



AGENDA
CUYAHOGA COUNTY COMMUNITY DEVELOPMENT
COMMITTEE MEETING
MONDAY, FEBRUARY 3, 2025
CUYAHOGA COUNTY ADMINISTRATIVE HEADQUARTERS
C. ELLEN CONNALLY COUNCIL CHAMBERS – 4TH FLOOR
9:30 AM

Committee Members:

Michael J. Houser, Sr., Chair – District 10
Pernel Jones Jr., Vice Chair – District 8
Patrick Kelly - District 1
Robert E. Schleper, Jr. - District 6
Sunny M. Simon - District 11

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. PUBLIC COMMENT**
- 4. APPROVAL OF MINUTES FROM THE JANUARY 23, 2025 MEETING** [See Page 3]
- 5. MATTERS REFERRED TO COMMITTEE**
 - a) R2025-0038: A Resolution authorizing an Emergency Rental Assistance 2 Loan and Federal HOME Investment Partnership Loan to Warner and Swasey, LLC, or their designee, in the amount not-to-exceed \$3,350,000.00 for construction of 140 units for mixed-use, mixed-income, mixed-population, historic adaptive-reuse of the former Warner and Swasey Manufacturing Plant, located in the City of Cleveland; authorizing the County Executive and/or Director of Housing and Community Development to execute all documents consistent with said loan and this Resolution; and declaring the necessity that this Resolution become immediately effective. [See Page 13]

- b) R2025-0065: A Resolution amending Resolution No. R2022-0405, dated 12/6/2022, which authorized Cuyahoga County Match Funding Forgivable loans to various organizations in the total amount not-to-exceed \$5,000,000.00 for various projects in connection with the State of Ohio, Brownfield Remediation Funding Match Program for the period 12/1/2022 – 11/30/2025, by extending the sunset date for Warner & Swasey to 11/30/2025; and declaring the necessity that this Resolution become immediately effective. [See Page 18]
- c) O2025-0001: An Ordinance amending Section 714.02(E) of the Cuyahoga County Code to prioritize municipal corporations and townships in Cuyahoga County when evaluating applications to the Cuyahoga County Community Development Supplemental Grant (“CDSG”) Program. [See Page 24]

6. MISCELLANEOUS BUSINESS

7. ADJOURNMENT

**Complimentary parking for the public is available in the attached garage at 900 Prospect. A skywalk extends from the garage to provide additional entry to the Council Chambers from the 5th floor parking level of the garage. Please see the Clerk to obtain a complimentary parking pass.*

***Council Chambers is equipped with a hearing assistance system. If needed, please see the Clerk to obtain a receiver.*



MINUTES

CUYAHOGA COUNTY COMMUNITY DEVELOPMENT COMMITTEE MEETING

THURSDAY, JANUARY 23, 2025

CUYAHOGA COUNTY ADMINISTRATIVE HEADQUARTERS

C. ELLEN CONNALLY COUNCIL CHAMBERS – 4TH FLOOR

10:00 AM

1. CALL TO ORDER

Vice Chair Jones called the meeting to order at 10:10 a.m.

2. ROLL CALL

Mr. Jones asked Assistant Deputy Clerk Georgakopoulos to call the roll. Committee members Jones and Simon were in attendance and a quorum was not determined. Committee members Houser, Kelly and Schleper were absent. Council President Miller and Councilmember Gallagher were also in attendance.

In accordance with Rule 12F of the County Council Rules, Council President Miller appointed Councilmember Gallagher as a Member Pro Tem of the Community Development Committee. A quorum was established.

Council Vice President Conwell was also in attendance and arrived after the roll call was taken.

3. PUBLIC COMMENT

The following individuals addressed the committee members regarding Ordinance No. O2025-0001.

- a) A written statement from Mr. Ian Andrews, Executive Director of Lakewood Alive was acknowledged and entered into the record.**
- b) Mr. Brian Meng**

4. APPROVAL OF MINUTES FROM THE NOVEMBER 18, 2024 MEETING

A motion was made by Ms. Simon, seconded by Mr. Gallagher, and approved by unanimous vote to approve the minutes from the November 18, 2024 meeting.

5. MATTERS REFERRED TO COMMITTEE

- a) R2024-0433: A Resolution awarding a total sum, not to exceed \$20,000, to the Cleveland Restoration Society for the Jesse Owens Family Home Stabilization Preservation Project from the District 8 ARPA Community Grant Fund; and declaring the necessity that this Resolution become immediately effective.

Ms. Margaret Lann, Director of Preservation Services for the Cleveland Restoration Society, addressed the Committee regarding Resolution No. R2024-0433. Discussion ensued.

Committee members and Councilmembers asked questions of Ms. Lann pertaining to the item, which she answered accordingly.

On a motion by Mr. Jones with a second by Ms. Simon, Resolution No. R2024-0433 was considered and approved by unanimous vote to be referred to the full Council agenda for second reading.

- b) R2025-0008: A Resolution awarding a total sum, not to exceed \$50,000, to the Assembly for the Arts for the Study of the Arts Funding Landscape Project from the District 7 ARPA Community Grant Fund; and declaring the necessity that this Resolution become immediately effective.

