Ohio*

MyPlace

Manufactured Home Current Tax balance (2024 pay 2024) is available by clicking the "Pay Your Taxes Online" link below.

Search

City Search By ☐ Owner ☒ Parcel ☐ Address[View Map](#)

PROPERTY DATA

[General Information](#)[Transfers](#)[Values](#)[Land](#)[Building Information](#)[Building Sketch](#)[Other Improvements](#)[Permits](#)[Property Summary Report](#)

TAXES

[Tax By Year](#)[Pay Your Taxes Online](#)

LEGAL RECORDINGS

[Get a Document List](#)

ACTIVITY

[Informal Reviews](#)[Board of Revisions Cases](#)

Primary Owner

BEACHWOOD OFFICE, LLC

Property Address

23250 Chagrin BLVD Beachwood, OH 44122

Tax Mailing Address

BEACHWOOD OFFICE, LLC 1200 N MAYFAIR SUITE 410 MILWAUKEE, WI 53226

Description

58 COMMERCE PARK DEV 0001 EMP 74223010

Property Class

OFFICE BUILDINGS - 3 OR MORE STORIES (ELEVATOR)

Parcel Number

742-23-002

Taxset

Beachwood

Tax Year

2023 Pay 2024 ▼

Summary By Tax Year 2023 Pay 2024

Please use the Pay Your Taxes Online to pay your tax bill for the current tax year

Assessed Values

Land Value	\$255,640
Building Value	\$427,420
Total Value	<u>\$683,060</u>
Homestead Value	\$

Half Year Charge Amounts

Gross Tax	\$41,567.62
Less 920 Reduction	<u>\$14,769.30</u>
Sub Total	\$26,798.32
Non-business Credit	\$.00
Owner Occupancy Credit	\$.00
Homestead Reduction	\$.00
Total Assessments	<u>\$150.12</u>
Half Year Net Taxes	<u>\$26,948.44</u>

Market Values

Land Value	\$730,400
Building Value	<u>\$1,221,200</u>
Total Value	<u>\$1,951,600</u>

Rates

Full Rate	123.26
920 Reduction Rate	.350798
Effective Rate	80.020588

Flags

Owner Occupancy Credit	N
Homestead Reduction	N
Foreclosure	N
Cert. Pending	N
Cert. Sold	N
Payment Plan	N

Escrow

Escrow	N
Payment Amount	\$.00

Tax Balance Summary**Charges****\$53,896.86****Payments****\$53,896.86****Balance Due****\$.00****2023 (pay in 2024) Charge and Payment Detail**

Taxset	Charge Type	Charges	Payments	Balance Due
Beachwood				
	1st half tax	\$26,798.32	\$26,798.32	\$.00
	1ST HALF BALANCE	\$26,798.32	\$26,798.32	\$.00
	2nd half tax	\$26,798.32	\$26,798.32	\$.00
	2ND HALF BALANCE	\$26,798.32	\$26,798.32	\$.00
C100030C-SEWER MAINTENANCE				
	1st half tax - 2023	\$75.06	\$75.06	\$.00
	1ST HALF BALANCE	\$75.06	\$75.06	\$.00
	2nd half tax - 2023	\$75.05	\$75.05	\$.00
	2ND HALF BALANCE	\$75.05	\$75.05	\$.00
C100030S-Sewer Maintenance				
	1st half tax - 2023	\$75.06	\$75.06	\$.00
	1ST HALF BALANCE	\$75.06	\$75.06	\$.00
	2nd half tax - 2023	\$75.05	\$75.05	\$.00
	2ND HALF BALANCE	\$75.05	\$75.05	\$.00

Charges	Payments	Balance Due
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Total Balance

\$53,896.86 \$53,896.86 \$0.00

Amount Due**\$0.00**

(May include interest charges and/or 2024

Special Assessments due in 2025. Call

(216) 443-7420, option 1, for assistance.

Please see Special Assessment

Information.)

