



AGENDA
JOINT CUYAHOGA COUNTY ECONOMIC DEVELOPMENT & PLANNING AND COMMUNITY
DEVELOPMENT COMMITTEE MEETING
MONDAY, NOVEMBER 29, 2021
CUYAHOGA COUNTY ADMINISTRATIVE HEADQUARTERS
C. ELLEN CONNALLY COUNCIL CHAMBERS – 4TH FLOOR
3:00 PM

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. PUBLIC COMMENT**
- 4. APPROVAL OF MINUTES FROM THE OCTOBER 4, 2021 MEETING**
- 5. MATTERS REFERRED TO COMMITTEE**
 - a) R2021-0259: A Resolution allocating capital funds in the total amount of \$1,000,000.00 in support of the Veterans Service Commission of Cuyahoga County's headquarters project; determining the services and programs that shall be provided and funded from the Veterans Services Fund in 2021; authorizing payments to various providers, in the total amount of \$700,024.35, for said services and programs for the period ending 12/31/2022; authorizing the County Executive to negotiate and execute any necessary agreements, contracts or other documents for same and declaring the necessity that this Resolution become immediately effective.
 - b) R2021-0268: A Resolution authorizing HOME loans to various organizations, or their designees, in the total amount not-to-exceed \$2,250,000.00 for various affordable housing projects; authorizing the County Executive and/or Director of Development to execute all documents consistent with said loans and this Resolution; and declaring the necessity that this Resolution become immediately effective:

- 1) Cuyahoga TAY in the amount not-to-exceed \$450,000.00 for the development of a new, 50-unit supportive housing building for transition-aged youth experiencing homelessness in Cuyahoga County.
 - 2) The Arch at Saint Michael in the amount not-to-exceed \$450,000.00 to renovate the former Central Catholic School and convent to a 46-unit, senior independent living building, located at 3146 Scranton Road in Clark-Fulton Neighborhood in the City of Cleveland.
 - 3) Jennings Center for Older Adults and PIRHL Developers, LLC in the amount not-to-exceed \$450,000.00 for the development of Hazelwood Court, a 53-unit senior community in City of Maple Heights.
 - 4) The Warner and Swasey in the amount not-to-exceed \$450,000.00 to construct 140 units for a mixed-used, mixed-income, mixed-population, historic adaptive-reuse of the former Warner and Swasey Manufacturing Plant, located at in the City of Cleveland.
 - 5) Benjamin Rose Institute on Aging in the amount not-to-exceed \$450,000.00 for the development of the Margaret Wagner Apartments III, to construct 20 new units of Housing and Urban Development (HUD) Section 202 Supportive Housing for the elderly, located at 2373 Euclid Heights Boulevard in City of Cleveland Heights.
- c) R2021-0269: A Resolution authorizing an amendment to Contract No. 1990 (formerly Contract No. 1333) with CHN Housing Partners for emergency rental assistance to income-eligible tenants unable to pay their full monthly rent due to the economic impact from COVID-19 for the period 4/1/2021 – 12/31/2021 for additional funds in the amount not-to-exceed \$2,494,727.40; authorizing the County Executive to execute the amendment 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. Please see the Clerk to obtain a complimentary parking pass.*

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



MINUTES

**CUYAHOGA COUNTY ECONOMIC DEVELOPMENT & PLANNING
COMMITTEE MEETING
MONDAY, OCTOBER 4, 2021
CUYAHOGA COUNTY ADMINISTRATIVE HEADQUARTERS
C. ELLEN CONNALLY COUNCIL CHAMBERS – 4TH FLOOR
3:00 PM**

1. CALL TO ORDER

Vice Chairwoman Baker called the meeting to order at 3:07 p.m.

2. ROLL CALL

Ms. Baker asked Assistant Deputy Clerk Johnson to call the roll. Committee members Baker, Tuma and Simon were in attendance and a quorum was determined. Committee member Stephens entered the meeting shortly after the rollcall was taken. Councilmember Miller was also in attendance.

3. PUBLIC COMMENT

There were no public comments given.

4. APPROVAL OF MINUTES FROM THE JUNE 28, 2021 MEETING

A motion was made by Mr. Tuma, seconded by Ms. Simon, and approved by unanimous vote to approve the minutes from the June 28, 2021 meeting.

5. MATTERS REFERRED TO COMMITTEE

- a) R2021-0222: A Resolution authorizing an Economic Development Fund Redevelopment and Modernization Loan in the amount not-to-exceed \$1,000,000.00 to Manufacturing Advocacy and Growth Network for the redevelopment of a vacant building, located at 1800 East 63rd Street, City of

Cleveland, for the relocation of MAGNET Manufacturing, Technology and Job Center Headquarters; authorizing the County Executive and/or Director of Development to execute all documents consistent with said loan and this Resolution; and declaring the necessity that this Resolution become immediately effective.

Mr. Vaughn Johnson, Deputy Director of Economic Development; Mr. Anthony Stella, Senior Development Finance Analyst; Mr. Michael May, Economic Development Administrator; and Dr. Ethan Karp, President and CEO of MAGNET, addressed the Committee regarding Resolution No. R2021-0222. Discussion ensued.

Committee members and Councilmembers asked questions of Messrs. Johnson, Stella, May and Karp pertaining to the item, which they answered accordingly.

On a motion by Ms. Stephens with a second by Mr. Tuma, Resolution No. R2021-0222 was considered and approved by unanimous vote to be referred to the full Council agenda for second reading.

