A Message from Mayor Annette M. Blackwell

I have a request for everyone reading this publication, please look around you and take a closer look at the City. Take special notice of the new businesses and the new neighbors moving in. Over 300 homes have sold since mid-year 2018 to the present date. Southgate, where the Liberty Ford dealership is located, is now 100% occupied when just two years ago it was completely empty. Although I know that the repaving of Warrensville Center Road while the Rockside bridge was out made traffic backups a nightmare and commutes longer, we have a new smoother road. Also not long ago, paving of Lee Road South on the Westside was completed. I know some of you will respond that your street is not paved and it is destroying the suspension and tires on your car. To that I reply, “We now have a pot of money to begin work on some of the local streets with Governor DeWine’s 10.5-cent gas tax hike.”

We have made our way back to a place that brings hope, pride and re-investment to our community. However, the hard, focused and strategic work must continue. It is imperative that we all do our part; maintaining our property, respecting city ordinances about parking on the lawns, bringing your trash cans back after trash collection, and always being kind, respectful and responsible citizens. I am going to end my editorial with the following information:

On 4/13/2019, a home located on Broadway Avenue sold for $126,000!

In about three months, KFC restaurant will build a brand new building on Warrensville Center Road and Checkers will soon follow with their remodeling of an existing restaurant structure when they open their new restaurant in the city.

Let’s remain excited about the possibilities, believe that we can do it and know that we are succeeding.

Cuyahoga County Housing Plan

In February 2019, the Cuyahoga County Council approved a $30 million housing program aimed to stabilize home values, eliminate blight and encourage renovation and construction of affordable housing. The program will be a partnership between the County Department of Development and the Cuyahoga County Land Bank in effect from 2020-2025 and will focus on three subprograms.

Home renovation
The Cuyahoga Land Bank will identify rehabable properties to either renovate the properties and sell to buyers or sell to buyers who are capable of rehabbing the properties. The Cuyahoga Land Bank already has similar programs like this in place.

Homeowner Assistance
The Cuyahoga Department of Development will work with current and potential homebuyers by providing them home repair assistance and small-dollar mortgage assistance.

Housing Market
The Cuyahoga Land Bank will study areas within the County that have potential to be developed. The aim is to create sustainable housing markets in areas that have otherwise been overlooked. New construction of homes will occur on the vacant lots of previously demolished homes. Lastly, markets that are classified as “affordable” and “middle” will be targeted to produce high valued comparative sales to drive market values upward.

The County Housing Plan will greatly impact Maple Heights residents as it will provide home repair assistance, will lower the barrier of homeownership within the City and will provide opportunities for home rehabilitation. Further details have yet to be announced regarding when applications for these subprograms will become available.
Maple Heights City Council Summer Schedule

During the summer months, the Maple Heights City Council is on an abbreviated schedule. Please mark your calendars. All meetings will be held at 7:00 PM at the Maple Heights Senior Center at 15901 Libby Road on the following dates:

Wednesday, June 5, 2019
Wednesday, July 3, 2019
Wednesday, August 7, 2019

Commercial Property Survey

After the recent completion and adoption of The Maple Heights Master Plan, administration is making steps toward implementation. The Economic Development Department is partnering with the Building Department to conduct a comprehensive commercial property survey of Maple Heights business and commercial districts.

As a first step, the City’s master list of businesses will be updated by verifying business name, location, phone number and point of contact. Updating this list will provide a clear picture of which commercial properties are vacant within the City.

As a second step, the Building Department will conduct exterior property maintenance inspections for all commercial businesses within the City. The inspectors will be verifying that the property has an occupancy permit and will be looking at the following:

- Parking lots, aprons and concrete condition
- Exterior doors and windows
- Dumpster(s) enclosure(s) and trash/debris
- Business signage
- Exterior lighting
- Roofs, awnings and gutters
- Masonry foundations and tuck pointing
- Building facades
- Fences and gates

With the completion of this property survey, City administration will have a comprehensive idea and updated records of the businesses that are calling Maple Heights home. The property survey will be conducted between May through September. With any questions please call the Economic Development Department at 216-587-9032.

Tall or Noxious Grass

Updated Ordinance

Mayor Blackwell and the Building Department want to make sure you are aware of the updated City Ordinance relative to tall grass and to define the penalties that you may be subject to.

Pursuant to Maple Heights Codified Ordinance Sec. 680.05(b) the owner of property determined to be in violation of this Section shall be served a written notice upon the 1st identified violation per calendar year. Such notices shall state that the owner has two (2) calendar days (or 48 hours) to cut or destroy, or cause to be cut or destroyed, any weeds or grass that is six (6) inches or higher in height or any vegetation that obstructs views compromising safe ingress or egress or otherwise impedes traffic, including pedestrian traffic, on any public rights of way.

