

2025

# STATE OF THE CITY



## From Plan to Progress... Building a Stronger City Together

We are a city ready for our present and planning for our future! Inside this State of the City, you'll see how we are addressing our current concerns, how we are spending money and how we are investing in our future.

I'm truly proud of our economic development efforts and the positive impact business growth has had on our city revenues. For the first time in our history, businesses are now contributing the majority of income taxes, a significantly greater share than taxes paid by residents. In this publication, you'll see other ways we are encouraging future economic growth.

Our shared success is only possible with the help of our employees. We have 200 full-time employees spread across 22 different departments and divisions. While many are visible in the community on a daily basis, others play an important role



behind the scenes to help strengthen our great city.

We are hard at work moving North Ridgeville in the right direction. We have efforts underway to improve traffic flow and safety, make government more efficient and stretch your tax dollars as far as we can.

Please enjoy this look at your city in action!

Mayor Kevin Corcoran

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# Financial Overview: Income Tax

The largest single source of city revenue is municipal income tax, making up about 35% of governmental activities revenue. Other revenue sources include property taxes, grants, interest, charges for services, etc. Governmental activities do not include business-type activities such as water and sewer utilities.

North Ridgeville levies a 1% income tax. Residents who work outside the city receive a 0.1% credit for income taxes paid to the city in which they work. North Ridgeville has the lowest income tax rate among communities in northeast Ohio.

Income tax collections are used to support general fund activities (making up 73% of the general fund), capital projects and debt for capital projects. Some general fund-supported activities include police and fire operations, community development, parks and recreation and the senior center.

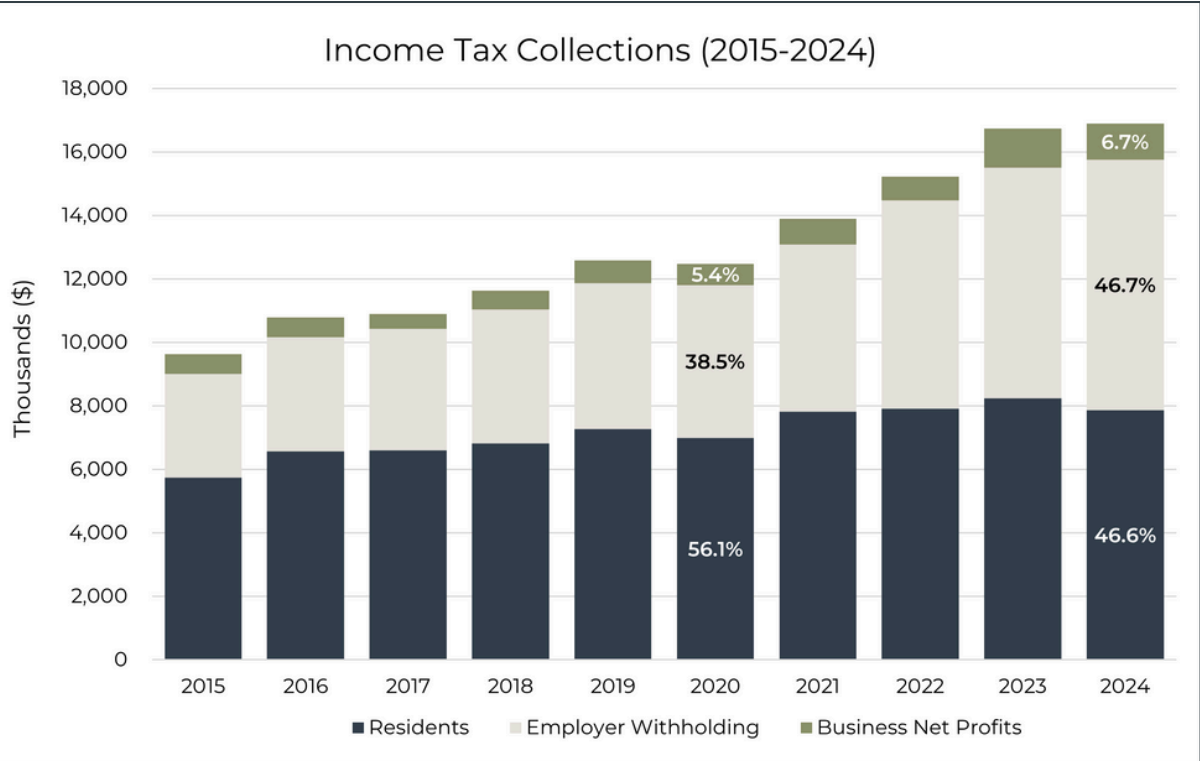
Income taxes come from three sources: taxes paid by residents, taxes withheld by employers and taxes on business profits. The chart below shows the growth of income tax collections over the last ten years. Income tax collections have increased 35% since 2020. In 2020, most tax revenue came from residents, who contributed about 56% of the total collections. By 2024, the largest contributor of income tax shifted to employer withholdings. This shift indicates a positive trend of employment growth and economic development with a notable increase in business contributions in the last five years.

