REGULAR COUNCIL MEETING
MONDAY, SEPTEMBER 21, 2026 – 7:00 PM

CALL TO ORDER

President Jim Fodor called the Regular Council Meeting to order at 7:00 PM. City Council convened for a regular meeting in Council Chambers – Courtroom #1.

ROLL CALL FOR ATTENDANCE

Councilpersons Derrick Abney, Nick Augustine, Lori DiNallo, Jim Fodor, Paul Hach, and Christine Shoop were present. Mario Rodriguez was not able to attend.

Other City Staff in attendance: City Manager Doug Lewis, Assistant City Manager Tony Zampedro, Law Director Jim Lyons, Economic Development Director Susan Crotty, Police Administrative Lieutenant Toby Burgett, City Engineer Leanne Exum, Director of Planning Sarah Sitterle, Finance Director Bill Parkinson, Human Resources Director Kris Young, and Clerk of Council Samantha Danielson.

APPROVE AGENDA AS SUBMITTED

Mr. Fodor asked for a motion to approve the agenda.

Mrs. Shoop made a motion to approve the agenda, seconded by Mr. Augustine. All Council members were in favor by answering "Aye". Motion carried. Agenda approved.

INVOCATION was given by Councilperson Jim Fodor.

PLEDGE OF ALLEGIANCE was recited.

MINUTES: Regular Meeting 09.08.26

Mr. Fodor asked for a motion to approve the minutes from the Regular Meeting on September 8, 2026.

Mr. Augustine moved to approve the minutes from the Regular Meeting on September 8, 2026, seconded by Mr. Abney. Mr. Abney, Mr. Augustine, Mrs. Shoop, and Mr. Fodor were in favor by answering "Aye". Mrs. DiNallo and Mr. Hach abstained. Motion carried. Minutes approved.

PUBLIC COMMENTS:

Jim Behrens, of South State Street, addressed Council. Mr. Behrens opened by thanking Council for getting State Street repaved, acknowledging it was approximately five years overdue but noting it looked very nice. He raised two concerns. First, he stated that the restoration of the tree lawn adjacent to the replaced crosswalk in front of his home was done poorly though he acknowledged that Mr. Lewis had already been out and informed him it would be addressed. Second, and more pointedly relevant to the evening's agenda, Mr. Behrens described a significant lip or grade differential at his driveway apron resulting from the paving project, noting it ranged from approximately one and a half inches to three inches depending on the exact location. He indicated that he had been informed that other residents experienced the same issue. He expressed concern that the current condition, which already causes water to pool in his driveway after rain, would become a serious problem in winter both from an icing standpoint and in terms of plowing. He asked Council to keep his situation in mind during the evening's discussion on aprons.

COMMITTEE REPORT: JEDD, Finance Committee

JEDD

Mrs. Shoop reported on the JEDD meeting of September 11, 2026. The following items were discussed: Board Member Business/Correspondence: Doug Lewis, Chris Galloway and Christine Shoop ICSC memberships were renewed for 2027. Department Reports – Finance: JEDD revenue is exceeding last year's receipts by 14.8%. If this average continues the JEDD is on track to take in over $2,465,000 in revenue which will exceed the $2,135,000 budgeted; Breakdown of revenue by entity to date – JEDD: $127,267.40, Painesville: $365,893.79, and Concord Twp: $1,097,681.79; and STAR Ohio Investment Worksheet – Revenue through May: $6,431 compared to $7,228 at this time last year; interest rate in 2025 was 4.5% compared to 3.8 % this year, and total receipts in Star Ohio are at $256,741.53. Old Business: JEDD Membership Recruitment – Silco Inc. is exploring a renewed interest in join the JEDD; and the UH Hospital board is ready to place the Administration building in the JEDD. Any other properties need some additional discussion. Retail Strategies: Retail Strategies, the Marketing analysis firm for the JEDD and the City of Painesville Toured both Painesville and Concord to look at opportunities for development in both entities. Painesville asked for a focus on Retail and Concord asked for an industrial focus. New Business – Insurance Member Renewal Questionnaire and PEP Member's Designation –

VOTE: Motion made and approved to continue to PEP to handle the insurance needs of the JEDD. ICSC Columbus - September 30, 2026: Board approved Rita McMahon to attend and cover expenses. Discussion of direction for Future Administrative Assistance: Rita McMahon is planning on retiring from the JEDD Administrator position as of December 2027; and the board voted to place an hourly consulting fee in the 2027 administrator's contract to cover any transition costs associated with the administrator replacement. Calendar invitations will be sent for the scheduled meetings in 2027: March 12, June 11, September 10, and December 10. Having no further business to discuss, the meeting adjourned.

