



CUYAHOGA COUNTY COUNCIL
COMMUNITY DEVELOPMENT & HOUSING COMMITTEE
CUYAHOGA COUNTY ADMINISTRATIVE HEADQUARTERS
4th FLOOR

MEETING AGENDA
MONDAY, FEBRUARY 2, 2026—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 JANUARY 27, 2026 MEETING
5. MATTER REFERRED TO COMMITTEE

a) O2025-0011: An Ordinance enacting the right of county renters to Pay-to-Stay and declaring the necessity that this Ordinance become immediately effective.

6. MISCELLANEOUS BUSINESS
7. ADJOURNMENT

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CUYAHOGA COUNTY COUNCIL
COMMUNITY DEVELOPMENT & HOUSING COMMITTEE
CUYAHOGA COUNTY ADMINISTRATIVE HEADQUARTERS
4th FLOOR

MEETING MINUTES
TUESDAY, JANUARY 27, 2026 — 1:30 P.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 1:45 p.m.

2. ROLL CALL

Mr. Houser asked Deputy Clerk Carter to call the roll. Committee members Houser, Kelly and Schleper were in attendance and a quorum was determined. Committee member Jones was in attendance after the roll call was taken. Committee member Simon was absent from the meeting. Councilmember Casselberry was also in attendance.

3. PUBLIC COMMENT

There were no public comments given.

4. APPROVAL OF MINUTES FROM THE DECEMBER 1, 2025 MEETING

A motion was made by Mr. Kelly, seconded by Mr. Schleper and approved by unanimous vote to approve the minutes from the December 1, 2025 meeting.

5. MATTERS REFERRED TO COMMITTEE

- a) R2026-0001: A Resolution awarding a total sum, not to exceed \$10,000, to Motivated and Empowered Inc. for Phase One of the Home for Me Project from the District 10 ARPA Community Grant Fund; and declaring the necessity that this Resolution become immediately effective.

Ms. Bianca Crawford, Chief Executive Director and Founder of Motivated and Empowered Inc., addressed the Committee regarding Resolution No. R2026-0001. Discussion ensued.

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

On a motion by Mr. Schleper with a second by Mr. Jones, Resolution No. R2026-0001 was considered and approved by unanimous vote to be referred to the full Council agenda for second reading.

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

- b) R2026-0002: A Resolution awarding a total sum, not-to-exceed \$32,000, to the Seventeenth Foundation for the Fourth Annual P. League Celebrity Basketball Event from the District 10 ARPA Community Grant Fund, and declaring the necessity that this Resolution become immediately effective.

Mr. Nick Postoloski, representing P. League and Plai Makr Sports, addressed the Committee regarding Resolution No. R2026-0002. Discussion ensued.

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

On a motion by Mr. Schleper with a second by Mr. Kelly Resolution No. R2026-0002 was considered and approved by unanimous vote to be referred to the full Council agenda for second reading.

- c) R2026-0003: A Resolution awarding a Community Development Fund Grant award in the amount not-to-exceed \$151,363, to the City of Parma for the purpose of the Reis Park Pickleball Courts Project; and declaring the necessity that this Resolution become immediately effective.

The Honorable Timothy DeGeeter, Mayor of the City of Parma, addressed the Committee regarding Resolution No. R2026-0003. Discussion ensued.

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

On a motion by Mr. Kelly with a second by Mr. Schleper, Resolution No. R2026-0003 was considered and approved by unanimous vote to be referred to the full Council agenda for second reading.

Messrs. Jones, Kelly and Mr. Schleper requested to have their names added as co-sponsors to the legislation.

- d) R2026-0004: A Resolution amending Resolution No. R2023-0295 dated 11/14/2023, which approved a Community Development Grant in a total amount not-to-exceed \$250,000 to Warner and Swasey LLC for the benefit of a mixed-used real estate redevelopment project located at 5701 Carnegie Avenue in the City of Cleveland, by changing the grant recipients name from Warner and Swasey LLC to MidTown Cleveland, Inc; and declaring the necessity that this Resolution become immediately effective.

Mr. Ed Peppers, Vice President of Economic Development for MidTown Cleveland Inc., addressed the Committee regarding Resolution No. R2026-0004. Discussion ensued.