## Comparative Income Tax Rates

North Ridgeville - 1%  
Avon Lake - 1.5%  
Avon - 1.75%  
Sheffield Village - 2%  
Elyria - 2.25%  
Lorain - 2.5%  
North Olmsted - 2%  
Westlake - 1.5%

## Largest Employers (2023)

All American Sports Corp/Riddell  
North Ridgeville City Schools  
Beckett Gas & Air, Inc.  
University Hospitals Health System  
O'Neill Management, LLC  
City of North Ridgeville  
The Cleveland Clinic Foundation  
R.W. Beckett Corporation  
Beckett Air, Inc.



*Residents: People who live in the city but work elsewhere*  
*Employer Withholding: Taxes withheld from employees working in the city*  
*Business Net Profits: Taxes paid by for-profit businesses operating in the city*



# Financial Overview: Property Tax

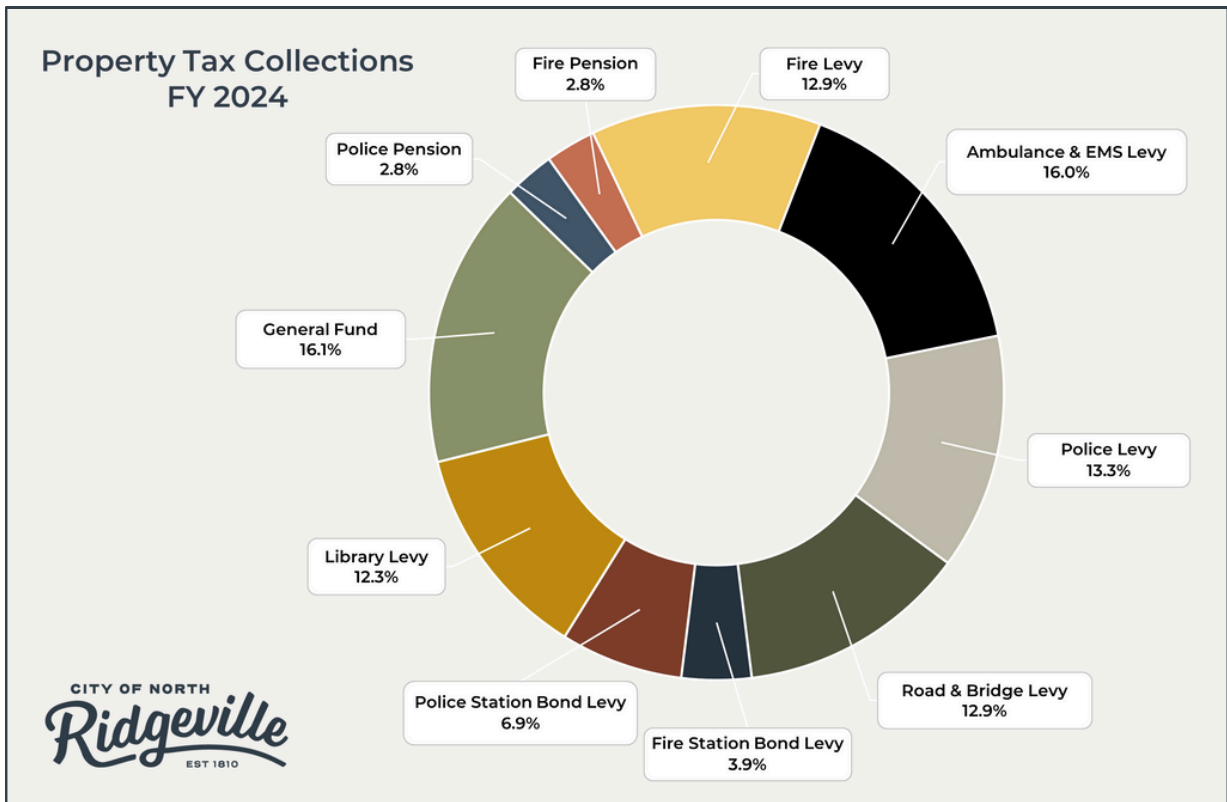
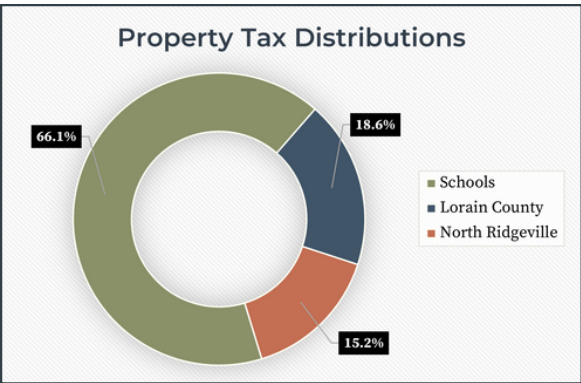
The second largest single source of city revenue is property tax, making up about 23% of governmental activities revenue.

While the city receives approximately \$12.9 million annually in property tax revenue, most of the funding is restricted and supports a specific purpose such as police, fire and ambulance operations, the construction and improvement of roads and bridges and debt service on Fire Station #1 and the new Police Station. The city also receives the North Ridgeville Library levy, which is passed along to the Lorain Public Library System.

Property tax collections used to support general fund operations (unrestricted) are approximately \$2.1 million annually. The chart below shows how property tax collections are distributed by function.