Finance Committee

Mrs. Shoop reported on the Finance Committee meeting of September 14, 2026. The following items were reviewed and discussed: The Committee reviewed and discussed the liability insurance renewal quotes received from TMHCC, CNA, Travelers, Affiliated FM, Ohio Plan and Oswald Taylor McGown; the various policy coverages, limits and deductibles; whether the policies had or did not have "silo" coverages; the completeness of the quotes; the timeliness of when the quotes were received; and the annual premiums. Mrs. Shoop and Mr. Fodor recommended that the TMHCC/Affiliated FM/CNA option be selected, and Mr. Augustine recused himself from the recommendation. Having no further business to discuss, the meeting adjourned.

LEGISLATION:

ITEM #1 ORDINANCE

2nd Reading* – An Ordinance amending Section 167.07 of the Painesville Code of 1998 relating to the Classification and Compensation Plan, to reclassify the position of Fire Chief, and declaring an emergency. *(1st Reading 09.08.26)

Human Resources Director Kris Young presented this ordinance, explaining that the Fire Chief is currently classified at Grade 23 while the Police Chief is classified at Grade 25. The ordinance would reclassify the Fire Chief to Grade 25, placing both department heads at the same salary grade in recognition of the comparable level of responsibility, authority, and department head leadership associated with these positions. The reclassification represents approximately a 7 percent increase to the Fire Chief's annual salary. It was confirmed the City has the funding available, and that the cost would be distributed over the two funds from which the Fire Chief's salary is currently drawn. It was asked whether most cities place their police chief and fire chief at the same pay grade. Mrs. Young confirmed that many communities do, and that a comparative spreadsheet had been provided to Council, noting that the size of the department and scope of responsibility are factors in how communities make that determination.

Mrs. Shoop moved to suspend, seconded by Mr. Augustine.

On roll call, Mr. Hach, Mrs. Shoop, Mr. Abney, Mr. Augustine, Mrs. DiNallo, and Mr. Fodor answered "Yes". Motion carried.

Mrs. Shoop moved to adopt, seconded by Mr. Hach.

On roll call, Mr. Hach, Mrs. Shoop, Mr. Abney, Mr. Augustine, Mrs. DiNallo, and Mr. Fodor answered "Yes". Motion carried 6-0.

ORDINANCE 20-26 is ADOPTED.

ITEM #2 ORDINANCE

2nd Reading* – An Ordinance amending Section 167.07 of the Painesville Code of 1998 relating to the Classification and Compensation Plan, to establish a Chief Differential for the Fire and Police Chief, and declaring an emergency. *(1st Reading 09.08.26)

Human Resources Director Kris Young presented this ordinance, explaining that a comparison of surrounding communities in Lake, Ashtabula, Geauga, and Cuyahoga counties found that at a minimum, a 10 percent differential exists between a chief and the highest-ranking promoted officer. She noted that for the Painesville Police Chief, the current differential between his salary and that of the police lieutenant is approximately 4.55 percent. For the Fire Chief, the differential between his salary and that of a captain is currently only 1.55 percent—a figure she clarified exists prior to the reclassification addressed in Item #1. After accounting for the reclassification and the proposed 10 percent differential, the Police Chief's differential would amount to $6,974.01 annually, or roughly $268 per pay period. The Fire Chief's differential, after the reclassification, would amount to $2,079.58 annually, or roughly $79 per pay period. It was confirmed the City has reviewed the funding and can afford both differentials, and that the amounts would be split over 26 pay periods.

Mrs. Shoop asked for clarification on why the dollar amount of the Fire Chief's differential was smaller than the Police Chief's differential despite both being set at 10 percent. Mrs. Young explained that the differentials are calculated based on the wages of the promoted positions in each department, which differ between the two departments. Mrs. Young also noted a reason for establishing the differential is that the City's charter requires that the Chief position be filled from within through promotion, and a meaningful pay differential would serve as an incentive for officers to aspire to the Chief role.

