



**Beachwood City Council Meeting Agenda
Monday, May 4, 2026, 7:00 PM
at Beachwood City Hall, Council Chambers,
25325 Fairmount Boulevard, Beachwood, Ohio 44122**

Agenda

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

1. Roll Call
2. **Oath of Office administered by Mayor Berns:**
Fire Captain David Peterson
Fire Lieutenant Benjamin Welsh
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)**
4. Reports
 - a. Mayor
 - b. Council Member (non-agenda items)
 - c. Department Directors

Consent Agenda

Approval of Minutes

Committee of the Whole Meeting held on April 20, 2026
Regular City Council Meeting held on April 20, 2026
Safety & Public Health Committee Meeting held on April 27, 2026

Ordinances

1. **2026-18**

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 Bids for the Replacement of Pool Pumps and other Pump House Improvements at the Beachwood Family Aquatic Center per BCO 121.09 and ORC 7.16

Old Business (Regular Agenda)

Ordinances

1. **2025-36 AMENDED**

An Ordinance Rezoning 24700 Chagrin Boulevard, Beachwood, Ohio 44122 (PPN #742-25-010) from U-7A General Office to U-9 Motor Service District

Placed on First Reading and Referred to the Planning and Zoning Commission: October 20, 2025

Referred back from the Planning & Zoning Commission: Favorable Recommendation

December 11, 2025

Placed on Second Reading and Referred to a Public Hearing: January 20, 2026

Public Hearing held on: February 17, 2026

2. **2026-16**

An Ordinance Expanding and Modifying the Terms and Tax Exemptions of the Commerce Park Community Reinvestment Area; and declaring this to be an urgent measure

Placed on First Reading: April 20, 2026

New Business (Regular Agenda)

Ordinances

1. **2026-19**

An Ordinance Rezoning 2547 Edgewood Drive (PPN# 741-08-034) 2555 Edgewood Drive, (PPN# 741-08-036) and 2561 Edgewood Drive (PPN# 741-08-037), from U-1 Single Family Residential District to U-5 Public and Institutional District

Resolutions

1. **2026-50**

A Resolution accepting a Certain Bid from Pro Track and Tennis, Inc. for the Tennis Courts Improvement Project; and declaring this to be an urgent measure

2. **2026-51**

A Resolution Authorizing the Mayor to accept a Quotation from Advizex for the Purchase of Aruba Wi-Fi 7 Access Points; and declaring this to be an urgent measure

3. **2026-52**

A Resolution Authorizing the Mayor to accept a Quotation from Cable Communications, Inc. for the Installation of Aruba Wi-Fi 7 Access Points; and declaring this to be an urgent measure

4. **2026-53**

A Resolution terminating the Tax Increment Financing (TIF) Exemption and associated Service Payment Agreement for the property located at 25435 Harvard Road within the City of Beachwood, Ohio; authorizing the Release of City and School District Interests; and declaring this to be an urgent measure

Any other matters coming before City Council

Adjournment

Next Regular Council Meeting will be held on: Monday, May 18, 2026 at 7:00 PM in Council Chambers. For all updates regarding Council Meetings, please visit: www.BeachwoodOhio.com

Council Members: Danielle Shoykhet - President

Jillian DeLong – Vice President,

Alec Isaacson, Alex Jacobs, Peter L. Smith

Ali B. Stern, June E. Taylor

Clerk of Council: Whitney M. Crook, MMC, OCPM



**BEACHWOOD CITY COUNCIL
COMMITTEE OF THE WHOLE MEETING MINUTES
MONDAY, APRIL 20, 2026, 5:30 PM
BEACHWOOD CITY HALL, COUNCIL CHAMBERS
25325 Fairmount Boulevard, Beachwood, Ohio 44122**

Called to order at 5:30 PM by Council President Danielle Shoykhet

Roll Call

Present – Ms. DeLong, Ms. Jacobs, Ms. Shoykhet, Mr. Smith, Ms. Stern, Ms. Taylor

Absent – Mr. Isaacson

Others Present – Mayor Berns, Ms. Biertman, Police Chief Grispino, Mr. Hunt, Mr. Roenigk, Ms. Rutkowski, Mr. Smerigan, Ms. Turick

1. Mayor's Report

None.

2. Discussion regarding proposed Rezoning of 24700 Chagrin Boulevard, Beachwood, Ohio (PPN # 742-25-010) from U-7A General Office to U-9 Motor Service District

Ms. Taylor arrived approximately 5:33 PM

Mr. Smith arrived approximately 5:45 PM

Applicant's counsel and project representatives, including those from Flicore and Sheetz, attended the meeting and presented an overview of the requested rezoning, including the proposed site use and planned traffic improvements to address access and circulation.

Following the presentation, the floor was opened to members of the Committee of the Whole for questions, comments, and discussion.

3. Any other matters coming before the Committee of the Whole

None

Adjournment

Adjourn at 6:20 PM

Clerk

Mayor

**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



**REGULAR CITY COUNCIL MEETING MINUTES
MONDAY, APRIL 20, 2026, 7:00 PM
AT BEACHWOOD CITY HALL, COUNCIL CHAMBERS,
25325 FAIRMOUNT BOULEVARD,
BEACHWOOD, OHIO 44122**

Called to order at 7:00 PM by Council President Danielle Shoykhet

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

1. Roll Call

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

Others Present - Mayor Berns, Mr. Arrietta, Ms. Bieterman, Police Chief Grispino,
Mr. Heiser, Fire Chief Holtzman, Mr. Hunt, Mr. Roenigk, Mr. Rose, Ms. Rutkowski,
Mr. Schroeder

2. 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>)

Several members of the public addressed Council regarding the Vantage Apartments and the proposed rezoning of 24700 Chagrin Boulevard.

Due to the volume of speakers, Council approved a motion to extend Citizens Remarks beyond the customary 30-minute limit to allow all individuals an opportunity to speak.

A complete recording of all remarks is available on the City's website.

Motion to extend Citizens Remarks was made by Ms. Shoykhet and seconded by Mr. Smith

Voice Vote

On the Adoption:

Yes: 6

No: 0

Abstain: 0

Not Voting: 0

MOTION ADOPTED

3. Reports

Mayor

Mayor Berns addressed the remarks made by residents of The Vantage Apartments and invited City Prosecutor Nathalie Supler to provide an update regarding the ongoing criminal case involving alleged violations of the Codified Ordinances.

Law Director Mr. Hunt also addressed Council and the public, outlining potential legal remedies available to residents, including the option of placing rent into escrow until concerns are addressed.

Mayor Berns then discussed upcoming community events, including the “Bike with the Mayor” event in which he will be participating.

Council Members (non-agenda items)

Ms. Jacobs addressed residents of The Vantage Apartments and briefly discussed the rent escrow process.

Ms. Shoykhet then spoke regarding recent ribbon cuttings and other events she has attended over the past several weeks and commended Ms. Bieterman for her work with the business community.

Department Directors

Mr. Schroeder announced that pool passes are currently on sale and encouraged residents to visit the Beachwood Recreation Facebook page for information on upcoming events.

Consent Agenda

Approval of Minutes:

Regular City Council Meeting held on April 6, 2026

Ordinances

1. 2026-15

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

Resolutions

1. 2026-44

A Resolution confirming the Appointment of Joshua Gerken as a Member of the Records Commission of the City of Beachwood; and declaring this to be an urgent measure

2. 2026-45

A Resolution confirming the Re-appointment of Joseph Shafran as a Member of the Community Improvement Corporation (CIC); and declaring this to be an urgent measure

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

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

New Business (Regular Agenda)

Ordinances

1. 2026-16

An Ordinance Expanding and Modifying the Terms and Tax Exemptions of the Commerce Park Community Reinvestment Area; and declaring this to be an urgent measure

Moved by: J. DeLong, Seconded by: A. Jacobs

Voice Vote

On the Suspension:

Yes: 4

No: 2

Abstain: 0

Not Voting: 0

MOTION NOT ADOPTED

MOTION TO PLACE ON 1ST READING:

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

Voice Vote

On the Adoption:

Yes: 6

No: 0

Abstain: 0

Not Voting: 0

MOTION ADOPTED

PLACED ON 1ST READING

2. 2026-17

An Ordinance approving the Planning and Zoning Commission's determination that a Dog Daycare Facility at 24619 Chagrin Boulevard is a similar, harmonious, and compatible use to the listed permitted uses within the U-4A Integrated Business District; and declaring this to be an urgent measure

Moved by: A. Jacobs, Seconded by: J. DeLong

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

Resolutions

1. 2026-46

A Resolution accepting Glaus, Pyle, Schomer, Burns and Dehaven, Inc. DBA GPD Group, as the most qualified Professional Firm, pursuant to a Request for Qualifications (RFQ) for Design Services for the Connector Road Project between Harvard and Mercantile/Commerce Park Roads; and declaring this to be an urgent measure

Moved by: A. Stern, 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

2. 2026-47

A Resolution Authorizing the Mayor to enter into an Agreement with Bill Conti Plumbing, LLC for the replacement of Hot Water Tanks at the Beachwood Family Aquatic Center; and declaring this to be an urgent measure

Moved by: J. Taylor, Seconded by: J. DeLong

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

3. 2026-48

A Resolution accepting a Quotation from BRYX, INC. for the Purchase of a BRYX Fire Station Alerting System for the City of Beachwood, Waiving Competitive Bidding; and declaring this to be an urgent measure

Moved by: P. Smith, Seconded by: A. Stern

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

4. 2026-49

A Resolution accepting a Certain Bid from ASI Signage Innovations for the City Signage Phase 1 Project; and declaring this to be an urgent measure

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

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

Executive Session immediately following the last agenda item

Executive Session discussion

Moved by D. Shoykhet, seconded by A. Jacobs, at 8:39 P.M. to enter Executive Session.

ROLL CALL:

Yes: Ms. DeLong, Ms. Jacobs, Ms. Shoykhet, Mr. Smith, Ms. Stern, Ms. Taylor

No: 0

Abstain: 0

Not Voting: 0

Back on the Record at 9:30 P.M.

Adjourn Executive Session at 9:30 P.M.

Any other matters coming before City Council

None

Adjournment

Adjourn to the next Regular City Council Meeting at 9:31 PM

Approved:

Clerk

Mayor

Next Regular Council Meeting will be held on: Monday, May 4, 2026 at 7 PM in Council Chambers. For all updates regarding Council Meetings, please visit: www.BeachwoodOhio.com

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



**BEACHWOOD CITY COUNCIL
SAFETY AND PUBLIC HEALTH COMMITTEE MEETING MINUTES
MONDAY, APRIL 27, 2026, 4:30 PM
BEACHWOOD CITY HALL, CONFERENCE ROOM A
25325 Fairmount Boulevard, Beachwood, Ohio 44122**

Called to order at 4:31 PM by Chairman Pete Smith

Roll Call

Present – Mr. Isaacson, Ms. Jacobs, Ms. Shoykhet, Mr. Smith

Absent – None

Others Present – Mayor Berns, Chief Grispino, Mr. Hunt, Mr. Kurz, Mr. Lombardi,
Ms. Stern, Ms. Turick

1. Mayor's Report

None.

2. Discussion regarding Traffic Safety Measures

Mr. Smith introduced the agenda item and turned the discussion over to Police Chief Grispino, who provided a presentation on a recently conducted traffic impact study. The study analyzed traffic conditions in various areas of the City, including school zones and traffic along I-271, with a particular focus on vehicle speeds.

Chief Grispino introduced representatives from Sitestream, who were present for the discussion, and reviewed the key findings of the study with the Committee.

Members of the Committee were then afforded the opportunity to ask questions and offer comments. During the discussion, additional traffic-related information was requested from the Administration. The importance of clear and effective communication with the public regarding traffic safety initiatives was also discussed.

It was noted that this item will likely be placed on an upcoming Council agenda for further consideration.

Following the discussion, Mr. Smith inquired whether there were any further questions from Council or Committee members. There were none.

3. Any other matters coming before the Safety and Public Health Committee

None.

4. Adjournment

Adjourn at 5:46 PM

Clerk

Mayor

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	May 4th , 2026	\$	130,174.10
Archer Co.	Invoice	\$	4,500.00
Code Consultation	Plan Review Services	\$	812.50
Cuyahoga Soil & Water	Invoice	\$	6,600.00
ESO Solutions	Invoices	\$	9,087.10
GPD	Engineering Services	\$	42,640.00
Kutak Rock	Professional Services	\$	37,692.50
Michael Wildermuth	Plan Review Services	\$	625.00
Osborn Engineering	Professional Services	\$	28,217.00

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 4th of May 2026 and presented to the Mayor.

Clerk

Approval: I have approved this legislation this 5th day of May 2026 and filed it with the Clerk.

Mayor



Professional Consulting Services

7652 Sawmill Road, #295
Dublin, Ohio 43016
Phone (614) 891-7034

RECEIVED

APR 10 2026

FINANCE DEPT

INVOICE

DATE: April 7, 2026
INVOICE # COL-050-2026

BILL TO:

City of Beachwood
Attn: Ms, Tina Turick, City Administrator
25325 Fairmount Boulevard
Beachwood, OH 44122

FOR: Professional Services

DESCRIPTION	QUANTITY	RATE	AMOUNT
Invoice 1. Services include project start-up, partial job analysis, and partial salary survey administration.			\$ 4,500.00
SUBTOTAL			\$ 4,500.00
TAX RATE			
SALES TAX			-
OTHER			
TOTAL			\$ 4,500.00


Please remit payment to the Archer Company at the address listed above.
Total due in 30 days.

Approved: 4/9/2026

Tina Turick

THANK YOU FOR YOUR BUSINESS!

CODE CONSULTATION & PLAN REVIEW SERVICES, LLC

RECEIVED
MAR 02 2026
FINANCE DEPT

March 1, 2026

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 February 2026 \$812.50
(See attached sheet for breakdown)

Total amount due
Eight Hundred Twelve Dollars and Fifty Cents **\$812.50**

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



Paul Kowalczyk
Combination Examiner #CE-0000798

APPROVED FOR PAYMENT
BY: 
DATE: 3-2-26
P/O: 2026-00082

CODE CONSULTATION & PLAN REVIEW SERVICES, LLC

**City of Beachwood
Plan Examination Services
February 2026 Invoice**

Beachwood Plan Review No.:	PK Plan Review No.:	Project:	Time:	Charge:
147243	BW26-04 2/3/26	Tremco 3777 South Green Road Remodel	1 hour 30 min.	\$187.50
2025-02847	BW25-15.2 2/8/26	Fuchs Mizrahi School 26600 Shaker Boulevard School Expansion – Bulletin #8, 9 & 10	1 hour 30 min.	\$187.50
2025-08736	BW25-43.1 2/11/26	Pizza 77 3365 Richmond Road Kitchen Hood Suppression System - Revisions	30 min.	\$62.50
144782	BW26-01.1 2/12/26	Beachwood – Vision Expansion 3733 Park Drive, Suite 240 Interior Alterations – Addendum No. 1	1 hour	\$125.00
148748	BW26-05 2/15/26	Blum Residence 27500 Cedar Road, Suite 407 Interior Remodel	1 hour	\$125.00
BLDFRSUPP- 2026-1	BW26-06 2/28/26	Fuchs Mizrahi School 26600 Shaker Boulevard Kitchen Hood Suppression System	1 hour	\$125.00
Total:				\$812.50

Paul Kowalczyk
Combination Examiner #CE-000798

INVOICE

Cuyahoga Soil & Water
Conservation District
3311 Perkins Ave Suite 100
Cleveland, OH 44114

thaendiges@cuyahogawcd.org
+1 (216) 524-6580
cuyahogawcd.org

RECEIVED

APR 14 2026

FINANCE DEPT



Bill to

Attn Chris Vild
City of Beachwood
23355 Mercantile Rd.
Suite 1
Beachwood, Ohio 44122

Invoice details

Invoice no.: 3375
Terms: Net 15
Invoice date: 04/06/2026
Due date: 04/21/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		PIPE	Appropriation for implementation of Public Involvement Public Education (PIPE) program through the Memorandum of Understanding. Program Elements include: Quarterly public education materials, Special mailings, Annual poster, Public involvement activities, Community presentations. (Annual 2026 Invoice)	1	\$6,600.00	\$6,600.00

Thank You!

Ways to pay

BANK

Total

\$6,600.00

View and pay

APPROVED

CHRISTOPHER ARRIETTA
PUBLIC WORKS DIRECTOR
4-14-26
DATE
CITY OF BEACHWOOD



Invoice

Please send payments to:
ESO Solutions, Inc.
PO Box 738310
Dallas, TX 75373-8310

Date 01/16/2026
Invoice# ESO-188646
Terms Net 30
Due Date 02/15/2026
PO#

Bill To

Beachwood Fire & Rescue (OH)
2700 Richmond Road
2700 Richmond Road
Beachwood OH 44122
United States
accounts@beachwoodohio.com

Ship To

Beachwood Fire & Rescue (OH)
2700 Richmond Road
Beachwood
OH 44122
US

Item	From	To	Qty	UOM	List Amount	Discount	Total
ESO Activities - Fire and Fire/EMS Agencies	02/15/2026	02/14/2027	2	Stations	\$573.30	\$0.00	\$573.30
Fire Incidents CAD Integration	02/15/2026	02/14/2027	5,000	Incidents	\$2,199.49	\$2,199.49	\$0.00
Allows for integration of CAD data into the FIRE application. Ongoing maintenance included. Additional fees from your CAD vendor may apply.							
ESO Fire Incidents	02/15/2026	02/14/2027	2	Stations	\$2,524.73	\$0.00	\$2,524.73
Includes Auto EHR-import or Auto-CAD import, federal NFIRS data reporting, software updates and upgrades.							
EHR Fax	02/15/2026	02/14/2027	5,000	Incidents	\$496.13	\$0.00	\$496.13
Enables faxing of patient care records to destination facilities.							

OK TO PAY

Invoice Message:

ACH/EFT bank information:
JP Morgan Chase
Routing: 111000614
Account Number: 577211926

Check Remittance lockbox address:
ESO Solutions, Inc.
PO Box 738310
Dallas, TX 75373-8310

Signature
2/26/26
Fire
P.O. # 2026-00480

Total (Without Tax): USD \$3,594.16
Tax: USD \$0.00
Grand Total: USD \$3,594.16
Amount/Paid/Credit: USD \$0.00
Total Recurring: USD \$3,594.16
Total One-Time:
Total Due (Check/ACH): USD \$3,594.16
3% Credit Card/P-Card Fee: USD \$107.82
Total Due (Credit Card/P-Card): USD \$3,701.98

Please submit payment remittances to accountsreceivable@eso.com to ensure correct invoice application.

Amounts invoiced are per your agreement(s) which may include annual uplift and an increase in quantities based on usage overages. Your payment of this invoice serves as acceptance of such increases.

Questions? Contact: AccountsReceivable@eso.com 866-766-9471 option 8

ESO will never e-mail you soliciting payment information. Please call us or e-mail AccountsReceivable@eso.com if you have any questions or wish to make a change.

This invoice presents the total net price of the product(s) and/or service(s) which is inclusive (net) of any discount. As the buyer of such product(s)/service(s), you may have additional reporting obligations to federal or state health care programs (including pursuant to 42 CFR 1001.952(h)) and/or upon inquiry by the HHS Secretary or other state or federal agencies. As the buyer, you must adhere to any other relevant federal or third-party payer requirements.

Pay Online

For a 3% fee, Pay via Card



Please send payments to:
ESO Solutions, Inc.
PO Box 738310
Dallas, TX 75373-8310

Invoice

Date	01/16/2026
Invoice#	ESO-188646
Terms	Net 30
Due Date	02/15/2026
PO#	

Direct Card Payment Link: https://app.suitesync.io/payments/acct_1FelgtGvY2g6ha8S/custinvc/9272018/?amount=370198.48

[Pay via Online Bank Transfer](#)

Direct Bank Transfer Link: https://app.suitesync.io/payments/acct_1FelgtGvY2g6ha8S/custinvc/9272018/?card=false



Please send payments to:
ESO Solutions, Inc.
PO Box 738310
Dallas, TX 75373-8310

Invoice

Date
Invoice#
Terms
Due Date
PO#

03/23/2026
ESO-194402
Due on Subscription Start
05/05/2026

RECEIVED

MAR 26 2026

FINANCE DEPT

Bill To

Beachwood Fire & Rescue (OH)
2700 Richmond Road
2700 Richmond Road
Beachwood OH 44122
United States
accounts@beachwoodohio.com

Ship To

Beachwood Fire & Rescue (OH)
2700 Richmond Road
Beachwood
OH 44122
US

Item	From	To	Qty	UOM	Total
ESO Hydrants Inventory and document testing and status of hydrants.	05/05/2026	05/04/2027	2	Stations	\$833.49
ESO Inspections Includes the ability to manage multiple code sets, using those to developed customized Check-lists for inspections. The application allows you to schedule, manage, execute and finalize inspections as well as reschedule any required follow up inspections.	05/05/2026	05/04/2027	2	Stations	\$1,203.93
ESO Properties Includes CAMEO integration, Pre-Plan view. Stores property and occupant history (presence of chemicals and tanks, Incidents, and previous inspections).	05/05/2026	05/04/2027	2	Stations	\$1,030.29
Fire Personnel Management Includes tracking of Training classes, certifications, credentials, immunization records. Discounted as a part of the Fire Bundle.	05/05/2026	05/04/2027	51	Employees	\$2,425.23

Invoice Message:

ACH/EFT bank information:
JP Morgan Chase
Routing: 111000614
Account Number: 577211926

Check Remittance lockbox address:
ESO Solutions, Inc.
PO Box 738310
Dallas, TX 75373-8310

OK TO PAY

Fire 3-25-26
P.O. # 2026-00480

Total (Without Tax):	USD	\$5,492.94
Tax:	USD	\$0.00
Grand Total:	USD	\$5,492.94
Amount/Paid/Credit:	USD	\$0.00
Total Recurring:	USD	\$5,492.94
Total One-Time:		
Total Due (Check/ACH):	USD	\$5,492.94
3% Credit Card/P-Card Fee:	USD	\$164.79
Total Due (Credit Card/P-Card):	USD	\$5,657.73

Please submit payment remittances to accountsreceivable@eso.com to ensure correct invoice application.

