



PLANNING, DEVELOPMENT,
BUILDING AND HOUSING DEPARTMENT

2023 ANNUAL REPORT

MAYOR ANNETTE M. BLACKWELL

DIRECTOR JOSEPH DUFFY

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From left to right: Kennyada, Pete, Gina, Pequita, Sonia, Roland, Sharra, Joe.

TRANSMITTAL LETTER



DEPARTMENT OF PLANNING & DEVELOPMENT

Joe Duffy, Director

Annette M. Blackwell, Mayor

Greetings Residents, Businesses and Community Partners:

Throughout 2023, Maple Heights made measurable progress with forward momentum. The integrated Building and Housing, Planning and Development Department played a significant role in collaboration with our fellow City Departments — to initiate, leverage and maximize both public and private investments on behalf of Maple Heights stakeholders.

Highlights from 2023 reflect a broad scope of activities, and a comprehensive, holistic approach for our Department into its third year of presently structured existence:

- Successfully renewing and growing the City's Exterior Home Repair Grant Program
- Approval of a Job Creation rebate grant, enabling \$5,500,000 in new payroll and 70+ new jobs to Rockside Road
- Marketing and Solicitation of Proposals for assorted City Land Bank properties
- Approval of a Municipal Small Business Initiative performance grant, enabling a \$300,000 internal and external store renovation on Broadway Avenue (including new jobs)
- Completion of a \$14,000,000 Senior Living Facility, featuring 53 new residential units
- Streamlining Department administrative forms into a consistent format
- Processing the largest number of financial transactions in recent history.

Thank you to our dedicated team members — who remain committed to a stronger Maple Heights through coordinated efforts and an enduring belief in our shared future.

We look forward to working with you in the year ahead, and pledge to further implement valued initiatives on behalf of our Maple Heights community.