Mrs. DiNallo moved to suspend, seconded by Mr. Hach.

On roll call, Mrs. Shoop, Mr. Abney, Mr. Augustine, Mrs. DiNallo, Mr. Hach, and Mr. Fodor answered "Yes". Motion carried.

Mrs. Shoop moved to adopt, seconded by Mr. Augustine.

On roll call, Mrs. Shoop, Mr. Abney, Mr. Augustine, Mrs. DiNallo, Mr. Hach, and Mr. Fodor answered "Yes". Motion carried 6-0.

ORDINANCE 21-26 is ADOPTED.

ITEM #3 RESOLUTION

2nd Reading* – A Resolution authorizing and directing the City Manager to submit an application and enter into an agreement with the Ohio Public Works Commission for funding for Sanford Street Reconstruction, and declaring an emergency.** ***(1st Reading 09.08.26)

City Engineer Leanne Exum reported that a preliminary OPWC application was submitted in May 2026, and in August it was confirmed that the project made the final slate. The resolution authorizes submission of the final application for the reconstruction of Sanford Street from Richmond to Skinner, scheduled for 2027. The project scope includes reconstructing the existing asphalt roadway with new asphalt pavement, storm sewers, and concrete curb. The City's portion of the total project cost of $521,000 is $262,600. The City is seeking an OPWC grant of $208,400 and a loan of $50,000. The question of sidewalks being installed was brought forth, noting there are currently none on that segment. Mrs. Exum acknowledged that the slope of the section may be a limiting factor but committed to looking into it. It was asked about the purpose of the $50,000 loan component. Mrs. Exum explained that OPWC's scoring methodology awards more points to applications that include a loan request, even though it may seem counterintuitive. She confirmed the interest rate on the loan is zero percent. It was asked whether adding sidewalks would change the project cost and whether Council would need to take further action. She confirmed that if sidewalks are added, the cost could change, and that Council would have an opportunity to review the specifics when the project goes to bid, since the current resolution only authorizes the OPWC application.

Mrs. DiNallo moved to suspend, seconded by Mrs. Shoop.

On roll call, Mrs. Shoop, Mr. Abney, Mr. Augustine, Mrs. DiNallo, Mr. Hach, and Mr. Fodor answered "Yes". Motion carried.

Mrs. Shoop moved to adopt, seconded by Mr. Augustine.

On roll call, Mrs. Shoop, Mr. Abney, Mr. Augustine, Mrs. DiNallo, Mr. Hach, and Mr. Fodor answered "Yes". Motion carried 6-0.

RESOLUTION 44-26 is ADOPTED.

ITEM #4 RESOLUTION

2nd Reading* – A Resolution authorizing the City to purchase an Employee Dishonesty and Faithful Performance of Duty Insurance Policy in lieu of a Surety Bond, and declaring an emergency.** ***(1st Reading 09.08.26)

Finance Director Bill Parkinson presented this resolution for its second reading. He explained that the resolution would replace individual surety bonds currently held by himself, the Assistant Finance Director, and the Utility Billing Supervisor with a blanket employee dishonesty and faithful performance of duty insurance policy. He noted that this change would result in no increase in premium to the City and would in fact save money because the cost of the individual bonds would be eliminated. He referenced an Ohio General Assembly law change from 2019 that authorized this alternative approach. It was asked whether the policy covers the City broadly or only the finance department. Mr. Parkinson confirmed it is a blanket policy covering the City, as opposed to surety bonds, which would be required individually for each employee handling funds. Mrs. DiNallo asked a more pointed question regarding accountability: specifically, whether under the new insurance arrangement, the City would still retain the ability to pursue an employee personally in cases of deliberate fraud, as opposed to a simple mistake. Law Director Lyons

provided a thorough explanation. He noted that the primary purpose of both surety bonds and the insurance policy is to reimburse the City for any financial loss sustained. In a theft or fraud scenario, the employee would face criminal prosecution and likely a restitution order. Under a surety bond, the bonding company, after paying out a claim, would have the right to pursue the employee personally through subrogation. Under the newer insurance policy, that right of subrogation is less clearly established, given that the law is relatively new and case law has not yet developed on this specific question. He added that in practice, the City's response to any theft or fraud would be to involve law enforcement and the prosecutor's office, which is a process entirely separate from the insurance reimbursement mechanism. It was added that if an insurance loss did occur without recovery from the employee, the practical consequence would likely be an increase in the City's insurance premium in subsequent years. It was further noted that the insurance coverage may actually be broader than a surety bond, potentially covering negligence in addition to theft, whereas surety bonds are generally limited to more specific types of losses.