Top

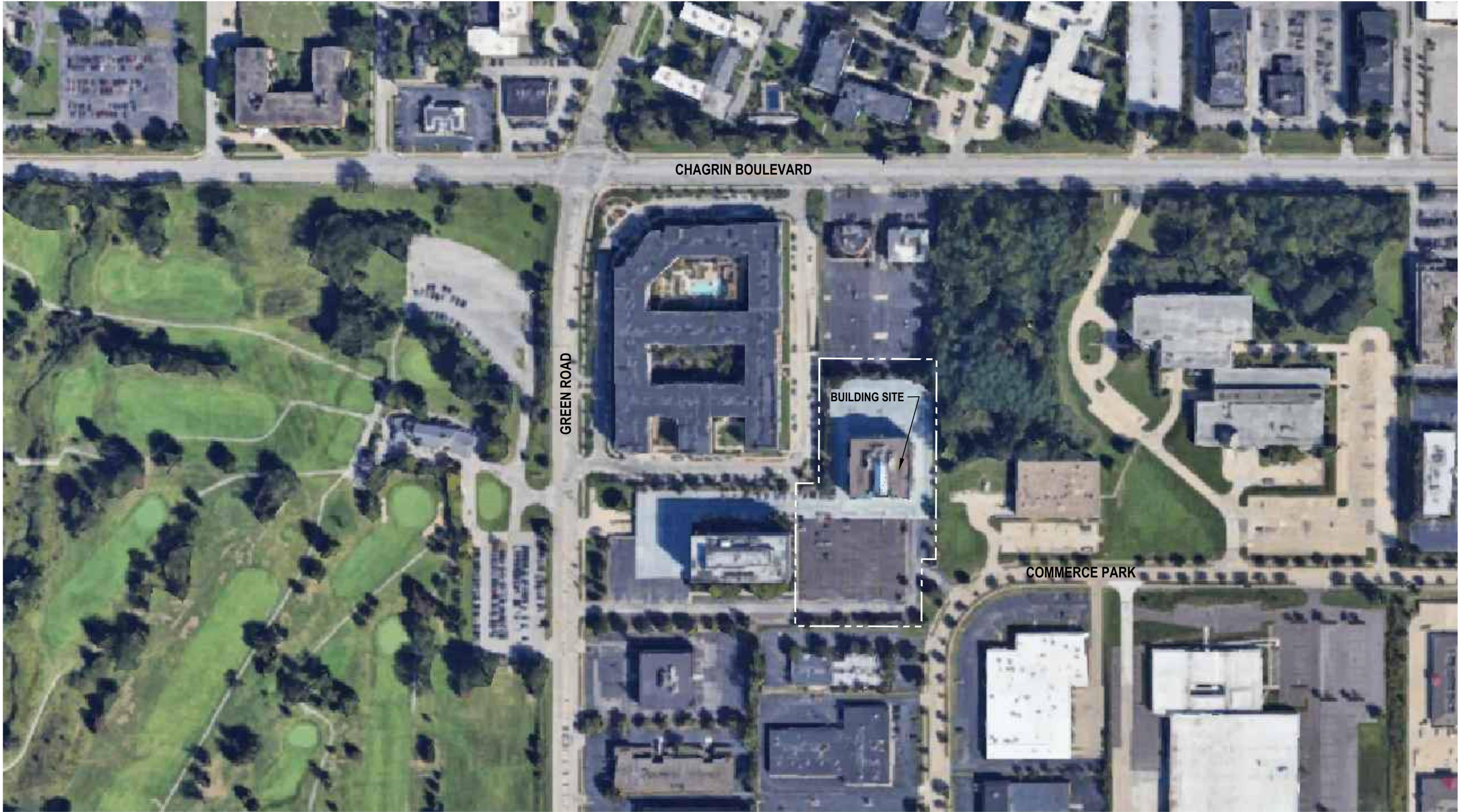
View Map

Updated :11/18/2024 03:51:53 AM

Disclaimer: Cuyahoga County provides this geographic data and related analytical results as a free public service on an "as is" basis. Cuyahoga County makes no guarantee(s) or warranty(ies) as to the accuracy, completeness, or timeliness of the information contained herein, and said information is not intended to, nor does it, constitute an official public record of Cuyahoga County. While much of the data contained herein is compiled from public records, the official records of the public office or agency from which they were compiled remains the official record of any such public office or agency. **By accessing, viewing or using any part of the site, you expressly acknowledge you have read, agree to and consent to be bound by all of the terms and conditions listed on this site. Routine maintenance is performed on Fridays and disruptions may occur. We apologize for any inconvenience.**

