



CUYAHOGA COUNTY COUNCIL

COMMUNITY DEVELOPMENT & HOUSING COMMITTEE

CUYAHOGA COUNTY ADMINISTRATIVE HEADQUARTERS

4th FLOOR

MEETING AGENDA

MONDAY, OCTOBER 20, 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 29, 2025 MEETING

5. MATTERS REFERRED TO COMMITTEE

- a) 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.*



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MEETING MINUTES

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Sunny M. Simon | Dist. 11

1. CALL TO ORDER

Chairman Houser called the meeting to order at 10:09 a.m.

2. ROLL CALL

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

3. PUBLIC COMMENT

There were no public comments given.

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

A motion was made by Ms. Simon, seconded by Mr. Kelly, and approved by unanimous vote to approve the 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.

Mr. Patrick Meidenbauer, Board Member of the Meior Via Foundation, addressed the Committee regarding Resolution No. R2025-0273. Discussion ensued.

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

On a motion by Mr. Kelly with a second by Mr. Schleper, Resolution No. R2025-0273 was considered and approved by unanimous vote to be referred to the full Council agenda for second reading.

- 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.

Ms. Charlene Mancuso, President of the Board of Trustees of the Friends of the Henn Mansion, Inc., addressed the Committee regarding Resolution No. R2025-0275. Discussion ensued.

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

On a motion by Ms. Simon with a second by Mr. Houser, Resolution No. R2025-0275 was considered and approved by unanimous vote to be referred to the full Council agenda for second reading.

- 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.

Mr. Brad Cromes, County Treasurer and Ms. Dawn Hoosier, Chief Director of Government Relations and New Markets for NAR Solutions, Inc. dba NAR Ohio, LLC, addressed the Committee regarding Resolution No. R2025-0284. Discussion ensued.

Committee members asked questions of Mr. Cromes and Ms. Hoosier pertaining to the item, which they answered accordingly.

On a motion by Mr. Kelly with a second by Mr. Houser, Resolution No. R2025-0284 was considered and approved by majority vote to be referred to the full Council agenda for second reading, with Ms. Simon casting a dissenting vote.

6. MISCELLANEOUS BUSINESS

There was no miscellaneous business.

7. ADJOURNMENT

With no further business to discuss, Chairman Houser adjourned the meeting at 11:34 a.m., without objection.

County Council of Cuyahoga County, Ohio

Resolution No. R2025-0284

| | |
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| 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

Committee Report/Second Reading/Referred to Committee: October 14, 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 | <input type="checkbox"/> Contract <input checked="" type="checkbox"/> Agreement <input type="checkbox"/> Lease <input type="checkbox"/> Amendment <input checked="" type="checkbox"/> Revenue Generating <input type="checkbox"/> Purchase Order <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 | 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)

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| 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. | |

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| COMPETITIVE PROCUREMENT | NON-COMPETITIVE PROCUREMENT |
| RQ# _____ (Insert RQ# for formal/informal items, as applicable) | Provide a short summary for not using competitive bid process. |

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| <input type="checkbox"/> RFB <input type="checkbox"/> RFP <input type="checkbox"/> RFQ <input checked="" type="checkbox"/> Informal <input type="checkbox"/> 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: | <input checked="" type="checkbox"/> Exemption |
| Number of Solicitations (sent/received) / | <input type="checkbox"/> State Contract, list STS number and expiration date <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 type="checkbox"/> Alternative Procurement Process |
| How did pricing compare among bids received? | <input type="checkbox"/> Contract Amendment - (list original procurement) <input type="checkbox"/> Other Procurement Method, please describe: |

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| Is Purchase/Services technology related <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No. If yes, complete section below: | |
| <input type="checkbox"/> 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? <input type="checkbox"/> No <input type="checkbox"/> Yes, answer the below questions. | |
| Are the purchases compatible with the new ERP system? <input type="checkbox"/> Yes <input type="checkbox"/> No, please explain. | |

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| 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? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> 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: <input type="checkbox"/> Invoiced <input type="checkbox"/> Monthly <input type="checkbox"/> Quarterly <input type="checkbox"/> One-time <input type="checkbox"/> Other (please explain): |

| | |
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| Provide status of project. | |
| Is contract/purchase 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: | |
| 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 been made? <input type="checkbox"/> No <input type="checkbox"/> 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. |
| | | | | | | |