



CUYAHOGA COUNTY COUNCIL

COMMUNITY DEVELOPMENT & HOUSING COMMITTEE

CUYAHOGA COUNTY ADMINISTRATIVE HEADQUARTERS

4th FLOOR

MEETING AGENDA

MONDAY, SEPTEMBER 29, 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

2. ROLL CALL

3. PUBLIC COMMENT

4. APPROVAL OF MINUTES FROM THE SEPTEMBER 15, 2025 MEETING

5. MATTERS REFERRED TO COMMITTEE

- a) R2025-0273: A Resolution awarding a total sum, not to exceed \$10,000, to the Meior Via Foundation for the purchase and renovation of 3212 Fulton Road from the District 3 ARPA Community Grant Fund; and declaring the necessity that this Resolution become immediately effective.
- b) R2025-0275: A Resolution awarding a total sum, not to exceed \$5,000, to the Friends of the Henn Mansion, Inc. for the repair of the Henn Mansion Chimney's Project from the District 11 ARPA Community Grant Fund; and declaring the necessity that this Resolution become immediately effective.
- c) R2025-0284: A Resolution authorizing a Tax Certificate Sale/Purchase Revenue Generating Agreement (via Contract No. 5653) with NAR Solutions, Inc. dba NAR Ohio, LLC in the amount not-to-exceed \$40,000,000.00 for the sale of tax lien certificates for the period 11/1/2025 – 11/30/2027; authorizing the County Executive to execute the Agreement and all other documents consistent with this Resolution; and declaring the necessity that this Resolution become immediately effective.

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. Download the Metropolis smartphone app and create an account to have parking validated at meetings. Please scan the QR code posted in Council Chambers to input your license plate information for parking to be validated by Metropolis, a non-County entity. You will be responsible for the cost of parking if you are unable to utilize this online parking service.*

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



CUYAHOGA COUNTY COUNCIL

COMMUNITY DEVELOPMENT & HOUSING COMMITTEE

CUYAHOGA COUNTY ADMINISTRATIVE HEADQUARTERS

4th FLOOR

MEETING MINUTES

MONDAY, SEPTEMBER 15, 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

Chairman Houser called the meeting to order at 10:01 a.m.

2. ROLL CALL

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

3. PUBLIC COMMENT

There were no public comments given.

4. APPROVAL OF MINUTES FROM THE JULY 28, 2025 MEETING

A motion was made by Mr. Kelly, seconded by Mr. Schleper, and approved by unanimous vote to approve the minutes from the July 28, 2025 meeting.

5. MATTERS REFERRED TO COMMITTEE

a) R2025-0270: A Resolution authorizing affordable housing loans to various organizations in the total amount not-to-exceed \$5,100,000.00 for the Affordable Housing Gap Financing Program which will assist in the creation of 557 new construction, affordable housing units and the retention of 147 units; authorizing the County Executive and/or Director of Housing and Community Development to execute all documents consistent with said loans and this Resolution; and declaring the necessity that this Resolution become immediately effective:

- 1) Cleveland West Veterans Housing L.P in the amount not-to-exceed \$1,000,000.00 for the development of 62 units of multifamily and permanent supportive housing for homeless veterans, located at 3311 West 73rd Street in the City of Cleveland.
- 2) Hough Senior Independent Living L.P. in the amount not-to-exceed \$500,000.00 for the development of 55 units of permanent supportive housing for seniors, located at 8910 Hough Avenue in the City of Cleveland.

- 3) Cleveland Heights Senior Housing Limited Partnership in the amount not-to-exceed \$600,000.00 for the development of 71 senior housing units, located at 2728 Lancashire Road in the City of Cleveland Heights.
- 4) Depot on Detroit L.P. in the amount not-to-exceed \$500,000.00 for the development of 60 multifamily housing units, located at 10300 Detroit Avenue in the City of Cleveland.
- 5) Gateway 66 Limited Partnership in the amount not-to-exceed \$500,000.00 for the development of 80 multifamily housing units, located at 1521 E. 66th Street in the City of Cleveland.
- 6) Fairfax Innovation Square 2, L.P in the amount not-to-exceed \$500,000.00 for the development of 67 multifamily housing units, located at 2287 East 103rd Street in the City of Cleveland.
- 7) Kirby Manor Senior Housing Limited Partnership in the amount not-to-exceed \$500,000.00 for rehabilitation of 147 units of senior housing, located at 11500 Detroit Avenue in the City of Cleveland.
- 8) Midtown Lofts LLC in the amount not-to-exceed \$500,000.00 for development of 120 units of multifamily housing, located at 3300 Payne Avenue in the City of Cleveland.
- 9) Walton Senior LLC in the amount not-to-exceed \$500,000.00 for development of 52 units of senior housing, located at 3577 Walton Avenue in the City of Cleveland.