Mrs. Shoop moved to suspend, seconded by Mr. Hach.

On roll call, Mr. Abney, Mr. Augustine, Mr. Hach, Mrs. Shoop, and Mr. Fodor answered "Yes". Mrs. DiNallo abstained. Motion failed.

Mrs. DiNallo stated she wished to abstain from the vote in order to have additional time to review the matter further. Because the emergency declaration requires six affirmative votes to suspend the rules, the abstention was insufficient to carry the suspension.

This will go to third reading.

ITEM #5 RESOLUTION

***1st Reading* – A Resolution authorizing and directing the City Manager to bid and award a contract for the purchase of switchgear and switches for the Solar Electric Generation Project, and declaring an emergency.**

City Manager Doug Lewis presented the resolution, explaining that the City had received a CPRG grant for the solar and BESS project. The purchase of switchgear and switches, as specified by the City's solar designer EITRI Foundry, is necessary for the design and development of the 25-megawatt solar generation project. Purchasing this equipment now also satisfies safe harbor requirements under the CPRG grant. The estimated cost is between $500,000 and $550,000, and the contract will be awarded to the lowest and best bidder. Equipment delivery is expected to take six to eight months. Council was assured that storage at the City's Chester Street facility would be available at no additional cost.

Mrs. Shoop moved to suspend, seconded by Mr. Augustine.

On roll call, Mr. Augustine, Mrs. DiNallo, Mr. Hach, Mrs. Shoop, Mr. Abney, and Mr. Fodor answered "Yes". Motion carried.

Mrs. Shoop moved to adopt, seconded by Mr. Augustine.

On roll call, Mr. Augustine, Mrs. DiNallo, Mr. Hach, Mrs. Shoop, Mr. Abney, and Mr. Fodor answered "Yes". Motion carried 6-0.

RESOLUTION 45-26 is ADOPTED.

ITEM #6 RESOLUTION

***1st Reading* – A Resolution authorizing and directing the City Manager to continue renting warehouse space for solar panel storage as part of the Electric Generation Solar Project, and declaring an emergency.**

City Manager Doug Lewis provided context, noting the City has been working on the solar project for approximately two years. Solar panels previously purchased for the project (as part of earlier safe harbor purchases, along with the battery and now the switchgear) are currently stored at a Cleveland warehouse, as the City's Chester Street facility lacks sufficient space to accommodate all materials. Installation is contingent upon finalizing an agreement with West Creek Conservancy for use of the former Diamond Shamrock property. Geotechnical work on the site has been completed and results are pending. The resolution would authorize continued warehouse rental for up to 12 months at an estimated cost of approximately $80,000–$90,000. Council inquired about security and insurance for the stored panels. Staff confirmed the facility is fenced and secured, and that the City carries its own insurance on the panels. City Manager Lewis also noted the City intends to seek recovery of some storage costs from West Creek Conservancy as part of the lease negotiations, given delays in the project timeline.

Mrs. Shoop moved to suspend, seconded by Mr. Hach.

On roll call, Mrs. DiNallo, Mr. Hach, Mrs. Shoop, Mr. Abney, Mr. Augustine, and Mr. Fodor answered "Yes". Motion carried.

Mrs. Shoop moved to adopt, seconded by Mr. Augustine.

On roll call, Mrs. DiNallo, Mr. Hach, Mrs. Shoop, Mr. Abney, Mr. Augustine, and Mr. Fodor answered "Yes". Motion carried 6-0.

RESOLUTION 46-26 is ADOPTED.

ITEM #7 RESOLUTION

***1st Reading* – A Resolution proclaiming Public Power Week October 4-10, 2026 in the City of Painesville, Ohio.**

City Manager Doug Lewis presented the resolution, noting that Painesville Power and Light has been a public power provider since 1888 and became a member of what is now American Municipal Power Ohio in 1984. He took the opportunity to commend the City's electric distribution staff for their responsiveness in restoring power following outages, typically within one to two hours, and noted a recent compliment received from Marous Development regarding the department's service. The resolution proclaims October 4–10, 2026 as Public Power Week in the City of Painesville.

