



# Village of Glenwillow

## 2016 Community Financial Report

Dear Residents:

Over the last year, Council, my staff and I have been working diligently on behalf of the Village. We are always looking to find ways to build a better community. I know a "better community" is a relative term, but to me it is an opportunity to make a good community even better, where we can improve the quality of life for all our residents and to make our community the place of choice to call home and raise a family. Last year was very busy for all of us at the Village. As with most organizations, we can only accomplish what we can afford. We work tirelessly with our businesses to ensure that they are as productive as possible which in turns helps our community flourish.



In 2015, the Village experienced a slight increase in total revenue collected with approximately an 8% increase in the Municipal Income Tax collections. Of the income taxes collected, the Village reimbursed the Solon City Schools \$433,936.47 per the terms of Community Reinvestment Agreements. The income taxes collected are shared with the schools in exchange for agreement to abatement the property taxes. In each agreement, the Village attempts to make sure the schools receive tax money they would have received without the tax incentive being awarded. The Village's expenditures decreased 11% partly due to reduced spending in all departments. More details about revenues and expenditures for 2015 can be found on Page 3 of this report.

Below is a summary of what was accomplished in 2015:

**Safety** – The level of service of our safety forces have increased. We have a complete staff of full-time and several part-time officers on shift 24-hours per day. Under the leadership of Police Chief Michael Megyesi, our staff responds to all types of calls assisting not only residents and commuters but also motorists traveling through our community. We are in the 6th year of a 15 year contract with the Village of Oakwood for Fire Service. Response to both EMS and Fire calls has been exemplary.

**Roads** – With the help of the Village Engineer, Mike Henry, roads are inspected, evaluated and maintained continually. Each year, Mr. Henry prepares a list of roads to be improved whether concrete or asphalt or new construction. By enhancing our roads on a regular basis, they stay in better shape longer.

**Public Improvements** – The Village has three main bridges, Pettibone Road, Austin Powder Drive and Richmond Road. The Village partners with the Cuyahoga County Engineer to ensure the structural integrity of the bridges are intact. Last year, the Cochran Road Bridge was resurfaced and the Austin Powder Bridge was maintained and painted. Additional enhancements were made to the bridges with the flowering baskets last summer.

**Building** - While there was no residential building starts last year, the Building Department staff worked on updating the Zoning and Building Code of the Village. This is a long tedious process that takes months to complete. The Village hired CT Consultants earlier in the year to facilitate the process for the update. The revised Zoning and Building Codes should be completed in April of this year.

**Recreation** – The Recreation Committee planned six concerts throughout the 2015 summer. Each concert featured a different type of music genre and was well attended by residents, families and friends. These events are a great way to relax on a Sunday evening. Look for the 2016 schedule on the Village website.

**Tinker's Creek Trail South** - Staff recently completed the design for the Glenwillow Tinker's Creek Trail South in order to secure funding from grant sources in 2016. This trail will run along Tinker's Creek from Pettibone Road to the end of the cul-de-sac on Bond Street. A new Trailhead will be built on a ½ acre parcel on the east side of Bond Street for parking and safe egress and ingress of the trail.

My staff and I are very proud of what we have accomplished in our Village over the last year. We work to balance the needs in all departments so that you, our residents, realize the value added each year. I would like to challenge all of you to get involved in our community. Find a way to give back to others in a small but meaningful way such as improving the exterior of your property, attending a community concert this summer, or take a walk on the trail system that we have here. We, as a small local government, cannot provide all the solutions. However, it is through the collaborative effort of you and all of our partners that we can build a better community.

Sincerely,

Mark A. Cegelka, Mayor  
www.glenwillow-oh.gov

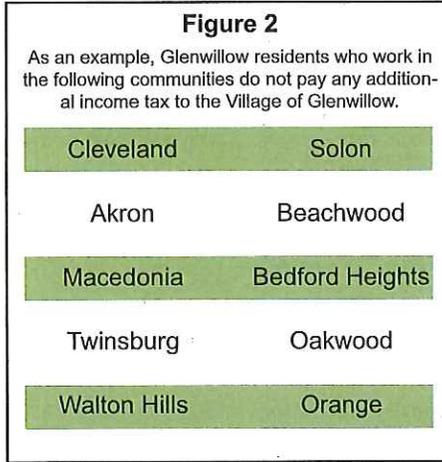
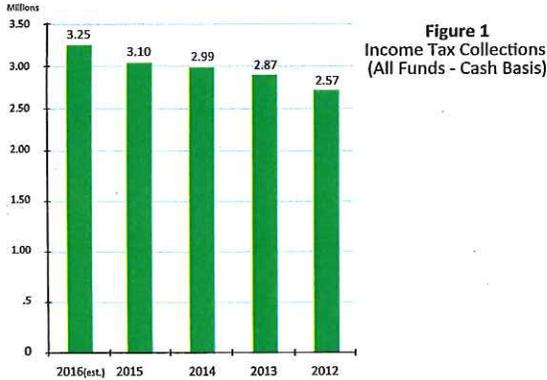