Mr. Anthony Scott, Director of the Department of Housing and Community Development, addressed the Committee regarding Resolution No. R2025-0270. Discussion ensued.

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

The various project representatives in attendance were invited to approach the podium to introduce themselves to the Committee members.

On a motion by Mr. Houser with a second by Mr. Schleper, Resolution No. R2025-0270 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.

Mr. Houser requested to have his name added as a co-sponsor to the legislation.

6. MISCELLANEOUS BUSINESS

There was no miscellaneous business.

7. ADJOURNMENT

With no further business to discuss and on a motion by Mr. Schleper with a second by Mr. Kelly, the meeting was adjourned at 10:16 a.m., without objection.

County Council of Cuyahoga County, Ohio

Resolution No. R2025-0273

Sponsored by: Councilmember Sweeney	A Resolution awarding a total sum, not to exceed \$10,000, to the Mejor Via Foundation for the purchase and renovation of 3212 Fulton Road from the District 3 ARPA Community Grant Fund; and declaring the necessity that this Resolution become immediately effective.
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WHEREAS, Cuyahoga County received \$239,898,257 from the Federal Government through the American Rescue Plan Act (“ARPA”); and

WHEREAS, Cuyahoga County calculated 100% of the ARPA dollars as loss revenue under the U.S. Department of the Treasury Final Rule; and

WHEREAS, since all the ARPA dollars have been calculated as loss revenue, the ARPA dollars have been deposited in the County’s General Fund; and

WHEREAS, the County Executive and County Council have authorized \$86 million of the ARPA dollars for community grants to benefit the residents of Cuyahoga County (the “ARPA Community Grant Fund”); and

WHEREAS, of the \$86 million for community grants, \$66 million have been encumbered for equal distribution to each County Council District; and

WHEREAS, the Cuyahoga County Council desires to provide funding from the District 3 ARPA Community Grant Fund in the amount of \$10,000 to the Mejor Via Foundation for the purchase and renovation of 3212 Fulton Road; and

WHEREAS, the Mejor Via Foundation estimates approximately 11,000 people will be served annually through this award; and

WHEREAS, the Mejor Via Foundation estimates approximately 2 permanent and temporary jobs will be created or retained through this project; and

WHEREAS, the Mejor Via Foundation estimates the total cost of the project is \$250,000; and

WHEREAS, the Mejor Via Foundation indicates the other funding source(s) for this project includes:

- A. \$100,000 from Private Donors

- B. \$75,000 from Meior Via Foundation;
- C. \$75,000 from additional fundraising campaign; and

WHEREAS, the Meior Via Foundation is estimating the start date of the project will be September 2025 with an unknown end date; and

WHEREAS, the Meior Via Foundation requested \$10,000 from the District 3 ARPA Community Grant Fund to complete this project; and

WHEREAS, the Cuyahoga County Council desires to provide funding in the amount of \$10,000 to the Meior Via Foundation to ensure this project is completed; and

WHEREAS, this Council by a vote of at least eight (8) members determines that it is necessary that this Resolution become immediately effective in order that critical services provided by Cuyahoga County can continue to provide for the usually, daily operations of the County.

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

SECTION 1. That the Cuyahoga County Council hereby awards a not-to-exceed amount of \$10,000 to the Meior Via Foundation from the General Fund made available by the American Rescue Plan Act revenue replacement provision for the purchase and renovation of 3212 Fulton Road.

SECTION 2. If any specific appropriation is necessary to effectuate this agreement, the Director of the Office of Budget and Management is authorized to submit the requisite documentation to financial reporting to journalize the appropriation.