Mrs. Shoop moved to suspend, seconded by Mr. Augustine.

On roll call, Mr. Hach, Mrs. Shoop, Mr. Abney, Mr. Augustine, Mrs. DiNallo, and Mr. Fodor answered "Yes". Motion carried.

Mrs. DiNallo moved to adopt, seconded by Mr. Augustine.

On roll call, Mr. Hach, Mrs. Shoop, Mr. Abney, Mr. Augustine, Mrs. DiNallo, and Mr. Fodor answered "Yes". Motion carried 6-0.

RESOLUTION 47-26 is ADOPTED.

UNFINISHED BUSINESS: None

NEW BUSINESS: Aprons on S. State St. and Walnut St.; Roof Top Signs

Aprons on S. State St. and Walnut St.

City Engineer Leanne Exum explained that following the recent paving project on those roads, a number of driveway aprons are now lower than the newly paved roadway surface, creating a lip or grade differential. She stated that she and Steve Markey assessed each driveway, producing a spreadsheet identifying those requiring repair. She identified 12 aprons on South State Street and 26 on East Walnut Street in need of correction. She noted that some aprons can be partially repaired by cutting and fixing the lower portion, while others in poor condition will require full replacement. The engineer's estimate for the repairs is $80,000 to $85,000. It was asked whether any of the state or federal funding used for the paving project could be applied to the apron repairs. Mrs. Exum explained that FHWA funding cannot be used for aprons or sidewalks—with the exception of ADA curb ramps—as those are considered 100 percent the community's responsibility. It was asked whether the paving contractor bears any liability for the situation. Mrs. Exum confirmed that the contractor does not, and that the liability rests with the City. She acknowledged that the project was designed and let by ODOT—not the City—with Burgess and Niple doing the design. Once the project left the City's hands after design, ODOT bid it out and managed the contractor from that point. The City did not select the contractor and did not serve as the inspector of record; ODOT's inspectors were responsible during construction. It was asked why the problem was not identified during paving so it could have been corrected at that time. Mrs. Exum explained that the City was not the inspector on the project. It was not until after paving was completed that residents began raising concerns, and staff went out and identified the scope of the problem. She acknowledged that on city-managed projects, such issues are typically caught and corrected during construction, citing a similar situation on Lincoln Street the prior year where a single apron was addressed promptly. She expressed regret at the magnitude of the problem and said she felt bad for the affected residents. It was asked whether the contractor could be avoided in the future. Mrs. Exum noted that because the project was ODOT-administered, the City had no role in contractor selection and could not control whether that firm is used on future projects. It was also noted that some of the aprons were already in poor condition given the age of the street, and confirmed that those in poor condition would also be fully replaced as part of the repair effort. Council discussed funding options. City Manager Mr. Lewis recommended splitting the cost equally between the General Fund and the Road Levy Fund. Council confirmed that the road levy balance is sufficient to absorb its share, and that no planned projects for the current year would be impacted. Council reached consensus to move

forward with repairs to all 38 aprons, funded on a 50/50 basis from the General Fund and Road Levy Fund, and directed administration accordingly.

