

City of North Ridgeville

Mayor's Message, Fall 2020

As we begin to wind down from all of the capital improvement projects, I want to take this opportunity to talk about economic development and free enterprise. Free enterprise refers to an economy where businesses are free from government control. On a number of occasions, we've heard that we have too many of certain businesses, e.g., pizza places, auto parts stores, car washes, etc. and that we have control over what businesses come and go in our city. The city does not control what businesses go into existing privately-owned properties – the agreement is between the property owner and the business. There are times we are unaware of a business going in until their doors are open to the public. As long as the property is zoned properly and the building codes are met, the city does not get involved in the transaction.

With vacant land and the ability to build a new structure or business, the property owner is in control over who they choose to sell their property to. Then the business or developer will work with Planning Commission and zoning regulations through the Building Department to complete the necessary paperwork and plan review. The Building Department will then issue permits and ensures the proper inspections are done before the business opens their doors to operate their facility.

As to economic development, we are taking an active role in reaching out to and meeting with prospective businesses to promote North Ridgeville as a viable location. We make recommendations of possible locations within the city and assist with making the proper connections with the property owners. We also have the ability to offer incentives subject to program eligibility, availability and approval by required parties to the business to make our city more desirable. These include, but not limited to, tax abatement, tax increment financing, other incentives such as job creation tax credits and low interest loans for equipment may also be considered. There are also county and state initiatives that may also be considered when making the decision to locate to North Ridgeville. We are proactive in our pursuit to bring businesses to our city.

We have received calls at City Hall regarding the shopping plaza at Center Ridge Road and Lear Nagle Road where the former Pat Catan's was located. The property management company split the former Pat Catan's location into three distinct units. The three businesses that will be moving into that space are EB Fitness, Dollar General and Goodwill. The former Goodwill location in the Giant Eagle plaza will be utilized by Dollar Tree to expand their existing store in the same plaza.

If you have any questions, please contact my office at (440) 353-0811.

Sincerely,

Mayor Kevin Corcoran