



## CUYAHOGA COUNTY COUNCIL

### COMMUNITY DEVELOPMENT & HOUSING COMMITTEE

CUYAHOGA COUNTY ADMINISTRATIVE HEADQUARTERS

4<sup>th</sup> FLOOR

#### MEETING MINUTES

MONDAY, JULY 28, 2025—10:00 A.M.

#### Committee Members

Michael J. Houser, Sr., Chair | Dist. 10

Pernel Jones, Jr., Vice Chair | Dist. 8

Patrick Kelly | Dist. 1

Robert E. Schleper, Jr. | Dist. 6

Sunny M. Simon | Dist. 11

#### 1. CALL TO ORDER

**Vice Chairman Jones called the meeting to order at 10:09 a.m.**

#### 2. ROLL CALL

**Mr. Jones asked Assistant Deputy Clerk Georgakopoulos to call the roll. Committee members Jones, Kelly and Schleper were in attendance and a quorum was determined. Committee member Houser was absent. Committee member Simon arrived after the roll call was taken. Council President Miller was also in attendance.**

#### 3. PUBLIC COMMENT

**There were no public comments given.**

#### 4. APPROVAL OF MINUTES FROM THE JUNE 2, 2025 MEETING

**A motion was made by Mr. Schleper, seconded by Mr. Kelly, and approved by unanimous vote to approve the minutes from the June 2, 2025 meeting.**

#### 5. MATTERS REFERRED TO COMMITTEE

- a) R2025-0232: A Resolution awarding a total sum, not to exceed \$25,000, to Community Housing Solutions for the Home Repair Program from the District 11 ARPA Community Grant Fund; and declaring the necessity that this Resolution become immediately effective.

**Ms. Pam Schueller, Executive Director of Community Housing Solutions, addressed the Committee and Councilmember regarding Resolution No. R2025-0232. Discussion ensued.**

**Committee members and Councilmember asked questions of Ms. Schueller pertaining to the item, which she answered accordingly.**

**On a motion by Ms. Simon with a second by Mr. Schleper, Resolution No. R2025-0232 was considered and approved by unanimous vote to be referred to the full Council agenda for second reading.**

- b) R2025-0251: A Resolution amending Resolution No. R2025-0038, dated 2/11/2025, which authorized an Emergency Rental Assistance 2 Loan and Federal HOME Investment Partnership Loan to Warner and Swasey, LLC, or their designee, 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; by changing the terms:
- 1) to remove the Federal HOME Investment Partnership Loan;
  - 2) to amend the language from “construction of 140 units” to “the creation of 112 affordable housing units”;
  - 3) by changing the not-to-exceed loan amount from \$3,350,000.00 to \$2,900,000.00;
  - 4) to authorize the use of funds to cover the related costs and acquisition of the former Warner and Swasey Manufacturing Plant;

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.

**Ms. Sara Parks Jackson, Director of the Department of Housing and Community Development; Mr. Jeff Mills, Director of Development for Penrose Development; and Ms. Ashley Shaw, Executive Director of MidTown Cleveland, Inc., addressed the Committee and Councilmember regarding Resolution No. R2025-0251. Discussion ensued.**

**Committee members and Councilmember asked questions of Ms. Parks Jackson, Mr. Mills and Ms. Shaw pertaining to the item, which they answered accordingly.**

**On a motion by Mr. Jones with a second by Ms. Simon, Resolution No. R2025-0251 was considered and approved by unanimous vote to be referred to the full Council agenda with a recommendation for passage under second reading suspension of the rules.**

- 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.

**Ms. Simon, Mr. Michael King, Special Counsel; and Ms. Parks Jackson, addressed the Committee and Councilmember regarding Ordinance No. O2025-0001. Discussion ensued.**

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

**Ms. Simon introduced a proposed substitute to Ordinance No. O2025-0001. Discussion ensued. Committee members and Councilmember asked questions of Ms. Simon pertaining to the item, which she answered accordingly.**

A motion was made by Ms. Simon with a second by Mr. Kelly, to amend the proposed substitute to add the following language (underlined) to Paragraph D., Eligibility Requirements, Section 1: "To be eligible to apply, a not-for-profit community development corporation must provide a letter from the chief executive officer, or his or her designee, of a municipal corporation, township, or county land reutilization corporation located within Cuyahoga County that expresses support for the application submitted to the County and (2) be incorporated for not less than two years prior to the application deadline set by the Department;"

A motion was then made by Ms. Simon, seconded by Mr. Kelly and approved by unanimous vote to accept the proposed substitute, as amended.

On a motion by Ms. Simon, with a second by Mr. Kelly, Ordinance No. O2025-0001 was considered and approved by majority vote to be referred to the full Council agenda with a recommendation for passage under second reading suspension of the rules, with Councilmembers Kelly, Schleper and Simon voting in the affirmative and Councilmember Jones casting a dissenting vote.

#### 6. MISCELLANEOUS BUSINESS

There was no miscellaneous business.

#### 7. ADJOURNMENT

With no further business to discuss, Vice Chairman Jones adjourned the meeting at 11:24 a.m., without objection.