Mr. Jeremy Johnson, President and Chief Executive Officer, addressed the Committee regarding Resolution No. R2025-0008. Discussion ensued.

Committee members and Councilmembers asked questions of Mr. Johnson pertaining to the item, which he answered accordingly.

On a motion by Ms. Simon with a second by Mr. Gallagher, Resolution No. R2025-0008 was considered and approved by unanimous vote to be referred to the full Council agenda for second reading.

- c) R2025-0009: A Resolution awarding a total sum, not to exceed \$20,000, to the Western Reserve Historical Society for Placemaking Activities for the WRHS New African American History Gallery of the Cleveland History Center from the Districts 7 and 9 ARPA Community Grant Funds; and declaring the necessity that this Resolution become immediately effective.

Ms. Regennia Williams, Associate Curator of African American Community Partnerships, Programs, and Traveling Exhibitions for the Western Reserve Historical Society, addressed the Committee regarding Resolution No. R2025-0009. Discussion ensued.

Committee members and Councilmembers asked questions of Ms. Williams pertaining to the item, which she answered accordingly.

On a motion by Mr. Jones with a second by Ms. Simon, Resolution No. R2025-0009 was considered and approved by unanimous vote to be referred to the full Council agenda for second reading.

- d) R2025-0010: A Resolution awarding a total sum, not to exceed \$15,000, to the Greater Cleveland Association of Black Journalists for the National Association of Black Journalists 2025 Convention & Career Fair from the Districts 7 and 9 ARPA Community Grant Funds; and declaring the necessity that this Resolution become immediately effective.

Ms. Rhonda Crowder, President of the Greater Cleveland Association of Black Journalists, addressed the Committee regarding Resolution No. R2025-0010. Discussion ensued.

Committee members and Councilmembers asked questions of Ms. Crowder pertaining to the item, which she answered accordingly.

Mr. Jones requested to add funds in the amount of \$5,000.00 from the District 8 ARPA Community Grant Fund which will be incorporated into a proposed substitute for consideration at the next Council meeting for second reading.

On a motion by Ms. Simon with a second by Mr. Gallagher, Resolution No. R2025-0010 was considered and approved by unanimous vote to be referred to the full Council agenda for second reading.

- e) R2025-0012: A Resolution awarding a total sum, not to exceed \$10,000, to the National Rites of Passage Institute for Cultural Community Engagement Events from the District 9 ARPA Community Grant Fund; and declaring the necessity that this Resolution become immediately effective.

Mr. Paul Hill, Founder and Executive Director for the National Rites of Passage Institute, addressed the Committee regarding Resolution No. R2025-0012. Discussion ensued.

Committee members and Councilmembers asked questions of Mr. Hill pertaining to the item, which he answered accordingly.

On a motion by Mr. Jones with a second by Ms. Simon, Resolution No. R2025-0012 was considered and approved by unanimous vote to be referred to the full Council agenda for second reading.

- f) R2025-0014: A Resolution awarding a total sum, not to exceed \$3,000, to the Sigma Gamma Rho Sorority, Inc. for the Swim 1922 Project from the District 9 ARPA Community Grant Fund; and declaring the necessity that this Resolution become immediately effective.

Ms. Valerie Thomas and Ms. Kayla Thomas, Members of the Sigma Gamma Rho Sorority, Inc., addressed the Committee regarding Resolution No. R2025-0014. Discussion ensued.

Committee members and Councilmembers asked questions of Ms. Thomas and Ms. Thomas pertaining to the item, which they answered accordingly.

Ms. Conwell requested to add funds in the amount of \$10,000.00 from the District 7 ARPA Community Grant Fund which will be incorporated into a proposed substitute for consideration at the next Council meeting for second reading.

Mr. Jones requested to add funds in the amount of \$5,000.00 from the District 8 ARPA Community Grant Fund which will be incorporated into a proposed substitute for consideration at the next Council meeting for second reading.

On a motion by Mr. Jones with a second by Ms. Simon, Resolution No. R2025-0014 was considered and approved by unanimous vote to be referred to the full Council agenda for second reading.

- g) R2025-0017: A Resolution awarding a total sum, not to exceed \$10,000, to the Association of African American Cultural Gardens for the African American Cultural Garden Monument Project from the District 9 ARPA Community Grant Fund; and declaring the necessity that this Resolution become immediately effective.

Ms. Lavita Ewing, Development Chair for the Association of African American Cultural Gardens, addressed the Committee regarding Resolution No. R2025-0017. Discussion ensued.

Committee members and Councilmembers asked questions of Ms. Ewing pertaining to the item, which she answered accordingly.

On a motion by Mr. Jones with a second by Mr. Gallagher, Resolution No. R2025-0017 was considered and approved by unanimous vote to be referred to the full Council agenda for second reading.

- h) R2025-0038: A Resolution authorizing an Emergency Rental Assistance 2 Loan and Federal HOME Investment Partnership Loan to Warner and Swasey, LLC, or their designee, in the amount not-to-exceed \$3,350,000.00 for construction of 140 units for mixed-use, mixed-income, mixed-population, historic adaptive-reuse of the former Warner and Swasey Manufacturing Plant, located in the City of Cleveland; authorizing the County Executive and/or Director of Housing and Community Development to execute all documents consistent with said loan and this Resolution; and declaring the necessity that this Resolution become immediately effective.