Honoring the Past - Welcoming the Future

## Revenue from Income Tax Collections

Income tax collections are the Village's primary source of revenue for all essential services. Every department within the Village relies on income tax collections for some portion of their funding. The Village of Glenwillow collects a 2.0% income tax on earned income within the Village, which is applied to gross salaries, wages, personal services, compensation and net income of for-profit organizations that conduct business in Glenwillow. Village of Glenwillow residents are generally required to pay income taxes on income they earn outside the Village, but are given 100% credit for income taxes paid to the municipality(s) in which they work. (See Figure 2)

2016 income tax collections are projected to be close to the same amount as 2015 levels, based upon first quarter 2016 collections. The Village will closely monitor these collections throughout the year.



## Distribution of Glenwillow Property Tax

The fundamental difference between the Village of Glenwillow and the Solon School District is the main funding source used by each entity for operating purposes. The Village of Glenwillow primarily relies on income tax revenues. Solon School's main source of funding is property taxes. However, property taxes are still a significant and vital component of Glenwillow's funding sources.

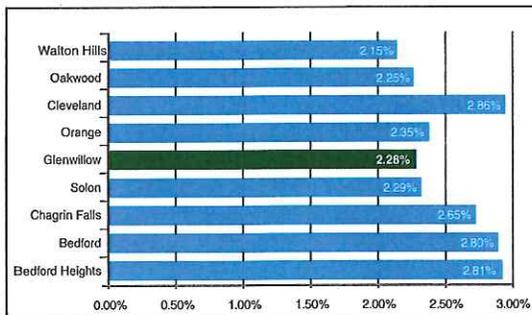
Property tax in Glenwillow is based on the County-assigned value of all parcels of land and buildings within each taxing district. The assignment of value is administered by the Cuyahoga County Fiscal Office. The Fiscal Officer determines an assessed value, which is 35% of the appraised market value for each parcel.

For tax collection year 2016, a homeowner in Glenwillow will pay 2.28% of the market or County appraised value of their home in property taxes.

Figure 3 shows comparative tax rates for tax collection year 2016 for surrounding communities in Cuyahoga County.

### Figure 3 – Residential Property Tax Rates

Calculated as a % of market value



### Sample Calculation and Use of Property Tax

A simple percentage is used to estimate total property tax for a property. The property tax is calculated by multiplying the market value of the property by the percentage applicable to the taxing district. See Figure 4 for a sample property tax calculation for the Village of Glenwillow.

#### Figure 4 - Sample Property Tax Calculation for Village of Glenwillow

$$\begin{aligned} \text{Market Value of Property} &= \$100,000 \\ \text{Glenwillow Tax Rate} &= 2.28\% \\ \$100,000 \times 2.28\% &= \$2,280 \end{aligned}$$

These taxes will be allocated in the percentages detailed in Figure 5.

#### Figure 5 – Recipients of Glenwillow Property Tax



#### Allocation of Property Taxes

Village of Glenwillow	4.48%	\$ 102.15
Solon Schools	64.15%	\$ 1,462.62
Cuyahoga County	28.02%	\$ 638.86
County Library	3.35%	\$ 76.37
	<u>100.0%</u>	<u>\$ 2,280.00</u>

## Village of Glenwillow General Fund - Revenue and Expenditures

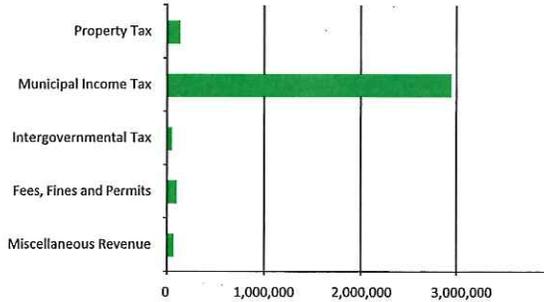
The following is a summary of the Village's financial position and operations for fiscal years ended December 31, 2015 and December 31, 2014. The General Fund accounts for the majority of revenues and expenditures associated with basic operations of the Village. In the Village of Glenwillow, most services and operations are reported in the General Fund (see tables and charts below).

