



## **MINUTES**

**CUYAHOGA COUNTY COMMITTEE OF THE WHOLE MEETING  
TUESDAY, AUGUST 1, 2023  
CUYAHOGA COUNTY ADMINISTRATIVE HEADQUARTERS  
C. ELLEN CONNALLY COUNCIL CHAMBERS – 4<sup>TH</sup> FLOOR  
1:00 PM**

**1. CALL TO ORDER**

**Council President Jones called the meeting to order at 1:15 p.m.**

**2. ROLL CALL**

**Council President Jones asked Clerk Richardson to call the roll. Councilmembers, Schron, Conwell, Turner, Stephens, Simon, Kelly, Miller, Sweeney, Tuma, Gallagher and Jones were in attendance and a quorum was determined.**

**3. PUBLIC COMMENT**

**The following individuals addressed Council regarding Resolution No. R2023-0182: authorizing a Real Estate Purchase Agreement with CRAIG REALTY GROUP – CLEVELAND, LLC, or its designee, in an amount not-to-exceed \$38,703,000.00 for the purchase of certain parcels of real property in Garfield Heights, Ohio with access to Granger Road totaling approximately 72.1 acres now known as permanent parcel numbers 542-14-004, 542-15-002, and 542-22-022, and a portion of permanent parcel number 542-14-002.**

- a) Joel Freilich, Director of Service Management, Greater Cleveland Regional Transit Authority**
- b) Kareem Henton, Cuyahoga County Jail Coalition**
- c) Jeremiah Mathoslah, Action Network**
- d) Pat Dillard, Resident**
- e) Loh**
- f) Josiah Quarles, Northeast Ohio Coalition for the Homeless**

#### 4. MATTERS REFERRED TO COMMITTEE

- a) R2023-0181: A Resolution approving a Cooperative Agreement with the City of Cleveland and a to-be-formed nonprofit corporation to be known as the North Coast Development Corporation (“NCDC”) to facilitate development and redevelopment projects on the City of Cleveland Lakefront; authorizing the appropriation of funds to make annual payments to the NCDC; authorizing the County Executive and/or his designee to execute the cooperative agreement and any related documents; and declaring the necessity that this Resolution become immediately effective.

**Mr. Eric Wobser, former Chief of Staff to County Executive Chris Ronayne, who is now serving in an advisory role, addressed Council and provided an update regarding revisions to the Cooperative Agreement and stated that the reference to the renovation of the Cleveland Browns Stadium was removed; the seat that would have been appointed by the Governor will now be appointed by the Mayor of the City of Cleveland and approved by the Cuyahoga County Executive, as it relates to County representation; approval of the Executive Director will extend to the entire 3-year agreement provided that the hiring of the initial Executive Director and any subsequent Executive Director must be approved in writing by the Mayor and the County Executive; A public information provision was incorporated to hold at least 1 meeting open to the general public; provide for the ability for public comment to be received and considered; make an annual accounting of all public funds received and spent, and to adopt any other public record or open meetings policy.**

**Councilmembers asked questions of Mr. Wobser and Ms. Catherine Romanchek, Attorney with Squire Patton Boggs, pertaining to the item, which they answered accordingly. Discussion ensued.**

**Mr. Wobser thanked Councilmembers for their feedback regarding revisions to the Cooperative Agreement. He stated that there is a commitment from the County Executive to work with Council to complete this project. Mr. Wobser said they will continue to work behind the scenes to determine if more changes can be made to create a stronger comfort level for Councilmembers to support the project.**

**No legislative action was taken on this item.**

- b) R2023-0182: A Resolution authorizing a Real Estate Purchase Agreement with CRAIG REALTY GROUP - CLEVELAND, LLC, or its designee, in an amount not-to-exceed \$38,703,000.00 for the purchase of certain parcels of real property in Garfield Heights, Ohio with access to Granger Road totaling approximately 72.1 acres now known as permanent parcel numbers 542-14-004, 542-15-002, and 542-22-022, and a portion of permanent parcel number 542-14-002; authorizing the County Executive to take all necessary actions and to execute the Purchase Agreement and any and all other agreements and documents consistent with this Resolution; and declaring the necessity that this Resolution become immediately effective.

- c) O2023-0012: An Ordinance amending and codifying Board of County Commissioners Resolution No. 2007-073101 dated July 26, 2007, and enacting new Chapter 727, Section 727.01 of the Cuyahoga County Code to change the period of time during which the County sales tax shall be levied at the aggregate rate of one and one-fourth percent; and declaring the necessity that this Ordinance become immediately effective.
- d) O2023-0013: An Ordinance amending and codifying Board of County Commissioners Resolution No. 2007-073102 dated July 26, 2007 and enacting new Chapter 727, Section 727.02 of the Cuyahoga County Code to change the period of time during which the County use tax shall be levied at the aggregate rate of one and one-fourth percent; and declaring the necessity that this Ordinance become immediately effective.