## Where do my property taxes go?

- 66.15% go to schools (NRCS/Lorain Co JVSD)
- 18.60% go to Lorain County
- 15.25% goes to North Ridgeville





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## Infrastructure Project Highlights



### Stoney Ridge-Mills-Avalon Roundabout

One of the most notable 2024 projects was the construction of the city's unique peanut-shaped roundabout. Vehicles traveling through the area were experiencing significant delays during peak travel times made worse by the offset alignment of the intersections. Roundabouts help to keep traffic moving more efficiently, reduce the likelihood and severity of crashes and eliminate the need for traffic signals and their ongoing maintenance. The city selected the peanut shape due to the offset alignments. Landscaping and signage will be installed in 2025 to complete the project.



### Chestnut Ridge Bridge over Dixon Ditch

In collaboration with Lorain County, the bridge on Chestnut Ridge Road over the Dixon Ditch, located just east of Root Road, was replaced in 2024. As part of the project, North Ridgeville was able to make a much-needed pedestrian connection from Chestnut Ridge to Root Road.



### SR 83-Chestnut Ridge Roundabout

In a joint effort between the Ohio Department of Transportation (ODOT) and the City of North Ridgeville, a new roundabout will be constructed at the intersection of SR 83 and Chestnut Ridge Road. The project is anticipated to cost approximately \$1,527,800 and begin this year.