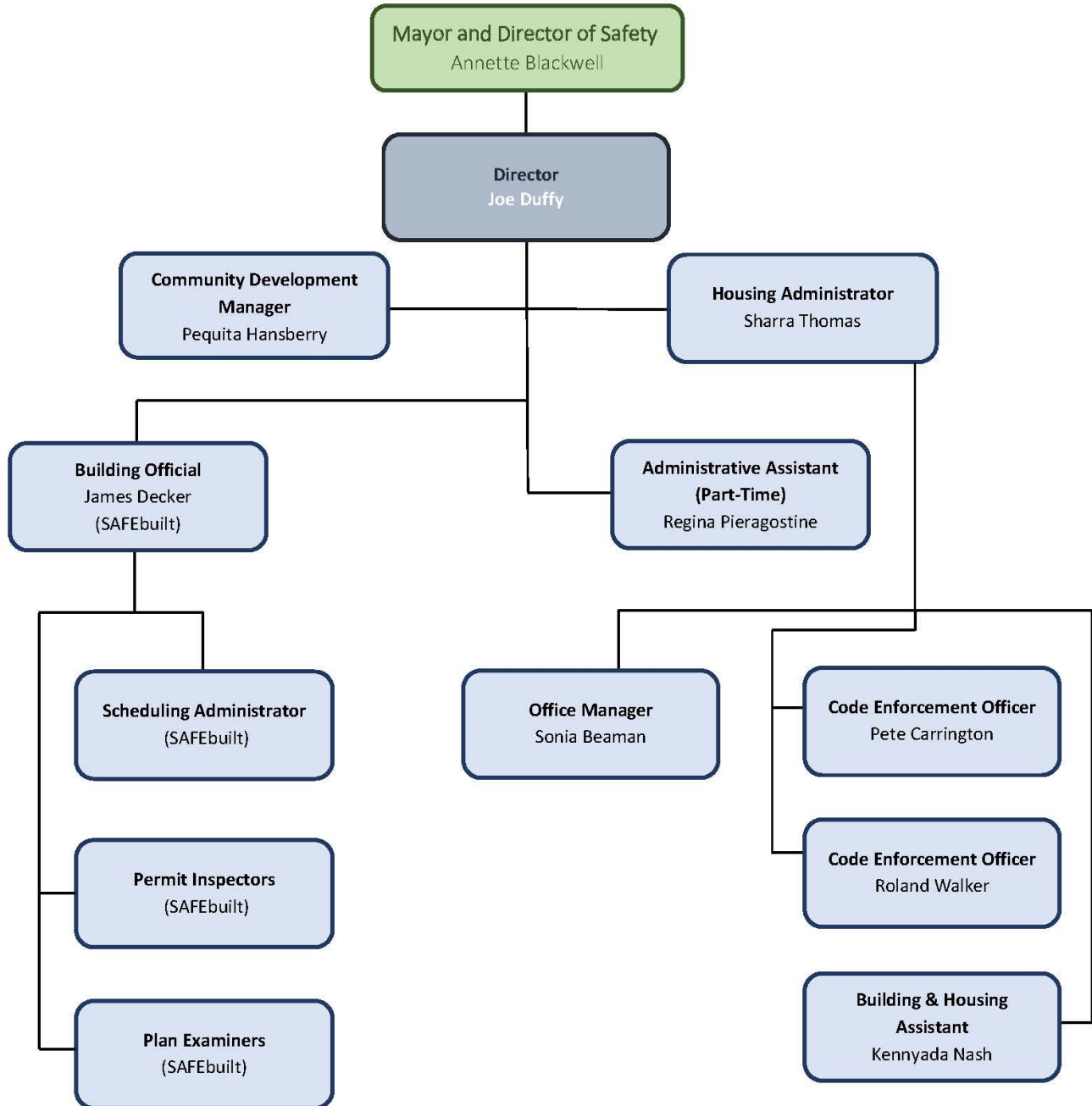
Sincerely,

Joseph Duffy, MBA, AICP, CNU-A, CPTED-PD, EDFP, HDFP

Director of Planning and Development

March 11, 2024

THE DEPARTMENT



MISSION STATEMENT

The Department seeks to sustain the City of Maple Heights as a premier, healthy and vital community in Cuyahoga County, Ohio. Strategies to accomplish this goal include quality of life enhancements for residents, fostering social connection, implementing planning solutions across the built environment, and nurturing a vibrant local economy.

WORK AREAS

BUILDING

Maple Heights Building Division is responsible for permitting construction and enforcement of the City's Property Maintenance, Building and Housing, and Zoning Codes. We partner with property owners in an effort to build and maintain high-quality residential, commercial, and industrial structures in the City. In addition to our dedicated internal staff, Maple Heights contracts with SAFEbuilt to perform State certified building inspections. Call SAFEbuilt at (440) 399-0850 Monday through Friday (7:45a – 12:00p or 1:00p – 3:45p) to schedule a State certified level inspection.

HOUSING

The Housing Division encourages reinvestment and revitalization of the City's largely residential neighborhoods, to improve quality of life for all residents in the City. The Department builds relationships with public and private sector entities to leverage resources for property owners, to further invest in the City's residential fabric. In building these relationships, the Department provides resources and information to meet the demands of growing families. The Housing Department is focused both on maintenance and rehabilitation of existing homes, as well as facilitating new construction for a diverse range of housing options in alignment with Maple Heights' evolving District needs.

PLANNING, COMMUNITY & ECONOMIC DEVELOPMENT

Planning and Development works to guide both public and private projects by nurturing existing community businesses, attracting new businesses and assisting in facility expansion. We also encourage both residents and firms to thrive in Maple Heights, through extensive collaboration with partner organizations and external stakeholders. We seek to streamline broad internal processes, prepare residents for accomplishing specific goals, and spur future investments across the City. Ultimately the Department serves the City's wellbeing, and creates new opportunities. We are enthusiastic to support Maple Heights' growing entrepreneurial population, clarify overarching long-term community objectives, and become a stronger Maple Heights that works for everyone. The Community Development Division was added to the Department's scope in Summer, 2023 and is focused on socially-oriented initiatives.

BUILDING

The Building Division processed **6038** total financial transactions totaling **\$610,082.20** in 2023, resulting in **5187** total permits issued. Transactions include assorted Building Permits, Concrete and Asphalt Paving, Electrical, Fence, Fire Suppression, HVAC, Plumbing, Signs, other Fees and Registrations and are subject to applicable inspections by a State Certified Inspector.

At the close of 2023, there were **772** contractors registered with the City of Maple Heights.