**Clerk Richardson read Resolution No. R2023-0182; Ordinance Nos. O2023-0012 & O2023-0013 into the record consecutively.**

**Mr. Michael Chambers, Fiscal Officer, Mr. Ryan Jeffers, Senior Vice-President of CBRE, Mr. Jeffrey Appelbaum, Managing Director of Project Management Consultants LLC and Mr. Michael Dever, Director of the Department of Public Works, addressed Council and provided a financial summary regarding the Cuyahoga County Central Services Campus bond term scenarios for a 30-year, 35-year, and 40-year term; sales tax projections 40-years vs. 30-years; Land assemblage history, investment and value proposition; overall budget review; cost and schedule assumption regarding the start-up, programming and project definition, plan acceptance/project delivery determination, conceptual design and design build construction. Discussion ensued.**

**Council members asked questions of Mr. Chambers, Mr. Jeffers, and Mr. Appelbaum, and Mr. Dever, pertaining to the items, which they answered accordingly.**

**Councilmember Simon addressed Councilmembers regarding the Jail site; jail numbers by City of residence; jail numbers by arresting agency; top 5 arresting agencies; Cuyahoga County broadband access; Broadband vendor coverage; inmate transfers; 2023 Cuyahoga County Sheriff ER runs; current Greater Cleveland Rapid Transit Authority (GCRTA) locations and transportation opportunities by bus for the public and visitors; GCRTA travel times and drive times.**

**Councilmember Simon introduced a proposed substitute sponsored by her and Councilmember Gallagher on the floor to Resolution R2023-0182. Ms. Simon and Mr. Gallagher addressed the proposed substitute. Discussion ensued.**

**Councilmembers asked questions of Mr. Dever, Mr. Jeffers, and Mr. Michael King, Council Staff, pertaining to the proposed substitute which they answered accordingly.**

**A motion was made by Ms. Simon, seconded by Ms. Conwell and approved by a majority roll call vote of 7 yeas and 4 nays to accept the proposed substitute, with Councilmembers**

**Conwell, Turner, Stephens, Simon, Kelly, Gallagher and Jones voting in the affirmative and Councilmembers Schron, Miller, Sweeney and Tuma casting dissenting votes.**

**On a motion by Mr. Miller with a second by Mr. Sweeney, Resolution No. R2023-0182 was considered and approved by unanimous vote to be referred to the full Council agenda with a recommendation for passage on second reading suspension as substituted.**

**5. EXECUTIVE SESSION**

- a) Pending or imminent litigation

**Executive Session was called to order by Council President Jones at 4:27p.m. Council President Jones asked Deputy Clerk Carter to call the role to go into Executive Session. A motion was made by Ms. Simon, seconded by Mr. Miller and approved by unanimous roll-call vote to move to Executive Session for the purposes of discussing pending or imminent litigation and for no other purpose whatsoever.**

**The following Councilmembers were present: Schron, Conwell, Turner, Stephens, Simon, Kelly, Miller, Sweeney, Tuma, Gallagher and Jones.**

**The following additional attendees were present: Law Director Rick Manoloff; Assistant Law Director Greg Huth; Assistant Division Civil Chief Dave Lambert; Assistant Law Director Janeane Cappara; Assistant Prosecuting Attorney Pat Lipaj; Legislative Budget Advisor Trevor McAleer and Special Counsel Michael King.**

**At 4:34 p.m., Executive Session was adjourned without objection and Council President Jones then reconvened the meeting.**

**Council President Jones asked Clerk Carter to read Ordinance Nos. O2023-0012 & O2023-0013 into the record simultaneously so that a motion could be made to refer the items out of committee, as they were inadvertently omitted when Resolution No. R2023-0182 was considered and referred.**

**On a motion by Ms. Simon with a second by Mr. Tuma, Ordinance Nos. O2023-0012 and O2023-0013 were considered and approved by unanimous vote to be referred to the full body of Council with a recommendation for passage on second reading suspension.**

**Council President Jones stated that the second public hearing regarding Ordinance Nos. O2023-0012 & O2023-0013 will be held during the Council meeting taking place at 5:00 p.m.**

6. MISCELLANEOUS BUSINESS

**There was no miscellaneous business.**

7. ADJOURNMENT

**With no further business to discuss, Council President Jones adjourned the meeting at 4:42 p.m., without objection.**