Amounts invoiced are per your agreement(s) which may include annual uplift and an increase in quantities based on usage overages. Your payment of this invoice serves as acceptance of such increases.

Questions? Contact: AccountsReceivable@eso.com 866-766-9471 option 8

ESO will never e-mail you soliciting payment information. Please call us or e-mail AccountsReceivable@eso.com if you have any questions or wish to make a change.

This invoice presents the total net price of the product(s) and/or service(s) which is inclusive (net) of any discount. As the buyer of such product(s)/service(s), you may have additional reporting obligations to federal or state health care programs (including pursuant to 42 CFR 1001.952(h)) and/or upon inquiry by the HHS Secretary or other state or federal agencies. As the buyer, you must adhere to any other relevant federal or third-party payer requirements.

Pay Online

Summary of Engineering Invoices

May 4, 2026 Professional Service Ordinance

Invoice #	Invoice Date	Original Amount	Adjustment	Payment Amount	Fund	Billed	Out	2026	2025	2024
								ENCUMBRANCES		
2021119.91-52	4/10/2026	\$345.00	\$0.00	\$345.00	Capital			X		
2026119.90-3	4/10/2026	\$3,140.00	\$0.00	\$3,140.00	General			X		
2026119.00-1	2/13/2026	\$1,525.00	\$0.00	\$1,525.00	General			X		
2025119.13-1	2/13/2026	\$8,640.00	\$0.00	\$8,640.00	Capital				X	
2025119.12-3	2/13/2026	\$3,163.50	\$0.00	\$3,163.50	Capital				X	
2025119.11-5	2/13/2026	\$18,435.00	\$0.00	\$18,435.00	Capital				X	
2025119.06-8	2/13/2026	\$360.00	\$0.00	\$360.00	Capital				X	
2025119.04-6	2/13/2026	\$210.00	\$0.00	\$210.00	Capital				X	
2025119.02-12	2/13/2026	\$120.00	\$0.00	\$120.00	Capital				X	
2026119.90-1	2/13/2026	\$2,770.00	\$0.00	\$2,770.00	General			X		
2021119.91-51	2/13/2026	\$3,931.50	\$0.00	\$3,931.50	Capital					X
Total To Pay				<u>\$42,640.00</u>						
Total Capital Fund				\$35,205.00						
Total General Fund				\$7,435.00						
Total Deposits				\$0.00						
Total Street Const. Mant.				\$0.00						
Less: Billable Charges				\$0.00						
Net Paid by City:				<u>\$42,640.00</u>						

RECEIVED

APR 20 2026

FINANCE DEPT



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

Invoice

City of Beachwood
Attn: Chief Kelly Stillman
kelly.stillman@beachwoodohio.com
2700 Richmond Road
Beachwood, OH 44122

April 10, 2026

Invoice No: 2021119.91 - 52

Invoice	\$345.00
Total	

Project 2021119.91 Beachwood - Richmond Road Signals

P.O. #2021-00640

Letter Proposal Approve \$30,908.00

Max Not to Exceed \$310,101.00

Professional Services from February 28, 2026 to March 27, 2026

Task 056 Plan Development Additional

Professional Personnel

	Hours	Rate	Amount
Sr. Designer			
Lowry, Eric	3.00	115.00	345.00
Totals	3.00		345.00
Total Labor			345.00
Total this Task			\$345.00

Billing Limits

	Current	Prior	To-Date
Total Billings	345.00	254,062.79	254,407.79
Limit			310,101.00
Remaining			55,693.21

Total this Invoice \$345.00 ✓

Outstanding Invoices

Number	Date	Balance
51	2/13/2026	3,931.50
Total		3,931.50

Pol
APPROVED FOR PAYMENT
BY: P.C. Reese
DATE: 04.15.2026
P/O: 2023-01448

GPD Associates Invoices

BILLING SUMMARY INPUT WORKSHEET

INV DATE	INV #	PROJ NO.	ServiceThru Date	DEPT CHGD	TOTAL COST
04/02/21	2021119.91-1	2021119.91	03/26/21	POLICE	\$598.50
05/07/21	2021119.91-2	2021119.91	04/30/21	POLICE	\$467.50
06/04/21	2021119.91-3	2021119.91	05/28/21	POLICE	\$4,718.50
07/01/21	2021119.91-4	2021119.91	06/25/21	POLICE	\$12,051.00
08/10/21	2021119.91-5	2021119.91	07/30/21	POLICE	\$9,089.50
09/03/21	2021119.91-6	2021119.91	08/27/21	POLICE	\$1,410.50
10/06/21	2021119.91-7	2021119.91	09/24/21	POLICE	\$17,038.00
11/05/21	2021119.91-8	2021119.91	10/29/21	POLICE	\$961.14
12/02/21	2021119.91-9	2021119.91	11/26/21	POLICE	\$5,049.50
01/14/22	2021119.91-10	2021119.91	12/31/21	POLICE	\$834.50
02/03/22	2021119.91-11	2021119.91	01/28/22	POLICE	\$957.00
03/04/22	2021119.91-12	2021119.91	02/25/22	POLICE	\$561.00
03/31/22	2021119.91-13	2021119.91	03/25/22	POLICE	\$2,267.00
05/06/22	2021119.91-14	2021119.91	04/29/22	POLICE	\$1,278.50
06/07/22	2021119.91-15	2021119.91	05/27/22	POLICE	\$670.00
07/06/22	2021119.91-16	2021119.91	06/24/22	POLICE	\$846.00
08/12/22	2021119.91-17	2021119.91	07/29/22	POLICE	\$14,696.75
09/02/22	2021119.91-18	2021119.91	08/26/22	POLICE	\$11,670.00
10/14/22	2021119.91-19	2021119.91	09/30/22	POLICE	\$3,349.00
11/11/22	2021119.91-20	2021119.91	10/28/22	POLICE	\$444.00
02/10/23	2021119.91-21	2021119.91	01/27/23	POLICE	\$1,320.00
03/10/23	2021119.91-22	2021119.91	02/24/23	POLICE	\$1,342.88
05/12/23	2021119.91-23	2021119.91	04/28/23	POLICE	\$240.00
06/08/23	2021119.91-24	2021119.91	05/26/23	POLICE	\$862.88
07/14/23	2021119.91-25	2021119.91	06/30/23	POLICE	\$2,229.00
08/11/23	2021119.91-26	2021119.91	07/28/23	POLICE	\$201.50
08/30/23	2021119.91-27	2021119.91	08/25/23	POLICE	\$10,355.00
10/13/23	2021119.91-28	2021119.91	09/29/23	POLICE	\$1,060.00
11/10/23	2021119.91-29	2021119.91	10/27/23	POLICE	\$1,500.00
12/08/23	2021119.91-30	2021119.91	11/24/23	POLICE	\$1,603.00
12/31/23	2021119.91-31	2021119.91	12/31/23	POLICE	\$14,894.50
02/09/24	2021119.91-32	2021119.91	01/26/24	POLICE	\$19,921.00
03/08/24	2021119.91-33	2021119.91	02/23/24	POLICE	\$35,822.88
04/12/24	2021119.91-34	2021119.91	03/29/24	POLICE	\$11,131.00
05/10/24	2021119.91-35	2021119.91	04/26/24	POLICE	\$1,906.50
06/09/24	2021119.91-36	2021119.91	05/31/24	POLICE	\$8,361.13
07/12/24	2021119.91-37	2021119.91	06/28/24	POLICE	\$9,093.50
09/13/24	2021119.91-38	2021119.91	08/30/24	POLICE	\$922.50
12/13/24	2022119.91-39	2021119.91	11/29/24	POLICE	\$8,386.25
01/10/25	2022119.91-40	2021119.91	12/21/24	POLICE	\$4,652.13
02/14/25	2021119.91-41	2021119.91	01/31/25	POLICE	\$7,181.50
03/14/25	2021119.91-42	2021119.91	02/28/25	POLICE	\$2,953.00
04/03/25	2021119.91-43	2021119.91	03/28/25	POLICE	\$1,775.00
05/06/25	2021119.91-44	2021119.91	04/25/25	POLICE	\$3,035.00
06/08/25	2021119.91-45	2021119.91	05/30/25	POLICE	\$2,460.00
07/05/25	2021119.91-46	2021119.91	06/27/25	POLICE	\$650.25
09/04/25	2021119.91-47	2021119.91	08/29/25	POLICE	\$474.50
11/05/25	2021119.91-48	2021119.91	10/31/25	POLICE	\$5,731.50
12/12/25	2021119.91-49	2021119.91	11/28/25	POLICE	\$553.50
12/31/25	2021119.91-50	2021119.91	12/31/25	POLICE	\$553.50
02/13/26	2021119.91-51	2021119.91	01/30/26	POLICE	\$3,931.50
04/10/26	2021119.91-52	2021119.91	03/27/26	POLICE	\$345.00
					<u>\$254,407.79</u>

RECEIVED

APR 20 2026



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

FINANCE DEPT

Invoice

City of Beachwood
Attn: Chief Daniel Grispino
2700 Richmond Road
Beachwood, OH 44122

April 10, 2026

Invoice No: 2026119.90 - 3

Invoice	\$3,140.00
Total	

Project 2026119.90 Beachwood - 2026 Traffic Services 2026

Letter Proposal

Max Not to Exceed \$36,000.00

Professional Services from February 28, 2026 to March 27, 2026

Task 052 March Traffic Services

Professional Personnel

	Hours	Rate	Amount
Sr. Project Manager			
Ferrell, Brett	4.00	140.00	560.00
Westbrooks, Kevin	12.00	140.00	1,680.00
Design Engineer			
Tondra, Brandon	7.50	120.00	900.00
Totals	23.50		3,140.00
Total Labor			3,140.00
Total this Task			\$3,140.00

Billing Limits

	Current	Prior	To-Date
Total Billings	3,140.00	6,130.00	9,270.00
Limit			36,000.00
Remaining			26,730.00

Total this Invoice **\$3,140.00**

Outstanding Invoices

Number	Date	Balance
1	2/13/2026	2,770.00
2	3/13/2026	3,360.00
Total		6,130.00

Pol
APPROVED FOR PAYMENT
BY: D.C. [Signature]
DATE: 04-15-2026
P/O: 2026-00175

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

GPD Associates Invoices

BILLING SUMMARY INPUT WORKSHEET

INV DATE	INV #	PROJ NO.	ServiceThru Date	DEPT CHGD	TOTAL COST
02/13/26	2026119.90-1	2026119.90	01/30/26	POLICE	\$2,770.00
03/13/26	2026119.90-2	2026119.90	02/27/26	POLICE	\$3,360.00
04/10/26	2026119.90-3	2026119.90	03/27/26	POLICE	\$3,140.00

\$9,270.00



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

Invoice
RECEIVED
FEB 26 2026
FINANCE DEPT

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

February 13, 2026
Invoice No: 2026119.00 - 1

Invoice Total \$1,525.00

Project 2026119.00 Beachwood - General Engineering
Professional Services from January 01, 2026 to January 30, 2026

Task 100 General Meeting Attendance

Professional Personnel

	Hours	Rate	Amount	
Sr. Project Manager				
Hyde, Michael	6.00	140.00	840.00	
Totals	6.00		840.00	
Total Labor				840.00
Total this Task				\$840.00

Task 200 General Engineering (Under \$2,500 Fee)

Professional Personnel

	Hours	Rate	Amount	
Sr. Project Manager				
Glass, Matthew	4.00	140.00	560.00	
Sr. Engineer				
Stonitsch, Erik	.50	130.00	65.00	
Design Engineer				
Bartlett, Margaret	.50	120.00	60.00	
Totals	5.00		685.00	
Total Labor				685.00
Total this Task				\$685.00

Total this Invoice \$1,525.00 ✓

Billings to Date

	Current	Prior	Total
Labor	1,525.00	0.00	1,525.00 ✓
Totals	1,525.00	0.00	1,525.00 ✓

APPROVED FOR PAYMENT
BY: *[Signature]*
DATE: *2/23/26*

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

GPD Associates Invoices

BILLING SUMMARY INPUT WORKSHEET

INV DATE	INV #	PROJ NO.	ServiceThru Date	DEPT CHGD	TOTAL COST
02/13/26	2026119.00-1	2026119.00	01/30/26	BUILDING	\$1,525.00

\$1,525.00



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

Invoice

RECEIVED

FEB 26 2026

FINANCE DEPT

City of Beachwood
Attn: Chris Arrietta
chris.arrietta@beachwoodohio.gov
23355 Mercantile Road
Beachwood, OH 44122

February 13, 2026

Invoice No: 2025119.13 - 1

Invoice	\$8,640.00
Total	

Project 2025119.13 Beachwood - Aquatics Center Pool Pump Replacement

Professional Services from January 01, 2026 to January 30, 2026

Fee

Total Fee 8,640.00

Percent Complete

100.00 Total Earned 8,640.00
Previous Fee Billing 0.00
Current Fee Billing 8,640.00
Total Fee

8,640.00

Total this Invoice \$8,640.00

SVC
APPROVED FOR PAYMENT

BY: [Signature]
DATE: 2/23/26
NO: 2026-00077

GPD Associates Invoices
BILLING SUMMARY INPUT WORKSHEET

INV DATE	INV #	PROJ NO.	ServiceThru Date	DEPT CHGD	TOTAL COST
02/13/26	2025119.13-1	2025119.13	01/30/26	SERVICE	\$8,640.00

\$8,640.00



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

Invoice

RECEIVED

FEB 26 2026

FINANCE DEPT

City of Beachwood
Attn: Chris Arrietta
chris.arrietta@beachwoodohio.gov
23355 Mercantile Road
Beachwood, OH 44122

February 13, 2026

Invoice No: 2025119.12 - 3

Invoice	\$3,163.50
Total	

Project 2025119.12 Beachwood - Aquatics Center Boiler Replacement

Professional Services from January 01, 2026 to January 30, 2026

Fee

Total Fee 11,100.00

Percent Complete

100.00 Total Earned
Previous Fee Billing
Current Fee Billing
Total Fee

11,100.00
7,936.50
3,163.50

3,163.50

Total this Invoice \$3,163.50

APPROVED FOR PAYMENT
BY: [Signature]
DATE: 2/23/26
P/O: 2026-00077

GPD Associates Invoices

BILLING SUMMARY INPUT WORKSHEET

INV DATE	INV #	PROJ NO.	ServiceThru Date	DEPT CHGD	TOTAL COST
11/14/25	2025119.12-1	2025119.12	10/31/25	SERVICE	\$2,227.77
12/12/25	2025119.12-2	2025119.12	11/28/25	SERVICE	\$5,708.73
02/13/26	2025119.12-3	2025119.12	01/30/26	SERVICE	\$3,163.50

\$11,100.00



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

Invoice

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FEB 26 2026

FINANCE DEPT

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

February 13, 2026

Invoice No: 2025119.11 - 5

Invoice	\$18,435.00
Total	

Project 2025119.11 Beachwood - Park East Reconstruction

Professional Services from January 01, 2026 to January 30, 2026

Task 100 Design

Professional Personnel

	Hours	Rate	Amount
Project Principal			
Hobbs, Michael	7.00	165.00	1,155.00
Sr. Project Manager			
Glass, Matthew	13.00	140.00	1,820.00
Grathwol, Kevin	1.00	140.00	140.00
Milliron, Larry	78.00	140.00	10,920.00
Smith, Jason	8.50	140.00	1,190.00
Sr. Engineer			
Stonitsch, Erik	19.00	130.00	2,470.00
Design Engineer			
Backus, Harrison	3.50	120.00	420.00
Getz, Collin	1.50	120.00	180.00
Survey Project Manager			
Treat, Adam	1.00	140.00	140.00
Totals	132.50		18,435.00
Total Labor			18,435.00

Total this Task \$18,435.00

Total this Invoice \$18,435.00 ✓

Outstanding Invoices

Number	Date	Balance
4	12/31/2025	22,895.75
Total		22,895.75

SVC
 APPROVED FOR PAYMENT
 BY: C. Christa
 DATE: 2/23/26
 P/O: 2025-02334

GPD Associates Invoices

BILLING SUMMARY INPUT WORKSHEET

INV DATE	INV #	PROJ NO.	ServiceThru Date	DEPT CHGD	TOTAL COST
10/10/25	2025119.11-1	2025119.11	09/26/25	SERVICE	\$1,784.25
11/14/25	2025119.11-2R	2025119.11	10/31/25	SERVICE	\$38,633.25
12/12/25	2025119.11-3	2025119.11	11/28/25	SERVICE	\$27,855.01
12/31/25	2025119.11-4	2025119.11	12/31/25	SERVICE	\$22,895.75
02/13/26	2025119.11-5	2025119.11	01/30/26	SERVICE	\$18,435.00

\$109,603.26



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

Invoice
RECEIVED
FEB 26 2026
FINANCE DEPT

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

February 13, 2026
 Invoice No: 2025119.06 - 8

Invoice **\$360.00**
Total

Project 2025119.06 Beachwood - Timberlane - Green Phase2 - CA
 Checking shop drawings, pre-con, answer RFIs, and review schedule.
Professional Services from January 01, 2026 to January 30, 2026

Task 100 Construction Admin.
Professional Personnel

	Hours	Rate	Amount
Design Engineer			
Villers, Alicia	3.00	120.00	360.00
Totals	3.00		360.00
Total Labor			360.00
Total this Task			\$360.00

Billing Limits	Current	Prior	To-Date
Total Billings	360.00	43,975.77	44,335.77 ✓
Limit			45,000.00
Remaining			664.23
Total this Invoice			\$360.00 ✓

SVC
 APPROVED FOR PAYMENT
 BY: *[Signature]*
 DATE: *2/23/26*
 P/O: *2025-01385*

GPD Associates Invoices

BILLING SUMMARY INPUT WORKSHEET

INV DATE	INV #	PROJ NO.	ServiceThru Date	DEPT CHGD	TOTAL COST
06/06/25	2025119.06-1	2025119.06	05/30/25	SERVICE	\$9,478.38
07/11/25	2025119.06-2	2025119.06	06/27/25	SERVICE	\$4,237.00
08/06/25	2025119.06-3	2025119.06	07/25/25	SERVICE	\$9,079.38
09/12/25	2025119.06-4	2025119.06	08/29/25	SERVICE	\$11,371.13
10/10/25	2025119.06-5	2025119.06	09/26/25	SERVICE	\$6,766.63
11/14/25	2025119.06-6	2025119.06	10/31/25	SERVICE	\$2,215.50
12/12/25	2025119.06-7	2025119.06	11/28/25	SERVICE	\$827.75
02/13/26	2025119.06-8	2025119.06	01/30/26	SERVICE	\$360.00

\$44,335.77



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

Invoice
RECEIVED

FEB 26 2026

FINANCE DEPT

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

February 13, 2026
 Invoice No: 2025119.04 - 6

Invoice
Total **\$210.00**

Project 2025119.04 Beachwood - Chagrin Highlands 43 Acres - ALTA
 P.O.#2025-00742

Professional Services from January 01, 2026 to January 30, 2026

Task 100 ALTA Survey
Professional Personnel

	Hours	Rate	Amount	
Survey Project Manager				
Treat, Adam	1.50	140.00	210.00	
Totals	1.50		210.00	
Total Labor				210.00
			Total this Task	\$210.00

Billing Limits	Current	Prior	To-Date
Total Billings	210.00	18,235.50	18,445.50
Limit			18,500.00
Remaining			54.50
			Total this Invoice \$210.00

Outstanding Invoices

Number	Date	Balance
5	12/31/2025	1,917.00
Total		1,917.00

Billings to Date

	Current	Prior	Total
Labor	210.00	14,685.50	14,895.50
Consultant	0.00	3,550.00	3,550.00
Totals	210.00	18,235.50	18,445.50