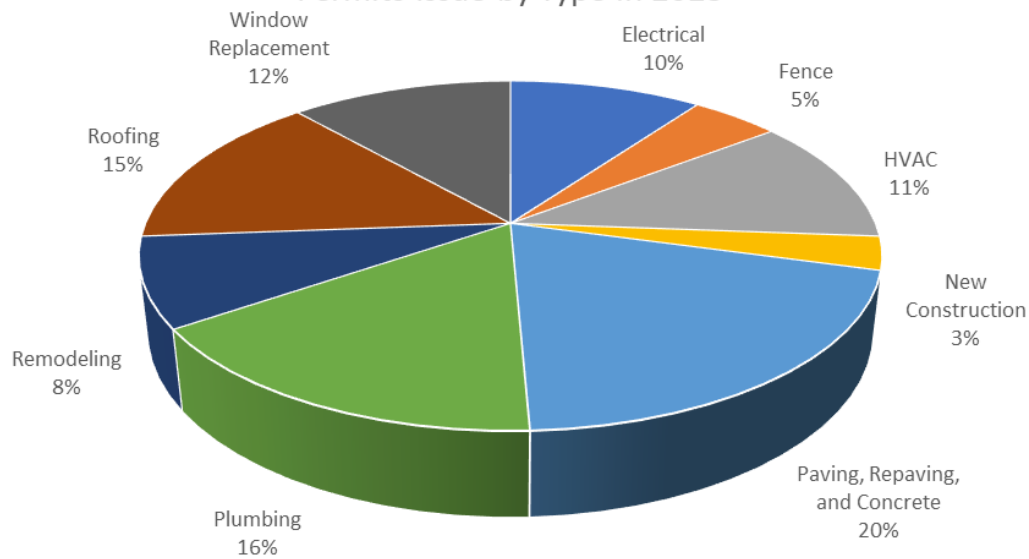


New Construction at 5165 Clement Street

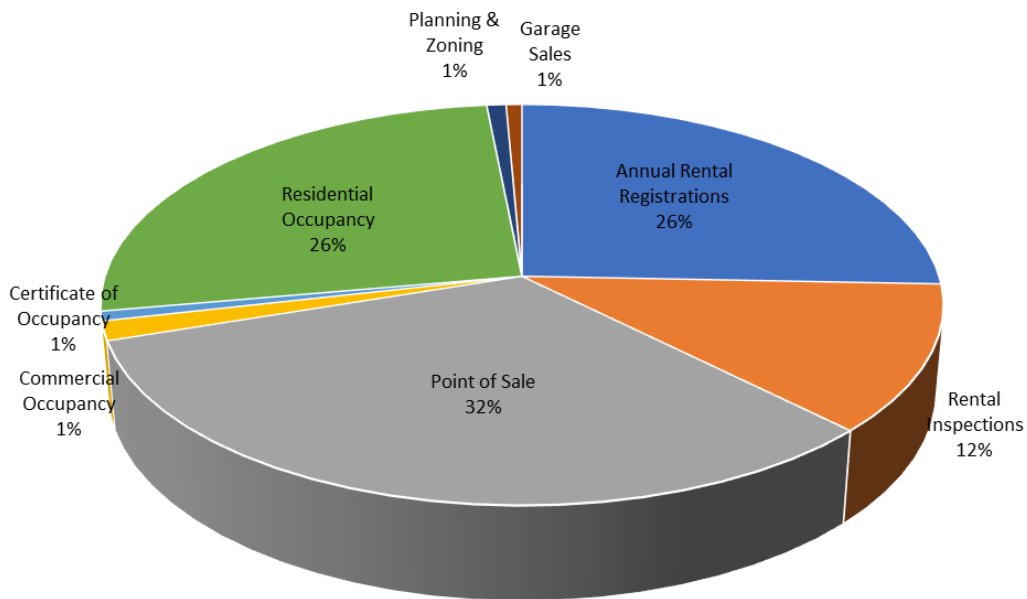
PERMITS

2023 featured many different types of permits being applied for, reviewed, and approved. Public education on the need to acquire building permits (and coordinating the appropriate inspections required to obtain a [State of Ohio Certificate of Occupancy](#)) will remain an ongoing focus for the department.

Permits Issue by Type in 2023



Non-Repair Permits Issue by Type in 2023



HOUSING

EXTERIOR HOME REPAIR GRANT

The Housing Division successfully piloted Year 2 of the City’s Exterior Home Repair Grant Program, approving customized financial assistance for **44** recipients whom successfully met application requirements. The program was funded through a combination of City and Cuyahoga County resources totaling **\$100,000**, which enabled **\$141,287.77** in total housing reinvestment (includes homeowner contribution).