SECTION 3. That the County Council staff is authorized to prepare all documents to effectuate said award.

SECTION 4. That the County Executive is authorized to execute all necessary agreements and documents consistent with said award and this Resolution.

SECTION 5. If requested or necessary, the Agency of the Inspector General or Department of Internal Audit is authorized to investigate, audit, or review any part of this award.

SECTION 6. 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 7. It is necessary that this Resolution become immediately effective for the usual daily operation of the County; the preservation of public

peace, health or safety in the County; and any additional 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 8. 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: September 23, 2025

Committee(s) Assigned: Community Development & Housing

Journal _____
_____, 20____



Cuyahoga County Council

2079 East 9th Street, 8th Floor • Cleveland Ohio 44115
(216) 698-2010

COUNTY AMERICAN RESCUE PLAN ACT APPLICATION

APPLICANT INFORMATION:	
Name of Requesting Entity (City, Business, Non-Profit, etc.): Mejor Via Foundation (DBA: OneHope NEO)	
Address of Requesting Entity: 3202 Fulton Road Cleveland, Ohio 44111	
County Council District # of Requesting Entity: 7	
Address or Location of Project if Different than Requesting Entity:	
County Council District # of Address or Location of Project if Different than Requesting Entity:	
Contact Name of Person Filling out This Request: Patrick Meidenbauer	
Contact Address if different than Requesting Entity: 3202 Fulton Road Cleveland, Ohio 44111	
Email: Patrick@MejorViaFoundation.com	Phone: 216.410.0302
Federal IRS Tax Exempt No.: 85-3534464	Date: 09/02/2025

PROJECT DESCRIPTION

REQUEST DESCRIPTION (include the project name, a description of the project, why the project is important or needed, and timeline of milestones/tracking of the project):

OneHope NEO, the Cleveland-based entity of the Meior Via Foundation, addresses critical community needs by providing basic necessities, developing affordable housing, educating and training communities, promoting collaboration, and supporting refugees and immigrants. Since its founding, OneHope NEO has grown into a trusted community hub, now serving more than 10,000 individuals annually with essential services and support.

Each week, OneHope NEO facilitates over 20 events and activities spanning workforce development, community development, financial literacy, education, and family support. Its Fulton Road facility also hosts ongoing services through partnerships with organizations such as Jobs and Family Services, OhioGuidestone, MetroHealth, Chase Bank, and local community leaders. The demand for these programs has exceeded the capacity of OneHope NEO's current location at 3202 Fulton Road.

To meet this demand, OneHope NEO has issued a letter of intent to purchase the adjacent duplex at 3212 Fulton Road. The plan is to renovate the property for dual use:

- The **upper unit** will be converted into affordable housing, expanding OneHope's current housing portfolio from 6 to 7 units.
- The **lower unit** will be renovated into program space dedicated to community services, including senior gathering activities, English as a Second Language (ESL) instruction to advance workforce participation, and tutoring programs for youth.

Project Need and Importance:

Cleveland's west side neighborhoods face persistent barriers related to housing affordability, workforce readiness, and access to supportive services. By expanding both affordable housing options and program space, OneHope NEO will directly address these gaps. This project ensures that residents not only have safe and stable housing but also direct access to educational and workforce opportunities that build long-term economic mobility.

Timeline and Milestones:

- **Q3 2025:** Finalize acquisition of the duplex property.
- **Q3 2025:** Begin renovations, including structural updates and accessibility improvements.
- **Q3–Q4 2025:** Complete renovations and prepare space for occupancy and programming.
- **By end of 2025:** Launch expanded services, including senior programs, ESL classes, and youth tutoring; lease upper unit as affordable housing.
- **Ongoing (2026 and beyond):** Track outcomes through program participation, housing stability metrics, and annual reporting on number of residents served.

Funding Request:

OneHope NEO has secured initial private funds toward this project but requires additional resources to fully acquire and renovate the property. ARPA funding will directly support the purchase and renovation of 3212 Fulton Road, ensuring the organization can meet growing community needs and sustain long-term impact.