Resolution No. R2025-0038 was held at the request of the department. There was no legislative action taken on Resolution No. R2025-0038.

- i) R2025-0039: A Resolution making awards to various municipalities, in the total amount of \$1,818,295.88 for various projects or programs in connection with the FY2025 Community Development Block Grant Program for the period 1/1/2025 - 12/31/2025; authorizing the County Executive to execute the agreements and all other documents consistent with said awards and this Resolution; and declaring the necessity that this Resolution become immediately effective:

- 1) City of Bedford in the amount not-to-exceed \$150,000.00 for Bedford Ellenwood Recreation Center Repairs.
- 2) City of Brook Park in the amount not-to-exceed \$70,795.88 for John F. Kennedy Memorial Park: A Legacy of Honor and Remembrance.
- 3) City of Brooklyn in the amount not-to-exceed \$150,000.00 for ADA Upgrades to James P. Brock Memorial Playground.
- 4) City of Maple Heights in the amount not-to-exceed \$132,500.00 for Maple Heights Senior Center Accessibility Project.
- 5) City of North Olmsted in the amount not-to-exceed \$150,000.00 for City of North Olmsted's Old Town Hall Accessibility and Revitalization Project.
- 6) City of Parma Heights in the amount not-to-exceed \$150,000.00 for resurfacing of Ackley Road.
- 7) City of Shaker Heights in the amount not-to-exceed \$150,000.00 for Hildana Park Improvements.
- 8) City of South Euclid in the amount not-to-exceed \$150,000.00 for Playground of Possibilities Restoration Project at Bexley Park.

- 9) City of Strongsville in the amount not-to-exceed \$115,000.00 for Senior Center Restroom Enhancement Project.
- 10) City of Warrensville Heights in the amount not-to-exceed \$150,000.00 for Granada Boulevard Reconstruction Project.
- 11) Village of Glenwillow in the amount not-to-exceed \$150,000.00 for ADA Upgrades to Danals Norman Payne Recreation Complex Playground.
- 12) Village of North Randall in the amount not-to-exceed \$150,000.00 for Housing Preservation and Rehabilitation.
- 13) Village of Oakwood in the amount not-to-exceed \$150,000.00 for Tryon Road Phase 2 Resurfacing Project.

Ms. Kellie Glenn, Administrator for the Department of Housing and Community Development, addressed the Committee regarding Resolution No. R2025-0039. Discussion ensued.

Committee members and Councilmembers asked questions of Ms. Glenn pertaining to the item, which she answered accordingly.

On a motion by Mr. Jones with a second by Ms. Simon, Resolution No. R2025-0039 was considered and approved by unanimous vote to be referred to the full Council agenda for second reading.

- j) R2025-0040: A Resolution making awards to various municipalities and agencies in the total amount not-to-exceed \$1,648,012.00 for various projects or programs in connection with the FY2025 Community Development Supplemental Grant Program for the period 1/1/2025 – 12/31/2025; authorizing the County Executive to execute the agreements and contracts and all other documents consistent with said awards and this Resolution; and declaring the necessity that this Resolution become immediately effective:

- 1) Burton Bell Carr in the amount not-to-exceed \$50,000.00 for Safety = Community Empowerment Series.
- 2) City of Berea in the amount not-to-exceed \$50,000.00 for Edgewood Drive Improvement Project.
- 3) City of Brecksville in the amount not-to-exceed \$50,000.00 for Brecksville Kids Quarters Project, Phase 3: Tot Lot Project.

- 4) City of Brook Park in the amount not-to-exceed \$50,000.00 for Carpenter Park Playground Transformation.
- 5) City of Brooklyn in the amount not-to-exceed \$50,000.00 for Exterior Home Repair Program.
- 6) City of Cleveland Heights in the amount not-to-exceed \$50,000.00 for Cleveland Heights ADA Park Improvements.
- 7) City of Euclid in the amount not-to-exceed \$50,000.00 for E. 215th Street Trail: Phase I Project.
- 8) City of Fairview Park in the amount not-to-exceed \$50,000.00 for Bohlken Park Playground Improvement Project.
- 9) City of Garfield Heights in the amount not-to-exceed \$50,000.00 for Exterior Home Repair Grant Program.
- 10) City of Lakewood in the amount not-to-exceed \$50,000.00 for The Merl Bunts Park Improvement Project.
- 11) City of Maple Heights in the amount not-to-exceed \$50,000.00 for 2025 Exterior Home Repair Grant Program.
- 12) City of Middleburg Heights in the amount not-to-exceed \$50,000.00 for Craigmere Drive Resurfacing from Webster Road to Nethersole Drive.
- 13) City of North Olmsted in the amount not-to-exceed \$47,672.00 for Old Town Hall Accessibility and Revitalization Project.
- 14) City of North Royalton in the amount not-to-exceed \$50,000.00 for State Road Sidewalk Extension.
- 15) City of Parma in the amount not-to-exceed \$50,000.00 for Parma-Parma Heights Regional Dog Park Project.
- 16) City of Parma Heights in the amount not-to-exceed \$50,000.00 for Parma-Parma Heights Regional Dog Park Project.
- 17) City of Shaker Heights in the amount not-to-exceed \$50,000.00 for Hildana Park Improvements.
- 18) City of Solon in the amount not-to-exceed \$50,000.00 for Building New Pavilion by the City Community Park.
- 19) City of Warrensville Heights in the amount not-to-exceed \$50,000.00 for Granada Boulevard Reconstruction Project.
- 20) Cleveland Cultural Gardens Federation in the amount not-to-exceed \$35,000.00 for One World Day 2025.