BEFORE & AFTER—18505 Libby Road:



BEFORE & AFTER—14296 Rochelle Drive:



CODE ENFORCEMENT

Code Enforcement Officers addressed over 170 parcels found in violation through the City’s grass abatement program. Officers completed Code Enforcement Safety Specialist training, which is a 15 hour comprehensive series designed specifically for regulatory inspectors to enhance their safety while working in the field.

HOUSING



New housing concepts approved for construction on Tokay Avenue, made possible by the Maple Heights Land Reutilization Program.



MARKET CONDITIONS

Northeast Ohio residential neighborhoods have experienced overall increasing property values during the last 10 years.

Maple Heights’ median home sale price in 2023 was **\$128,450** according to analyses generated by the Akron Cleveland Association of Realtors (ACAR, shown below). Home sale prices have also increased **8.6%** over the last year, according to a rockethomes.com analysis of sales data (and **9.7%** according to ACAR listing service data).

Cuyahoga County estimates an **80.6%** increase in appraised property value from 2019-2023, \$52,950 to \$95,000 respectively. Trends are expected to continue in a positive direction in response to a lattice work of new housing and commercial products being introduced into the local market, diversifying from the largely single-family residential composition of the City. At the close of 2023, Maple Heights’ Median Estimated Home Value was **\$122,000**.

Initiatives like the Maple Heights Home Ownership Program (MHHOP) support stable, sustained increases in value overtime, as reflected by the data. In 2023, **4** homes were rehabilitated for sale to homeowner occupants or investors.

One of the City’s most recently constructed new homes sold for **\$251,000** in 2023.

