



CUYAHOGA COUNTY COUNCIL

COMMITTEE OF THE WHOLE

CUYAHOGA COUNTY ADMINISTRATIVE HEADQUARTERS

4th FLOOR

MEETING MINUTES

TUESDAY, APRIL 14, 2026 — 2:00 P.M.

1. CALL TO ORDER

Council President Miller called the meeting to order at 2:03 p.m.

2. ROLL CALL

Council President Miller asked Clerk Richardson to call the roll. Councilmembers Casselberry, Gallagher, Schleper, Conwell, Houser, Simon, Kelly, Sweeney and Miller were in attendance and a quorum was determined. Councilmembers Turner and Casselberry were in attendance after the roll call was taken.

3. PUBLIC COMMENT

- a) Ms. Barbara Barreno-Paschall addressed Council regarding Resolution No. R2026-0096, making an award on RQ16302 and authorizing a Tax Certificate Sale/Purchase Agreement with NAR Ohio1.**
- b) Loh addressed Council regarding the Women's Shelter.**
- c) Mr. Frank Ford addressed Council regarding Resolution No. R2026-0096, making an award on RQ16302 and authorizing a Tax Certificate Sale/Purchase Agreement with NAR Ohio1.**

[Clerk's Note: The agenda was taken out of order and Resolution No. R2026-0096 was considered first, followed by Resolution No. R2026-0095, Ordinance No. O2026-0001 and Resolution No. R2026-0094.]

4. MATTERS REFERRED TO COMMITTEE:

- a) O2026-0001: An Ordinance amending Chapter 703 of the Cuyahoga County Code, entitled Justice Center Capital Projects Fund; and declaring the necessity that this Ordinance become immediately effective.**

Mr. Erik Janas, Chief of Staff for County Executive Ronayne, addressed Council regarding Ordinance No. O2026-0001. Discussion ensued.

Ms. Simon introduced a proposed substitute. Discussion ensued.

A motion was made by Ms. Simon, seconded by Ms. Conwell and approved by majority vote to accept the proposed substitute, with Mr. Kelly casting the only dissenting vote.

Mr. Bob Franz, Managing Director of Stifel Niklas; Mr. Jeffrey Appelbaum, Managing Director of Project Management Consultants, LLC.; Mr. Janas; Mr. Michael O'Malley, Chief Prosecutor; Mr. Michael King, Special Counsel, addressed Council regarding Ordinance No. O2026-0001. Discussion ensued.

Councilmembers asked questions of Messrs. Franz, Appelbaum, Janas, O'Malley and King pertaining to the item, which they answered accordingly.

A motion was made by Mr. Miller, seconded by Ms. Conwell and subsequently withdrawn to refer Ordinance No. O2026-0001 to the full Council agenda with a recommendation for passage under second reading suspension of the rules.

A motion was then made by Mr. Miller, seconded by Mr. Sweeney and approved by unanimous vote to refer Ordinance No. O2026-0001 to the full Council agenda for second reading.

- b) R2026-0094: A Resolution authorizing the issuance of bonds in the amount of not to exceed \$984,540,000 for the purposes of costs of capital projects for County corrections center facilities, which shall include the cost of acquiring, including acquiring land and interests in land, constructing, reconstructing, rehabilitating, remodeling, renovating, enlarging, improving, furnishing, and equipping facilities, with related site improvements and appurtenances thereto; authorizing the signing and delivery of a purchase agreement relating to the sale of the bonds and related agreements and certificates; authorizing and approving related matters; and declaring the necessity that this Resolution become immediately effective.

Mr. Appelbaum and Ms. Nichole English, Program and Planning Administrator, addressed Council regarding Resolution No. R2026-0094. Discussion ensued.

Councilmembers asked questions of Mr. Appelbaum and Ms. English pertaining to the item, which they answered accordingly.

There was no further legislative action taken on Resolution No. R2026-0094.

- c) R2026-0095: A Resolution authorizing a revenue generating agreement with City of Euclid at a per diem rate of \$234.00 through 12/31/2026 and then increasing to \$257.00 through the remainder of the contract term for inmate housing services in the total anticipated amount of \$1,900,000.00 for the period 5/1/2026 – 12/31/2027; authorizing the County Executive to execute Contract No. 5761 and all other documents consistent with said agreement and this Resolution; and declaring the necessity that this Resolution become immediately effective.

Ms. Donna Kaleal, Business Services Manager; and Mr. Brendan Doyle, Special Counsel to County Executive Ronayne, addressed Council regarding Resolution No. R2026-0095. Discussion ensued.

Councilmembers asked questions of Ms. Kaleal and Mr. Doyle pertaining to the item, which they answered accordingly.

There was no further legislative action taken on Resolution No. R2026-0095.

- d) R2026-0096: A Resolution making an award on RQ16302 and authorizing a Tax Certificate Sale/Purchase Agreement with NAR Ohio1, LLC as purchaser and NAR Ohio, LLC, as servicer in the amount not-to-exceed \$40,000,000.00 for the sale of tax lien certificates effective upon signatures of all parties for (2) years; authorizing the County Executive to execute the agreement via Contract No. 5986 and all other documents consistent with said agreement and this Resolution; and declaring the necessity that this Resolution become immediately effective.

Mr. Miller introduced a proposed substitute to Resolution No. R2026-0096. Discussion ensued.

Mr. Brad Cromes, Treasurer; and Ms. Dawn Hoosier, Director of Business Development for NAR Ohio, LLC., addressed Council regarding Resolution No. R2026-0096. Discussion ensued.

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

A motion was then made by Mr. Sweeney, seconded by Ms. Conwell and approved by unanimous vote to accept the proposed substitute.

On a motion by Ms. Turner, seconded by Mr. Sweeney, Resolution No. R2026-0096 was considered and approved by majority vote to be referred to the full Council agenda for second reading, as substituted, with Mr. Schleper casting the only dissenting vote.

5. PRESENTATION/DISCUSSION:

- a) authorizing an amendment to Contract No. 4263 with the Gilbane Building Company dated April 23, 2024, for additional funds in the amount not to exceed \$752,353,406.00, to establish a guaranteed maximum price in the amount not to exceed \$806,314,787.00, for a total contract value of \$810,706,406.00 for design-build services for the County Central Services Campus, to include the County corrections center and the offices of the County Sheriff.

Mr. Jeffrey Appelbaum; and Ms. Nichole English addressed Council regarding authorizing an amendment to a contract with Gilbane Company to establish a guaranteed maximum price for design-build services for the County Central Services Campus. Discussion ensued.

Councilmembers asked questions of Mr. Appelbaum and Ms. English pertaining to the item, which they answered accordingly.

6. MISCELLANEOUS BUSINESS

There was no miscellaneous business.

7. ADJOURNMENT

With no further business to discuss, Council President Miller adjourned the meeting at 4:54 p.m., without objection.