- 21) Cleveland Neighborhood Progress Inc. in the amount not-to-exceed \$50,000.00 for Wayfinding and Directional Signage for Historic Shaker Square.
- 22) Cuyahoga Land Bank Charities in the amount not-to-exceed \$50,000.00 for Euclid Avenue Streetscape Enhancement.
- 23) Jefferson-Puritas West Park CDC in the amount not-to-exceed \$50,000.00 for "More Alike than Different" Mural Extension.
- 24) Mpac Cleveland in the amount not-to-exceed \$50,000.00 for LOOS-Saving Our Own Lives in Partnership with Rivers in the Desert.
- 25) Northwest Neighborhoods CDC in the amount not-to-exceed \$50,000.00 for Replacement of Gordon Square Arcade Lower Roof.
- 26) Orange Village in the amount not-to-exceed \$27,640.00 for Orange Village Traffic Calming Initiative: Solar-Powered Radar Speed Signs.
- 27) Village of Brooklyn Heights in the amount not-to-exceed \$50,000.00 for Baseball Diamond #2 Fence Improvements.
- 28) Village of Glenwillow in the amount not-to-exceed \$50,000.00 for ADA Upgrades to Donald Norman Payne Recreation Complex Playground.
- 29) Village of Highland Hills in the amount not-to-exceed \$40,300.00 for Fire Department Re-roof.
- 30) Village of Newburgh Heights in the amount not-to-exceed \$50,000.00 for Kathy Edwards Park Fence Replacement.
- 31) Village of North Randall in the amount not-to-exceed \$50,000.00 for Housing Preservation and Rehabilitation Supplemental.
- 32) Village of Oakwood in the amount not-to-exceed \$50,000.00 for Tryon Road Phase 2 Resurfacing.
- 33) Village of Walton Hills in the amount not-to-exceed \$50,000.00 for ITA Pavement Reconstruction - Phase IV.
- 34) Village of Woodmere in the amount not-to-exceed \$47,400.00 for Village of Woodmere Bandstand.

Ms. Glenn addressed the Committee regarding Resolution No. R2025-0040. Discussion ensued.

Committee members and Councilmembers asked questions of Ms. Glenn pertaining to the item, which she answered accordingly.

On a motion by Ms. Simon with a second by Mr. Jones, Resolution No. R2025-0040 was considered and approved by unanimous vote to be referred to the full Council agenda for second reading.

- k) R2025-0041: A Resolution authorizing an amendment to Contract No. 1827 (aka Contract No. 2446) with The Legal Aid Society of Cleveland, in the original amount not-to-exceed \$1,000,000.00, to increase the per household rate paid by the County from \$1,067.00 to \$1,700.00, effective 4/1/2021; no additional funds required; authorizing the County Executive to execute this amendment and all other documents consistent with this Resolution; and declaring the necessity that this Resolution become immediately effective.

Ms. Sara Parks Jackson, Director of the Department of Housing and Community Development, addressed the Committee regarding Resolution No. R2025-0041. Discussion ensued.

Committee members and Councilmembers asked questions of Ms. Parks Jackson pertaining to the item, which she answered accordingly.

On a motion by Mr. Jones with a second by Ms. Simon, Resolution No. R2025-0041 was considered and approved by unanimous vote to be referred to the full Council agenda for second reading.

- l) O2025-0001: An Ordinance amending Section 714.02(E) of the Cuyahoga County Code to prioritize municipal corporations and townships in Cuyahoga County when evaluating applications to the Cuyahoga County Community Development Supplemental Grant ("CDSG") Program.

Ms. Simon, Mr. Michael King, Senior Legislative Strategist for Council; and Ms. Parks Jackson, addressed the Committee regarding Ordinance No. O2025-0001. Discussion ensued.

Committee members and Councilmembers asked questions of Mr. King and Ms. Parks Jackson pertaining to the item, which they answered accordingly.

There was no legislative action taken on Ordinance No. O2025-0001.

6. MISCELLANEOUS BUSINESS

There was no miscellaneous business.

7. ADJOURNMENT

With no further business to discuss, Vice Chair Jones adjourned the meeting at 12:29 p.m., without objection.