Roof Top Signs

Director of Planning Sarah Sitterle presented a discussion item regarding rooftop signs in the Downtown Development (DD) District. She explained that a comprehensive sign plan submitted for the Grand River Walk development included a rooftop sign, which is not currently permitted under the City's sign code. A variance application was submitted to the Board of Zoning Appeals, which declined to approve it on the grounds that the code does not permit rooftop signs, and directed the matter to Council for consideration of a code amendment. The proposed text amendment would add rooftop signs as a permitted use in the DD district only, with the approval of a Conditional Use Permit through the Planning Commission. The proposed conditions would require: documentation that the roof can support or has been reinforced to support a rooftop sign; a sign size proportional to the building not exceeding 10 percent of the building length including spacing; and measurement of sign area consistent with existing code provisions for individual channel letters. It was asked why the BZA said no, and whether it was the same body that would need to grant the Conditional Use Permit. It was clarified that the body granting the CUP would be the Planning Commission, not the BZA—it was the Planning Commission that declined to approve the variance. It was clarified that the BZA is not responsible for variance approvals of this nature for sign issues; that falls to the Planning Commission. Mr. Lewis clarified that for tonight's purpose, the City is looking for four Council members to have it reviewed again by the Planning Commission; to review the language and if approved, then bring it back to Council. It was asked why rooftop signs are being considered now and raised concern about consistency, asking whether a rooftop sign could appear on other downtown buildings. Ms. Sitterle clarified that the amendment would be limited to properties zoned DD, which includes Victoria Place, Grand River Walk, the Tower, and property at the former hospital site—not the broader B3 district that encompasses most of downtown. Mr. Lewis explained that the Marous Development group had included a rooftop sign in the original Grand River Walk concept drawings, was informed it was not a permitted use, and was directed to present a comprehensive sign package. It was noted that from a visibility standpoint, the building sits on a downhill slope from Main Street, and a rooftop sign would allow it to be visible from the square. Mrs. DiNallo raised a broader concern, arguing that if the sign code is being revisited, it should be done comprehensively rather than for a single development. She stated she would want any review to include looking at digital signs more broadly, with appropriate limitations on graphics, flashing, hours of operation, and brightness. It was cautioned that a comprehensive review of sign regulations is legally complex due to First Amendment and Supreme Court precedents, and characterized it as a "deep dive" that goes beyond the narrow question of rooftop signs in the DD district. He distinguished that the current request was simply a text amendment applicable to three or four properties in a limited, designated district. It was noted that the purpose of the evening's discussion was simply to determine whether there was sufficient Council support to refer the rooftop sign text amendment to the Planning Commission for review. All six present members indicated their support. The matter will be forwarded to the Planning Commission, which will review the proposed language, and any approved recommendation will return to City Council.

DEPARTMENTAL PRESENTATIONS: Economic Development

Economic Development Director Susan Crotty presented a review of development activity and projects over the past year, as well as an outlook for future development in the City to include completed and ongoing projects such as the Town Place Suites by Marriott, a 96-suite hotel on Brookstone Boulevard, opened in May on formerly vacant land, with an available out-lot still being marketed for additional development, Joseph's 1818 Public House and Tavern and the historic Riders Hostel reopened under new ownership following a full renovation of both the restaurant and lodging rooms, Victoria Place renovation is on track to complete a large section of 78 market-rate apartments by year's end, with continued renovation of office and remaining spaces into 2027, the Grand River Walk project, comprising 111 apartments and a restaurant, is expected to be completed this year, and the Lake County Safety Center was recognized as a significant downtown investment, with the county having closely coordinated with the City on design and exterior standards; this project also creates opportunity for future collaborative planning on other county-owned properties downtown; New Business Activity: Anna's Attic Coffee and Books opened on the Square, bringing a needed coffee and retail use to the downtown. Several buildings that had been vacant or underutilized were sold to new owners who are actively investing in renovations and seeking tenants. Properties highlighted included 8 North State Street, 170 Main Street, 1–7 South State Street, and 154 Main Street; Future Development Concepts: The department presented concept plans developed in partnership with Onyx Creative for several key sites. A townhouse development concept has been prepared for a city-owned site at Liberty and High Streets. A mixed-use concept

plan for the Main Street block adjacent to the former county surface lots envisions three buildings on Main Street, State Street, and Saint Clair, with a potential county-partnered parking garage. A concept plan for the former hospital site has been developed targeting student housing and retail to support Lake Erie College's growing enrollment. A development agreement with GD3 Ventures for Renaissance 2 Business Park off Shamrock Boulevard has been signed, with a groundbreaking for an assisted living facility anticipated soon and discussions ongoing for additional industrial uses. A brownfield assessment grant has been awarded for the approximately 39-acre Richmond Street/Richmond Road triangle site, for which the department envisions a mixed-use development incorporating industrial and riverfront residential and retail components; and Other Departmental Activities: The department conducts ongoing business retention and expansion visits, supports and partnerships with various local organizations, offers incentive and grant programs; future City events and provides information and resources for small businesses. See slide presentation.

ADMINISTRATIVE REPORTS: Law Director and City Manager

Law Director Jim Lyons reported that there have been no new developments in the Republic Services matter since the last meeting. He noted that calls to the City from residents had calmed since news articles appeared in the newspapers indicating that Republic would not attempt to collect disputed charges until the lawsuit is resolved and would not refer accounts to collections in the interim. He noted a case management conference is scheduled for October 15th, at which the parties will meet with the judge to establish a case schedule and potentially receive a trial date. Mrs. DiNallo noted that she and Mrs. Shoop continue to receive emails from residents uncertain about their obligations and asking for updates. She stated that she directs them to the City's website where information is posted.