2D

APPROVED FOR PAYMENT

BY: CS
 DATE: 2/19
 P/O: 2025-00742

GPD Associates Invoices

BILLING SUMMARY INPUT WORKSHEET

INV DATE	INV #	PROJ NO.	ServiceThru Date	DEPT CHGD	TOTAL COST
04/10/25	2025119.04-1	2025119.04	03/28/25	ECONOMIC DEV	\$2,031.50
05/09/25	2025119.04-2	2025119.04	04/25/25	ECONOMIC DEV	\$10,703.00
11/14/25	2025119.04-3	2025119.04	10/31/25	ECONOMIC DEV	\$680.00
12/12/25	2025119.04-4	2025119.04	11/28/25	ECONOMIC DEV	\$2,904.00
12/31/25	2025119.04-5	2025119.04	12/31/25	ECONOMIC DEV	\$1,917.00
02/13/26	2025119.04-6	2025119.04	01/30/26	ECONOMIC DEV	\$210.00

\$18,445.50



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

Invoice

RECEIVED

FEB 26 2026

FINANCE DEPT

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

February 13, 2026

Invoice No: 2025119.02 - 12

Invoice	\$120.00
Total	

Project 2025119.02 Beachwood - 2025 Road Program

Professional Services from January 01, 2026 to January 30, 2026

Task 300 Concrete Repair Project - TIF

Professional Personnel

	Hours	Rate	Amount	
Design Engineer				
Villers, Alicia	1.00	120.00	120.00	
Totals	1.00		120.00	
Total Labor				120.00
Total this Task				\$120.00

Billing Limits

	Current	Prior	To-Date	
Total Billings	120.00	88,038.40	88,158.40	✓
Limit			105,000.00	
Remaining			16,841.60	
Total this Invoice			\$120.00	✓

APPROVED FOR PAYMENT

BY: [Signature]
 DATE: 2/23/26
 P/O: 2025-00287

GPD Associates Invoices
BILLING SUMMARY INPUT WORKSHEET

					TOTAL
INV DATE	INV #	PROJ NO.	ServiceThru Date	DEPT CHGD	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
04/10/25	2025119.02-4	2025119.02	03/28/25	SERVICE	\$13,339.25
05/09/25	2025119.02-5	2025119.02	04/25/25	SERVICE	\$8,310.38
06/06/25	2025119.02-6	2025119.02	05/30/25	SERVICE	\$8,540.50
07/11/25	2025119.02-7	2025119.02	06/27/25	SERVICE	\$3,776.00
08/06/25	2025119.02-8	2025119.02	07/25/25	SERVICE	\$919.25
09/12/25	2025119.02-9	2025119.02	08/29/25	SERVICE	\$4,479.00
10/10/25	2025119.02-10	2025119.02	09/26/25	SERVICE	\$2,458.13
11/14/25	2025119.02-11	2025119.02	10/31/25	SERVICE	\$1,266.00
02/13/26	2025119.02-12	2025119.02	01/30/26	SERVICE	\$120.00

\$88,158.40



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

Invoice
RECEIVED

FEB 26 2026

FINANCE DEPT

City of Beachwood
 Attn: Chief Daniel Grispingo
 2700 Richmond Road
 Beachwood, OH 44122

February 13, 2026

Invoice No: 2026119.90 - 1

Invoice **\$2,770.00**
Total

Project 2026119.90 Beachwood - 2026 Traffic Services 2026

Letter Proposal

Max Not to Exceed \$36,000.00

Professional Services from January 01, 2026 to January 30, 2026

Task 050 January Traffic Services

Professional Personnel

	Hours	Rate	Amount
Sr. Project Manager			
Ferrell, Brett	.50	140.00	70.00
Westbrooks, Kevin	14.00	140.00	1,960.00
Sr. Engineer			
Bennett, Judith	2.00	130.00	260.00
Design Engineer			
Tondra, Brandon	4.00	120.00	480.00
Totals	20.50		2,770.00
Total Labor			2,770.00

Total this Task **\$2,770.00**

Billing Limits

	Current	Prior	To-Date
Total Billings	2,770.00	0.00	2,770.00 ✓
Limit			36,000.00
Remaining			33,230.00
Total this Invoice			\$2,770.00 ✓

Pol
 APPROVED FOR PAYMENT

BY: *D.C. Reese*

DATE: *02-19-2026*

P/O: *2026-00175*

GPD Associates Invoices
BILLING SUMMARY INPUT WORKSHEET

INV DATE	INV #	PROJ NO.	ServiceThru Date	DEPT CHGD	TOTAL COST
02/13/26	2026119.90-1	2026119.90	01/30/26	POLICE	\$2,770.00

\$2,770.00



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

Invoice
RECEIVED

FEB 26 2026

FINANCE DEPT

City of Beachwood
 Attn: Chief Kelly Stillman
 kelly.stillman@beachwoodohio.com
 2700 Richmond Road
 Beachwood, OH 44122

February 13, 2026

Invoice No: 2021119.91 - 51

Invoice Total \$3,931.50

Project 2021119.91 Beachwood - Richmond Road Signals

P.O. #2021-00640

Letter Proposal Approve \$30,908.00

Max Not to Exceed \$310,101.00

Professional Services from January 01, 2026 to January 30, 2026

Task 056 Plan Development Additional

Professional Personnel

	Hours	Rate	Amount	
Sr. Project Manager				
Goetz, Kristy	1.00	140.00	140.00	
Sr. Designer				
Lowry, Eric	1.50	115.00	172.50	
CAD Drafter				
Lessiter, Matthew	1.00	84.00	84.00	
Totals	3.50		396.50	
Total Labor				396.50
Total this Task				\$396.50

Task 072 Survey Mod 2

Professional Personnel

	Hours	Rate	Amount	
Field Survey Technician 2				
Brooks, Adam	8.00	113.00 ✓	904.00	✓
Office Survey Technician 2				
Ryan, Adam	2.00	93.00 ✓	186.00	✓
Field Survey Technician 1				
Gregory, Timothy	10.00	97.50 ✓	975.00	✓
Design Engineer				
Hobrath, Julia	.50	120.00 ✓	60.00	✓
Survey Project Manager				
Treat, Adam	3.00	140.00 ✓	420.00	✓

APPROVED FOR PAYMENT
 BY: [Signature] DATE: 02-19-2026 P/O: 2023-01448

Project	2021119.91	Beachwood - Richmond Road Signals	Invoice	51
---------	------------	-----------------------------------	---------	----

Staff Designer				
Jones, Nash	11.00	90.00	990.00	
Totals	34.50		3,535.00	
Total Labor				3,535.00
		Total this Task		\$3,535.00

Billing Limits	Current	Prior	To-Date	
Total Billings	3,931.50	250,131.29	254,062.79	
Limit			310,101.00	
Remaining			56,038.21	
		Total this Invoice	\$3,931.50	

Outstanding Invoices			
Number	Date	Balance	
50	12/31/2025	553.50	
Total		553.50	

GPD Associates Invoices
BILLING SUMMARY INPUT WORKSHEET

INV DATE	INV #	PROJ NO.	ServiceThru Date	DEPT CHGD	TOTAL COST
04/02/21	2021119.91-1	2021119.91	03/26/21	POLICE	\$598.50
05/07/21	2021119.91-2	2021119.91	04/30/21	POLICE	\$467.50
06/04/21	2021119.91-3	2021119.91	05/28/21	POLICE	\$4,718.50
07/01/21	2021119.91-4	2021119.91	06/25/21	POLICE	\$12,051.00
08/10/21	2021119.91-5	2021119.91	07/30/21	POLICE	\$9,089.50
09/03/21	2021119.91-6	2021119.91	08/27/21	POLICE	\$1,410.50
10/06/21	2021119.91-7	2021119.91	09/24/21	POLICE	\$17,038.00
11/05/21	2021119.91-8	2021119.91	10/29/21	POLICE	\$961.14
12/02/21	2021119.91-9	2021119.91	11/26/21	POLICE	\$5,049.50
01/14/22	2021119.91-10	2021119.91	12/31/21	POLICE	\$834.50
02/03/22	2021119.91-11	2021119.91	01/28/22	POLICE	\$957.00
03/04/22	2021119.91-12	2021119.91	02/25/22	POLICE	\$561.00
03/31/22	2021119.91-13	2021119.91	03/25/22	POLICE	\$2,267.00
05/06/22	2021119.91-14	2021119.91	04/29/22	POLICE	\$1,278.50
06/07/22	2021119.91-15	2021119.91	05/27/22	POLICE	\$670.00
07/06/22	2021119.91-16	2021119.91	06/24/22	POLICE	\$846.00
08/12/22	2021119.91-17	2021119.91	07/29/22	POLICE	\$14,696.75
09/02/22	2021119.91-18	2021119.91	08/26/22	POLICE	\$11,670.00
10/14/22	2021119.91-19	2021119.91	09/30/22	POLICE	\$3,349.00
11/11/22	2021119.91-20	2021119.91	10/28/22	POLICE	\$444.00
02/10/23	2021119.91-21	2021119.91	01/27/23	POLICE	\$1,320.00
03/10/23	2021119.91-22	2021119.91	02/24/23	POLICE	\$1,342.88
05/12/23	2021119.91-23	2021119.91	04/28/23	POLICE	\$240.00
06/08/23	2021119.91-24	2021119.91	05/26/23	POLICE	\$862.88
07/14/23	2021119.91-25	2021119.91	06/30/23	POLICE	\$2,229.00
08/11/23	2021119.91-26	2021119.91	07/28/23	POLICE	\$201.50
08/30/23	2021119.91-27	2021119.91	08/25/23	POLICE	\$10,355.00
10/13/23	2021119.91-28	2021119.91	09/29/23	POLICE	\$1,060.00
11/10/23	2021119.91-29	2021119.91	10/27/23	POLICE	\$1,500.00
12/08/23	2021119.91-30	2021119.91	11/24/23	POLICE	\$1,603.00
12/31/23	2021119.91-31	2021119.91	12/31/23	POLICE	\$14,894.50
02/09/24	2021119.91-32	2021119.91	01/26/24	POLICE	\$19,921.00
03/08/24	2021119.91-33	2021119.91	02/23/24	POLICE	\$35,822.88
04/12/24	2021119.91-34	2021119.91	03/29/24	POLICE	\$11,131.00
05/10/24	2021119.91-35	2021119.91	04/26/24	POLICE	\$1,906.50
06/09/24	2021119.91-36	2021119.91	05/31/24	POLICE	\$8,361.13
07/12/24	2021119.91-37	2021119.91	06/28/24	POLICE	\$9,093.50
09/13/24	2021119.91-38	2021119.91	08/30/24	POLICE	\$922.50
12/13/24	2022119.91-39	2021119.91	11/29/24	POLICE	\$8,386.25
01/10/25	2022119.91-40	2021119.91	12/21/24	POLICE	\$4,652.13
02/14/25	2021119.91-41	2021119.91	01/31/25	POLICE	\$7,181.50
03/14/25	2021119.91-42	2021119.91	02/28/25	POLICE	\$2,953.00
04/03/25	2021119.91-43	2021119.91	03/28/25	POLICE	\$1,775.00
05/06/25	2021119.91-44	2021119.91	04/25/25	POLICE	\$3,035.00
06/08/25	2021119.91-45	2021119.91	05/30/25	POLICE	\$2,460.00
07/05/25	2021119.91-46	2021119.91	06/27/25	POLICE	\$650.25
09/04/25	2021119.91-47	2021119.91	08/29/25	POLICE	\$474.50
11/05/25	2021119.91-48	2021119.91	10/31/25	POLICE	\$5,731.50
12/12/25	2021119.91-49	2021119.91	11/28/25	POLICE	\$553.50
12/31/25	2021119.91-50	2021119.91	12/31/25	POLICE	\$553.50
02/13/26	2021119.91-51	2021119.91	01/30/26	POLICE	\$3,931.50
					<u>\$254,062.79</u>

RECEIVED

MAR 05 2026

FINANCE DEPT

KUTAK ROCK LLP
CLEVELAND, OHIO

Check Remit To:
Kutak Rock LLP
PO Box 30057
Omaha, NE 68103-1157

March 4, 2026

APPROVED FOR PAYMENT

Larry Heiser
City of Beachwood, Ohio
25325 Fairmount Boulevard
Beachwood, OH 44122

BY:

DATE:

Invoice No. 3706973
725-1

For Professional Legal Services Rendered

TOTAL HOURS 38.50

TOTAL FOR SERVICES RENDERED

\$18,635.00

TOTAL CURRENT AMOUNT DUE

\$18,635.00

PRIVILEGED AND CONFIDENTIAL

FINANCE DEPT

KUTAK ROCK LLP
CLEVELAND, OHIO

Check Remit To:
Kutak Rock LLP
PO Box 30057
Omaha, NE 68103-1157

Federal ID 47-0597598

APPROVED FOR PAYMENT

April 7, 2026

BY: [Signature]

DATE: 4/20/26

P/O: 2026 - 00589

Larry Heiser
City of Beachwood, Ohio
25325 Fairmount Boulevard
Beachwood, OH 44122

Invoice No. 3720112
725-1

TOTAL HOURS 38.50

TOTAL FOR SERVICES RENDERED

\$19,057.50

TOTAL CURRENT AMOUNT DUE

\$19,057.50

MHW
MICHAEL H. WILDERMUTH, AIA, ARCHITECT

RECEIVED
APR 20 2026
FINANCE DEPT

April 5, 2026

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

Re: Building Department
INVOICE
Plan Review Services for March 2026

Invoice for professional services rendered for the review of plans for compliance with the Ohio Building Code.

Plan Review for the month of March 2026..... \$625.00
Cost Breakdown Sheet Attached

Total amount due.....\$625.00

Respectfully,

Michael H. Wildermuth

Michael H. Wildermuth, AIA
Master Plans Examiner

101 - \$250.⁰⁰
783 - \$375.⁰⁰

APPROVED FOR PAYMENT
BY: 
DATE: 4-9-26
P/O: _____

38255 RIDGE ROAD WILLOUGHBY, OHIO 44094 440-946-1061/ C 440-749-1877
mhwildermuth@oh.rr.com



MICHAEL H. WILDERMUTH, AIA, ARCHITECT
Beachwood Plan Review

		March. 2026 Beachwood Plan Review		
MHW	Beachwood	Job Name	Time	
Job No	Receipt No.			
CB2607-1 3/27/2026	CBLDNEW2026-02 (CB 2541-2)	BASF Whse PEMB Building	3.0 H	\$375.00
CB2545-2 4/1/2026	CBLDALT2026-16	CCF MOHS Lab Adjust Air Bulletin 1	2.0 H	\$250.00
		Total	5.0 H	\$625.00

Invoice

RECEIVED
APR 17 2026
FINANCE DEPT

Chris Arrietta
City of Beachwood
25325 Fairmount Blvd.
Beachwood, OH 44122

April 16, 2026
Project No: J20250839.000
Invoice No: 74939

Project J20250839.000 City of Beachwood - Chagrin Boulevard Resurfacing
PO Number: 2026-00358

Professional Services through March 27, 2026
Fee

Billing Phase	Fee	Percent Complete	Earned	Previous Fee Billing	Current Fee Billing
Base Fee	396,050.00	12.1246	48,019.50	19,802.50	28,217.00
Total Fee	396,050.00		48,019.50	19,802.50	28,217.00
Total Fee					28,217.00
Total this Invoice					<u>\$28,217.00</u>

Outstanding Invoices

Number	Date	Balance
73557	2/19/2026	3,960.50
74309	3/24/2026	15,842.00
Total		19,802.50

Total Now Due \$48,019.50

Billings to Date

	Current	Prior	Total	Received	A/R Balance
Fee	28,217.00	19,802.50	48,019.50		
Totals	28,217.00	19,802.50	48,019.50	0.00	48,019.50

APPROVED

CHRISTOPHER ARRIETTA
PUBLIC WORKS DIRECTOR
4-17-24 2026-00358
DATE
CITY OF BEACHWOOD

EFT Payments (preferred):

Payment by mail:

Osborn Engineering
1111 Superior Ave., STE 2100
Cleveland, OH 44114
t 216-861-2020
www.osborn-eng.com

MEMORANDUM

Approved 4/21/2026



To: Justin Berns, Mayor
Chris Arrietta, Director of Public Works

From: Joseph R. Ciuni P.E. P.S.
City Engineer

Date: April 21, 2026

Re: Replacement of Pool Pumps and other pump House Improve

We hereby request permission to go out for bids to select a contractor to replace the deteriorated drain line and to remove and replace all 11 existing pumps at the pool.

The City has already purchased 4 pumps, and they are stored at Public Works Dept. This contract will hire a contractor to purchase the remainder of the pumps to perform all the work.

It is the intent of this project to begin in September after the pool closes. This will give the contractor ample time to complete the project before the next pool season. Bidding the project now allows the contractor to order and receive all materials prior to September.

INTRODUCED BY:

AMENDED ORDINANCE NO. 2025-36

AN ORDINANCE REZONING 24700 CHAGRIN BOULEVARD, BEACHWOOD, OHIO 44122 (PPN# 742-25-010) FROM U-7A GENERAL OFFICE TO U-9 MOTOR SERVICE

WHEREAS, Commerce Park Plaza 2023 LLC has requested the rezoning of 24700 Chagrin Boulevard, Beachwood, Ohio 44122 (PPN# 742-25-010) from U-7A General Office to U-9 Motor Service;

WHEREAS, on October 20, 2025, 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;

WHEREAS, the Planning and Zoning Commission reviewed the request on December 11, 2025 and recommended to Council to grant the requested rezoning;

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

WHEREAS, a duly advertised public hearing was held on February 17, 2026, at Beachwood City Hall, Council Chambers;

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 24700 Chagrin Boulevard, Beachwood, Ohio 44122 (PPN# 742-25-010) from U-7A General Office District to U-9 Motor Service District.

Section 2: 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. 2025-36

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____day of_____, 2026 and presented to the Mayor for approval or rejection in accordance with Article III, Section 8 of the Charter on the____day of_____, 2026.

Clerk

Approval: I have approved this legislation this____day of_____, 2026 and filed it with the Clerk.

Mayor

October 6, 2025

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: ***Sheetz, Inc.***
Rezoning Application
24700 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 in support of SHEETZ, INC.'s rezoning application for the proposed redevelopment of the property located at 24700 Chagrin Boulevard.

The proposed site is approximately 1.8 acres and is located at the southeast corner of the intersection of Chagrin Boulevard and Commerce Park Drive. The property is currently owned by Commerce Park Plaza 2023 LLC. The current use of the property is as a bank and office building. It is proposed that upon the rezoning of the property, from U-7A to U-9, as the future Tenant of the property, SHEETZ would construct and operate a 6,132 square foot 24/7 hour convenience store with restaurant and a newest generation single winged canopy over eight (8) fuel pump islands with 16 fuel pumps. All in, these capital improvements add up to a multi-million dollar investment by Sheetz. The creation of approximately 3 dozen jobs will be split evenly between full-time and part-time positions. The anticipated construction time is 6-8 months and if all necessary approvals are obtained no later than mid-2026, an opening would be on target for end of year 2026.

By way of background, SHEETZ was founded in 1952 by Bob Sheetz when he purchased one of his father's five dairy stores. Sheetz remains a family owned and operated company today. SHEETZ is headquartered in Altoona, Pennsylvania and employs approximately 25,000 people. It



operates over 800 stores in Central and Western Pennsylvania, West Virginia, Maryland, Ohio, Michigan, Virginia, and North Carolina.

The intent of a U-9 zoning district is as follows:

1131.01 - Intent.

It is the intent of this Chapter (Class U-9 Districts) to provide for Motor Service Districts on major roads in the immediate vicinity of freeway interchanges to serve the needs of through and local motorists. Motor Service Districts are intended to accommodate a mixture of office and travel oriented uses.

(Ord. 2018-94. Passed 10-21-19)

Contrasting this to its current zoning, the intent of a U-7A zoning district is as follows:

1127.01 - Intent.

It is the intent of this Chapter (Class U-7A Districts) to provide for buildings in areas near residential neighborhoods of such types as do not create large volumes of pedestrian and vehicular traffic, nor excessive noise, to provide employment opportunities, to provide medical services for nearby residential neighborhoods and to permit limited commercial development on parcels not considered appropriate for more intensive commercial uses.

(Ord. 2018-94. Passed 10-21-19)

Although restaurants are a permitted use in a U-9 District, as well as a U-7A District, the retail sale of gasoline is only permitted in a U-9 District. (Keeping in mind, there will be no servicing or repair of any motor vehicles.) As defined by the City's zoning code, a gasoline service station is defined as follows:

1101.25 - Gasoline service station.

"Gasoline Service Station" means a building or part thereof, structure or space used for the retail sale of gasoline, lubricants and motor vehicle accessories and for minor services and repairs.(Ord. 2018-94. Passed 10- 21-19)

When reviewing the City's most recent comprehensive plan, the City's vision for land use in the Chagrin Boulevard Commerce Park Area is stated as follows:

Vision for Land Use ■ Promote mixed-use redevelopment of Commerce Park, the Chagrin Boulevard corridor, and other outdated commercial areas to encourage reuse and growth where industry and jobs currently exist and that promote and support walkable neighborhoods.