### Race Road Overpass

Earlier this year, the Federal Rail Administration awarded \$26,250,000 for the Race Road grade separation (overpass) project. Funding will cover project development, design, right-of-way acquisition and construction. The project will enhance safety and mobility, lessen delays resulting from blocked trains and improve emergency response times.



### Cypress Avenue Extension

In 2025 Cypress Avenue will be extended through to Lorain Road in North Olmsted. This project will create a connection between Lear Nagle Road and Lorain Road and include rehab of the existing segment of roadway. The project will result in new opportunities for economic development. The city received \$700,000 in state funding towards construction.

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## Public Parks & Buildings Highlights



### South Central Park

Young park visitors will enjoy a new playground in South Central Park this summer. Along with a variety of all new apparatus, the playground will include a zip line. This project is supported by financial contributions from the Rotary Club of North Ridgeville and the Kiwanis Club of North Ridgeville.



### Root Road Park

Improvements are coming to Root Road Park this year. Construction will include a new parking lot, stormwater management features, landscaping and fencing, improving the experience for all visitors and program participants. The city received \$500,000 from the State of Ohio in support of the project.



### Police Station

2024 saw the opening of the new North Ridgeville Police Station on Ranger Way. The 21,458 square foot building has important safety features including the design of the jail and interview rooms, controlled access, security cameras, radio improvements and system redundancy. The new campus allows all operations, equipment and records to be housed in one place. In addition to the station, the 7,800 square foot metal storage building is used for evidence processing, training, found property, gear storage and kennel.



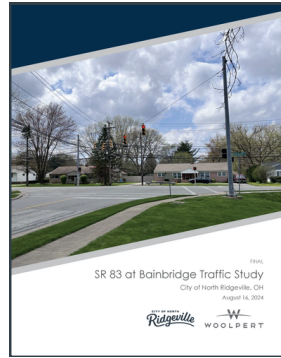
### Old Town Hall

In 2024 building repairs were made to correct hazardous conditions in Old Town Hall in order to protect this historical asset. In 2025, the city is developing plans that will address building code and accessibility deficiencies, propose improvements needed to restore the building to productive use and identify potential funding sources and partnerships.



### City Hall

With the opening of the new police station in 2024, the Police Department's former space at City Hall was made available for use by other city departments. Construction activities are underway to renovate the building, providing the needed space for staff serving our growing community and creating a better experience for the public as they access city services.



## Ridgeville Ready Master Plan in Action!

In 2024 Council adopted the Ridgeville Ready Master Plan, the first comprehensive plan for the city in over 15 years. Through the planning process, the community came together to create a plan that reflects their ideas, addresses the city's current challenges and can be put into action. This document is intended to guide decisions that will shape North Ridgeville in the next 10 to 15 years.

Learn more about our vision and read the plan at [www.nridgeville.org/PlansandStudies](http://www.nridgeville.org/PlansandStudies).

Many of the recommended actions of the master plan are underway.

- Updating zoning code and subdivision regulations
- Preserving land for employment uses
- Enforcing property maintenance
- Improving mobility, connectivity and pedestrian safety
- Enhancing communications
- Leveraging planning work of other governmental agencies



### Water Meter Replacement Project

This year North Ridgeville is upgrading water meters with advanced technology to improve efficiency and resource management. New meters and radio units will communicate usage data wirelessly. This will help us find leaks faster, make billing more accurate and provide better customer service. The city has partnered with Utility Metering Solutions (UMS) to oversee the installation of the new meters. Residents and businesses will receive a letter from UMS with detailed instructions on how to schedule an installation, either by phone or online. Thank you for your cooperation as we work together to enhance the city's water system in 2025.



### North Ridgeville Industrial Park

In order to encourage manufacturing and industry to expand and increase the tax base, the city is actively working to advance one of its master plan goals: preserving land for employment uses. In 2024, the city acquired 46 acres of vacant residentially-zoned property on SR 83 and rezoned it to light industrial. The city is creating a marketing strategy and is working to identify utilities and infrastructure needed to serve the property in order to create development-ready sites. Ownership allows the city greater control to ensure any development is high quality and brings new employment and revenues to North Ridgeville.