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

On a motion by Mr. Houser with a second by Mr. Jones, Resolution No. R2026-0004 was considered and approved by unanimous vote to be referred to the full Council agenda for second reading.

6. MISCELLANEOUS BUSINESS

Ms. Myesha Watkins, Director of the Office of Violence Prevention, provided the Committee with information regarding National Gun Survivors Week. She also introduced Ms. Makayla Barlow, an intern with the Office, who then shared a personal story regarding gun violence.

Mr. Houser thanked Ms. Barlow for sharing her story and then presented her with a proclamation from Council.

7. ADJOURNMENT

With no further business to discuss, Chairman Houser adjourned the meeting at 2:22 p.m., without objection.

County Council of Cuyahoga County, Ohio

Ordinance No. O2025-0011

Sponsored by: Councilmembers Miller, Conwell, Schleper, Turner and Casselberry	An Ordinance enacting the right of county renters to Pay-to-Stay and declaring the necessity that this Ordinance become immediately effective.
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WHEREAS, County Council desires to avoid unnecessary housing displacement and evictions to protect the County’s housing stock and to prevent renters from falling into homelessness; and

WHEREAS, At least eight municipalities within Cuyahoga County have enacted pay-to-stay legislation to-date; and

WHEREAS, County Council wishes to provide additional safeguards to residents county-wide, and affirm tenants’ rights to tender late rent to avoid eviction and stay in rental properties in Cuyahoga County.

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

SECTION 1. Chapter 1305 of the Cuyahoga County Code is hereby enacted to read as follows:

Chapter 1305: Right of County Renters to Pay-to-Stay

Section 1305.01 Definitions

For the purposes of this Chapter:

- A. “Tenant” means a person entitled under a rental agreement to the use and occupancy of a residential premises to the exclusion of others.
- B. “Tender” means an offer of payment that is equivalent to the actual production or remittance of the money and includes any emergency rental assistance vouchers from an accredited social service, nonprofit, governmental, or quasi-governmental agency that guarantees the payment of past due rent, reasonable late fees, and court costs.
- C. “Court costs” means filing fees and costs assessed by the municipal court that include, but are not limited to, costs to file, costs for data entry, costs for court

appearances, costs for serving summons and subpoenas, and costs associated with court transcripts and copying papers and exhibits.

Section 1305.02 Tenant’s right to pay to stay prior to the filing of an eviction action for non-payment of rent.

A. If the tenant tenders all past due rent with reasonable late fees to the landlord prior to the filing of an action under Ohio Revised Code 1923 and the landlord refuses the tender, the tenant’s tender of all past due rent with reasonable late fees shall be an affirmative defense to any action filed by the landlord against the tenant for nonpayment of rent.

Section 1305.03 Tenant’s right to pay to stay prior to an eviction judgment for non-payment of rent.

A. If the tenant tenders all past due rent with reasonable late fees and court costs to the landlord prior to a judgment and the landlord refuses the tender, the tenant’s tender of all past due rent, reasonable late fees and court costs shall be an affirmative defense to the eviction action filed by the landlord against the tenant for nonpayment of rent.

Section 1305.04 Rent receipt required

The landlord shall provide the tenant with a signed receipt for all payments made under this chapter.

Section 1305.05 Other causes for eviction

This chapter in no way limits the ability of a landlord to initiate an eviction action for reasons other than solely for non-payment of rent.

Section 1305.06 Reasonable late fees

No landlord may charge a tenant late fees that are not reasonable late fees. If a rental agreement includes a provision that authorizes the landlord to assess the tenant a fee for late payment of the monthly rent, to be considered “reasonable late fees” the total amount of that late payment fee for any month may not exceed the larger of: (i) twenty-five dollars (\$25.00); or (ii) five percent (5%) of the contracted monthly rent.

Section 1305.07 Conflict with municipal law

In the event a municipal corporation within Cuyahoga County enacts, or has enacted, legislation pertaining to a tenant’s right to pay to stay and such legislation conflicts with any provision of this chapter, the law of the municipal corporation shall govern.

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: November 12, 2025

Committee(s) Assigned: Community Development & Housing

Additional Sponsorship Requested on the Floor: November 12, 2025

Journal _____

_____, 20__