Based upon an analysis of the City's Zoning Code and Comprehensive Plan, the proposed Sheetz development is consistent with the existing and proposed zoning for its restaurant use. Its fueling use is consistent with the intent of a U-9 District and Comprehensive Plan and promotes its intent for mixed, and through and local motorists and travel oriented uses. The Sheetz development will also be walkable from nearby residential communities and by the bicycling public.

MANSOUR GAVIN

City of Beachwood
October 6, 2025
Page 3

The Sheetz team will be able to explain the requested rezoning 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 is recommended for and approved, it will allow Sheetz to move forward with your planning process, including the required detailed site plan submittals for the City's further consideration.

Hopefully, this overview offers good insight for the City's consideration of the proposed rezoning application. 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

DAC



25325 Fairmount Blvd. • Beachwood, Ohio 44122

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

Email: Building@beachwoodohio.com

PLANNING & ZONING APPLICATION

Form must be completed or will not be processed

APPLICATION DATE: 09/29/25

OWNER OF BUILDING: Commerce Park Plaza 2023LLC PHONE: 216-313-9280

STREET ADDRESS: 30100 Chagrin Blvd Suite 301

CITY/STATE/ZIP: Pepper Pike, Ohio 44124

APPLICANT: Commerce Park Plaza 2023 LLC PHONE: 216-313-9280

COMPANY OR FIRM: Same

EMAIL: bab@flicore.com

STREET ADDRESS: 30100 Chagrin Blvd Suite 301

CITY/STATE/ZIP: Pepper Pike, Ohio 44124

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

see attached list

DESCRIPTION OF THE PROPERTY:

ADDRESS: 24700 Chagrin Blvd SUITE #

TENANT NAME:

PERMANENT PARCEL # 742 25 010 PRESENT USE: PROPOSED USE:

PURPOSE OF APPLICATION: Rezone to U-9

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.

***** CONTINUED ON NEXT PAGE*****

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.

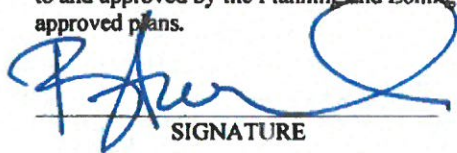
Planning & Zoning Submission Filing Fees & Deposits:

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:

	<u>Zoning District</u>	<u>Fee</u>
(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.



Robert Abramovich

PRINTED NAME

09/29/2025

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: _____

Ellen Selle eselle@sheetz.com
Owen Wolf owolf@sheetz.com
Ryan Balko rbalko@sheetz.com
Diane Calta dcalta@mggmlpa.com
Robert Abramovich bab@flicore.com
Others TBD



CUYAHOGA COUNTY, *Ohio*

MyPlace

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City Entire County

Search By

☐ Owner

☒ Parcel

☐ Address

74225010



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PROPERTY DATA

[General Information](#)

[Transfers](#)

[Values](#)

[Land](#)

[Building Information](#)

[Building Sketch](#)

[Other Improvements](#)

[Permits](#)

[Property Summary Report](#)

TAXES

[Tax By Year](#)

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LEGAL RECORDINGS

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ACTIVITY

[Informal Reviews](#)

[Board of Revisions Cases](#)

Primary Owner

COMMERCE PARK PLAZA 2023 LLC

Property Address

24700 Chagrin BLVD Beachwood, OH 44122

Tax Mailing Address

COMMERCE PARK PLAZA 2023 LLC 30100 CHAGRIN BLVD PEPPER PIKE, OH 44124

Description

58

Property Class

OFFICE BUILDINGS - 3 OR MORE STORIES (ELEVATOR)

Parcel Number

742-25-010

Taxset

Beachwood

Tax Year

2024 Pay 2025 ▼

Summary By Tax Year 2024 Pay 2025

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

Assessed Values

Land Value	\$273,210
Building Value	\$547,440
Total Value	\$820,650
Homestead Value	\$

First Half Year Charge Amounts

Gross Tax	\$49,940.66
Less 920 Reduction	\$19,737.02
Sub Total	\$30,203.64
Non-business Credit	\$.00
Owner Occupancy Credit	\$.00
Homestead Reduction	\$.00
Total Assessments	\$180.64
Half Year Net Taxes	\$30,384.28

Market Values

Land Value	\$780,600
Building Value	\$1,564,100
Total Value	\$2,344,700

Second Half Year Charge Amounts

Gross Tax	\$49,940.66
Less 920 Reduction	\$19,733.48
Sub Total	\$30,207.18
Non-business Credit	\$.00
Owner Occupancy Credit	\$.00
Homestead Reduction	\$.00
Total Assessments	\$180.64

Half Year Net Taxes	<u>\$30,387.82</u>
---------------------	--------------------

Flags

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

Rates

Full Rate	121.71
920 Reduction Rate	.395174
Effective Rate	73.613363

Escrow

Escrow	N
Payment Amount	\$.00

Tax Balance Summary

Charges

\$60,772.08

Payments

\$60,772.08

Balance Due

\$.00

2024 (pay in 2025) Charge and Payment Detail

Taxset	Charge Type	Charges	Payments	Balance Due
Beachwood				
	1st half tax	\$30,203.64	\$30,203.64	\$.00
	1ST HALF BALANCE	\$30,203.64	\$30,203.64	\$.00
	2nd half tax	\$30,207.18	\$30,207.18	\$.00
	2ND HALF BALANCE	\$30,207.18	\$30,207.18	\$.00
C100030C-SEWER MAINTENANCE				
	1st half tax - 2024	\$90.32	\$90.32	\$.00
	1ST HALF BALANCE	\$90.32	\$90.32	\$.00
	2nd half tax - 2024	\$90.31	\$90.31	\$.00
	2ND HALF BALANCE	\$90.31	\$90.31	\$.00
C100030S-Sewer Maintenance				
	1st half tax - 2024	\$90.32	\$90.32	\$.00
	1ST HALF BALANCE	\$90.32	\$90.32	\$.00
	2nd half tax - 2024	\$90.31	\$90.31	\$.00
	2ND HALF BALANCE	\$90.31	\$90.31	\$.00

Total Balance

Charges	Payments	Balance Due
\$60,772.08	\$60,772.08	\$0.00

[Top](#)

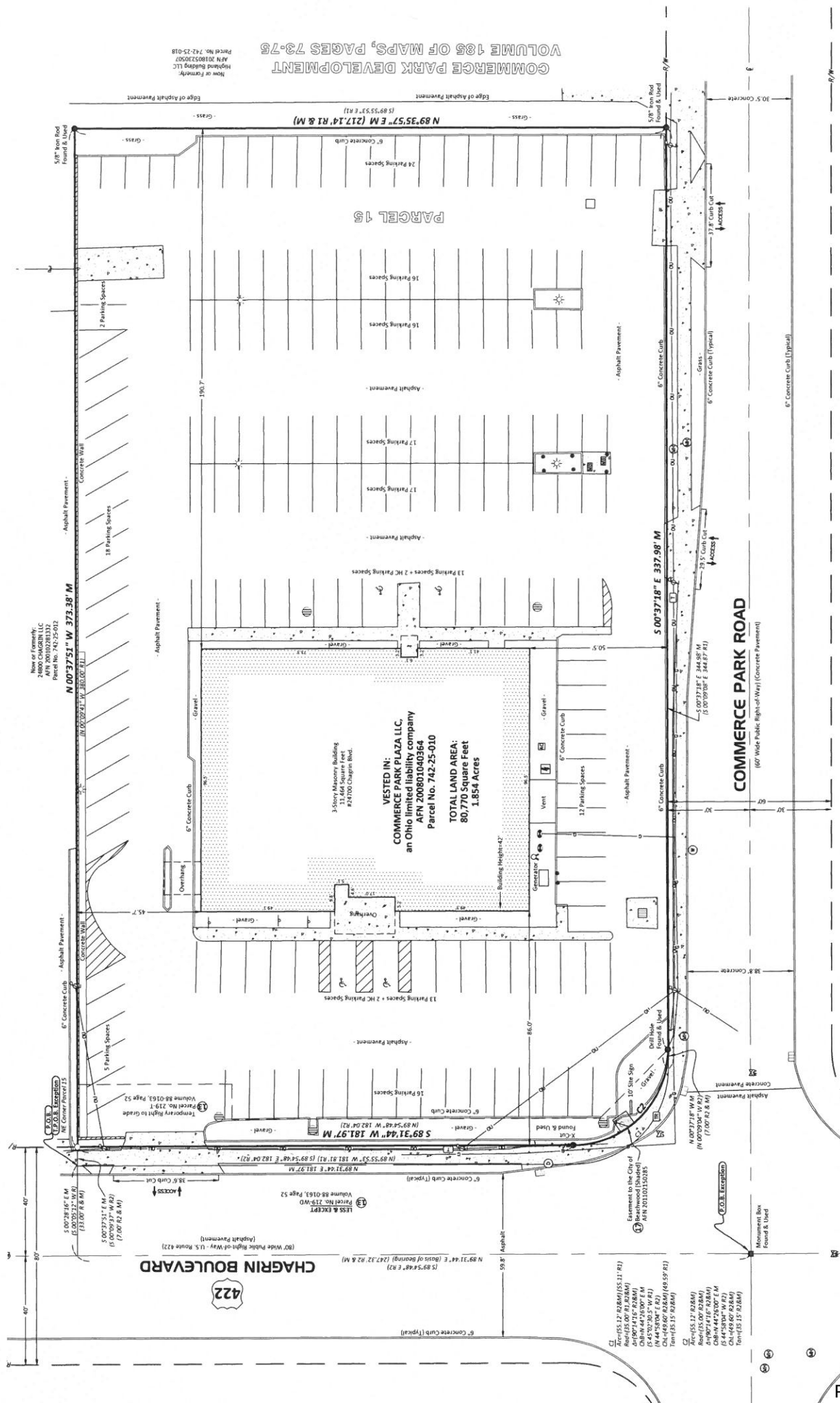
[View Map](#)

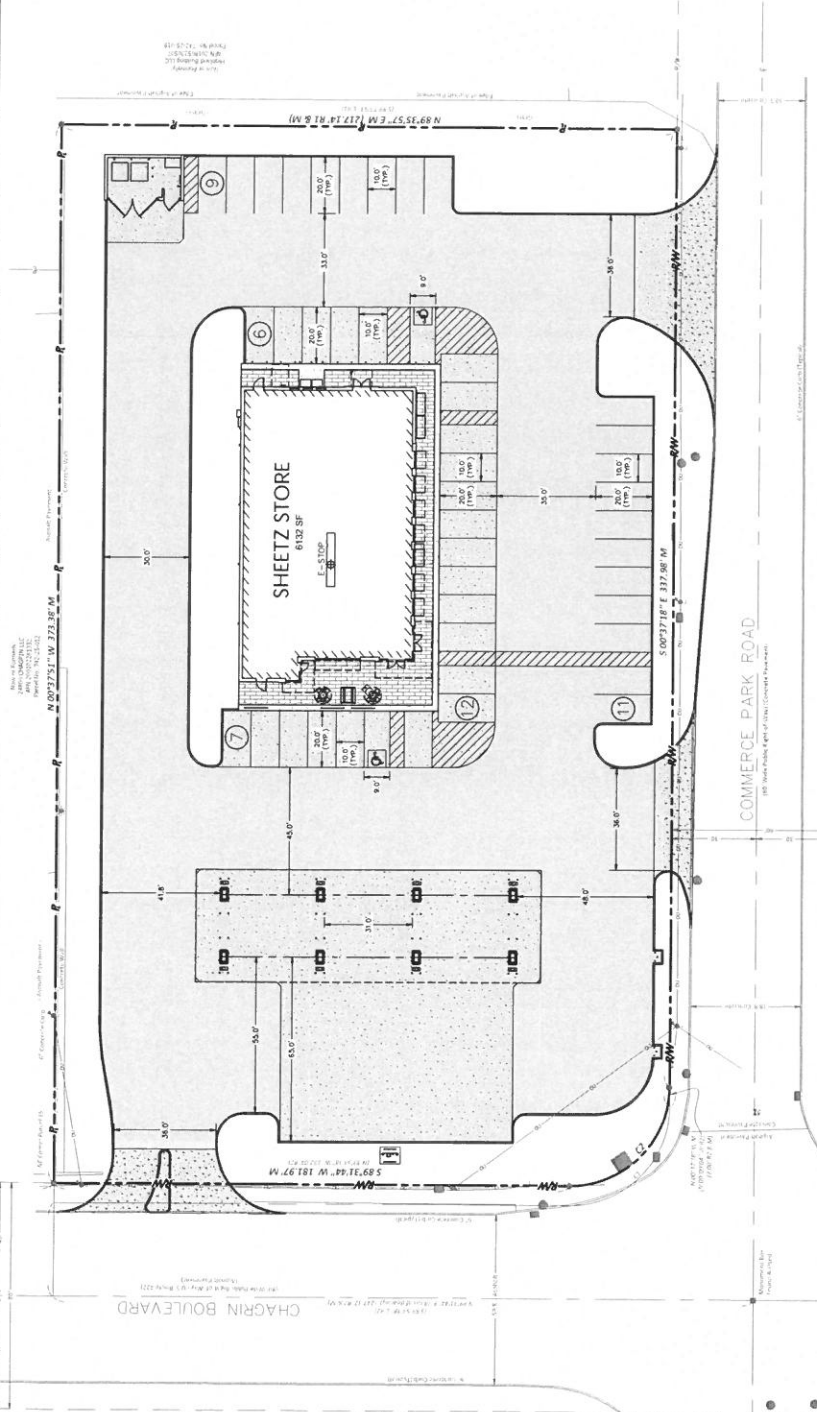
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WATER DEPARTMENT OFFICIALS: AS OF JANUARY 1, 2021 PLEASE UTILIZE THE TRANSFER TAB ON THE MYPLACE SITE TO DETERMINE OWNERSHIP FOR CREATING OR CLOSING ACCOUNTS. PARCEL DATA ON PROPERTY TRANSFERS ARE UPDATED DAILY. THEREFORE, YOU CAN NOW RELY ON THIS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

THANK YOU





ONLY
REVIEW
FOR

LANGAN
Langan Engineering and
Construction, Inc.
8000 Lakeside Center, Suite 210
Cleveland, OH 44121
T: 216.328.3300 F: 216.328.3301 www.langan.com

Project

SHEETZ
24700 Chagrin Blvd
Beachwood, OH 44122

Drawing Title

CUMMINGS COUNTY, OHIO

**PRELIMINARY SITE
PLAN**

Project No. 400148201

CS101

Date 07/14/2015

Drawn By JMK

Checked By

MD

LEGEND

PROPERTY LINE	--- --
EASEMENT LINE	--- --
BUILDING SETBACK LINE	--- --
PARKING SETBACK LINE	--- --
BUILDING LINE	--- --
DOOR LOCATION	--- --
CONCRETE LINE	--- --
FENCE	--- --
SGN	--- --
PARKING SPACE COUNT	--- --
STOP BAR	--- --
STANDARD DUTY CONCRETE PAVEMENT/CONCRETE WALK	--- --
HEAVY DUTY CONCRETE PAVEMENT	--- --
LIGHT DUTY ASPHALT PAVEMENT	--- --
STAMPED CONCRETE	--- --
LIGHT POLE	--- --
BOLLARD	--- --
ADA ACCESSIBLE RAMP	--- --
PAVEMENT MARKING	--- --
ADA PARKING SYMBOL	--- --

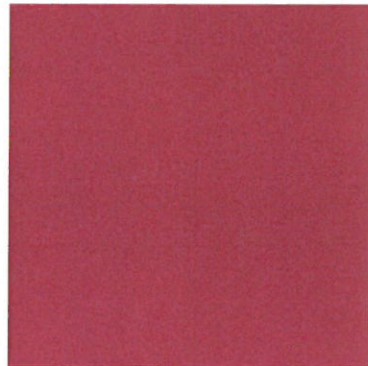


Cuyahoga County GIS Map
24700 Chagrin Blvd, Beachwood, OH 44122

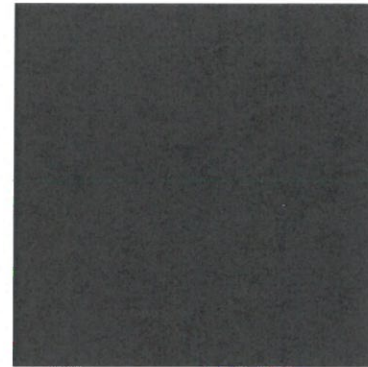
SITE FINISHES



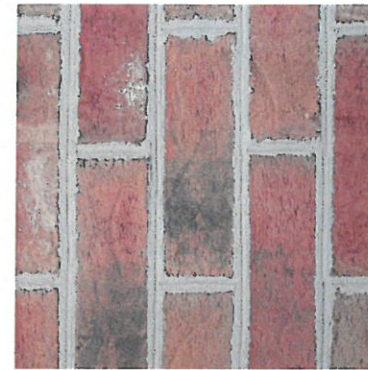
(2): CAST STONE SILL
CRAB ORCHARD
FIN:



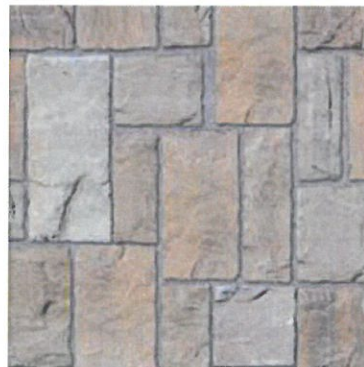
(32): ACM, RED TO MATCH PANTONE
201C



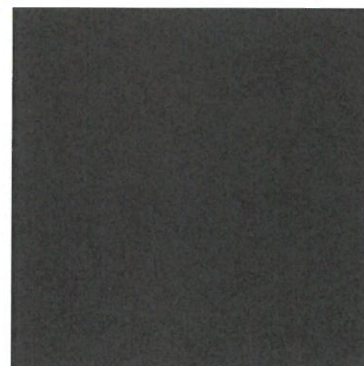
(33): ACM, DARK BRONZE TO MATCH
PANTONE 440C



(1): BRICK VENEER
CONTINENTAL BRICK CO.
680 MOD
MFR:
FIN:



(3): ANCHORED CAST STONE
MASONRY VENEER
CRAB ORCHARD
FIN:



(9): METAL COPING, DARK BRONZE

SHEETZ



Prepared for
24700 Chagrin Blvd
Beachwood, OH 44122





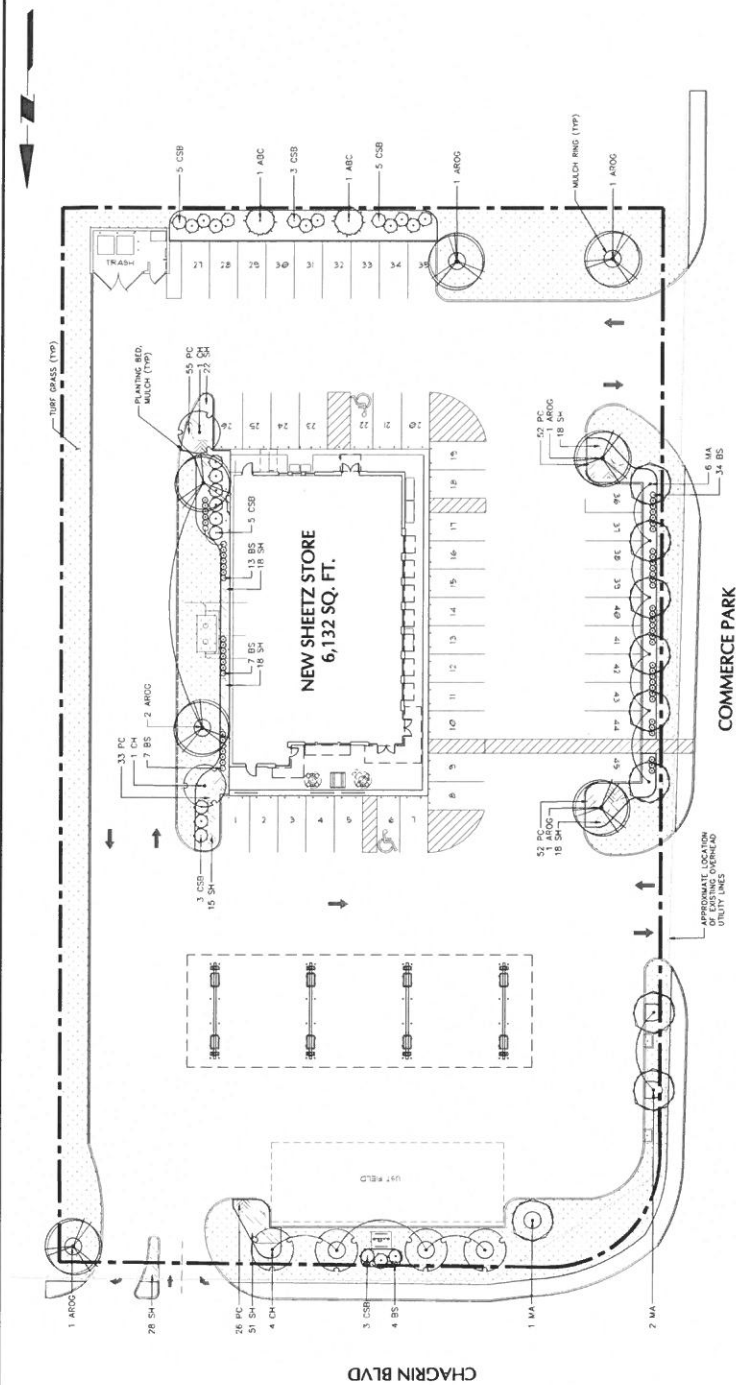
Prepared for
24700 Chagrin Blvd
Beachwood, OH 44122