County Council of Cuyahoga County, Ohio

Resolution No. R2025-0038

Sponsored by: County Executive Ronayne/Department of Housing and Community Development	A Resolution authorizing an Emergency Rental Assistance 2 Loan and Federal HOME Investment Partnership Loan to Warner and Swasey, LLC, or their designee, in an amount not-to-exceed \$3,350,000.00 for construction of 140 units for mixed-use, mixed-income, mixed-population, historic adaptive-reuse of the former Warner and Swasey Manufacturing Plant, located in the City of Cleveland; authorizing the County Executive and/or Director of Housing and Community Development to execute all documents consistent with said loan and this Resolution; and declaring the necessity that this Resolution become immediately effective.
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WHEREAS, the County Executive/Department of Housing and Community Development recommends an Emergency Rental Assistance 2 Loan and Federal HOME Investment Partnership Loan to Warner and Swasey, LLC, or their designee, in an amount not-to-exceed \$3,350,000.00 for construction of 140 units for mixed-use, mixed-income, mixed-population, historic adaptive-reuse of the former Warner and Swasey Manufacturing Plant, located in the City of Cleveland; and

WHEREAS, the primary goal of this loan is for construction of 140 units for mixed-use, mixed-income, mixed-population, historic adaptive-reuse of the former Warner and Swasey Manufacturing Plant; and

WHEREAS, this is a forgivable loan based on compliance with affordability requirements for a term of 20 years; and

WHEREAS, this project is funded 87% Emergency Rental Assistance 2 Funds (\$2,900,000.00) and 13% Federal HOME Investment Partnership Funds (\$450,000.00) and;

WHEREAS, it is necessary that this Resolution become immediately effective in order that critical services provided by Cuyahoga County can continue.

**NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY COUNCIL
OF CUYAHOGA COUNTY, OHIO:**

SECTION 1. That the Cuyahoga County Council hereby authorizes an Emergency Rental Assistance 2 Loan and Federal HOME Investment Partnership Loan to Warner and Swasey, LLC, or their designee, in an amount not-to-exceed \$3,350,000.00 for construction of 140 units for mixed-use, mixed-income, mixed-population, historic adaptive-reuse of the former Warner and Swasey Manufacturing Plant, located in the City of Cleveland.

SECTION 2. That the County Executive and/or the Director of Housing and Community Development are authorized to execute all documents consistent with said loan and this Resolution. To the extent that any exemptions are necessary under the County Code and contracting procedures, they shall be deemed approved by the adoption of this Resolution.

SECTION 3. That this Resolution shall sunset twenty-four (24) months after County Council approval should the authorized action have not occurred by that date. In the event this Resolution sunsets prior to the authorized action taking place, the Director of Housing and Community Development shall notify the Clerk of Council in writing. The Clerk of Council shall record the sunsetting of this Resolution in the Council's journal.

SECTION 4. It is necessary that this Resolution become immediately effective for the usual daily operation of the County and the reasons set forth in the preamble. Provided that this Resolution receives the affirmative vote of at least eight members of Council, it shall take effect and be in force immediately upon the earliest occurrence of any of the following: (1) its approval by the County Executive through signature, (2) the expiration of the time during which it may be disapproved by the County Executive under Section 3.10(6) of the Cuyahoga County Charter, or (3) its passage by at least eight members of Council after disapproval pursuant to Section 3.10(7) of the Cuyahoga County Charter. Otherwise, it shall take effect and be in force from and after the earliest period allowed by law.

SECTION 5. It is found and determined that all formal actions of this Council relating to the adoption of this Resolution were adopted in an open meeting of the Council, and that all deliberations of this Council and of any of its committees that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

On a motion by _____, seconded by _____, the foregoing Resolution was duly adopted.

Yeas:

Nays:

County Council President

Date

County Executive

Date

Clerk of Council

Date

First Reading/Referred to Committee: January 14, 2025

Committee(s) Assigned: Community Development

Journal _____
_____, 20__

PURCHASE-RELATED TRANSACTIONS

Title	Department of Housing and Community Development/ Warner and Swasey, LLC / Affordable Housing Development Loan
Department or Agency Name	Housing and Community Development
Requested Action	<input checked="" type="checkbox"/> Contract <input type="checkbox"/> Agreement <input type="checkbox"/> Other (please specify):

Original (O)/ Amendment (A-#)	Contract No. (If PO, list PO#)	Vendor Name	Time Period	Amount	Date BOC/Council Approved	Approval No.
O	TBD	Warner and Swasey, LLC, or their designee	Upon Signature for 20 years	3,350,000.00	Pending	Pending

<p>Service/Item Description (include quantity if applicable).</p> <p>The Department of Housing and Community Development is requesting approval for an Emergency Rental Assistance 2 Loan and Federal HOME Investment Partnership Loan to Warner and Swasey LLC, or their designees, in the amount no to exceed \$3,350,000.00.</p> <p>The total loan amount will be \$3,350,000.00 Interest Rate: 0% Term: 20 years deferred Forgivable based on compliance with affordability requirements</p>
<p>Project Goals, Outcomes or Purpose (list 3):</p> <p>Construction of 140 units for mixed-use, mixed-income, mixed-population, historic adaptive-reuse of the former Warner and Swasey Manufacturing Plant, located in the City of Cleveland.</p> <p>7 units to be designated at the 50% level along with the 2 HOME units at or below 80% AMI for a total of 9 units attributable to County funding.</p>
<p>If a County Council item, are you requesting passage of the item without 3 readings. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>

<p>In the boxes below, list Vendor/Contractor, etc. Name, Street Address, City, State and Zip Code. Beside each vendor/contractor, etc. provide owner, executive director, other (specify)</p>	
Vendor Name and address:	Owner, executive director, other (specify):
Warner and Swasey, LLC 1301 N 31 st Street Philadelphia, PA 19121	Timothy Henkel Senior Vice President
Vendor Council District: N/A	Project Council District: 8
If applicable provide the full address or list the municipality(ies) impacted by the project.	5701 Carnegie Avenue Cleveland, OH 44103

NON-COMPETITIVE PROCUREMENT

Provide a short summary for not using competitive bid process.