Project Start Date:
September 2025

Project End Date:
N/A

IMPACT OF PROJECT:
Who will be served: Residents of Cleveland’s west side neighborhoods, including low-income families, refugees, immigrants, and community members seeking housing stability, educational opportunities, and supportive services.
How many people will be served annually: The expanded space will allow OneHope NEO to provide additional programming & serve additional individuals each year, increasing the total reach to more than 11,000 annually.
Will low/moderate income people be served; if so how: Yes. The upper unit of the duplex will be dedicated as affordable housing, directly supporting a low-income family. The lower unit will host free or low-cost programs such as ESL classes, tutoring, and senior community gatherings, specifically designed to support workforce participation, academic achievement, and social inclusion for low- and moderate-income residents.
How does the project fit with the community and with other ongoing projects: The project builds directly on OneHope NEO’s role as a community hub at 3202 Fulton Road. It complements existing partnerships with Jobs and Family Services, OhioGuidestone, MetroHealth, Chase Bank, and local leaders by expanding physical space to host additional programs and increase participation. It also aligns with broader citywide efforts to expand affordable housing and strengthen neighborhood-based services for economic development and stability.
If applicable, how many jobs will be created or retained (specify the number for each) and will the jobs be permanent or temporary: The project will create 5+ temporary construction and renovation jobs during the buildout phase. Following completion, OneHope NEO anticipates 1–2 permanent part-time staff positions to support expanded programming and property management.
If applicable, what environmental issues or benefits will there be: N/A
If applicable, how does this project serve as a catalyst for future initiatives: This project will establish a model for how OneHope NEO can strategically expand its footprint through property acquisition and dual-purpose use (housing plus programming). It sets the foundation for future neighborhood development projects and positions OneHope NEO to replicate this model in other high-need areas.

FINANCIAL INFORMATION:
Total Budget of Project: \$250,000 (includes acquisition and renovation costs).
Other Funding Sources of Project (list each source and dollar amount separately): • Private Donors – \$100,000 (committed) • Meior Via Foundation – \$75,000 (committed) • Additional fundraising campaign – \$75,000 (anticipated)
Total amount requested of County Council American Resource Act Dollars: \$10,000
Since these are one-time dollars, how will the Project be sustained moving forward: The affordable housing unit will generate ongoing rental income to support property maintenance. Programming will be sustained through OneHope NEO's diversified funding model, which includes foundation grants, corporate partnerships, individual donations, and in-kind contributions from partner organizations. These sources have historically supported OneHope's operating budget and will continue to sustain expanded programming beyond the one-time investment.

DISCLAIMER INFORMATION AND SIGNATURE:

Disclaimer:

I HEREBY CERTIFY that I have the authority to apply for financial assistance on behalf of the entity described herein, and that the information contained herein and attached hereto is true, complete, and correct to the best of my knowledge.

I acknowledge and agree that all County contracts and programs are subject to Federal Guidelines and Regulations, the Ohio Revised Code, the Cuyahoga County Charter, and all County Ordinances including all information submitted as part of this application is a public record.

I understand that any willful misrepresentation on this application or on any of the attachments thereto could result in a fine and/or imprisonment under relevant local, state, and/or federal laws or guidelines.

I agree that at any time, any local, state, or federal governmental agency, or a private entity on behalf of any of these governmental agencies, can audit these dollars and projects.

Printed Name:

Patrick Meidenbauer

Signature:



Date:

09/02/2025

Additional Documents

Are there additional documents or files as part of this application? Please list each documents name:

County Council of Cuyahoga County, Ohio

Resolution No. R2025-0275

Sponsored by: Councilmember Simon	A Resolution awarding a total sum, not to exceed \$5,000, to the Friends of the Henn Mansion, Inc. for the repair of the Henn Mansion Chimney's project from the District 11 ARPA Community Grant Fund; and declaring the necessity that this Resolution become immediately effective.
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WHEREAS, Cuyahoga County received \$239,898,257 from the Federal Government through the American Rescue Plan Act ("ARPA"); and

WHEREAS, Cuyahoga County calculated 100% of the ARPA dollars as loss revenue under the U.S. Department of the Treasury Final Rule; and

WHEREAS, since all the ARPA dollars have been calculated as loss revenue, the ARPA dollars have been deposited in the County's General Fund; and