SHEETZ

Prepared for
24700 Chagrin Blvd
Beachwood, OH 44122



PLANT SCHEDULE

KEY	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT	REMARKS
1	1	ARDO	12" CAL	18" DB	
2	1	MA	12" CAL	18" DB	
3	1	CDB	12" CAL	18" DB	
4	1	BS	12" CAL	18" DB	
5	1	CDB	12" CAL	18" DB	
6	1	MA	12" CAL	18" DB	
7	1	BS	12" CAL	18" DB	
8	1	CDB	12" CAL	18" DB	
9	1	BS	12" CAL	18" DB	
10	1	CDB	12" CAL	18" DB	
11	1	BS	12" CAL	18" DB	
12	1	CDB	12" CAL	18" DB	
13	1	BS	12" CAL	18" DB	
14	1	CDB	12" CAL	18" DB	
15	1	BS	12" CAL	18" DB	
16	1	CDB	12" CAL	18" DB	
17	1	BS	12" CAL	18" DB	
18	1	CDB	12" CAL	18" DB	
19	1	BS	12" CAL	18" DB	
20	1	CDB	12" CAL	18" DB	
21	1	BS	12" CAL	18" DB	
22	1	CDB	12" CAL	18" DB	
23	1	BS	12" CAL	18" DB	
24	1	CDB	12" CAL	18" DB	
25	1	BS	12" CAL	18" DB	
26	1	CDB	12" CAL	18" DB	
27	1	BS	12" CAL	18" DB	
28	1	CDB	12" CAL	18" DB	
29	1	BS	12" CAL	18" DB	
30	1	CDB	12" CAL	18" DB	
31	1	BS	12" CAL	18" DB	
32	1	CDB	12" CAL	18" DB	
33	1	BS	12" CAL	18" DB	
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37	1	BS	12" CAL	18" DB	
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98	1	CDB	12" CAL	18" DB	
99	1	BS	12" CAL	18" DB	
100	1	CDB	12" CAL	18" DB	

LANGAN
Landscape Architecture
Environmental Services, LLC
8000 Lombardy Center, Suite 210
Cleveland, OH 44131
T: 216.328.3300 F: 216.328.3301 www.langan.com

Project
SHEETZ
24700 Chagrin Blvd
Beachwood, OH 44122
CUYAHOGA COUNTY
Drawing Title

LANDSCAPE PLAN

Project No. 4001-40701
Date
Drawn By ACW
Checked By

LP101

TO: MAYOR JUSTIN BERNES AND BEACHWOOD CITY COUNCIL

DATE: 4/8/2026

SUBJECT: RESOLUTION TO SUPPORT THE MODIFICATION AND EXPANSION OF THE CITY'S COMMUNITY REINVESTMENT AREA (CRA)

This resolution supports the expansion and modification of terms and tax exemptions of the original Commerce Park Community Reinvestment Area CRA.

History: Beachwood City Council pursuant to Ordinance No. 2018-36, established the original Community Reinvestment Area for commercial and residential properties within Commerce Park and Chagrin Boulevard to Richmond Road. Then later, through Ordinance No. 2020-113, amended that CRA to include all commercial parcels within the City of Beachwood. Both of these CRA areas are defined by **Exhibit A**. At that time, City Council also authorized legislation to enter into a School Compensation Agreement supporting shared revenue with the Board of Education, Ordinance 2020-114.

Project Details: This new legislation modifies and expands the existing CRA district to support continued commercial and industrial investment within The Chagrin Highlands property and the City Beachwood. An expanded CRA is necessary to stimulate property appreciation, support incremental increases in property value within key sites, and reposition The Chagrin Highlands and the City as a more competitive option for both regional and national site selection decisions. It provides an impactful tool within our Economic Development toolkit which may be strategically used to move projects from conception into construction within underutilized, blighted and challenged redevelopment sites, positioning key areas for greater growth in property value and the creation of new job growth. This expanded CRA will support greater growth overall in our tax-base long-term.

Modifications: The legislation supports the expansion of the terms of the CRA, increasing from a 50% exemption to a 75% exemption, as allowed for municipalities by Ohio Revised Code section 3735.671 and amended by HB 33, effective April 2023. Our existing School Compensation Agreement set by Ordinance of City Council remains in effect, under which the City shares 50/50 with Board of Education payroll taxes for new employees in the defined CRA area by legislation for an aggregate exceeding \$1,500,000 of new employee payroll and limited to the loss of property taxes to the Board of Education. An additional change within the legislation removes the CRA for new residential construction.

Recommendations: My recommendation is to proceed with this legislation approving the expansion and modification for the purposes of Economic Development, fostering growth in our tax base long-term, new job creation, business attraction/expansion and supporting commercial growth within key site opportunities. The recommendation is further supported as it meets the objectives of the Commerce Park Revitalization Study, the City's Economic Development Action Plan and action items defined for Economic Development within the City's Master Plan.

INTRODUCED BY:

ORDINANCE NO. 2026-16

AN ORDINANCE EXPANDING AND MODIFYING THE TERMS AND TAX EXEMPTIONS OF THE COMMERCE PARK COMMUNITY REINVESTMENT AREA; AND DECLARING THIS TO BE AN URGENT MEASURE

WHEREAS, the General Assembly of the State of Ohio, by the enactment of Ohio Revised Code Sections 3735.65 et seq. (the “Community Reinvestment Area Program”), has heretofore authorized municipal corporations to designate Community Reinvestment Areas within the State in order to provide incentives for new residential, commercial or industrial development and/or rehabilitation in such areas, by making available property tax exemption for such new development or rehabilitation;

WHEREAS, pursuant to the Community Reinvestment Area Program, this Council, on January 23, 2018 passed its Ordinance No. 2018-36 (the “Original CRA Ordinance”), in which it approved the designation of the geographic area described in the Original CRA Ordinance and found that the construction of new structures in areas located within the City, as described and depicted in the Original CRA Ordinance and known as the Commerce Park Community Reinvestment Area would serve to encourage economic stability, maintain real property values, and generate new employment opportunities within the Commerce Park Community Reinvestment Area and the City of Beachwood as a whole;

WHEREAS, this Council, on October 20, 2020 passed its Ordinance No. 2020-113 (the “Amendment”, and together with the Original CRA Ordinance, the “CRA Ordinance”), amending the Original CRA Ordinance to allow for the addition of parcels;

WHEREAS, the City has performed an updated housing study (the “Housing Study”) for the Commerce Park Community Reinvestment Area;

WHEREAS, due to market conditions, the parcels comprising the Commerce Park Community Reinvestment Area continue to lack investment in new residential housing, housing repairs and new commercial investment in older underutilized residential and commercial buildings;

WHEREAS, this Council now desires to amend the Commerce Park Community Reinvestment Area and expand it in order to grant tax abatements to encourage economic stability, maintain real property values and generate new employment opportunities;

WHEREAS, the Council of the City of Beachwood also desires to modify the tax exemption, pursuant to Ohio Revised Code Sections 3735.65 to 3735.70;

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

Section 1: Pursuant to ORC Section 3735.66, the Commerce Park Community Reinvestment Area and the CRA Ordinance is hereby amended to include the expanded area described and depicted in Exhibit “A”, a copy of which is attached hereto and incorporated herein. Only residential, commercial and/or industrial properties consistent with the applicable zoning regulations within the designated Expanded Community Reinvestment Area will be eligible for exemptions under this Program.

Section 2: All properties identified in Exhibit “A” as being within the designated Expanded Community Reinvestment Area are eligible for this incentive. This proposal is a public/private

partnership intended to promote and expand conforming uses in the designated area. As part of the project, the City of Beachwood intends to undertake supporting public improvements in the designated area.

Section 3: Section 4 of the CRA Ordinance shall be amended and restated to read as follows:

Within the Community Reinvestment Area, the percentage of the tax exemption on the increase in the assessed valuation resulting from improvements to commercial and industrial real property and the term of those exemptions shall be negotiated on a case-by-case basis in advance of construction or remodeling occurring according to the rules outlined in the ORC Section 3735.67. The results of the negotiation as approved by this Council will be set forth in writing in a Community Reinvestment Area Agreement as outlined in ORC Section 3735.671.

For residential property, a tax exemption on the increase in the assessed valuation resulting from the improvements as described in ORC Section 3735.67 shall be granted upon application by the property owner and certification thereof by the designated Housing Officer for the following periods:

- a. Ten (10) years for the remodeling of every residential dwelling unit containing not more than two (2) housing units with a minimum investment of Twenty-Five Thousand Dollars and No/Cents (\$25,000.00), and with such exemption being ~~fifty twenty-five~~ percent (~~2550~~%) for each of the ten (10) years.
- b. Up to, and including, fifteen (15) years, and up to, and including, seventy five percent (75%) for the remodeling of existing commercial and industrial facilities, with a minimum investment of Two Hundred Fifty Thousand Dollars and No/Cents (\$250,000.00) for commercial and Five Hundred Thousand Dollars and No/Cents (\$500,000.00) for industrial with the term and percentage of which shall be negotiated on a case-by-case basis in advance of remodeling occurring.
- c. Up to, and including, fifteen (15) years, and up to, and including seventy five percent (75%) for the construction of new commercial or industrial facilities, the term and percentage of which shall be negotiated on a case-by-case basis in advance of construction occurring.

Upon expiration of any incentive described in this Section, parcels receiving such incentive will be subject to property taxation calculated on the assessed value of all land and improvements on that parcel.

Section 4: Section 6 of the CRA Ordinance shall be amended to read as follows:

To administer and implement the provisions of this Ordinance, the City of Beachwood, Economic Development Director is designated as the Housing Officer as described in Sections 3735.65 through 3735.70.

Section 5: Section 7 of the CRA Ordinance shall be amended to read as follows:

A Tax Incentive Review Council has been established pursuant to ORC Section 5709.85 to review annually the compliance of all agreements involving the granting of exemptions for commercial or industrial real property improvements under Section 3735.671, of the ORC and make written recommendations to the Council as to continuing, modifying or terminating said agreement based upon the performance of the agreement.

Section 6: Except as amended hereby, the CRA Ordinance shall remain in full force and effect.

Section 7: This Council further hereby authorizes and directs the Mayor, the Clerk of Council, the Law Director, the Auditor, the Housing Officer, or other appropriate officers of the City to prepare and sign all agreements and instruments, to publish or deliver all required notices, submit all required petitions, and take any other actions as may be appropriate to implement this Ordinance. All previous actions taken by such officers are hereby ratified.

Section 8: This Council finds and determines that all formal actions of this Council and any of its committees concerning and relating to the passage of this Ordinance were taken in an open meeting of this Council or its committees, and that all deliberations of this Council and any of its committees that resulted in those formal actions were in meetings open to the public, all in compliance with the law including ORC Section 121.22.

Section 9: This Ordinance is declared to be an urgent measure necessary for the public peace, health, safety, or the efficient operation of the City; and for the further reason that this Ordinance must be enacted for the benefit of economic development and to alleviate the severe housing shortage the City is currently experiencing; wherefore, this Ordinance shall take effect and be in force immediately upon its adoption and approval by the Mayor.

ORDINANCE NO. 2026-16

Attest: I hereby certify this legislation was duly adopted on the ____ day of _____, 2026, and presented to the Mayor for approval or rejection in accordance with Article III, Section 8 of the Charter on the ____ day of _____, 2026.

Clerk

Approval: I have approved this legislation this ____ day of _____, 2026, and filed it with the Clerk.

Mayor

Placed on First Reading: April 20, 2026

Page 71 of 115

INTRODUCED BY:

ORDINANCE NO. 2026-19

AN ORDINANCE REZONING 2547 EDGEWOOD DRIVE (PPN# 741-08-034), 2555 EDGEWOOD DRIVE (PPN# 741-08-036), AND 2561 EDGEWOOD DRIVE (PPN# 741-08-037) FROM U-1 SINGLE FAMILY RESIDENTIAL DISTRICT TO U-5 PUBLIC AND INSTITUTIONAL DISTRICT

WHEREAS, Bais Avrohom Congregation has requested the rezoning of 2547 Edgewood Drive (PPN# 741-08-034), 2555 Edgewood Drive (PPN# 741-08-036), and 2561 Edgewood Drive (PPN# 741-08-037) from U-1 Single Family Residential District to U-5 Public and Institutional District; and

WHEREAS, Council must refer such requested rezonings to the City's Planning and Zoning Commission for study, a report, and a recommendation in accordance with Beachwood Codified Ordinance Section 1107.01.

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, having received a request for the rezoning of 2547 Edgewood Drive (PPN# 741-08-034), 2555 Edgewood Drive (PPN# 741-08-036), and 2561 Edgewood Drive (PPN# 741-08-037) from U-1 Single Family Residential District to U-5 Public and Institutional District, places this issue and said rezoning on first reading, and refers the proposed rezoning to the Planning and Zoning Commission for its study, report and recommendation.

Upon Council's receipt of the recommendation of the Planning and Zoning Commission, the issue of rezoning of 2547 Edgewood Drive (PPN# 741-08-034), 2555 Edgewood Drive (PPN# 741-08-036), and 2561 Edgewood Drive (PPN# 741-08-037) from U-1 Single Family Residential District to U-5 Public and Institutional District shall be set for a public hearing and/or referred to a Committee of Council for consideration.

If referred to a public hearing, said public hearing shall be held no less than 30 days after the Planning and Zoning Commission's referral back to Council of its recommendation.

If referred to a Committee of Council, a public hearing shall be set after Council's receipt of the report of the Committee.

This Ordinance shall be read by Council on three separate occasions and if it is passed, the proposed rezoning shall become effective upon the operation of law.

Section 2: 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.

ORDINANCE NO. 2026-19

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 ____ day of _____, 2026 and presented to the Mayor for approval or rejection in accordance with Article III, Section 8 of the Charter on the ____ day of _____, 2026.

Clerk

Approval: I have approved this legislation this ____ day of _____, 2026 and filed it with the Clerk.

Mayor





25325 Fairmount Blvd. • Beachwood, Ohio 44122

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

Email: Building@beachwoodohio.com

PLANNING & ZONING APPLICATION

Form must be completed or will not be processed

APPLICATION DATE: 8/15/2025

OWNER OF BUILDING: 2555 Edgewood Dr LLC & RIA Enterprises, LLC PHONE: 216-242-7192

STREET ADDRESS: 2555 Edgewood Dr & 2561 Edgewood Dr.

CITY/STATE/ZIP: Beachwood, Ohio 44122

APPLICANT: Bais Avrohom (DBA) PHONE: 216-924-1162

COMPANY OR FIRM: Bais Avrohom Congregation

EMAIL: aktivashavel@gmail.com

STREET ADDRESS: 2555 Edgewood Dr

CITY/STATE/ZIP: Beachwood, Ohio 44122

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

Rabbi Nissan Abirin (Rabbi), Aaron Erenchik (Attorney), Akiva Shavel (Rep), not limited to
nissnabirin@gmail.com, aerenchik@ahatola.com, aktivashavel@gmail.com

DESCRIPTION OF THE PROPERTY:

ADDRESS: 2555 Edgewood Dr & 2561 Edgewood Dr. Beachwood, OH 44122 SUITE #

TENANT NAME: Bais Avrohom Congregation

PERMANENT PARCEL # 741-08-037 PRESENT USE: V1 Res PROPOSED USE: U5 Public Inst.

PURPOSE OF APPLICATION: Rezone from residential to congregational use

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):

To accommodate congregational needs and parking requirements

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.

***** CONTINUED ON NEXT PAGE *****

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.

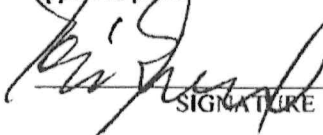
Planning & Zoning Submission Filing Fees & Deposits:

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:

	<u>Zoning District</u>	<u>Fee</u>
(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

Akhya Shamel, Representative
PRINTED NAME

8/15/25
DATE

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

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

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

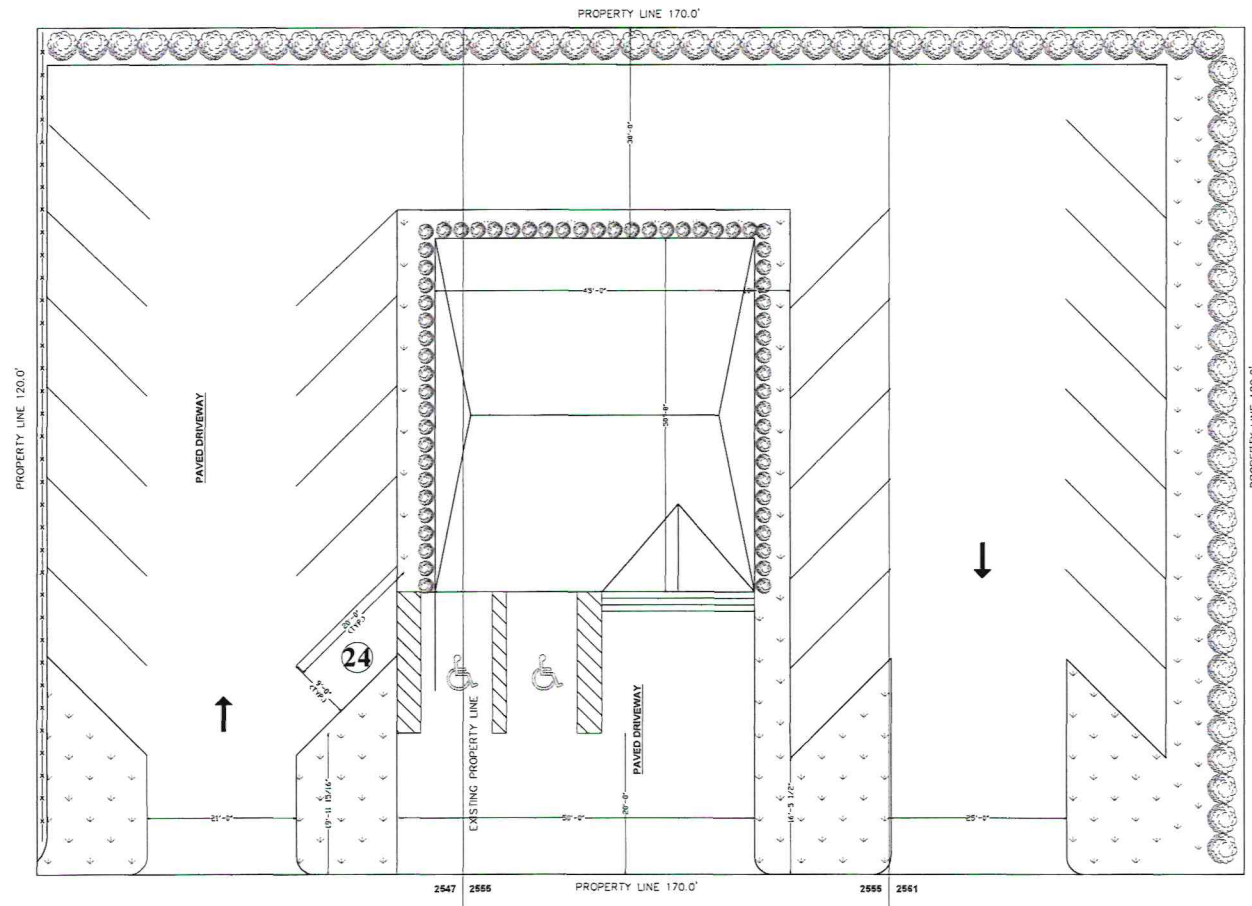
Preliminary Approval: _____
Date

Final Approval: _____
Date

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

BAIS AVRAHAM SHUL
2547-2561 EDGEWOOD RD
BEACHWOOD OH 44122





① SITE PLAN
1/8" = 1'-0"

COMBINE LOTS 2547, 2555 & 2561, DEMOLISH EXISTING
PROPERTIES, REBUILD BUILDING 70' X 40'.INCLUDE PARKING
AT BOTH SIDES OF THE LOT

SP
DESIGN

DRAWING TITLE
SITE PLAN

DRAWN BY
SP

SCALE
SCALE AS NOTED

PROJECT
BAIS AVRAHAM SHUL
2547-2561 EDGEWOOD RD
BEACHWOOD OH 44122

CLIENT

DATE
01/09/2026

DWG. NO.