WATER DEPARTMENT OFFICIALS: AS OF JANUARY 1, 2021 PLEASE UTILIZE THE TRANSFER TAB ON THE MYPLACE SITE TO DETERMINE OWNERSHIP FOR CREATING OR CLOSING ACCOUNTS. PARCEL DATA ON PROPERTY TRANSFERS ARE UPDATED DAILY. THEREFORE, YOU CAN NOW RELY ON THIS SITE FOR ACCURATE REAL PROPERTY OWNERSHIP. YOU ARE ALSO WELCOME TO ACCEPT COPIES OF RECORDED DEEDS FROM OUR OFFICE.

THANK YOU



CHAGRIN BOULEVARD

GREEN ROAD

BUILDING SITE

COMMERCE PARK

23250 CHAGRIN BLVD | BEACHWOOD, OHIO | NEW CONSTRUCTION: MULTIFAMILY

The drawings, specifications, ideas, design and arrangements represented thereby are and shall remain the property of the architect. No part of shall be copied, disclosed to others or used in conjunction with any work or project other than the specific project for which they have been prepared and developed without the written consent of the architect. Visual contact with these drawings or specifications shall constitute conclusive evidence of acceptance of these restrictions. Written dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job site, and this office must be notified of any variations from the dimensions and conditions shown by these drawings.

rdla: #22135R COPYRIGHT © 2024



SITE AERIAL PLAN

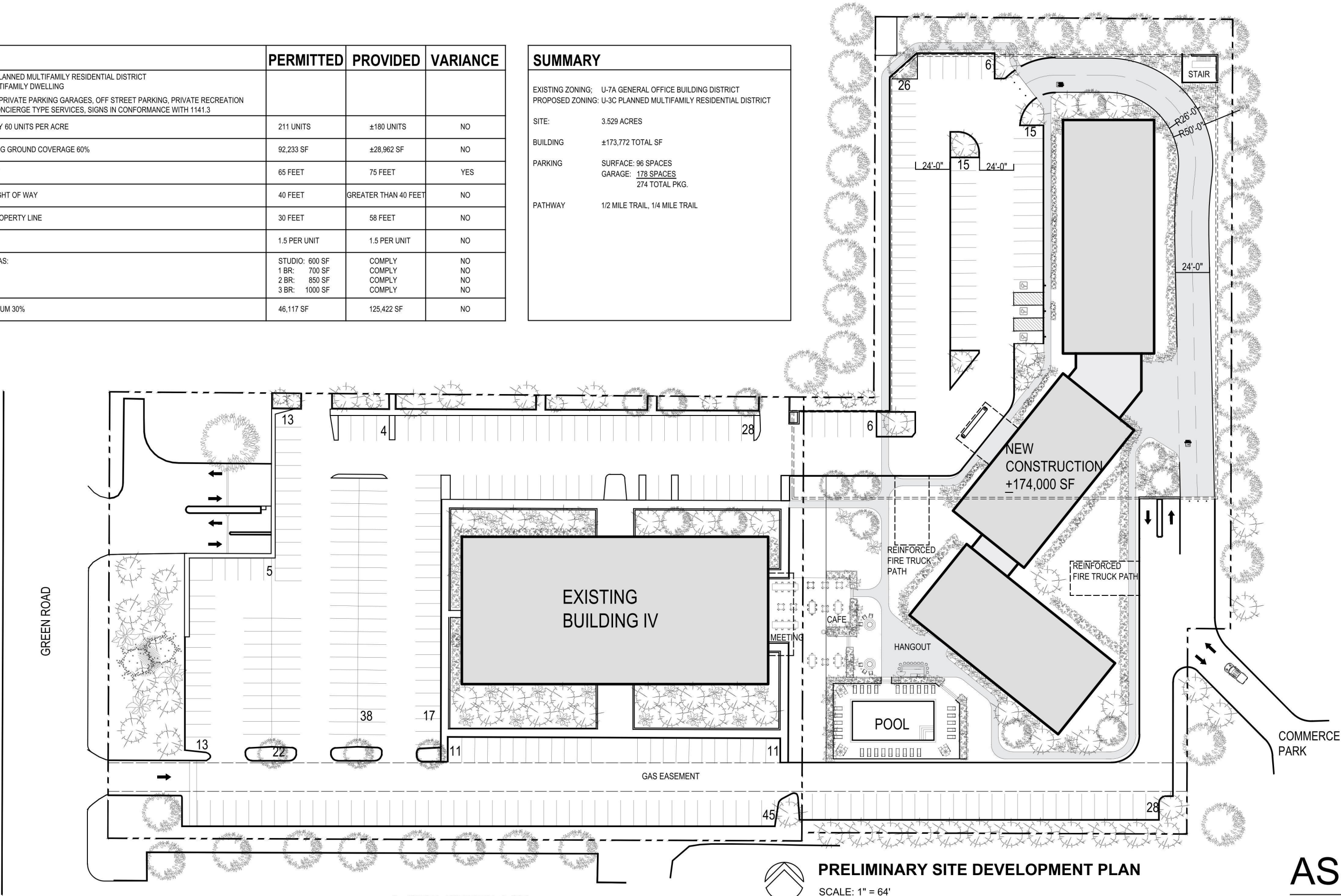
SCALE: 1" = 200'