WHEREAS, the County Executive and County Council have authorized \$86 million of the ARPA dollars for community grants to benefit the residents of Cuyahoga County (the "ARPA Community Grant Fund"); and

WHEREAS, of the \$86 million for community grants, \$66 million have been encumbered for equal distribution to each County Council District; and

WHEREAS, the Cuyahoga County Council desires to provide funding from the District 11 ARPA Community Grant Fund in the amount of \$5,000 to the Friends of the Henn Mansion, Inc. for the purpose of the repair of the Henn Mansion Chimney's project; and

WHEREAS, the Friends of the Henn Mansion, Inc. estimates approximately several thousand people will be served annually through this award; and

WHEREAS, the Friends of the Henn Mansion, Inc. estimates the total cost of the project is \$16,800; and

WHEREAS, the Friends of the Henn Mansion, Inc. indicates the other funding source(s) for this project includes:

- A. \$5,000 from Daugherty Construction
- B. \$2,500 from K&D Management
- C. \$2,5000 from Hose Master

D. \$1,000 from Henn Board President; and

WHEREAS, the Friends of the Henn Mansion, Inc. is estimating the start date of the project will be October 15, 2025, and the project will be completed by October 30, 2025; and

WHEREAS, the Friends of the Henn Mansion, Inc. requested \$5,000 from the District 11 ARPA Community Grant Fund to complete this project; and

WHEREAS, the Cuyahoga County Council desires to provide funding in the amount of \$5,000 to the Friends of the Henn Mansion, Inc. to ensure this project is completed; and

WHEREAS, this Council by a vote of at least eight (8) members determines that it is necessary that this Resolution become immediately effective in order that critical services provided by Cuyahoga County can continue to provide for the usually, daily operations of the County.

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

SECTION 1. That the Cuyahoga County Council hereby awards a not-to-exceed amount of \$5,000 to the Friends of the Henn Mansion, Inc. from the General Fund made available by the American Rescue Plan Act revenue replacement provision for the purpose of the repair of the Henn Mansion Chimney's project.

SECTION 2. If any specific appropriation is necessary to effectuate this agreement, the Director of the Office of Budget and Management is authorized to submit the requisite documentation to financial reporting to journalize the appropriation.

SECTION 3. That the County Council staff is authorized to prepare all documents to effectuate said award.

SECTION 4. That the County Executive is authorized to execute all necessary agreements and documents consistent with said award and this Resolution.

SECTION 5. If requested or necessary, the Agency of the Inspector General or Department of Internal Audit is authorized to investigate, audit, or review any part of this award.

SECTION 6. 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.

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SECTION 8. 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: September 23, 2025
Committee(s) Assigned: Community Development & Housing

Journal _____
_____, 20__



Cuyahoga County Council

2079 East 9th Street, 8th Floor • Cleveland Ohio 44115
(216) 698-2010

COUNTY AMERICAN RESCUE PLAN ACT APPLICATION

APPLICANT INFORMATION:

Name of Requesting Entity (City, Business, Non-Profit, etc.):

The Friends of the Henn Mansion, Inc. (FOTHM)

Address of Requesting Entity:

23131 lakeshore Blvd.

County Council District # of Requesting Entity: 11

Address or Location of Project if Different than Requesting Entity:

Address is as stated above.

County Council District # of Address or Location of Project if Different than Requesting Entity:

Same as listed above

Contact Name of Person Filling out This Request:

Charlene Mancuso

Contact Address if different than Requesting Entity:

41 Lake Edge Dr. Euclid, Ohio

Email:

c.mancuso2025@gmail.com

Phone:

216-280-7212

Federal IRS Tax Exempt No.:

EIN # 34-1839731

Date:

7/31/2025

PROJECT DESCRIPTION

REQUEST DESCRIPTION (include the project name, a description of the project, why the project is important or needed, and timeline of milestones/tracking of the project):

This is further description of the primary project from the Capital Fundraising Campaign which has been described as part of the previously attached multiple projects, that dollars were being raised for.

The \$5,000 would be committed to the repair of The Henn Mansion chimneys. This includes preparing, repairing and tuckpointing to ensure solidification. It also includes repair and tuckpointing of the stone crown as required and conducting a thorough cleanup of the roof and gutters. Chimney screens will be included with a possibility for capping or closing unused flue liners.