New Listings

December 2023

Property Type: SF + Condo/TH/Apt



Realtors Property Resource®, LLC

Source: Listings

Active Listings

December 2023

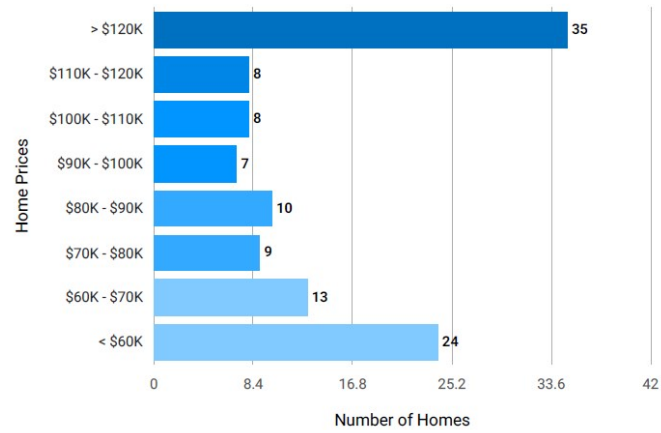
Property Type: SF + Condo/TH/Apt



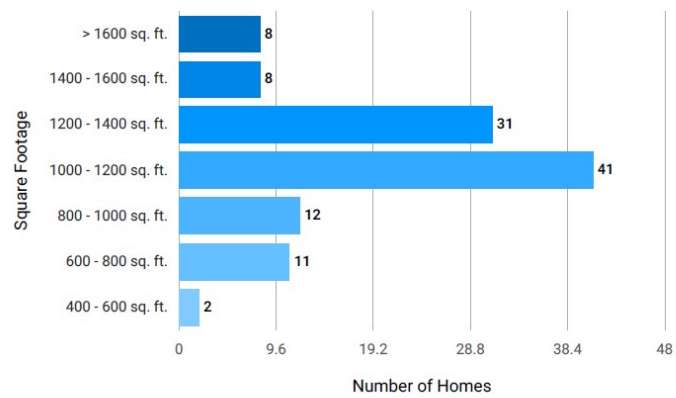
Realtors Property Resource®, LLC

Source: Listings

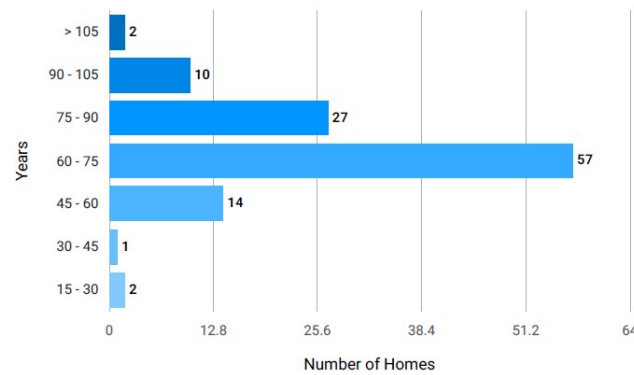
Price Range of Comps Sold



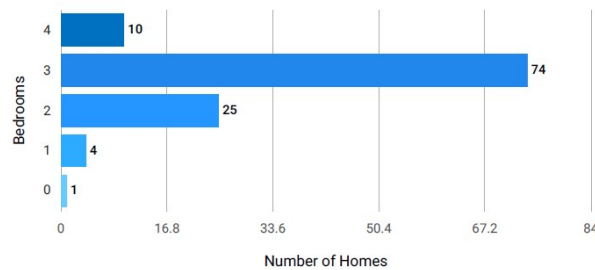
Size of Homes Sold



Age Range of Comps Sold



Number of Bedrooms in Homes Sold



PLANNING & ECONOMIC DEVELOPMENT

BEACON GROVE CONSTRUCTION

In 2023 Pirhl Development and Jennings Property Managers completed core construction for the new \$14 million dollar, 53 unit senior assisted living facility formerly known as Hazelwood Court. The project features a pristine view of nearby wetlands and forested area, providing for a serene living environment.



Beacon Grove Apartments



NEW BUSINESS OPENINGS

Many ribbons were cut in 2023, celebrating the opening of numerous small businesses. Some of those welcomed to the City include Journeys Barber College, Auntie Lumpy's Candied Ribs, Red Velvet Cake and Chipotle Mexican Restaurant. Prospective new businesses are encouraged to connect with the Planning & Development office to discuss mutual goals.

MUNICIPAL SMALL BUSINESS INITIATIVE (MSBI)

Maple Heights City Council approved a \$45,000 performance grant (or forgivable loan) to longtime business, Maple Heights Hardware in December 2023. Funds will be used rehabilitate the exterior storefront, provide new signage, and redesign the interior layout of the building for a more seamless customer experience. MSBI grant recipients are required to create new jobs which generate income tax revenue sufficient to reimburse the City for its contribution over a 5 year term. The program has been funded with 75% Cuyahoga County funds, and a 25% City matching contribution.

COMING FEBRUARY 2024

**MAPLE HEIGHTS
HARDWARE**

16460 BROADWAY

MAPLE HEIGHTS, OHIO 44137
PHONE: (216) 662-0300

SAME GREAT STAFF!!
SAME GREAT SERVICE!!

**AMAZING EXPANDED NEW
PRODUCT SELECTION!!**



JOB CREATION AND RETENTION GRANT PROGRAM

Vendors’ Exchange International (also doing business as VE Solutions) approached the City to explore relocating their corporate headquarters to Maple Heights from a nearby municipality. The company entertained incentive offers from jurisdictions across the region. Maple Heights rose to the top of this list, securing the relocation in part by approving an income tax rebate in 2023 as outlined in local ordinance [891.064](#). Finding an ideal space to meet the growing business’ needs (at 16485 Rockside Road), over **70 new jobs** and **\$5,500,000** in new payroll receipts are expected to arrive in Maple Heights during year one, with further growth projections to follow. Vendors’ Exchange specializes in the development and manufacturing of advanced retail technologies for use across the globe.

Vending machine company expanding, moving headquarters to Maple Heights

By Jeremy Noble

VE Solutions, a remanufacturer and supplier of vending machines and related parts and equipment, including coolers, kiosks and software, is relocating its Cleveland headquarters to Maple Heights amid a company expansion.

The company also plans to add to its employee base of 204 people amid this growth spurt.

Founded in 1959 as Vendors Exchange International, the business rebranded as VE Solutions earlier this year alongside the debut of its V3 self-service kiosk.

“We are beyond excited about this expansion into the Maple Heights community.”

— Matt Shene, VE Solutions CEO

The company was originally located on Payne Avenue but moved to its current headquarters on Brookpark Road in the early 2000s.

While the business is not getting rid of that space, it has nonetheless outgrown it.

“Our growth has been driven by our expansion in technology offerings, such as micro market/self-service kiosks, screens and

new features on our control board to enable remote price updates,” said CEO Matt Shene.

The company said it has enjoyed several years of “double-digit growth,” though officials declined to share specific revenue figures or anticipated growth in 2023.

As the business looked around Northeast Ohio for another space to expand into, some competitive financial incentives helped draw it to Maple Heights.

With the relocation of its headquarters to the city via 16501 Rockside Road — an approximately 41,000-square-foot space that has been empty for about three years and that features corporate offices plus a large warehouse in the rear — VE will be awarded a job creation grant contingent on bringing 70 jobs to the area.