Emergency Rental Assistance 2 Loan
Federal HOME Investment Partnership Loan

*See Justification for additional information.

☐ Exemption

☐ Alternative Procurement Process

☐ Contract Amendment - (list original procurement)

☒ Other Procurement Method, please describe:
Loan

FUNDING SOURCE: Please provide the complete, proper name of each funding source (No acronyms). Include % for each funding source listed.

13% (\$450,000.00) Federal HOME Investment Partnership Funds

87% (\$2,900,000.00) Emergency Rental Assistance 2 Funds

Is funding for this included in the approved budget? ☒ Yes ☐ No (if "no" please explain):

List all Accounting Unit(s) upon which funds will be drawn and amounts if more than one accounting unit.

HC223135 / 58750 / DV-20-HOME-PP and HC350105 / 58750 / DV-21-ARP-ERA2

Payment Schedule: ☒ Invoiced ☐ Monthly ☐ Quarterly ☐ One-time ☐ Other (please explain):

Provide status of project.

Is contract/purchase late ☒ No ☐ Yes, In the fields below provide reason for late and timeline of late submission

Reason:

Timeline

Project/Procurement Start Date (date your team started working on this item):

Date documents were requested from vendor:

Date of insurance approval from risk manager:

Date Department of Law approved Contract:

Detail any issues that arose during processing in Infor, such as the item being disapproved and requiring correction:

If late, have services begun? ☐ No ☐ Yes (if yes, please explain)

Have payments been made? ☐ No ☐ Yes (if yes, please explain)

HISTORY (see instructions):

The HOME portion was originally approved on January 11, 2022, Resolution R2021-0268 and on November 26, 2024, Resolution 2024-0374 that Sunset on 12/31/2024.

County Council of Cuyahoga County, Ohio
Resolution No. R2025-0065

Sponsored by: County Executive Ronayne/Department of Development	A Resolution authorizing an amendment to Resolution No. R2022-0405, dated 12/6/2022, which approved Cuyahoga County Match Funding Forgivable loans to various organizations in the total amount not-to-exceed \$5,000,000.00 for various projects in connection with the State of Ohio, Brownfield Remediation Funding Match Program, by extending the sunset date to 11/30/2025; and declaring the necessity that this Resolution become immediately effective.
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WHEREAS, the County Executive/Department of Development recommends an amendment to Resolution No. R2022-0405, dated 12/6/2022, which approved Cuyahoga County Match Funding Forgivable loans to various organizations in the total amount not-to-exceed \$5,000,000.00 for various projects in connection with the State of Ohio, Brownfield Remediation Funding Match Program by extending the sunset date to 11/30/2025;

WHEREAS, the primary goal of this amendment is to extend the sunset date to 11/30/2025; and

WHEREAS, this project is funded 100% General Fund-American Rescue Plan Act Revenue Replacement (ARPA) /Provision of Government Services); and

WHEREAS, it is necessary that this Resolution become immediately effective in order that critical services provided by Cuyahoga County can continue.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY COUNCIL OF CUYAHOGA COUNTY, OHIO:

SECTION 1. That the Cuyahoga County Council hereby authorizes an amendment to Resolution No. R2022-0405, dated 12/6/2022, which approved Cuyahoga County Match Funding Forgivable loans to various organizations in the total amount not-to-exceed \$5,000,000.00 for various projects in connection with

the State of Ohio, Brownfield Remediation Funding Match Program by extending the sunset date to 11/30/2025.

SECTION 2. That the County Executive or the Director of Development is authorized to cancel or execute any agreement and all documents consistent with this Resolution.

SECTION 3. It is necessary that this Resolution become immediately effective for the usual daily operation of the County and the reasons set forth in the preamble. Provided that this Resolution receives the affirmative vote of at least eight members of Council, it shall take effect and be in force immediately upon the earliest occurrence of any of the following: (1) its approval by the County Executive through signature, (2) the expiration of the time during which it may be disapproved by the County Executive under Section 3.10(6) of the Cuyahoga County Charter, or (3) its passage by at least eight members of Council after disapproval pursuant to Section 3.10(7) of the Cuyahoga County Charter. Otherwise, it shall take effect and be in force from and after the earliest period allowed by law.

SECTION 4. It is found and determined that all formal actions of this Council relating to the adoption of this Resolution were adopted in an open meeting of the Council, and that all deliberations of this Council and of any of its committees that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

On a motion by _____, seconded by _____, the foregoing Resolution was duly adopted.