ID-105.00



SP
DESIGN

DRAWING TITLE
PROPOSED RENDER

DRAWN BY
SP

SCALE
N/A

PROJECT
BAIS AVRAHAM SHUL
2547-2561 EDGEWOOD RD
BEACHWOOD OH 44122

CLIENT

DATE
07/29/2025

DWG. NO.

ID-302.00



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Primary Owner

2547 EDGEWOOD DRIVE LLC

Property Address

2547 EDGEWOOD DR BEACHWOOD, OH 44122

Tax Mailing Address

2547 EDGEWOOD DRIVE LLC 200 PARK AVE SUITE 216 BEACHWOOD, OH 44122

Description

18 FAIRGREEN &S/L245 SP 0244 NP 74108035

Property Class

RESIDENTIAL VACANT LAND

Parcel Number

741-08-034

Taxset

Beachwood

Tax Year

2025 Pay 2026 ▼

Summary By Tax Year 2025 Pay 2026

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

Taxable Assessed Values

Land Value	\$20,790
Building Value	\$
Total Value	<u>\$20,790</u>

First Half Year Charge Amounts

Gross Tax	\$1,265.18
Less 920 Reduction	\$687.41
Sub Total	<u>\$577.77</u>
Non-business Credit	\$43.39
Owner Occupancy Credit	\$0.00
Homestead Reduction	\$0.00
Total Assessments	<u>\$45.00</u>
Half Year Net Taxes	<u>\$579.38</u>

Taxable Market Values

Land Value	\$59,400
Building Value	\$
Total Value	<u>\$59,400</u>

Second Half Year Charge Amounts

Gross Tax	\$1,265.18
Less 920 Reduction	\$687.41
Sub Total	\$577.77
Non-business Credit	\$43.39
Owner Occupancy Credit	\$.00
Homestead Reduction	\$.00
Total Assessments	\$45.00
Half Year Net Taxes	\$579.38

Flags

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

Rates

Full Rate	121.71
920 Reduction Rate	.543333
Effective Rate	55.581001

Escrow

Escrow	N
Payment Amount	\$.00

Tax Balance Summary

Charges

\$1,158.76

Payments

\$1,158.76

Balance Due

\$.00

2025 (pay in 2026) Charge and Payment Detail

Taxset	Charge Type	Charges	Payments	Balance Due
Beachwood				
	1st half tax	\$534.38	\$534.38	\$.00
	1ST HALF BALANCE	\$534.38	\$534.38	\$.00
	2nd half tax	\$534.38	\$534.38	\$.00
	2ND HALF BALANCE	\$534.38	\$534.38	\$.00
C100030C-SEWER MAINTENANCE				
	1st half tax - 2025	\$45.00	\$45.00	\$.00
	1ST HALF BALANCE	\$45.00	\$45.00	\$.00

	2nd half tax - 2025	\$45.00	\$45.00	\$.00
	2ND HALF BALANCE	\$45.00	\$45.00	\$.00
C100030S-Sewer Maintenance				
	1st half tax - 2025	\$.00	\$.00	\$.00
	1ST HALF BALANCE	\$.00	\$.00	\$.00
		Charges	Payments	Balance Due
Total Balance		\$1,158.76	\$1,158.76	\$.00

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THANK YOU



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Primary Owner

2555 EDGEWOOD DRIVE LLC

Property Address

2555 EDGEWOOD RD BEACHWOOD, OH 44122

Tax Mailing Address

CARMEL PROPERTY MANAGEMENT LLC PO BOX 21880 SOUTH EUCLID, OH 44121

Description

18 FAIRGREEN &S/L244 SP 0243 ALL

Property Class

SINGLE FAMILY DWELLING

Parcel Number

741-08-036

Taxset

Beachwood

Tax Year

2025 Pay 2026 ✓

Summary By Tax Year 2025 Pay 2026

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

Taxable Assessed Values

Land Value	\$20,790
Building Value	\$96,110
Total Value	<u>\$116,900</u>

First Half Year Charge Amounts

Gross Tax	\$7,113.95
Less 920 Reduction	<u>\$3,865.24</u>
Sub Total	\$3,248.71
Non-business Credit	\$243.96
Owner Occupancy Credit	\$.00
Homestead Reduction	\$.00
Total Assessments	<u>\$45.00</u>
Half Year Net Taxes	<u>\$3,049.75</u>

Taxable Market Values

Land Value	\$59,400
Building Value	<u>\$274,600</u>
Total Value	<u>\$334,000</u>

Second Half Year Charge Amounts

Gross Tax	\$7,113.95
Less 920 Reduction	<u>\$3,865.24</u>
Sub Total	\$3,248.71
Non-business Credit	\$243.96
Owner Occupancy Credit	\$.00
Homestead Reduction	\$.00
Total Assessments	<u>\$45.00</u>
Half Year Net Taxes	<u><u>\$3,049.75</u></u>

Flags

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

Rates

Full Rate	121.71
920 Reduction Rate	.543333
Effective Rate	55.581001

Escrow

Escrow	N
Payment Amount	\$.00

Tax Balance Summary

Charges

\$6,099.50

Payments

\$6,099.50

Balance Due

\$.00

2025 (pay in 2026) Charge and Payment Detail

Taxset	Charge Type	Charges	Payments	Balance Due
Beachwood				
	1st half tax	\$3,004.75	\$3,004.75	\$.00
	1ST HALF BALANCE	\$3,004.75	\$3,004.75	\$.00
	2nd half tax	\$3,004.75	\$3,004.75	\$.00
	2ND HALF BALANCE	\$3,004.75	\$3,004.75	\$.00
C100030C-SEWER MAINTENANCE				
	1st half tax - 2025	\$45.00	\$45.00	\$.00
	1ST HALF BALANCE	\$45.00	\$45.00	\$.00

	2nd half tax - 2025	\$45.00	\$45.00	\$.00
	2ND HALF BALANCE	\$45.00	\$45.00	\$.00
C100030S-Sewer Maintenance				
	1st half tax - 2025	\$.00	\$.00	\$.00
	1ST HALF BALANCE	\$.00	\$.00	\$.00
		Charges	Payments	Balance Due
Total Balance		\$6,099.50	\$6,099.50	\$.00
		Top View Map		

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THANK YOU



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74108037 | RIK ENTERPRISES, LLC | 2561 EDGEWOOD DR | BEACHWOOD | 44122



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Primary Owner

RIK ENTERPRISES, LLC

Property Address

2561 EDGEWOOD RD BEACHWOOD, OH 44122

Tax Mailing Address

CARMEL PROPERTY MANAGEMENT LLC PO BOX 21880 SOUTH EUCLID, OH 44121

Description

18 FAIRGREEN 0242 ALL

Property Class

SINGLE FAMILY DWELLING

Parcel Number

741-08-037

Taxset

Beachwood

Tax Year

2025 Pay 2026 ▼

Summary By Tax Year 2025 Pay 2026

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

Taxable Assessed Values

Land Value	\$19,080
Building Value	\$58,660
Total Value	<u>\$77,740</u>

First Half Year Charge Amounts

Gross Tax	\$4,730.87
Less 920 Reduction	<u>\$2,570.43</u>
Sub Total	\$2,160.44
Non-business Credit	\$162.23
Owner Occupancy Credit	\$0.00
Homestead Reduction	\$0.00
Total Assessments	<u>\$37.50</u>
Half Year Net Taxes	<u>\$2,035.71</u>

Taxable Market Values

Land Value	\$54,500
Building Value	<u>\$167,600</u>
Total Value	<u>\$222,100</u>

Second Half Year Charge Amounts

Gross Tax	\$4,730.87
Less 920 Reduction	<u>\$2,570.43</u>
Sub Total	\$2,160.44
Non-business Credit	\$162.23
Owner Occupancy Credit	\$.00
Homestead Reduction	\$.00
Total Assessments	<u>\$37.50</u>
Half Year Net Taxes	<u><u>\$2,035.71</u></u>

Flags

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

Rates

Full Rate	121.71
920 Reduction Rate	.543333
Effective Rate	55.581001

Escrow

Escrow	N
Payment Amount	\$.00

Tax Balance Summary

Charges

\$4,071.42

Payments

\$4,071.42

Balance Due

\$.00

2025 (pay in 2026) Charge and Payment Detail

Taxset	Charge Type	Charges	Payments	Balance Due
Beachwood				
	1st half tax	\$1,998.21	\$1,998.21	\$.00
	1ST HALF BALANCE	\$1,998.21	\$1,998.21	\$.00
	2nd half tax	\$1,998.21	\$1,998.21	\$.00
	2ND HALF BALANCE	\$1,998.21	\$1,998.21	\$.00
C100030C-SEWER MAINTENANCE				
	1st half tax - 2025	\$37.50	\$37.50	\$.00
	1ST HALF BALANCE	\$37.50	\$37.50	\$.00

	2nd half tax - 2025	\$37.50	\$37.50	\$.00
	2ND HALF BALANCE	\$37.50	\$37.50	\$.00
C100030S-Sewer Maintenance				
	1st half tax - 2025	\$.00	\$.00	\$.00
	1ST HALF BALANCE	\$.00	\$.00	\$.00
		Charges	Payments	Balance Due
Total Balance		\$4,071.42	\$4,071.42	\$.00
		Top View Map		

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THANK YOU

MEMORANDUM

Approved 4/17/2026



To: Justin Berns, Mayor
Chris Arrietta, Director of Public Works
Derek Schroeder

From: Joseph R. Ciuni P.E. P.S.
City Engineer

April: 14, 2026

Re: Tennis Courts Improvements – Award Recommendation.

Bids were received and publicly opened on April 9, 2026, for this project. Five (5) bids were received and are listed below:

- | | |
|-------------------------------------|--------------|
| 1. Pro Track and Tennis Inc. | = \$ 105,500 |
| 2. Everline of Cleveland | = \$ 121,419 |
| 3. Site Technologies Inc. | = \$ 126,178 |
| 4. Asphalt Surface Enterprises Inc. | = \$ 127,600 |
| 5. Industrial Surface Sealers Inc. | = \$ 128,000 |

The budget for this project is \$150,000.

The scope of work is to Pressure Wash, Surface Clean, Crack Fill and Stripe 8 existing Tennis Courts.

Four (4) Tennis Courts will always remain open. The schedule is to perform this work from June 1st to August 1st.

We are not familiar with Pro Track and Tennis Inc. They are Headquartered in Iowa with an office in Nebraska that handles Ohio. They have successfully completed over 20 years of projects all throughout the Midwest with 3 projects in Ohio in the 2025. We interviewed them and they have a thorough understanding of the project. Their Bid Documents are complete and meet all requirements. It is our recommendation to award this project to Pro Track and Tennis Inc. for \$105,500, as the lowest and best bid.

A RESOLUTION ACCEPTING A CERTAIN BID FROM PRO TRACK AND TENNIS, INC. FOR THE TENNIS COURTS IMPROVEMENT PROJECT; AND DECLARING THIS TO BE AN URGENT MEASURE

WHEREAS, five (5) bids were received by the Clerk on April 9, 2026, for the Tennis Courts Improvement Project, pursuant to advertising for competitive bidding as required by law; and

WHEREAS, the project consists of pressure washing, surface cleaning, crack filling, and striping of eight (8) existing tennis courts; and

WHEREAS, the City Engineer has reviewed all bids received and recommends acceptance of the bid submitted by Pro Track and Tennis, Inc. in the amount of One Hundred Five Thousand Five Hundred Dollars and No/Cents (\$105,500.00) as the lowest and best bid; and

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

Section 1: Based upon the recommendation of the City Engineer, the bid of Pro Track and Tennis, Inc., as further outlined on the Bid Specification Sheet, as set forth in Exhibit "A", a copy of which is attached hereto and incorporated herein, is found to be the lowest and best bid for the Tennis Court Improvements Project in an amount not to exceed One Hundred Five Thousand Five Hundred Dollars and No/Cents (\$105,500.00).

Section 2: The Mayor is authorized to enter into a contract on behalf of the City of Beachwood, Ohio with said company.

Section 3: 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.

Section 4: This Resolution is declared to be an urgent measure necessary for the preservation of the public peace, health, safety, or the efficient operation of the City; and for the further reason that it is necessary to timely commence the project to maintain the City's recreational facilities; wherefore, this Resolution shall be in full force and effect immediately upon its passage and approval by the Mayor.

Attest: I hereby certify this legislation was duly adopted on the 4th day of May, 2026, and presented to the Mayor for approval or rejection in accordance with Article III, Section 8 of the Charter on the 5th day of May, 2026.

Clerk

Approval: I have approved this legislation this 5th day of May, 2026 and filed it with the Clerk.

Mayor



Dillon Laurent

Estimator

☎ 402.6604797

✉ dillon@protrackandtennis.com

🌐 www.protrackandtennis.com

🏠 7409 N 160th St.
Bennington, NE 68007

BID FORM

Mark Envelope: **TENNIS COURTS (8) IMPROVEMENTS**

To the Clerk:

The undersigned, having full knowledge of the site and the specifications for the following improvements, and the conditions of this proposal, hereby agrees to furnish all services, labor, materials and equipment necessary to complete the entire project, according to the plans and specifications and completion dates, and to accept the unit prices specified below for each item as full compensation for the work in the proposal.

Completion Date: June/July install dates
(NOT later than August 1, 2026)

The total amount of the bid based on the approximate quantities given below and the price specified by the bidder amount to the sum of: one hundred five thousand five hundred dollars

UNIT PRICE CONTRACT

For the **TENNIS COURTS (8) IMPROVEMENTS** in the City of Beachwood, Cuyahoga County, Ohio, in accordance with the plans and specifications.

REFERENCE	ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT \$	TOTAL COST
1	SPEC	PRESSURE WASH AND SURFACE CLEANING	1	LSUM	10,000.00	10,000.00
2	SPEC	CRACK FILLING <u>790 LF</u>	1	LSUM	15,800.00	15,800.00
3	SPEC	COLOR COATING	1	LSUM	73,200.00	73,200.00
4	SPEC	STRIPING	1	LSUM	4,000.00	4,000.00
5	SPEC	CRACK SEAL - PICKLE BALL COURTS	1	LSUM	2,500.00	2,500.00
Bid Total						105,500.00

EXECUTED AT: Pro Track and Tennis, Inc THIS 7th DAY OF April, 2026

BY: 
(SIGN IN INK)

TITLE: Estimator
(OWNER, PARTNER, OR CORPORATE OFFICER)

VENDOR (PLEASE FILL IN): Pro Track and Tennis, Inc.

NAME

4905 N. 196th Circle

ADDRESS

Elkhorn, NE 68022

CITY, STATE & ZIP CODE

402-660-4797
PHONE

402-238-2987
FAX

dillon@protrackandtennis.com
EMAIL



Pro Track and Tennis was started in 2005 by Lance Laurent, who has over 35 years' experience in the sports resurfacing industry. Pro Track and Tennis specializes in sports resurfacing services. Whether its resurfacing your current surface or starting from scratch, we will accommodate your budget and vision of what you want your facilities to look like.

Below are some of our key personnel.

Lance Laurent-President/Owner-40 years' construction experience with 35 years dedicated to the sports surfacing industry.

Vianey Castro-Project Manager-5 years' experience

Dillon Laurent-Estimator-20 years' experience

Angel Enoc- Job Site Superintendent-23 years' experience.

Luis Cruz-Lead Tennis Court Installer-12 years' experience

Onsite inspection was performed to ensure proper understanding of the scope of work.

We have dedicated fulltime crews to be able to complete this work within the time frame requested. We have dedicated project foreman that would be checking the work of the crews either onsite or through daily photo uploading by crew members. Our project manager in the office will be in constant contact with the city updating them on progress during the project.

If any unforeseen issued arise during construction, a meeting will be held with owner to determine best path forward. If a change or is deemed necessary, that will be issued and signed off by both parties before any additional work is completed.

Please check out our website at protrackandtennis.com to see some of our past projects.

Agreement Relative to Separate Consideration for Incorporation of Tangible Personal Property

The undersigned, a bidder on the above described project, hereby agrees that the contract to be entered into in the event its bid is accepted for the above described project, is "a construction contract pursuant to which tangible personal property is or is to be incorporated into a structure or improvement on and becoming a part of real property" and Contractor further agrees that "the consideration for such incorporation" is agreed upon "separately from the consideration for the performance of the other obligations of such construction contract, and that such "incorporation" shall constitute a sale of such tangible personal property to the CITY OF BEACHWOOD, OHIO as provided in Section 5739.01 et. seq. of the Revised Code of Ohio.

It is further agreed and understood that this agreement shall, for the purposes of said laws above mentioned, be considered as a part of the bid or offer of the undersigned and if the CITY OF BEACHWOOD, OHIO should award the contract to the undersigned, that this agreement shall be and hereby is made a part of the bid and/or contract of the undersigned for the purposes of the said laws.

For the purpose of the said section of the Revised Code above mentioned, the consideration to be paid for the performance of the contract of the above described project is divided, as follows:

1. CONSIDERATION FOR MATERIALS (MATERIAL incorporated into a structure or improvement on and becoming a part of real property)

\$ 18,600.00

2. CONSIDERATION FOR OTHER OBLIGATIONS (For other obligations of such construction contract)

\$ 86,900.00

The figure set down as the total must correspond with the total set down in the bid which accompanies this supplemental agreement, and the bidder in submitting this figure shall be subject to the same rules and regulations with respect to mistakes in extensions and additions as are provided in the case of totals set forth by the bidder in his bid; namely, that mistakes in additions or extensions will be corrected and the totals corrected accordingly, but the same proportion will be maintained in the division above set forth between the Consideration for Materials and Consideration for other Obligations.



Signature of bidder

NON-COLLUSION AFFIDAVIT

This affidavit is to be filled in and executed by the bidder. If the bid is made by a Corporation, then it shall be executed by its Chief Executive Officer; if by a Partnership or LLC, by its Managing General Partner or Managing Member.

STATE OF ~~OHIO~~ ^{Nebraska})
COUNTY OF ~~CUYAHOGA~~ ^{Douglas}) SS)

Lance Laurent

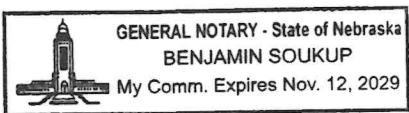
_____ being first duly sworn, deposes and says that Pro Track and Tennis, Inc residing at _____ and _____ residing at _____ and _____ residing at _____ (is)(are) the only person(s) interested with (him) (them) in the delivery of the materials quoted upon or the services performed under these specifications; that the said quotation is made without any connection or common interest in the profits with any other persons making any quotations or proposal for the said work; that the said contract is on (his) (their) part in all respects fair and without collusion or fraud; and also that no head of any department or any employee therein; or any officer of the CITY OF BEACHWOOD, OHIO has any direct or indirect interest therein.

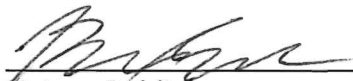


Signature

Sworn to and subscribed in my presence this 7 day of April , 2026

(Notary Seal)





Notary Public

STATEMENT REGARDING PERSONAL PROPERTY TAXES

I, Lance Laurent, President/Owner
(Name) (Owner, President, Etc.)

of Pro Track and Tennis, Inc do hereby certify that this firm or person
Is Not delinquent in the filing and/or payment of
personal property taxes in Cuyahoga
(insert is or is not)
County.

(If the answer is in the affirmative, please submit a statement listing the year or years
of delinquency and the amounts).

Signed 

Name of Firm Pro Track and Tennis, Inc

Address 4905 N. 196th Circle

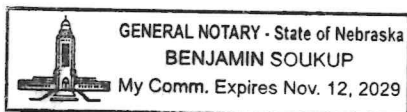
Elkhorn, NE 68022

Telephone 402-238-2900

Nebraska
State of ~~Ohio~~)
) SS
County of ~~Cuyahoga~~)
 Douglas

Sworn to and subscribed in my presence this 7 day of April, 2026

(Notary Seal)




Notary Public

Note: Statement Regarding Personal Property Taxes in Cuyahoga County.

If the business is not located in Cuyahoga County, please add a brief explanation to the above statement to the effect that no taxes are
owned to Cuyahoga County (if such is the case), or to the County in which the business is located.

INFORMATION SHOWING QUALIFICATIONS OF BIDDER

The undersigned states that the names and addresses of persons interested as principals in this proposal are as follows: If a partnership, LLC or corporation, give the names and addresses of all partners, members or officers:

<u>Lance Laurent</u>	<u>President/Owner</u>
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<u>Cindy Laurent</u>	<u>Secretary</u>
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<u> </u>	<u> </u>
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If bidder is a corporation or LCC, bidder states that the name of state in which incorporated or constituted and the date of said incorporation or constitution is:

<u>Nebraska</u>	<u> </u>
-----------------	----------

The undersigned states that they are citizen(s) of the United States and that all the partners, officers, or principals interested herein are citizens of the United States, except: (Give full name and addresses):

<u> </u>	<u> </u>
----------	----------

<u> </u>	<u> </u>
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The undersigned offers the following information relative to the facilities, ability and financial resources available for the fulfillment of the Contract if such be awarded to him.