City Manager Doug Lewis reported on the following items: Over the past couple of weeks the City has had two events that were very successful. The first being HOLA's Taco Fest, and there was good attendance. It featured professional dancers and singers and events for kids. This past Saturday, the City also held the Chili Cook Off this past weekend with 18 participants, and a good turnout even though the weather was a little rainy. The Ohio State Game was televised on a big screen TV; Three firefighter candidates recommended for hire met with City Manager Mr. Lewis, Assistant City Manager Tony Zampedro, and Human Resources Director Kris Young. The candidates were described as very impressive. They are scheduled to be sworn in on October 9th, and Council will be notified of the time; The City has received several complaints regarding refuse along State Route 2 in the City of Painesville and have notified Lake County Engineer Alan Exley. Mr. Exley has informed us that the Lake County Engineer's Office will be scheduling refuse pick-up prior to the next mowing; The Ribbon Cutting and Grand Opening of the Painesville City Skate Park is scheduled for Friday, October 2, 2026 at 11:30 a.m. It is located off Jefferson Street next to Morse Avenue Community Center. He noted that the Painesville Skateboard Association will hold a special event at the park on Sunday, October 4th, with vendors including Red Bull, who participates in large skate park events; Met with consultants for the Heisley Park Drainage Study and have narrowed it down to one firm and hope to have legislation to enter into an agreement at the October 5th City Council meeting; and he received the notification of the City's esteemed and long-term Law Director and Assistant Law Director plans to retire effective December 31, 2026. He will be putting a plan in place for the transition and will update City Council at a future meeting.

CORRESPONDENCE: Clerk of Council

Clerk of Council Samantha Danielson provided the following correspondence that next regular Council meeting will be held on Monday, October 5th at 7:00 PM.

CLOSING COMMENTS: Members of Council

Mr. Augustine had no comments at this time.

Mr. Abney had no comment at this time.

Mrs. Shoop attended the chili cook-off and sampled all entries with the exception of the entry described as extremely hot. She commended the event, noting she returned home too full to prepare dinner, and praised Justin Gollin and the parks and recreation staff for their work. She expressed pleasure that Ohio State won their football game.

Mrs. DiNallo noted she was unable to attend the chili cook-off but shared that she is a founding member of the Salvation Army Women's Auxiliary, which is recruiting new members. She noted that an orientation session will be held the following day at 10:30 AM and 5:30 PM at the Salvation Army for those interested in joining.

Mr. Hach noted that he also attended the chili cook-off and enjoyed the white bean chicken chili at this year's event. He thanked parks and recreation staff for putting the event together and commented favorably on the weekend weather.

Mr. Fodor had no comments at this time.

ADJOURNMENT

Mr. Fodor asked for a motion to adjourn the Regular Meeting.

Mrs. Shoop moved to adjourn the Regular Meeting, seconded by Mr. Augustine. All Council Members were in favor by answering "Aye". Motion carried to adjourn the Regular Meeting at 8:39 PM.

Meeting adjourned at 8:39 PM.

Samantha Danielson
Clerk of Council

Jim Fodor
President of Council





It's Happening in Painesville!

ECONOMIC DEVELOPMENT UPDATE

September 2026

TownePlace Suites by Marriott







- Grand Opening in May 2026
- 96-suite lodging facility located on Brookstone Boulevard
- Formerly vacant land in PUD
- Outlot available for restaurant

02



Joseph's 1818 Public House and Tavern / Historic Rider's Hostelry

- Ribbon Cutting in April 2026
- Extensive renovations made to historic inn
- Restaurant transformed with elevated menu
- Lodging rooms also significantly rehabbed

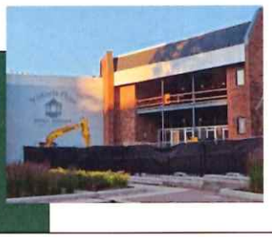




03

Vic Place Renovation





- Renovation of 191,000 SF, approximately $26.5 million mixed-use project
- Two ground floor restaurant opportunities available; 78 market-rate apartments above
- 39,000± sq. ft. NEW Class B Office Space
- Apartments to be completed end of 2026
- Developer: Renew Partners LLC