Yeas:

Nays:

County Council President

Date

County Executive

Date

Clerk of Council

Date

First Reading/Referred to Committee: January 28, 2025
Committee(s) Assigned: Community Development

Journal _____

_____, 20__

LOAN TRANSACTIONS

Title	2025 – Department Development; Amendment; Brownfield Matching Forgivable Loan; R2022-0405
Department or Agency Name	Department Development
Requested Action	<input checked="" type="checkbox"/> Contract <input type="checkbox"/> Agreement <input type="checkbox"/> Other (please specify):

Original (O)/ Amendment (A-#)	Contract No. (If PO, list PO#)	Vendor Name	Time Period	Amount	Date BOC Approved/ Council's Journal Date	Approval No.
A	Pending	17) Warner & Swasey	Extension of Sunset to 11/30/2025	\$293,143.20	12/6/2022	R2022-0405

Loan Description and Terms.

The Department of Development is seeking to amend the previously approved Brownfield Matching Forgivable loan to Warner & Swasey. The Department is requesting an extension to the sunset date to 11/30/2025 of Resolution R2022-0405 which was approved by County Council on December 6, 2022.

Project Purpose/Goals, Outcomes(List 3):

Environmental remediation activities consist of removal of soils that, collectively, exceed Voluntary Action Program (VAP) generic direct contact standards (GDCS) for residential land use. In addition, as noted, the Property does not meet applicable residential standards for the vapor intrusion pathway. Consequently, the second complete exposure pathway addressed through implementation of the RAP is soil/groundwater to indoor air.

If a County Council item, are you requesting passage of the item without 3 readings. ☐ Yes ☒ No

In the boxes below, list Borrower/Vendor, Name, Street Address, City, State and Zip Code. Beside each vendor/contractor, etc. provide owner, executive director, other (specify)

Vendor Name and address:	Owner, executive director, other (specify):
Vendor Council District:	Project Council District:
If applicable provide the full address or list the municipality(ies) impacted by the project.	

COMPETITIVE PROCUREMENT	NON-COMPETITIVE PROCUREMENT
RQ# _ (Insert RQ# for formal/informal items, as applicable) <input type="checkbox"/> RFB <input type="checkbox"/> RFP <input type="checkbox"/> RFQ <input type="checkbox"/> Informal <input type="checkbox"/> Formal Closing Date:	Provide a short summary for not using competitive bid process. *See Justification for additional information.
The total value of the solicitation: \$0.00	<input type="checkbox"/> Exemption
Number of Solicitations (sent/received)	<input type="checkbox"/> State Contract, list STS number and expiration date

Rev. 7/24/23

	<input type="checkbox"/> Government Coop (Joint Purchasing Program/GSA), list number and expiration date
Participation/Goals (%): () DBE () SBE () MBE () WBE. Were goals met by awarded vendor per DEI tab sheet review? <input type="checkbox"/> Yes <input type="checkbox"/> No, please explain. If no, has this gone to the Administrative Reconsideration Panel? If so, what was the outcome?	<input type="checkbox"/> Sole Source <input type="checkbox"/> Public Notice posted by Department of Purchasing. Enter # of additional responses received from posting ().
Recommended Vendor was low bidder: <input type="checkbox"/> Yes <input type="checkbox"/> No, please explain:	<input type="checkbox"/> Government Purchase
	<input checked="" type="checkbox"/> Alternative Procurement Process BC2022-444
How did pricing compare among bids received?	<input type="checkbox"/> Contract Amendment - (list original procurement)

FUNDING SOURCE: i.e. General Fund, Health and Human Services Levy Funds, Community Development Block Grant (No acronyms i.e. HHS Levy, CDBG, etc.). Include % if more than one source.
The project noted above is 100% General Fund due to ARPA
Is funding for this included in the approved budget? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (if "no" please explain):
Payment Schedule: <input checked="" type="checkbox"/> Invoiced <input type="checkbox"/> Monthly <input type="checkbox"/> Quarterly <input type="checkbox"/> One-time <input type="checkbox"/> Other (please explain):

Provide status of project.	
Is contract late <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes, In the fields below provide reason for late and timeline of late submission	
Reason:	
Timeline:	
Project/Procurement Start Date (date your team started working on this item):	
Date documents were requested from vendor:	
Date of insurance approval from risk manager:	
Date Department of Law approved Contract:	
Date item was entered and released in Infor:	
Detail any issues that arose during processing in Infor, such as the item being disapproved and requiring correction:	
If late, have services begun? <input type="checkbox"/> No <input type="checkbox"/> Yes (if yes, please explain)	
Have payments be made? <input type="checkbox"/> No <input type="checkbox"/> Yes (if yes, please explain)	

HISTORY (see instructions):
The Brownfield Matching Forgivable loan was originally approved on December 6, 2022, Resolution R2022-0405.

WARNER AND SWASEY PROJECT OVERVIEW

The Warner and Swasey redevelopment will be a dynamic mixed-used, mixed-income, mixed-population, historic adaptive-reuse of the former Warner and Swasey manufacturing plant. It will become a vibrant community providing workforce housing and office space oriented to the technology and manufacturing fields with an emphasis on associated workforce development opportunities that connect residents to economic opportunity. Our vision is that Warner and Swasey will serve as a symbol of the revitalization of the MidTown neighborhood and Cleveland at large in context to the rich heritage this building communicates. A revitalized Warner and Swasey will serve as a gateway to the growing Innovation District to the east.