Included with this description is the estimated cost of work required, which is \$7,452.00.

As of September 1, 2025, the Friends of the Henn Mansion Board has approved and expended \$1, 000 as a deposit for work to be completed. The goal is to complete the chimney repairs before the winter season 2025-2026.

Please see the Estimate #58 included as an attachment to this project description.

Project Start Date: 10/15/2025 pending weather

Project End Date: 10/30/2025 if necessary, due to inclement weather

IMPACT OF PROJECT:

Who will be served: The Euclid community (adult and children) will benefit by the ability to hold various programs in a safe and conducive environment, no matter what the season is. A stabilized environment allows for more creative venues to be explored for the larger public community to use (business/ historical/ and educational programs will be done in a safe and efficient building.

How many people will be served annually: We currently serve several thousand people annually and that number has increased over the past couple of years. Whether it is a wedding, a Celebration of Life, an organization's annual meeting, A collection of reading sessions in the Summer for children, or city planning meetings where the residents of Euclid are providing their input, The Henn Mansion is a tribute to what can be accomplished and what can be successful for many different groups.

Will low/moderate income people be served; if so how: The Henn Mansion is a very economically priced venue. We value the idea that everyone needs to be able to use community resources and we try to accommodate adults and children of our community where ever they are in the economic structure.

How does the project fit with the community and with other ongoing projects:

The Henn Mansion has always been a highlight for anybody coming to Sims Park in Euclid. With the addition of the Lakefront Trail completion, the numbers of people from the greater community have risen as has the use of the mansion. This too has increased interest in the Henn's history, its capabilities and 'its story'. The City of Euclid has, over the last 8-9 months developed a Master Plan for Sims Park which includes the Henn Mansion. Support for the Henn Mansion was clear.

If applicable, how many jobs will be created or retained (specify the number for each) and will the jobs be permanent or temporary: Any renovation/repair will need workers on a job-by-job basis to continue the repairs/renovation or the development of new spaces to be utilized going forward.

If applicable, what environmental issues or benefits will there be: The site that the Henn Mansion sits on now has semipermeable swales that drain the water when it rains in a more ecological manner. Hence reducing the concrete coverage and enhancing the eco-friendly environment of the mansion. The heating and cooling of the building demonstrates past capabilities combined with today's infrastructure and capabilities.

If applicable, how does this project serve as a catalyst for future initiatives:

The historic structure has become a major component of the newly developed Sims Park Masterplan. There is a vision to incorporate period furniture and fixtures on the second floor of the mansion to display how the family and/or others would have used the mansion. This would allow more historical education to be developed for both adult and children to benefit from. We currently conduct tours, but want to strengthen the presentation provided to differing groups in the community.

FINANCIAL INFORMATION:

Total Budget of Project: To date we have projected the budget to hold this event is approximately \$16,800. As stated, before in the document, the Board is trying to encourage sponsorships with community leaders, businesses and individuals who have supported the Henn in the past.

Other Funding Sources of Project (list each source and dollar amount separately):

This is what we have collected at this point. We expect day of event donations from people also

Daugherty Construction-\$5,000 Individual businesses purchased ads in our program (at this point)

K&D Management-\$2500 Beachclub Bistro-\$250

Hose Master-\$2500 East Shore Methodist Church-\$250

Henn Board President-\$1,000 Dr. Ramsy, Euclid Vet Hospital-\$250

We are also getting assistance with restroom capabilities and security from the city.

Individual vendors for beer, wine & bourbon will pay a \$250 'table' fee. We have not completed our final vendor list at this time.

Total amount requested of County Council American Resource Act Dollars:

\$5,000.00

Since these are one-time dollars, how will the Project be sustained moving forward: As this is the first annual event of this magnitude, we will review this project once it has been completed and make modifications as needed, going into future years. We, the Board, believe this type of event will inspire interest that will grow and we will foster that interest to do several other things that the community can use, see, and/or participate in.