04

Grand River Walk

- New $25± million development under construction
- 111 residential units (studio, 1 bed, 2 bed); restaurant space
- To be completed this year
- Developer: Marous Development Group







05



Lake County Safety Center

- Construction of attractively designed new building is underway
- Located across from current jail
- Represents significant investment by County in the City, retains jobs
- Creates opportunity for discussion and planning for county-owned property



06



Ana's Attic Coffee and Books

- New coffee shop opened in Downtown Painesville
- Renovation and adaptive reuse of long vacant former bank building
- Provides needed amenity along the Square



07

Downtown Investment

8 N. State Street



170 Main Street



1-7 S. State Street



154 Main Street



- New investment in historic downtown buildings
- Four buildings recently purchased by new owners and under renovation
- Vacant storefronts expected to be filled soon

08

Liberty & High Streets

Proposed Townhome Development

- Commissioned concept plan from Onyx Creative for City-owned property at SW corner of Liberty & High Streets
- Seeking developer for proposed townhome development
- Concept plan includes 14 units









09

Rebuilding Main Street



This concept plan includes new commercial buildings to complement the existing historic infrastructure

The City of Painesville is seeking a development partner to help create new retail and residential spaces in order to continue creating a vibrant downtown

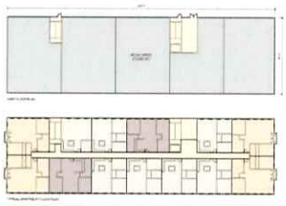


South Side of Main Street - Existing

10

Rebuilding Main Street (cont'd)





- Site size - 3± acres
- 3 - three-story buildings
- Building size - 44,250 sf
- First floor retail/restaurant/entertainment
- Second & third floor apartments

Liberty & Washington Streets



- This concept plan helps to meet the needs of Lake Erie College, addressing demand for modern housing facilities and related retail/dining/services
- The City is seeking a development partner to help achieve this vision on municipally-owned property
- Site size - 1.5 ± acres
- 1 - four-story building
- 85,540 sf building
- First floor - retail/restaurant/ services
- Apartments on upper floors

Liberty & Washington Streets (cont'd)

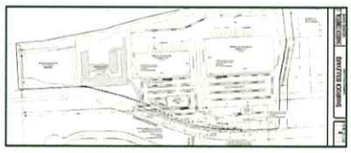






Industrial Development

- Industrial / commercial sites under development
- Prime location adjacent to SR 44
- Ideal locations for light manufacturing
- Sites for restaurant/hotel/gas station



Richmond & Richmond Site





- Awarded $300,000 grant for brownfield assessment
- Working to secure consultant
- 39 +/- acres for industrial/mixed-use development once environmental concerns addressed
- Working with Team NEO to develop conceptual plan and to identify strategies to improve marketability

Other Department Activities

Business Retention & Expansion	*Partnership/Support of Local Organizations*	*Incentive & Grant Management*

• *Meeting with large employers to discuss status of business and identify future needs*
• *Includes discussion with manufacturers such as PCC Airfoils and Grand Rock regarding future expansions*
• *Meet regularly with small businesses for support and to identify issues*
	• *Downtown Painesville Organization*
	• *Eastern Lake County Chamber of Commerce*
	• *HCLA Ohio*
	• *TeamNEO*
	• *Heritage Ohio*
	• *Lake County Development Council*
	• *Lake Development Authority*
		• *Community Reinvestment Areas*
		  ◦ *Process and manage applications*
		  ◦ *Evaluate and amend districts*
		• *TIFs*
		• *Brownfield Grants*
		• *Commercial Retention and Redevelopment Grant Program (awarded two grants, approved third to date in 2026)*

Other Department Activities

Event Planning & Management	*Site Development and Business Attraction*	*Small Business Resources*
• *Holiday Shop and Stroll (November 19, 2026)* • *Business Appreciation Night (November 5, 2026)* • *Assistance with Ribbon Cutting / Groundbreaking events*	• *Marketing and outreach* • *Assessment of available sites and collection of information* • *Submit eligible sites for State inquiries* • *Continuing to work with owners of available space for office, retail users by making referrals and arranging site visits*	• *Provide information on available resources for small businesses* • *Work with Small Business Development Center to raise awareness of Painesville opportunities with entrepreneurs*

THANK YOU

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