Warner and Swasey is a multi-phased development consisting of Phase I, Warner and Swasey I, a 9% 56-unit Senior Low Income Housing Tax Credit (LIHTC) condominium and, Warner and Swasey II a 56-unit 9% Family LIHTC condominium. Phase II, Warner and Swasey III will be a New Market Tax Credit (NMTC) project with 28 workforce housing units and 20,000 sf of office.

The overall project will create approximately 140 units in a mix of Studio, 1-, 2- and 3-bedrooms on the upper floors. The residential units offer senior and family housing affordable to households earning 30% and 60% of Area Median Income (AMI), as well as market rate workforce housing affordable to households earning 60% to 120% AMI. This age integrated and mixed-income approach creates a dynamic mixed-income affordable housing solution that serves a spectrum of existing and new MidTown District residents. There will be 28 studios, 72 one-bedrooms, 36 two-bedrooms, and 4 three-bedrooms.

The ground floor of the existing buildings will house approximately 20,000 SF of office space targeted towards organizations with a focus on technology and manufacturing with an emphasis on workforce development and supportive service programs which create opportunities for on-site residents and the community at large. While we are still in negotiations with specific tenants, we anticipate a dynamic interaction between the activity happening in the commercial spaces and the residents living above.

Some of the community-oriented goals in this redevelopment consist of: Removing Blight - Rehabilitation of a vacant historic building in a prominent location in the burgeoning neighborhood of MidTown; Catalyze Further Redevelopment in the MidTown District; Housing - Provide much-needed affordable and workforce housing options; Workforce Development - Connection to local institutions with a focus on education, job-readiness training and entrepreneurial coaching for local low-income residents; Job Creation - In the office spaces targeted towards organizations with a focus on technology and manufacturing; Commitment to economic inclusion and equitable development goals in partnership with MidTown and the City of Cleveland; Destination Placemaking - Use Warner and Swasey's memorable spaces to create a destination experience. Create a gateway to the Innovation District neighborhood; Storytelling and Engagement - Use highly visible billboard to engage commuters, and the Cleveland community at large to tie the project into the MidTown and Cleveland regeneration story.

Warner and Swasey is strategically located on one of the major thoroughfares, Carnegie Avenue, connecting the job centers of Downtown Cleveland and University Circle. Originally constructed in 1905 for the Warner & Swasey company, which operated on the site for 80 years, the building became vacant in 1985 leaving behind a legacy of ingenuity in engineering incorporating a multitude of machine tools, telescopes and advances in precision instruments that transformed the twentieth century. Now owned by the City of Cleveland, this 5-story elegant shell is poised for a dramatic adaptation.

County Council of Cuyahoga County, Ohio

Ordinance No. O2025-0001

Sponsored by: Councilmember Simon	An Ordinance amending Section 714.02(E) of the Cuyahoga County Code to prioritize municipal corporations and townships in Cuyahoga County when evaluating applications to the Cuyahoga County Community Development Supplemental Grant (“CDSG”) Program.
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WHEREAS, Chapter 714.02 of the Cuyahoga County Code establishes the County Community Development Supplemental Grant (“CDSG”) Program and sets the Community Development Fund as the Program funding source; and

WHEREAS, the Community Development Supplemental Grant Program has been subject to a high demand and has received widespread interest and praise from the County’s municipal corporations and townships; and

WHEREAS, Council desires to clarify and update the evaluation criteria for the Community Development Supplemental Grant Program in order to prioritize municipal corporations and townships.

NOW, THEREFORE, BE IT ENACTED BY THE COUNTY COUNCIL OF CUYAHOGA COUNTY, OHIO:

SECTION 1. 714.02(E) of the Cuyahoga County Code is hereby amended to read as follows (additions are underlined, deletions are stricken):

Section 714.02 County Community Development Supplemental Grant Program

(Paragraphs A-D remain in their entirety)

E. Evaluation Criteria

1. The Department shall issue written requirements for each year’s application format, contents, and required attachments; and all documents

required by the Department must be contained within the application or attached.

2. The Department shall establish and notify local communities of each year's application deadline and other requirements regarding the application deadline. All applications must be received by the deadline as set by the Department.

3. The Department shall evaluate applications based upon factors including, but not limited to, the following:

- a. That the application meets the eligibility requirements specified in paragraph (D) of this section.
- b. That the project specified in the application may complement or otherwise enhance other projects supported through other funding sources.

4. Each Community Development Supplemental Grant award shall not exceed \$50,000.00.

5. The Department shall prioritize applications received from municipal corporations and townships within Cuyahoga County in conducting its evaluation and making its recommendation to Council.

SECTION 2. It is found and determined that all formal actions of this Council relating to the adoption of this Ordinance were adopted in an open meeting of the Council, and that all deliberations of this Council and of any of its committees that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

On a motion by _____, seconded by _____, the foregoing Ordinance was duly enacted.

Yeas:

Nays:

County Council President

Date

County Executive

Date

Clerk of Council

Date

First Reading/Referred to Committee: January 14, 2025

Committee(s) Assigned: Community Development

Journal _____

_____, 20__