Those positions represent approximately \$5.5 million in annual payroll, according to the city.

Joe Duffy, Maple Heights planning and development director, said the grant to VE will be provided through a rebate on its payroll tax reimbursements — a projected annual value for the business of \$137,500 — plus a 50% rebate on

net taxes paid to the city.

That arrangement, which could be extended, is in place for at least five years.

“We are really excited to welcome a new business to what is basically our core industrial district,” Duffy said.

“The arrival of new businesses like VE Solutions to our city promises increased opportunities for residents, youth engagement, economic resilience and continues the city’s progress toward consistently strong fiscal health,” added Maple Heights Mayor Annette Blackwell in a statement. “We are so pleased to welcome VE Solutions to our community here in Maple Heights and know they will be an asset to the broader public.”

VE said its Maple Heights space will feature an interactive showroom as well as a “fully equipped innovation lab,” which will be run by vice president of engineering Steve Frackowiak.

“The expansion to Rockside Road and innovation lab will equip engineering, software and product teams with the right tools needed for development when it comes to our kiosk and other technology solutions,” Shene said.

While a portion VE Solution’s manufacturing will be moved to



Two VE Solutions associates conduct quality testing on vending machine coils. | VE SOLUTIONS

Maple Heights with the corporate relocation, the bulk of its operations will continue to be housed at its existing Brookpark Road facilities.

The move begins this month.

“We are beyond excited about this expansion into the Maple Heights community,” Shene said. “While we recognize relocations may come with logistical con-

straints on our team members, we are fully committed to retaining all current positions and adding new jobs between both facilities.”

As far as those new jobs, Shene said the company is planning to grow total headcount by approximately 5% over the next year, which comes out to about 10 new positions.

Pictured: Crain’s Cleveland Business News coverage

COMMUNITY PROJECTS

2ND ANNUAL COMMUNITY RESOURCE FAIR

The Second Annual Community Resource Fair brought dozens of vendors together at Maple Heights High School, providing residents a strong assortment of family-oriented resources. A similar approach was taken in collaboration with the City of Garfield Heights and the Northeast Ohio Regional Sewer District, covering related themes for the Southeast Utility Fair in 2023.



BLACK INFANT MORTALITY

The Community Development Division held a screening of the locally produced, nationally recognized film, “Toxic,” which chronicles the challenges of infant mortality and systemic community health barriers within the Cleveland region and beyond. The screening was followed by a community forum and discussion featuring experts representing organizations including Pregnant with Possibilities, First Year Cleveland, Neighborhood Leadership Institute, and WEWS Channel 5.

CHAMBER OF COMMERCE

Maple Heights joined as a Chapter of the Cuyahoga East Chamber of Commerce in 2023. Stay tuned for more events in across Eastern Cuyahoga County and Maple Heights specific programming! The Chamber specializes in networking opportunities for small business community members. Learn more:

www.cuyahogaeastchamber.org



GAS-TO-ELECTRIC LAWNMOWER EXCHANGE

5 City residents won a raffle to exchange their gas powered lawnmower, for a new electrically powered machine. The program was made possible through the NOPEC Community Grants program, in an effort to improve area air quality and encourage both energy efficiency and environmental stewardship.

2024 GOALS

GROW HOME OWNERSHIP / REHABILITATION PROGRAMS

FINALIZE 2025 RENTAL REGISTRATION FEE UPDATE

SOUTHGATE USA MASTER PLANNING & ZONING ANALYSIS

GROW EXISTING PUBLIC EDUCATION & FOCUSED EVENT PORTFOLIO

EXPLORE ACCESSORY DWELLING UNIT (ADU) LEGISLATION

PROVIDE STAFF OPPORTUNITIES FOR PROFESSIONAL DEVELOPMENT & GROWTH

HOLD CITY'S FIRST OFFICIAL JUNETEENTH CELEBRATION

FURTHER EXECUTE INFILL DEVELOPMENT STRATEGY

FURTHER WAYFINDING SIGNAGE UPGRADES AT CITY FACILITIES



CONTACT US

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Planning and Development:	Second Floor
City Hall:	216-662-6000
Building and Housing:	216-663-4094
SAFEbuilt (Building Official):	216-346-3399
SAFEbuilt (to schedule an inspection):	440-399-0850
Planning and Development:	216-587-9032

citymapleheights.com