The Henn Mansion has evolved in its role since 1996 when the Board was first put in place. It later weathered COVID and had to regroup to better determine the needs of our community and the capabilities of our mansion. Today, we are incorporating new talent and skills in our Board members, to continue growing.

DISCLAIMER INFORMATION AND SIGNATURE:

Disclaimer:

I HEREBY CERTIFY that I have the authority to apply for financial assistance on behalf of the entity described herein, and that the information contained herein and attached hereto is true, complete, and correct to the best of my knowledge.

I acknowledge and agree that all County contracts and programs are subject to Federal Guidelines and Regulations, the Ohio Revised Code, the Cuyahoga County Charter, and all County Ordinances including all information submitted as part of this application is a public record.

I understand that any willful misrepresentation on this application or on any of the attachments thereto could result in a fine and/or imprisonment under relevant local, state, and/or federal laws or guidelines.

I agree that at any time, any local, state, or federal governmental agency, or a private entity on behalf of any of these governmental agencies, can audit these dollars and projects.

Printed Name:

Charlene Mancuso

Signature:

Charlene Mancuso

Date:

8/4/2025

Additional Documents

Are there additional documents or files as part of this application? Please list each documents name:

Friends of the Henn Mansion 2025 Capital Improvements Campaign
The W-9 form

Brickworks LLC

ESTIMATE #58

SENT ON:

Apr 12, 2025

RECIPIENT:

The Friends of the Henn Mansion

23131 Lakeshore Boulevard
Euclid, Ohio 44123

SENDER:

Brickworks LLC

P.O Box 43224
Richmond Heights, Ohio 44143

Phone: 216-486-3193

Email: brickguy625@aol.com

Website: <https://www.timsbrickworksllc.com/>

Product/Service	Description	Total
Carol	Prepare and tuckpoint as necessary to ensure solidification using colored mortar that closely matches the existing material.	\$7,200.00
	Repair and tuckpoint the stone crown as required. Conduct a thorough final cleanup of the roof and gutters.	

A deposit of \$1,000.00 will be required to begin.

Subtotal	\$7,200.00
Card fee (3.5%)	\$252.00
Total	\$7,452.00

A man lift will be rented to facilitate the necessary repairs. We will ensure the protection of the grass, roof, and gutters as required. Chimney screens will be included in the quote if necessary. Furthermore, there is a possibility of capping or closing unused flue liners.

Access to water and electricity will be essential during the execution of the work. Any additional work and associated pricing will be provided in writing prior to commencement. Should additional work extend our timeline for repairs, there may be additional costs for the rental of equipment.

Upon agreement, we will discuss the planning of the repairs, as sections of the property will need to be closed off for public safety during the work. Repairs will be conducted one chimney at a time to ensure continued accessibility to the building.

This quote is valid for a period of 30 days, after which the values may be subject to adjustment. Please be advised that a credit card processing fee of 3.5% will be applied to all credit card transactions.

Payments made via cash or check will not incur any additional fees.

The final payment is due upon completion of the walkthrough and confirmation of satisfaction with the project. By approving this proposal, you will initiate the scheduling and completion of the project with Brickworks, LLC.

SENT ON:

Apr 12, 2025

Apr 16, 2025 *Joel F. Downey*
Date Client Signature



Friends of the Henn Mansion, Inc.

2025 Capital Improvements Campaign



New Boiler Heating System
\$25,000 to \$35,000

Sunroom Floor Construction
\$17,000 to \$25,000

Roof Repairs and
Chimney Tuck Pointing
\$12,000 to \$15,000

Upgrade Commercial
Kitchen Equipment
\$15,000 to \$20,000

Air Conditioning Units
\$12,000 to \$20,000

All Weather Patio Pergola
\$22,000 to \$30,000

County Council of Cuyahoga County, Ohio

Resolution No. R2025-0284

Sponsored by: County Executive Ronayne/Treasurer's Office	A Resolution authorizing a revenue generating agreement with the NAR Ohio, LLC in an amount not-to-exceed \$40,000,000.00 for the sale of tax lien certificates/purchase agreement for the period 11/1/2025 – 11/30/2027; authorizing the County Executive to execute Contract No. 5653 and all other documents consistent with said agreement and this Resolution; and declaring the necessity that this Resolution become immediately effective.
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WHEREAS, the County Executive/Treasurer's Office recommends a revenue generating agreement with the NAR Ohio, LLC in an amount not-to-exceed \$40,000,000.00 for the sale of tax lien certificates/purchase agreement for the period 11/1/2025 – 11/30/2027; and