DATE: 11-21-2024

ZONING	PERMITTED	PROVIDED	VARIANCE
PROPOSED: U-3C PLANNED MULTIFAMILY RESIDENTIAL DISTRICT PRIMARY USE: MULTIFAMILY DWELLING ACCESSORY USE - PRIVATE PARKING GARAGES, OFF STREET PARKING, PRIVATE RECREATION AND FACILITIES, CONCIERGE TYPE SERVICES, SIGNS IN CONFORMANCE WITH 1141.3			
MAXIMUM DENSITY 60 UNITS PER ACRE	211 UNITS	±180 UNITS	NO
MAXIMUM BUILDING GROUND COVERAGE 60%	92,233 SF	±28,962 SF	NO
MAXIMUM HEIGHT	65 FEET	75 FEET	YES
SETBACK FROM RIGHT OF WAY	40 FEET	GREATER THAN 40 FEET	NO
SETBACK FROM PROPERTY LINE	30 FEET	58 FEET	NO
PARKING RATIO	1.5 PER UNIT	1.5 PER UNIT	NO
MINIMUM UNIT AREAS:	STUDIO: 600 SF 1 BR: 700 SF 2 BR: 850 SF 3 BR: 1000 SF	COMPLY COMPLY COMPLY COMPLY	NO NO NO NO
OPEN SPACE MINIMUM 30%	46,117 SF	125,422 SF	NO

SUMMARY	
EXISTING ZONING:	U-7A GENERAL OFFICE BUILDING DISTRICT
PROPOSED ZONING:	U-3C PLANNED MULTIFAMILY RESIDENTIAL DISTRICT
SITE:	3.529 ACRES
BUILDING	±173,772 TOTAL SF
PARKING	SURFACE: 96 SPACES GARAGE: 178 SPACES 274 TOTAL PKG.
PATHWAY	1/2 MILE TRAIL, 1/4 MILE TRAIL



23250 CHAGRIN BLVD | BEACHWOOD, OHIO | NEW CONSTRUCTION: MULTIFAMILY

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PRELIMINARY SITE DEVELOPMENT PLAN

SCALE: 1" = 64'

16'

32'

64'

DATE: 12-09-2024