### Where the Money Comes From...

#### Revenues by Category

Revenue - General Fund	2015	2014
Property Tax	188,099	183,245
Municipal Income Tax	2,924,147	2,698,965
Intergovernmental Tax	19,686	20,629
Fees, Fines and Permits	101,906	224,859
Miscellaneous Revenue	141,586	262,031
Transfers/Advances	131,184	108,000
<b>Total General Fund Revenue</b>	<b>\$3,506,608</b>	<b>\$3,497,738</b>

2015 Revenues

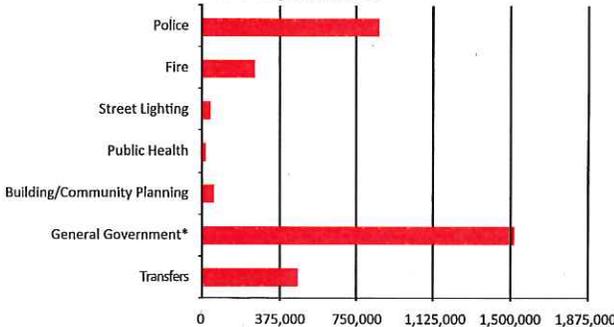


### Where the Money Goes...

#### Expenditures by Function

Expenditures - General Fund	2015	2014
Police	848,077	864,342
Fire	221,052	216,784
Street Lighting	45,000	43,580
Public Health	5,166	7,743
Building/Community Planning	50,003	127,627
General Government*	1,566,406	1,688,287
Transfers/Advances	475,000	660,000
<b>Total General Fund Expenditures</b>	<b>\$3,201,704</b>	<b>\$3,608,363</b>
<b>General Fund Year-End Reserve Balance</b>	<b>\$1,184,067</b>	<b>\$891,462</b>

2015 Expenditures



\*General Government category includes departments such as: Council, Mayor's Office, Land and Buildings, Law, Mayor's Court, Finance Office, along with other Boards and Commissions.

### ⇒ How much money does Glenwillow contribute to the Solon Schools?

In 2016, Glenwillow residents and businesses will provide nearly \$2.9 million in property taxes and approximately \$433,936.47 in employer withheld income taxes to the funding of Solon Schools. The property taxes are paid from all property owners in the Village which includes commercial and residential. The income tax paid to Solon Schools is the result of tax sharing agreements executed between the Village of Glenwillow and Solon Schools as an incentive to attract new business to Glenwillow. These amounts are likely to increase slightly in future years.

Currently, there are 199 children living in Glenwillow attending Solon Schools (K-12).

## Project Highlights

### Economic Development

New industrial construction was not as robust in 2015 as in years past however; the Village still landed two new businesses. Both businesses are located in Diamond Parkway off Pettibone Road. Swagelok Cleveland, the northeast Ohio distributor for Swagelok of Solon built a new 15,000 sq. foot building. They bring 16 new full-time employees to our community. This investment was made by company owners without an incentive package from the Village.

The other new business, Fastener Tool & Supply, formerly of Solon, built a 60,000 square foot building for its 60 full-time employees. Construction started in September and is expected to be completed in March, 2016. The Village negotiated a Community Reinvestment Agreement with Fastener which allowed a reduction on property taxes.

### Fiber Optics

The Village facilitated the construction of the fiber optic cable line to the Industrial areas of the Village which will give our businesses the opportunity to take advantage of up to 1 Gig of high-speed Internet service. This project was accomplished with the development of a partnership with Geis Companies, Premier Development, First Industrial Realty Trust and OneCommunity.

### Asphalt and Concrete Repairs

The Village of Glenwillow continues to make repairs to their existing streets each year. In 2015 the Village spent over \$238,000 in miscellaneous asphalt and concrete repairs throughout the Village.

Please visit our redesigned website for up-to-date Village information.  
[www.glenwillow-oh.gov](http://www.glenwillow-oh.gov)



**HOME**

FOR RESIDENTS

FOR BUSINESSES

ABOUT US

CONTACT US

HOME



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**FACT SHEET**

**DEMOGRAPHICS**

- Population: 923 (2010)
- Residents' Average Age: 41.2
- Median Income: \$70,938
- Land Mass: 2.72 sq. miles
- Housing Units: 383
- Median Housing Value: \$214,400
- Owner Occupied Homes: 82.9%

**Village of Glenwillow  
2010 US Census Statistics**

Race	Percent
White	57%
Black	29%
American Indian and Alaska Native	0.1%
Asian	10%
Two or More Races	3%

**ANNOUNCEMENTS**



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