WHEREAS, this is a tax certificate sale/purchase agreement and NAR Ohio LLC will pay the outstanding taxes on behalf of the property owner to the County and in return, receive the right to collect repayment with interest; and

WHEREAS, the primary goal of this project is to recover delinquent revenue and reduce foreclosure rate; and

WHEREAS, this is a revenue generating agreement; 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 a revenue generating agreement with the NAR Ohio, LLC in an amount not-to-exceed \$40,000,000.00 for the sale of tax lien certificates/purchase agreement for the period 11/1/2025 – 11/30/2027.

SECTION 2. That the County Executive is authorized to execute Contract No. 5653 and all documents consistent with said agreement 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. It is necessary that this Resolution become immediately effective for the usual daily operation of the County; the preservation of public peace, health or safety in the County; and any additional 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: September 23, 2025
Committee(s) Assigned: Community Development & Housing

Journal _____
_____, 20__

PURCHASE-RELATED TRANSACTIONS

Title	Tax Certificate Sale Purchase Agreement
Department or Agency Name	Treasury
Requested Action	☐ Contract ☒ Agreement ☐ Lease ☐ Amendment ☒ Revenue Generating ☐ Purchase Order ☐ 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	5653	Nar Solutions inc dba NAR Ohio, LLC	11/1/2025- 11/30/2027	\$	Pending	Pending

Service/Item Description (include quantity if applicable).

This is a tax certificate Sale/Purchase agreement. Nar Solutions will pay the outstanding taxes on behalf of the property owner and in return, receive the right to collect repayment with interest. We are anticipating a not to exceed amount of \$40 million dollars.

Indicate whether: ☒ New service/purchase ☐ Existing service/purchase ☐ Replacement for an existing service/purchase (provide details in Service/Item Description section above)

For purchases of furniture, computers, vehicles: ☐ Additional ☐ Replacement
Age of items being replaced: _____ **How will replaced items be disposed of?** _____

Project Goals, Outcomes or Purpose (list 3):

To have a high redemption rate
 Recover delinquent tax revenue
 Reduce foreclosure rate

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)

Vendor Name and address:	Owner, executive director, other (specify):
Nar Ohio, LLC 5002 Dodge Street Ste 203 Omaha, NE 68132	Dawn Hoosier Chief Director
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)	Provide a short summary for not using competitive bid process.

☐ RFB ☐ RFP ☐ RFQ ☒ Informal ☐ Formal Closing Date:	2 Informal Bids were conducted but requesting an exemption bid should have been formal due to the amount. *See Justification for additional information.
The total value of the solicitation:	☒ Exemption
Number of Solicitations (sent/received) /	☐ State Contract, list STS number and expiration date ☐ 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? ☐ Yes ☐ No, please explain. If no, has this gone to the Administrative Reconsideration Panel? If so, what was the outcome?	☐ Sole Source ☐ Public Notice posted by Department of Purchasing. Enter # of additional responses received from posting ().
Recommended Vendor was low bidder: ☐ Yes ☐ No, please explain:	☐ Government Purchase ☐ Alternative Procurement Process
How did pricing compare among bids received?	☐ Contract Amendment - (list original procurement) ☐ Other Procurement Method, please describe:

Is Purchase/Services technology related ☐ Yes ☒ No. If yes, complete section below:	
☐ Check if item on IT Standard List of approved purchase.	If item is not on IT Standard List state date of TAC approval:
Is the item ERP related? ☐ No ☐ Yes, answer the below questions.	
Are the purchases compatible with the new ERP system? ☐ Yes ☐ No, please explain.	

FUNDING SOURCE: Please provide the complete, proper name of each funding source (No acronyms). Include % for each funding source listed. Revenue Generating
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. Revenue Generating
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):						
Prior Original (O) and subsequent Amendments (A-#)	Contract No. (If PO, list PO#)	Vendor Name	Time Period	Amount	Date BOC/Council Approved	Approval No.