FACILITIES: That he or they own and have available for immediate use on the proposed work the following plant and equipment:

We have all applicable equipment to perform this work in house without the need to go
buy any additional equipment.

ABILITY: That he or they have performed the following work: (Give location, kind, size or cost, and reference to name and address of client and engineer).

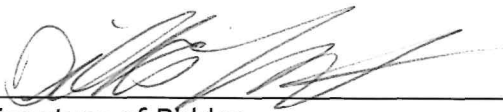
Please see attached reference list.

FINANCIAL RESOURCES: That information relative to his or their financial resources can and may be obtained from the following: (Give name, business and address):

Pro Track and Tennis, Inc

Ben Soukop

ben@protrackandtennis.com



Signature of Bidder

LISTING OF SUBCONTRACTORS

The undersigned offers the following information relative to the subcontractors or related or affiliated companies it intends to employ on this contract if such is awarded. The items and specific amounts of work assigned to each listed subcontract shall also be outlined. Duplicate this sheet as needed.

1. Name of Subcontractor: No Subcontractors Will Be Used
Address: _____
City _____ State: _____ Telephone: _____
Description and/or Items of Work: _____

Amount: \$ _____ Percent (%) of Contract: _____

2. Name of Subcontractor: _____
Address: _____
City _____ State: _____ Telephone: _____
Description and/or Items of Work: _____

Amount: \$ _____ Percent (%) of Contract: _____

3. Name of Subcontractor: _____
Address: _____
City _____ State: _____ Telephone: _____
Description and/or Items of Work: _____

Amount: \$ _____ Percent (%) of Contract: _____

4. Name of Subcontractor: _____
Address: _____
City _____ State: _____ Telephone: _____
Description and/or Items of Work: _____

Amount: \$ _____ Percent (%) of Contract: _____

Signature of Bidder:

Bidder:



STATEMENT OF NON-DISCRIMINATION

Pro Track and Tennis, Inc (Company Name) does not discriminate in the workplace based on because of the race, color, religion, sex, military status, national origin, disability, age, or ancestry of any person, to discharge without just cause, to refuse to hire, or otherwise to discriminate against that person with respect to hire, tenure, terms, conditions, or privileges of employment, or any matter directly or indirectly related to employment.

By:



President/Official Representative

Date:

4/7/26

FINDINGS FOR RECOVERY CERTIFICATION

I am aware that Ohio law, under certain circumstances, prohibits a political subdivision from awarding a contract for goods, services or construction to any person against whom a finding of recovery has been issued by the Auditor of State, if that finding is unresolved. I hereby certify that an unresolved finding for recovery has not been issued against Pro Track and Tennis, Inc Company.


SIGNATURE

Dillon Laurent
PRINTED NAME

Estimator
TITLE

4-7-26
DATE

REFERENCES:

1. Wood Tennis Center
401 S. 33rd St.
Lincoln, NE 68510
Kevin Heim-Director of Tennis
402-441-7095
kevin@woodstenniscenter.com
2. City of Papillion, NE
122 E. 3rd St.
Papillion, NE 68046
Tony Gowan-Director of Parks
tgowan@papillion.org
3. City of El Paso, TX
300 N. Campbell St.
El Paso, TX 79901
Jose Carillo-Parks Operations Superintendent
carillojx@elpasotexas.gov
915-212-4040
4. City of Kearney, NE
18 E. 22nd St.
Kearney, NE 68847
Scott Hayden-Parks & Recreation Director
shayden@kearneygov.org

Entity#: 5306642
Filing Type: FOREIGN CORPORATION
Original Filing Date: 10/28/2024
Location: --
Business Name: PRO TRACK AND TENNIS, INC.

Status: Active
Exp. Date: -

Agent/Registrant Information

CAPITOL CORPORATE SERVICES, INC.
5010 MAYFIELD RD - SUITE 212
LYNDHURST OH 44124
10/30/2025
Active

Filings

Filing Type	Date of Filing	Document ID
FOREIGN LICENSE/FOR-PROFIT	10/28/2024	202430204072
FOREIGN/AGENT CHANGE OF ADDRESS	10/30/2025	202530400294

UNITED STATES OF AMERICA
STATE OF OHIO
OFFICE OF SECRETARY OF STATE

*I, Frank LaRose, Secretary of State of the State of Ohio, do hereby certify that this is a list
of all records approved on this business entity and in the custody of the Secretary of State.*



*Witness my hand and the seal of the
Secretary of State at Columbus,
Ohio this 7th of April, A.D. 2026*
Ohio Secretary of State

Frank LaRose

AIA® Document A310™ – 2010

Bid Bond

CONTRACTOR:

(Name, legal status and address)
Pro Track & Tennis, Inc.

4905 N. 196th Circle
Elkhorn, NE 68022

OWNER:

(Name, legal status and address)

City of Beachwood
25325 Fairmount Blvd
Beachwood, OH 44122

BOND AMOUNT: * TEN PERCENT OF AMOUNT BID *****

SURETY:

(Name, legal status and principal place
of business)

Swiss Re Corporate Solutions America Insurance Corporation
1200 Main Street, Suite 800
Kansas City, MO 64105

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

PROJECT:

(Name, location or address, and Project number, if any)

Beachwood Tennis Court Improvements

The Contractor and Surety are bound to the Owner in the amount set forth above, for the payment of which the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein. The conditions of this Bond are such that if the Owner accepts the bid of the Contractor within the time specified in the bid documents, or within such time period as may be agreed to by the Owner and Contractor, and the Contractor either (1) enters into a contract with the Owner in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Owner, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof; or (2) pays to the Owner the difference, not to exceed the amount of this Bond, between the amount specified in said bid and such larger amount for which the Owner may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect. The Surety hereby waives any notice of an agreement between the Owner and Contractor to extend the time in which the Owner may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in the aggregate beyond the time for acceptance of bids specified in the bid documents, and the Owner and Contractor shall obtain the Surety's consent for an extension beyond sixty (60) days.

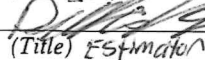
If this Bond is issued in connection with a subcontractor's bid to a Contractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

When this Bond has been furnished to comply with a statutory or other legal requirement in the location of the Project, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

Signed and sealed this 9th day of April 2026
Pro Track & Tennis, Inc.

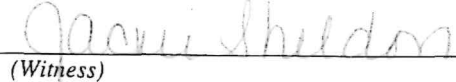

(Witness)

(Principal)


(Title) Estimator

(Seal)

Swiss Re Corporate Solutions America Insurance Corporation
(Surety)


(Witness)

(Title) Thomas O. Chambers, Attorney-in-Fact

Init.

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SWISS RE CORPORATE SOLUTIONS

SWISS RE CORPORATE SOLUTIONS AMERICA INSURANCE CORPORATION ("SRCSAIC")
SWISS RE CORPORATE SOLUTIONS PREMIER INSURANCE CORPORATION ("SRCSPIC")

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, THAT SRCSAIC, a corporation duly organized and existing under laws of the State of Missouri, and having its principal office in the City of Kansas City, Missouri, and SRCSPIC, a corporation organized and existing under the laws of the State of Missouri and having its principal office in the City of Kansas City, Missouri, each does hereby make, constitute, and appoint:

THOMAS O. CHAMBERS, TODD SCHAAP, KIMBERLY S. RASCH and PAUL JACOBSEN

JOINTLY OR SEVERALLY

Its true and lawful Attorney(s)-in-Fact to make, execute, seal and deliver, for and on its behalf and as its act and deed, bonds, consents of surety, or other writings obligatory in the nature of a bond on behalf of each of said Companies, as surety, on contracts of suretyship as are or may be required or permitted by law, regulation, contract or otherwise, provided that no bond or undertaking or contract or suretyship executed under this authority shall exceed the amount of:

UNLIMITED

This Power of Attorney is granted and is signed by facsimile under and by the authority of the following Resolutions adopted by the Boards of Directors of both SRCSAIC and SRCSPIC at meetings duly called and held on the 18th of November 2021:

"RESOLVED, that any two of the President, any Managing Director, any Senior Vice President, any Vice President, the Secretary or any Assistant Secretary be, and each or any of them hereby is, authorized to execute a Power of Attorney qualifying the attorney named in the given Power of Attorney to execute on behalf of the Corporation bonds, undertakings and all contracts of surety, and that each or any of them hereby is authorized to attest to the execution of any such Power of Attorney and to attach therein the seal of the Corporation; and it is

FURTHER RESOLVED, that the signature of such officers and the seal of the Corporation may be affixed to any such Power of Attorney or to any certificate relating thereto by facsimile, and any such Power of Attorney or certificate bearing such facsimile signatures or facsimile seal shall be binding upon the Corporation when so affixed and in the future with regard to any bond, undertaking or contract of surety to which it is attached."



By [Signature]
David Satory, Senior Vice President of SRCSAIC
& Senior Vice President of SRCSPIC

By [Signature]
Gabriel Jacquez, Senior Vice President of SRCSAIC
& Senior Vice President of SRCSPIC



IN WITNESS WHEREOF, SRCSAIC and SRCSPIC have caused their official seals to be hereunto affixed, and these presents to be signed by their authorized officers this 26th day of January, 2026.

State of Illinois
County of Cook

SS

Swiss Re Corporate Solutions America Insurance Corporation
Swiss Re Corporate Solutions Premier Insurance Corporation

On this 26th day of January, 2026, before me, a Notary Public personally appeared David Satory, Senior Vice President of SRCSAIC and Senior Vice President of SRCSPIC, and Gabriel Jacquez, Senior Vice President of SRCSAIC and Senior Vice President of SRCSPIC, personally known to me, who being by me duly sworn, acknowledged that they signed the above Power of Attorney as officers of and acknowledged said instrument to be the voluntary act and deed of their respective companies.



[Signature]
Karen M. Szweda, Notary

I, Jeffrey Goldberg, the duly elected Senior Vice President and Assistant Secretary of SRCSAIC and SRCSPIC, do hereby certify that the above and foregoing is a true and correct copy of a Power of Attorney given by said SRCSAIC and SRCSPIC, which is still in full force and effect.

IN WITNESS WHEREOF, I have set my hand and affixed the seals of the Companies this 9th day of April, 2026.



[Signature]
Jeffrey Goldberg, Senior Vice President &
Assistant Secretary of SRCSAIC & SRCSPIC

STATE OF WISCONSIN)

COUNTY OF **Racine**)

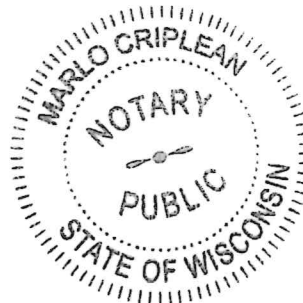
ON THIS 9th day of April, 2026,

before me, a notary public, within and for said County and State, personally appeared ____
Thomas O. Chambers to me personally known, who being duly sworn,
upon oath did say that he is the Attorney-in-Fact of and for the _____
Swiss Re Corporate Solutions America Insurance Corporation, a corporation
of Missouri, created, organized and existing under and
by virtue of the laws of the State of Missouri; that the corporate seal
affixed to the foregoing within instrument is the seal of the said Company; that the seal
was affixed and the said instrument was executed by authority of its Board of Directors;
and the said Thomas O. Chambers did acknowledge that he/she
executed the said instrument as the free act and deed of said Company.



Marlo Cripple

Notary Public, **Racine** County, Wisconsin
My Commission Expires **6/13/2028**



ADDENDUM NO. 1

APRIL 2, 2026

CITY OF BEACHWOOD

BID DOCUMENTS
FOR

TENNIS COURTS (8) IMPROVEMENTS

BID OPEN DATE: THURSDAY, APRIL 9, 2026
@ 1:00 PM

ATTENTION BIDDERS:

Please attach this Addendum to the copy of the bidding documents in your possession and submit it with your bid. **Please eMail a signed copy of this sheet to mglass@gpdgroup.com.** This addendum has the same force and effect as if it had been part of the bid documents originally issued.

Prepared by:
GPD Group



Matthew D. Glass, P.E.
Project Manager

Received by (Print) Dillon Laurent

Signature 

Company Pro Track and Tennis, Inc

Date 4-6-26

Memorandum

To: Justin Berns, Mayor
From: Craig Kaufman, IT Manager
Subject: Wireless AP
Date: April 13, 2026

Approved 4/14/2026



Our existing Aruba wireless access points were deployed in 2018, making them approximately 8 years old. This exceeds the typical 5–7-year lifecycle for enterprise Wi-Fi hardware. Performance, security, and support limitations now pose operational risks. I recommend replacing them with modern Aruba Wi-Fi 7 access points. Attached are 3 quotes for 50 new HPE(Aruba) AP and 3 quotes for installation.

It is my recommendation that we request Council to authorize the purchase of access points for \$43,087.40 from Advizex and installation for \$8,417.88 from Cable Communications, Inc for a total of \$51,505.28. These items have been budgeted for in this year's budget

Feel free to contact me with any questions.

CC: Larry Heiser

INTRODUCED BY:

RESOLUTION NO. 2026-51

A RESOLUTION AUTHORIZING THE MAYOR TO ACCEPT A QUOTATION FROM ADVIZEX FOR THE PURCHASE OF ARUBA WI-FI 7 ACCESS POINTS; AND DECLARING THIS TO BE AN URGENT MEASURE

WHEREAS, the City's existing Aruba wireless access points were deployed in 2018 and are now approximately eight (8) years old, exceeding the typical five (5) to seven (7) year lifecycle for enterprise Wi-Fi hardware; and

WHEREAS, the age of the current equipment presents performance, security, and support limitations that pose operational risks to the City's network infrastructure; and

WHEREAS, the IT Manager has recommended the replacement of the existing equipment with modern Aruba Wi-Fi 7 access points to ensure continued reliability, security, and performance; and

WHEREAS, three (3) quotations were received for the purchase of fifty (50) HPE (Aruba) Wi-Fi 7 access points; and

WHEREAS, upon review of the quotations received, the IT Manager has determined that the quotation submitted by Advizex in the amount of Forty-Three Thousand Eighty-Seven Dollars and Forty Cents (\$43,087.40) is the lowest and best quotation and has recommended its acceptance.

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

Section 1: Council hereby authorizes the Mayor to accept the quotation submitted by Advizex for the purchase of fifty (50) HPE (Aruba) Wi-Fi 7 access points in an amount not to exceed Forty-Three Thousand Eighty-Seven Dollars and Forty Cents (\$43,087.40) as set forth in **Exhibit "A"**, a copy of which is attached hereto and incorporated herein.

Section 2: 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.

Section 3: This Resolution is declared an urgent measure necessary for the preservation of the public peace, health, safety, or the efficient operation of the City; and for the further reason that it is necessary to promptly upgrade critical network infrastructure; wherefore, this Resolution shall be in full force and effect immediately upon its passage and approval by the Mayor.

RESOLUTION NO. 2026-51

Attest: I hereby certify this legislation was duly adopted on the 4th day of May, 2026, and presented to the Mayor for approval or rejection in accordance with Article III, Section 8 of the Charter on the 5th day of May, 2026.

Clerk

Approval: I have approved this legislation this 5th day of May, 2026, and filed it with the Clerk.

Mayor



6480 Rockside Woods Blvd. S.
Suite 190
Independence, OH 44131
p. 216.901.1818
f. 216.901.1447
www.advizex.com

Quotation

Quote #	14131
Terms	NET 30
Contact	Craig Kaufman craig.kaufman@beachwoodohio.com 216-595-3711
Quote Date	4/10/2026
Expires	5/4/2026

Sales Rep: Keith McLeod
kmcleod@advizex.com

Customer

City of Beachwood
Craig Kaufman
25325 Fairmount Blvd
Beachwood, Ohio 44122
UNITED STATES
craig.kaufman@beachwoodohio.com

Bill To

City of Beachwood
Accounts Payable
25325 Fairmount Blvd
Beachwood, Ohio 44122
UNITED STATES

Ship To

City of Beachwood
25325 Fairmount Blvd
Beachwood, Ohio 44122
UNITED STATES

Description	Customer PO	Contract	Ship Via
Aruba Wifi V2			UPS Ground

Item	Part #	Qty	Description	Price	Extended Price
1	S4A25A	45	HPE ANW AP-725 (US) CAMPUS AP PL-VL	\$550.76	\$24,784.20
2	S4K79A	50	HPE ANW AP-MNT-U CAMPUS TYPE U BRKT KIT PL-VL	\$29.95	\$1,497.50
3	S4K09A	5	HPE ANW AP-763 (US) INDOOR AP PL-VL	\$1,149.94	\$5,749.70
4	Q9Y60AAE	50	5YR SUB ARUBA CENTRAL AP FND E-STU PL-L5	\$221.12	\$11,056.00
5			Pricing is better than STS Contract 534515		

Sub Total: \$43,087.40

Total \$43,087.40

The terms and conditions which shall govern this quotation are AdvizeX's Standard Sales Terms and Conditions (the "Agreement"). Performance under this quotation is conditioned upon both parties successfully entering into and executing the Agreement. Both parties hereto acknowledge and agree that none of the product referenced herein shall ship to customer prior to execution of the Agreement.

Subject to AdvizeX's prior written approval and in the event that it is not feasible for the parties to enter into and execute the Agreement prior to shipment of the product referenced herein, Customer hereby agrees to negotiate in good faith and execute the Agreement within thirty (30) days after the shipment by AdvizeX of the product referenced herein. If no Agreement has been executed, Customer hereby agrees to pay AdvizeX the full invoice price for the product(s) referenced herein within thirty (30) days of the date of invoice, which shall be generated upon shipment of the product.

F.O.B. Point of Origin

Unless reflected above the quotation total does not include applicable sales tax and shipping charges.

Payment terms are Net 30 unless otherwise agreed to in writing.

Your Cart

← Back to Shop

Buy Online

Fulfilled by TXC Technologies LLC



HPE Aruba Networking AP-MNT-U Campus Access Point Type U Universal Mount Bracket Kit

\$50.21

Line item price

— 50 +

\$2,510.90

Available

(Lead time to ship : 3-5days)

SKU # S4K79A

Fulfilled by BlueAlly



HPE Aruba Networking Central AP Foundation 5 year Subscription E-STU

\$300.01

Line item price

— 50 +

\$15,000.50

Available

(Lead time to ship : 3-5days)

SKU # Q9Y60AAE



HPE Aruba Networking AP-763 (US) Flex Radio 2x2 Wi-Fi 7 Dynamic Omni-Directional Indoor AP

\$1,643.98

Line item price

— 5 +

\$8,219.90

Available

If you need help with a purchase, click here!

(Lead time to ship : 3-5days)

SKU # S4K09A

Customize



HPE Aruba Networking AP-725 (US) Tri Radio 2x2 Wi-Fi 7 Internal Antennas Campus Access Point

\$787.40

Line item price

— 50 +

\$39,370.00

Available

(Lead time to ship : 3-5days)

SKU # S4A25A

Customize



Secure checkout

Shopping is always safe and secure

Cart Subtotal \$65,100.90

(Before tax)

Estimated total

Item total	\$65,100.90
Est.sales tax ⓘ	TBD

Estimated total	\$65,100.90
-----------------	-------------

Your promotions

Free shipping on TXC Technologies order over \$1000

Free shipping on BlueAlly order over \$1,000

Promotion code

Enter code

Apply

Shipping & return policies:

→ TXC Technologies LLC.

→ BlueAlly

Checkout

Email Cart

How can we help

Get advice, answers, and solutions when you need them.
For general questions, email us at hpestore.quote-request@hpe.com

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- [Product support](#)
- [Email us](#)
- [How to buy](#)

* Prices may vary based on local reseller.