## Upcoming Levy Renewals

In the May 6th primary election, North Ridgeville voters will be asked to renew three existing tax levies. Revenues collected from these tax levies are used to fund essential city services, including public safety and maintenance and improvements to our roads and bridges.

**These are renewal levies and will NOT increase taxes.**

All three levies are effective for a period of five years. Combined, these levies generate over \$5.1 million annually, allowing the city to continue to provide the services residents have come to expect and deserve.

You can find more information at [www.nridgeville.org/LevyRenewals](http://www.nridgeville.org/LevyRenewals).



### Issue 8: Fire Levy

Renewal of an existing 1.9-mill tax levy for the purpose of paying personnel, as well as providing and maintaining fire apparatus, equipment, buildings and sites for the Fire Department. This levy generates \$1,714,456 annually and costs \$36 per \$100,000 of appraised property value per year.



### Issue 9: Police Levy

Renewal of an existing 1.95-mill tax levy for the purpose of paying personnel as well as providing and maintaining vehicles, communications and other equipment used in the operation of the Police Department. This levy generates \$1,759,575 annually and costs \$37 per \$100,000 of appraised property value per year.



### Issue 10: Road & Bridge Levy

Renewal of an existing 1.9-mill tax levy for the purpose of construction, reconstruction, resurfacing and repair of roads and bridges in North Ridgeville. This levy generates \$1,714,456 annually and costs \$36 per \$100,000 of appraised property value per year. Every dollar of revenue goes into improving the city's roads and bridges.

### Did You Know?

- The community has long supported levies for critical city services. The first Fire Levy was approved by voters in 1975, the first Police Levy was approved in 1976 and the first Road and Bridge Levy was approved in 1990. Each of these levy renewals has been approved by voters every five years since.
- Revenues collected from the Fire Levy fund 23% of the 2025 department budget and support 13 staff members.
- Revenues collected from the Police Levy fund 18% of the 2025 department budget and support 15 staff members.



## Stay Connected With Your City



Never miss an update! Stay in the loop about community events, public meetings, important announcements and more. Follow us on social media, subscribe to our newsletter and visit our website regularly. Let's stay connected and keep our community vibrant and informed!

Sign up for our monthly eNewsletter and register for Lorain County Emergency Alerts at [www.nridgeville.org/StayConnected](http://www.nridgeville.org/StayConnected).

Website [nridgeville.org](http://nridgeville.org)

Email [info@nridgeville.org](mailto:info@nridgeville.org)

Facebook [facebook.com/NorthRidgevilleGovernment](https://facebook.com/NorthRidgevilleGovernment)

YouTube [@cityofnorthridgeville44039](https://@cityofnorthridgeville44039)

### Important Numbers

City Hall: (440) 490-2042

Public Works: (440) 490-2094

Police Non-Emergency: (440) 490-2001

Fire Non-Emergency: 490-2040

Public Utilities: (440) 490-2049

Parks and Recreation: (440) 490-2052

Office for Older Adults: (440) 490-2056

Building: (440) 490-2081

Engineering: (440) 490-2084

Mayor's Court: (440) 490-2074

Clerk of Council: (440) 490-2045



7307 Avon Belden Road  
North Ridgeville, OH 44039

### Elected Officials

Kevin Corcoran  
Mayor

Jason Jacobs  
Council President

Georgia Awig  
Council Member At-Large

Martin DeVries  
Council Member At-Large

Holly Swenk  
Ward 1 Council Member

Eric Shaffer  
Ward 2 Council Member

Bruce Abens  
Ward 3 Council Member

Clifford Winkel  
Ward 4 Council Member

**North Ridgeville Resident**  
**123 Main Street**  
**North Ridgeville, OH 44039**

[www.nridgeville.org](http://www.nridgeville.org)