Further, the notice shall conspicuously state that failure to comply will result in the City causing the work to be done and the costs to be assessed against the property in the manner provided by this Section. The notice shall also conspicuously state that any subsequent violations of this Section concerning the same property during the same calendar year shall require no further notice.

Tall or Noxious Grass residents can complete the Tall Grass Violation Form on the City website under the Building Department. Please help keep Maple Heights looking good!

Southgate Designated as Opportunity Zone

The Opportunity Zones program is a national economic development program aimed to promote economic development within distressed communities by giving investors and developers the ability to defer paying some capital gains taxes if they invest in any of the designated zones.

The City of Maple Heights has a designated Opportunity Zone, the Southgate Census tract. What this means is that developers and investors are incentivized to invest within Maple Heights. The intention of these investments is to finance development projects within the City. These projects could include new construction buildings, new businesses and increased income tax revenue for the City.

The location of our Opportunity Zone is one piece of the Outer Belt Development District, which is comprised of Bedford Heights, Maple Heights, North Randall and Warrensville Heights. With many notable assets within our District, there will be numerous investors and developers interested.

The Economic Development Department can be reached at 216-587-9032 with any questions.

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Are you in a hurry and need to pick up some milk and snacks? Maybe you need to find a convenient ATM or try your luck at hitting it big in the Lottery. Well then Ro Mae’s Food Carry Out and Mimi Mart is just the place for you.

Conveniently located at 5105 Warrensville Center Road at the intersection of Warrensville and Raymond, Ro Mae’s Mini Mart is opened daily from 9:00 AM to 9:00 PM to meet your shopping needs. They offer convenience items such as dairy, ice, snacks and a small line of household items. Lottery tickets, an ATM and various adult beverages are available.

The proprietors, Robert L. and Willie Mae Marable, have owned the business since the spring of 2009, they say Maple Heights is a good place to own a business. They chose this community because of the “great location, affordable prices and small, friendly neighborhood atmosphere. There is easy access to their store by public and private transportation and really good police service.”

The Marable’s believe investing in Maple Heights was a wise business decision. They asked that you check out their other business right next door at 5109 Warrensville Center Road, Ro’ Mae Total Beauty Salon 216-587-2626. They offer a complete line of beauty services at this location.

Helping Homes Go Solar

Cuyahoga County Department of Sustainability recently hosted three informational meetings for residents interested in solar power for homes and businesses. Discussed was how residents could join the co-op, the 30 percent Federal Solar Tax Credit, how to determine if your home is eligible for solar and how to utilize Cuyahoga County’s low-interest HELP Loan program to purchase your solar system.

The solar co-ops have helped 170 Ohio homes go solar, saving more than $5 million on electricity costs over a 25-year span.

“We are excited to launch our third round of the solar co-op,” said Director of Sustainability, Mike Foley. “In the last two years of the co-op, we’ve helped educate hundreds of residents on the benefits of solar technology and how they can go solar in their own homes. The 80 households that have gone solar through the co-op in past rounds saved around 20 percent on the total cost of their installations. We expect residents in this year’s co-op will see similar savings, about $25,000 per household over 25 years. Going solar is something homeowners can do to both reduce their electricity costs and help mitigate climate change.”

At this time, only one Maple Heights resident has installed solar panels. The installation took place last Fall.

With more solar co-op informational meetings upcoming, residents will have more opportunities to learn about the benefits of solar power.

Maple Heights Home Ownership Program-Update

One of the first homes sold through the Maple Heights Home Ownership Program (MHHOP), a partnership with Slavic Village Development, was sold directly to an owner occupant to renovate the property and bring it up to code. Since acquiring the property many things have been done such as completely rehabbing the bathroom, opening up and expanding the kitchen, some landscaping and many more things. With minimal projects left to complete the owners are enjoying the stability and pride of home ownership.

To learn more about the program, contact Michelle at Slavic Village Development by phone at 216-429-1182 ext. 102 or by email at michelleb@slavicvillage.org

New Resident Packet and Good Neighbor Guide

The Housing Department has compiled materials available to new residents. These materials include

- A welcome letter from Mayor Blackwell
- Information on each council member
- A voter registration form
- Current Waste Management trash & recycle schedule
- Information from the Building Department
- Current Headlines issue
- Current School District Connection

We want new and current residents to feel welcomed and informed on the City’s expectations for residents. As such, the new resident packet is available for pick up at the Building Department and Information window at City Hall. Additionally, the City’s Good Neighbor Guide will be available soon. The Good Neighbor Guide will provide specific information on City Ordinances and expectations for residents, in order to provide the highest quality of life for residents and visitors.
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