How to buy

Product support

Email sales

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Company

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- Accessibility
- Careers
- Corporate responsibility
- HPE Labs
- HPE Modern
- Slavery
- Transparency
- Statement (PDF)
- Investor relations
- Leadership
- Public policy

Support

- OEM Solutions
- Product return and recycling
- Product support
- Software and drivers
- Warranty check

Events and news

- Events
- HPE Discover
- Local events
- Newsroom

Customer resources

- Contact Us
- Education and training
- Email signup
- Enterprise glossary
- Financial services
- HPE communities
- HPE customer centers
- HPE sign in
- Voice of the Customer signup

Partners

- Alliances
- Certifications
- Find a partner
- Partner programs



1721 Westbelt Dr, Columbus, Ohio 43228
t. 614-973-7400 f. 614-652-2694

QUOTE

Number XTKQ64761

Date Mar 25, 2026

Sold To

City of Beachwood
Accounts Payable
accounts@beachwoodohio.com

Ship To

City of Beachwood
AJ Allen
25325 Fairmount Blvd.
Beachwood, OH 44122
United States

Contact Info

quotes@xtekpartners.com

Part #	Qty	Description	Unit Price	Ext. Price
S4A25A	45	Aruba AP-725 Tri Band Wi-Fi 7 IEEE 802.11a/b/g/n/ac/ax/be/az/mc 4.70 Gbit/s Wireless Access Point - Indoor - 2.40 GHz, 5 GHz, 6 GHz - Internal - MIMO Technology - Single User/Multi User MIMO - 1 x Network (RJ-45) - 2.5 Gigabit Ethernet, Gigabit Ethernet, Fast Ethernet - Bluetooth 5.4 - 12.50 W - Ceiling Mountable, Rail-mountable - 1	\$864.86	\$38,918.70
S4K09A	5	Aruba AP-763 Tri Band Wi-Fi 7 IEEE 802.11a/b/g/n/ac/ax/be/az/mc 5.80 Gbit/s Wireless Access Point - Indoor/Outdoor - Yes - 2.40 GHz, 5 GHz, 6 GHz - Internal - MIMO Technology - Single User/Multi User MIMO - 1 x Network (RJ-45) - 5 Gigabit Ethernet, 2.5 Gigabit Ethernet, Gigabit Ethernet, Fast Ethernet - Bluetooth 5.4 - Rail-mountable - IP66/67	\$1,796.50	\$8,982.50
S4K79A	50	Aruba Mounting Bracket for Wireless Access Point, Network Device	\$47.29	\$2,364.50
Q9Y60AAE	50	HPE Central Foundation - Subscription License - 1 Access Point - 5 Year - Available via Electronic	\$369.12	\$18,456.00

As of February 3, 2025, Xtek Partners has made best effort to include any tariffs, duties or other trade-related costs included in price quotes. If applicable tariffs increase or decrease, Xtek Partners will contact and offer the adjustment to Customer prior to executing the order.

SubTotal	\$68,721.70
Tax	\$0.00
Shipping	\$0.00
Total	\$68,721.70

INTRODUCED BY:

RESOLUTION NO. 2026-52

A RESOLUTION AUTHORIZING THE MAYOR TO ACCEPT A QUOTATION FROM CABLE COMMUNICATIONS, INC. FOR THE INSTALLATION OF ARUBA WI-FI 7 ACCESS POINTS; AND DECLARING THIS TO BE AN URGENT MEASURE

WHEREAS, Council has authorized the purchase of new HPE (Aruba) Wi-Fi 7 access points to replace its existing wireless infrastructure; and

WHEREAS, installation of said access points is necessary to ensure proper deployment, configuration, and operation of the new equipment; and

WHEREAS, three (3) quotations were solicited and received for the installation of the Aruba Wi-Fi 7 access points; and

WHEREAS, upon review of the quotations received, the IT Manager has determined that the quotation submitted by Cable Communications, Inc. in the amount of Eight Thousand Four Hundred Seventeen Dollars and Eighty-Eight Cents (\$8,417.88) is the lowest and best quotation and has recommended its acceptance; and

WHEREAS, the total project cost, inclusive of equipment and installation, is Fifty-One Thousand Five Hundred Five Dollars and Twenty-Eight Cents (\$51,505.28).

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

Section 1: Council hereby authorizes the Mayor to accept the quotation submitted by Cable Communications, Inc. for the installation of fifty (50) HPE (Aruba) Wi-Fi 7 access points in an amount not to exceed Eight Thousand Four Hundred Seventeen Dollars and Eighty-Eight Cents (\$8,417.88) as set forth in **Exhibit "A"**, a copy of which is attached hereto and incorporated herein.

Section 2: 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.

Section 3: This Resolution is declared an urgent measure necessary for the preservation of the public peace, health, safety, or the efficient operation of the City; and for the further reason that it is necessary to ensure timely installation and deployment of critical network infrastructure; wherefore, this Resolution shall be in full force and effect immediately upon its passage and approval by the Mayor.

RESOLUTION NO. 2026-52

Attest: I hereby certify this legislation was duly adopted on the 4th day of May, 2026, and presented to the Mayor for approval or rejection in accordance with Article III, Section 8 of the Charter on the 5th day of May, 2026.

Clerk

Approval: I have approved this legislation this 5th day of May, 2026, and filed it with the Clerk.

Mayor



10160 Queens Way Suite 5, Chagrin Falls, OH, 44023 | (440)708-0322

Company: City of Beachwood - C Address: Atten: Accounts Payable, P.O. Box 22659, Beachwood, OH 44122 Attn: AJ Allen Phone: (216) 595-3405 Email: AJ.Allen@beachwoodohio.com	Project: WAP Installation Cat6A Beachwood City Hall 25325 Fairmount Blvd, Cleveland, OH 44122 Date: Apr 9, 2026 Estimate Number: 22984 Version 2
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QUALIFICATIONS

1. Offer is valid for 30 days from the date listed above.
2. Estimate includes only labor and material spelled out below; any additional material is to be provided by others.
3. Our offer is predicated upon a clear and accessible area that will be made available by others, where our work is to be performed.
4. A per-tech cancellation fee may be applied to final invoice if a visit is cancelled within 24 hours of schedule arrival.
5. Installation is for normal business hours between 8am-5pm Monday-Friday.
6. Payment Terms: 50% down and 50% upon project completion

SPECIFIC INCLUSIONS

Install, terminate, and test (14) single CAT6A cables from nearest IDF to AP \$5,676.66

Cable will be installed in a similar manner as existing. Cables will re-use existing pathways where possible. Cables will terminate in an RJ45 patch panel at the head end and be terminated in an RJ45 surface mount box at the device end. All cables will be certified tested after installation. Estimate assumes cable runs average 150ft. New patch cables will be provided for new cable runs only.

Material Description	Qty	Unit Price	Subtotal
Verified Category 6A U-UTP cable Plenum 4 Pair 23 AWG Bare Copper FEP Insulation 300V BLUE - UN874035184-30	2100	\$0.83	\$1,743.00
Cat6A Jack GREEN Panduit	28	\$12.40	\$347.20
2 Port surface mount box WHITE NetKey PANDUIT	14	\$2.45	\$34.30
Cat 6A 10Gb Patch Cable, 7 ft., White	14	\$9.76	\$136.64
Cat 6A 10Gb Patch Cable, 3 ft., Green	14	\$6.79	\$95.06
Patch Panel 24-port field configurable PANDUIT flush mount Keystone	6	\$45.91	\$275.46
Material Total			\$2,631.66
Labor Total			\$3,045.00

Scan, label, and install (50) APs \$2,741.22

Provide Serial number, Mac Address, and expected location (provided by the End User) on a spreadsheet with approved Naming scheme. Remove existing AP and return to designated location in the same building as removal. Install New AP in the Exact location as existing, unless the AP has a new cable run. CCI is not responsible for any cabling installed by others. CCI will re-use existing patch cables for all direct swap out AP's.

Material Description	Qty	Unit Price	Subtotal
TZe Laminated Standard Adhesive Tape, 9 mm, Black On White	1	\$16.42	\$16.42
Catamount® Series 50 natural 6.6 nylon 11.10 L x 0.187 in. W, standard cable ties. Tensile strength 50 lb. Max. bundle diameter 3.00 in.	50	\$0.11	\$5.50
Material Total			\$21.92
Labor Total			\$2,719.30

Taxable Subtotal	\$8,417.88
Tax Amount	\$0.00
Total	\$8,417.88

To Proceed with the outlined Scope of Work, please issue a PO to the author of this estimate or indicate your acceptance by signing and returning this estimate.

Approved by: _____ Authorized Signature: _____

Date: _____ Purchase Order: _____

ACCEPTANCE OF PROPOSAL

Acceptance of this estimate authorizes Cable Communications Inc. to proceed with the described scope of work. Final invoicing will reflect actual materials and labor required, and pricing is subject to adjustment if scope or site conditions vary.

Citywide Solutions Inc.
6801 Hopkins Rd. Mentor, OH 44060
Tel. (844) 395-4101



Sterling Protective Services
3799 Parkway Ln. Hilliard, OH 43026
Tel. (614) 771-4343

Craig Kaufman
City of Beachwood
23355 Mercantile Road
Beachwood OH 44122
USA

CUSTOMER QUOTATION NO. 33830

Quote No: 33830
Site: City of Beachwood
Site Contact:
Phone: 216 595-3711
Email: AJ.Allen@beachwoodohio.com
Created Date: 03/25/2026

Description

This proposal states Citywide Solutions Inc. (CSI) to install and run new CAT6 cabling and mount access points for the Citywide of Beachwood. Access points will be provided and programmed by others.

Scope:

Conference Room A -

- Citywide to run CAT6 Line from chamber data closet to existing conference room A access point location
- Citywide to also provide a 24-port patch panel

Building Administration Room -

- New CAT6 line going back to City Hall Office data closet
- Ports 25-48 Available

Finance -

- New CAT6 line from access point location to City Hall Office data closet
- Utilize ports available
- This is to be centered in the middle of the room

Shooting Range Hallway -

- New CAT6 line from access point location to City Hall Office data closet
- Located centrally in hallway

Fairmount Room -

- Potential relocation and cable run



CUSTOMER QUOTATION NO. 33830

- Details to be finalized at a later date

Chagrin Room -

- New CAT6 Line from access point location back nearest IT rack
- Device to be located strategically
- Ports 8-23 are available

Police Gym -

- Device relocation to be centered in common area
- New CAT6 line will be needed
- Citywide to decide on data run onsite

Jail Booking -

- New CAT6 line from access point location back to City Hall Office data closet
- Access point to be strategically placed

Police Data Room/Hallway -

- New CAT6 Line from IT rack to access point location
- Ports 19-24 available

Police Lobby -

- New CAT6 line from access point location
- Citywide to decide on which rack to run to onsite
- Radio room has ports 9-20 available
- This device is to be centrally located

Mayor's Office -

- New CAT6 line from Mayor's office to chamber data rack
- This is to be centrally located

Law Lunch/Hallway -

- New CAT6 line from access point location to chamber rack
- This is to be strategically placed

Citywide Solutions Inc.
 6801 Hopkins Rd. Mentor, OH 44060
 Tel. (844) 395-4101



Sterling Protective Services
 3799 Parkway Ln. Hilliard, OH 43026
 Tel. (614) 771-4343

CUSTOMER QUOTATION NO. 33830

Pool -

- New CAT6 Line from access point location to nearby rack
- More detail to be provided at a later date

Fire Station Common Area -

- New CAT6 line from access point to first floor rack
- Ports 25-47 are available
- This device is to be mounted centrally in space

Fire Station 1 Bay Access Point -

- This will be a device replacement and Citywide Solutions to provide lift to complete work

Equipment:

- (3) CAT6 - 3 Boxes 1000FT
- (1) Misc. Parts/Items - Patch Panels, Keystones, Etc.
- (1) Complete Installation - Labor

Notes:

- Citywide Solutions to provide cabling and misc. material
- Access Points to be provided and programmed by others
- No permits, drawings, or high voltage needed to complete works
- Any high voltage to be done by others

Sub-Total ex Tax	\$12,050.00
Tax	\$0.00
Total inc Tax	\$12,050.00

Labor	\$10,400.00
Materials	\$1,650.00
Section Sub-Total ex Tax	\$12,050.00
Tax	\$0.00
Section Total inc Tax	\$12,050.00

Citywide Solutions Inc.
6801 Hopkins Rd. Mentor, OH 44060
Tel. (844) 395-4101



Sterling Protective Services
3799 Parkway Ln. Hilliard, OH 43026
Tel. (614) 771-4343

CUSTOMER QUOTATION NO. 33830

Thank you.

Labor	\$10,400.00
Materials	\$1,650.00
Sub-Total ex Tax	\$12,050.00
Tax	\$0.00
Total inc Tax	\$12,050.00



Quote: DW2026-3916

Name: AJ Allen

Email: aj.allen@beachwoodohio.com

Site: Multiple

Date: 4/8/26

Phone: (330) 730-5217

Customer: City of Beachwood

Address: 25325 Fairmount Blvd., Beachwood OH 44122

Scope: Install/Relocate owner provided Wireless Access Point's (W.A.P.'s).

- a. Install new cat 6 and owner provided W.A.P.'s at 14 locations from the nearest Network rack
- b. City Hall
 - Police Lobby - Add (1) AP to the center of the room
 - Police Data Room - Move (1) AP to the hallway intersection
 - Traffic Bureau - Move (1) AP into Jail Booking
 - Gym - Move (1) AP to center of evidence area
 - Conference Room A - Move (1) AP from wall
 - Building Admin Space - Add (1) AP to the workroom
 - Finance - Relocate (1) AP to center of Finance
 - Mayor's Office - Move (1) AP to center of office
 - Law Office - Move (1) AP to center of office
- c. Community Center
 - Fairmount Room - Move (1) AP to center of room
 - Chagrin Room - Move (1) AP to center of the middle room
 - Shooting Range Hallway - Add (1) AP
 - Pool Concession - Relocate (1) AP to ceiling
- d. Fire Station 1
 - LT Bunk Room - Move (1) AP to drop ceiling in Kitchen
2. Provide and install 1 - 48 port act 6 patch panel and 1 - 1U horizontal wire manager below the patch panel in Network rack at Council Chambers IDF
 - a. Utilize available ports in all other Network racks
3. Cable terminations:
 - a. Terminate to female cat 6 jack in a surface mount box (biscuit) above the ceiling
 - b. Test/certify cables
 - c. Install owner provided patch cords at field end
 - Owner responsible for patching at network switch
4. Replace existing W.A.P. with new owner provided W.A.P. at 34 locations
 - a. Locations to be identified by authorized owners rep



premisesolutions.com | (440) 703-8200
4724 W. 150th, Cleveland, OH 44135



Quote: DW2026-3916

Name: AJ Allen

Email: aj.allen@beachwoodohio.com

Site: Multiple

Date: 4/8/26

Phone: (330) 730-5217

Customer: City of Beachwood

Address: 25325 Fairmount Blvd., Beachwood OH 44122

-
5. Replace 2 existing outdoor, rooftop, Pole mounted W.A.P.'s with new owner provided W.A.P.'s
 - a. Pump house
 - b. Concession building
 6. Excludes:
 - a. Wireless Access Points (W.A.P.'s)
 - b. All Network configuration
 - c. Patch cords provided by owner
 - Head end patched by owner
 - d. 120volt power
-

Price:

\$18,229.71

Thank you for the opportunity to partner on this project. Please contact me with any questions or concerns.

Dave Watts

Premise Solutions

(216) 570-0199

Dwatts@premisesolutions.com

Customer Acceptance:

Name/Signature

P.O. or Approval Number



premisesolutions.com | (440) 703-8200
4724 W. 150th, Cleveland, OH 44135



GENERAL ASSUMPTIONS

Pricing:

- Please reference the quotation number listed on this quotation on all purchase orders or equivalent notice to proceed with execution of referenced work. "Premise Solutions" and "Premise Solutions, LLC" are to be recognized as the same entity.
- Pricing is based on utilization of IBEW union labor where scope permits.
- Pricing is valid for 30 days from date on quotation unless otherwise noted.
- Pricing does not include sales tax, if applicable.
- Pricing assumes free and unobstructed access to the site unless otherwise noted.

Standards and Drawings:

- This pricing is based on the latest version of provided design material as of date on quote. When provided engineering and installation documents are not provided, Premise Solutions shall perform to the standards outlined in the scope of work and/or in this quote.
- Prior to installation commencement, the customer must verify final design documents that are being used.

Delays:

- Any delays not caused by Premise Solutions, which results in downtime, will result in a price adjustment at the current "downtime rate" per person. This includes but is not limited to:
 - Schedule changes, not initiated by Premise Solutions, without sufficient notification.
 - Requests for expedited material.
 - Site access restrictions.
 - Customer representative availability delays, when required.
 - Customer supplied material delays.

Project Change Orders (PCO's):

- Customer requested changes to the scope of work or additional work required due to unexpected site conditions may result in updated pricing to result in a change order.
- A single point of contact with the authority to approve project changes must be provided.
- All proposed changes must be approved and signed prior to commencement of additional work scope.

Miscellaneous:

- Standard work hours apply to this pricing (Monday-Friday, 7:00AM to 3:30PM) unless otherwise agreed upon.
- Any patching and repair of walls, ceiling tiles or other installation areas is by others.



premisesolutions.com | (440) 703-8200
4724 W. 150th, Cleveland, OH 44135

A RESOLUTION TERMINATING THE TAX INCREMENT FINANCING (TIF) EXEMPTION AND ASSOCIATED SERVICE PAYMENT AGREEMENT FOR THE PROPERTY LOCATED AT 25435 HARVARD ROAD WITHIN THE CITY OF BEACHWOOD, OHIO; AUTHORIZING THE RELEASE OF CITY AND SCHOOL DISTRICT INTERESTS; AND DECLARING THIS TO BE AN URGENT MEASURE

WHEREAS, the City of Beachwood, Ohio, previously authorized a Tax Increment Financing (“TIF”) exemption for the property located at 25435 Harvard Road, Cuyahoga County, Ohio (Permanent Parcel No. 724-36-004), hereinafter the “Property”, pursuant to applicable provisions of the Ohio Revised Code;

WHEREAS, in connection with the TIF, the City entered into a Service Payment Agreement dated November 1, 2013, with Omnova Solutions, Inc., and an Agreement of Covenants, Conditions and Restrictions on November 7, 2013, with Omnova;

WHEREAS, in or about 2020, Omnova Solutions, Inc. was acquired by Synthomer Inc. and became the successor in interest to the Agreements set forth above and has now notified the City of its intent to terminate its lease of the Property and the sale by the owner of the Property and, therefore, has formally requested termination of the TIF exemption, the associated Service Payment Agreement, and the Agreement of Covenants, Conditions and Restrictions;

WHEREAS, the City has determined that it is appropriate and in the best interest of the City to terminate the TIF exemption and the two Agreements identified above and to release any and all interests, claims, or encumbrances held by the City and any affected school district with respect to the Property arising from such TIF; and

WHEREAS, the Council of the City of Beachwood finds that termination of the TIF and associated Agreements will facilitate the transfer of the Property and clarify the tax status of the Property moving forward.

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

Section 1: The Tax Increment Financing (TIF) exemption applicable to the Property located at 25435 Harvard Road is hereby terminated, and such Property shall be returned to the tax duplicate as fully taxable in accordance with applicable law.

Section 2: This Council hereby terminates and voids the Service Payment Agreement dated November 1, 2013, and the Agreement of Covenants, Conditions and Restrictions dated November 7, 2013, by and between the City and Omnova Solutions, Inc..

Section 3: The Mayor is authorized and directed to execute any and all documents necessary to evidence the termination of the TIF exemption the Service Payment Agreement, and the Agreement of Covenants, Conditions and Restrictions, including but not limited to a release of any and all interests, claims, or encumbrances held by the City and, as applicable, the Warrensville Heights City School District.

Section 4: The Mayor, Finance Director, and Law Director are hereby authorized and

RESOLUTION NO. 2026-53

directed to take all actions necessary to notify the Cuyahoga County Fiscal Officer and any other appropriate entities to effectuate the termination of the TIF.

Section 5: 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.

Section 6: This Resolution is declared to be an urgent measure necessary for the public peace, health, safety, or the efficient operation of the City; and for the further reason that immediate action is required to facilitate the pending sale of the Property and to provide certainty regarding its tax status; wherefore, this Resolution shall be in full force and effect immediately upon its passage and approval by the Mayor.

Attest: I hereby certify this legislation was duly adopted on the 4th day of May, 2026, and presented to the Mayor for approval or rejection in accordance with Article III, Section 8 of the Charter on the 5th day of May, 2026.

Clerk

Approval: I have approved this legislation this 5th day of May, 2026 and filed it with the Clerk.

Mayor

April 15, 2026

via Email

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

Re: Request for Termination of TIF Agreement, Service Payment Agreement, and Release of
City and School District Interests

Dear Mr. Heiser:

This letter serves as written notice to the City of Beachwood of the State of Ohio (the “City”) that Synthomer Inc., as successor in interest to Omnova Solutions, Inc., is planning to sell that certain real property located at 25435 Harvard Road, City of Beachwood, Cuyahoga County, Ohio (the “Property”) as of May 2026.

In connection with the sale of the Property, we respectfully request the termination of the Tax Increment Financing (TIF) with respect to the Property and termination of that certain Service Payment Agreement dated November 1, 2013 by and between the City and Omnova Solutions, Inc., our predecessor in interest, relating to the Property, and recorded at Instrument Number 201311070397. Please provide written acknowledgment of the termination of the above-referenced agreements and a release of any and all interests, claims, or encumbrances the City and the Warrensville Heights City School District may have in or to the Property as a result of such agreements in recordable form. Please provide written confirmation of the above at your earliest convenience.

Should you require any additional information or documentation to process these requests, please contact Katelyn Horvath at katelyn.horvath@synthomer.com and me at mbinker@babstcalland.com.

Thank you for your attention to this matter.

Sincerely,



Mary H. Binker

cc: Todd Hunt, Law Director (via email)
Catherine Bieterman (via email)
Katelyn Horvath