- b) R2021-0223: A Resolution authorizing an Economic Development Fund Redevelopment and Modernization Loan in the amount not-to-exceed \$1,000,000.00 to LG Blanket Mill, LLC for the redevelopment of a vacant building, located at 3160 West 33rd Street, City of Cleveland, for a mixed-use structure for the Northern Ohio Blanket Mills Project; authorizing the County Executive and/or Director of Development to execute all documents consistent with said loan and this Resolution; and declaring the necessity that this Resolution become immediately effective.

Mr. Stella and Mr. Kevin Hudson, Director of Development with the Levine Group, Inc., addressed the Committee regarding Resolution No. R2021-0223. Discussion ensued.

Committee members and Councilmembers asked questions of Messrs. Stella and Hudson pertaining to the item, which they answered accordingly.

On a motion by Ms. Simon with a second by Ms. Stephens, Resolution No. R2021-0223 was considered and approved by unanimous vote to be referred to the full Council agenda for second reading.

6. MISCELLANEOUS BUSINESS

There was no miscellaneous business.

7. ADJOURNMENT

With no further business to discuss and on a motion by Ms. Stephens with a second by Mr. Tuma, the meeting was adjourned at 4:53 p.m., without objection.

County Council of Cuyahoga County, Ohio

Resolution No. R2021-0259

Sponsored by: Council President Jones	A Resolution allocating capital funds in the total amount of \$1,000,000.00 in support of the Veterans Service Commission of Cuyahoga County’s headquarters project; determining the services and programs that shall be provided and funded from the Veterans Services Fund in 2021; authorizing payments to various providers, in the total amount of \$700,024.35, for said services and programs for the period ending 12/31/2022; authorizing the County Executive to negotiate and execute any necessary agreements, contracts or other documents for same; and declaring the necessity that this Resolution become immediately effective.
--	---

WHEREAS, Chapter 5901 of the Ohio Revised Code established a veterans service commission in each Ohio county, among whose duties include providing for the “administration of assistance” to veterans and “establishing programs of outreach and coordination with other agencies to enhance available services to veterans within the county;” and

WHEREAS, the Veterans Service Commission of Cuyahoga County is required to annually determine the amount it needs to provide assistance to veterans and must prepare and submit a budget to the Cuyahoga County Council, such budget to be within a statutorily prescribed formula; and

WHEREAS, the Council may review the proposed budget, but is required to appropriate the requested amount so long as the proposed budget is within the statutorily prescribed formula; and

WHEREAS, by Ordinance No. O2012-0013, Cuyahoga County Council established the Veterans Services Fund, whereby the amounts appropriated and unspent by the Veterans Service Commission of Cuyahoga County are to be placed in a Veterans Services Fund and used to benefit veterans of the county; and

WHEREAS, \$1,700,024.35, originally budgeted for the operation of the Veterans Service Commission of Cuyahoga County, remains unspent; and

WHEREAS, the Council has determined to reserve \$1,000,000.00 of the budgeted but unspent funding in support of the Veterans Service Commission of Cuyahoga County; and

WHEREAS, \$700,024.35 remains available in the Veterans Services Fund for award; and

WHEREAS, pursuant to Chapter 711 of the Cuyahoga County Code, Cuyahoga County Council shall determine the services and programs that shall be provided or funded from the Veterans Services Fund, consistent with the amount of funds available and with the purpose of the Fund; and

WHEREAS, pursuant to Chapter 711 of the Cuyahoga County Code, Council directed that 20% of the available funds each year shall be used for a workforce development program to assist veterans with the costs of post-secondary education; and

WHEREAS, Council now desires to determine the services and programs that shall be provided or funded from the remaining available funds, and the amounts to be designated for the services and programs; and

WHEREAS, in order to provide for the beneficial and immediate impact of these funds, Council has determined that it would be advantageous to the County to distribute the funds to public bodies with veteran-related programs or services that benefit or exist to serve veterans or to non-profit agencies with existing or prior contracts with the County or other governmental agencies and programs or services dedicated to veterans.

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

SECTION 1. The Cuyahoga County Council hereby authorizes the Fiscal Officer to reserve funds in the Veterans Services Fund for use by Cuyahoga County Department of Public Works for the acquisition of office space in support of the Veterans Service Commission, in the total amount of \$1,000,000.00.

SECTION 2. The Cuyahoga County Council hereby authorizes the Fiscal Officer to make one-time expenditures of available Veterans Services Funds, in the total amount of \$700,024.35, for the following services and programs through the 2022 calendar year:

- 1) Cuyahoga Community College, Veterans Services and Program Office, for scholarships for veterans residing in Cuyahoga County in the amount of **\$50,000.00.**
- 2) Cleveland State University, Veterans Benefit Office, for scholarships for veterans residing in Cuyahoga County in the amount of **\$50,000.00.**

- 3) Towards Employment Career Pathway Services for job readiness training, job search and placement, coaching and support for professional development of low-income veterans in the amount of **\$50,000.00**.
- 4) Cuyahoga County Office of Homeless Services for the Supportive Services for Veterans Families Program and for move-in kits for veterans entering permanent supportive housing in Cuyahoga County in the amount of **\$45,000.00**.
- 5) Cuyahoga County Court of Common Pleas, Veterans Treatment Docket in the amount of **\$70,024.35**.
- 6) Legal Aid Society of Cleveland for the Legal Services for U.S. Veterans Program in the amount of **\$150,000.00**.
- 7) United Way 2-1-1 for the Help2Veterans Program in the amount of **\$82,000.00**.
- 8) Joseph's Home for wraparound services and transition to permanent housing for medically fragile, homeless veterans in Cuyahoga County in the amount of **\$70,000.00**.
- 9) Rid-All Green Partnership for Urban Agriculture Veterans Programming in the amount of **\$33,000.00**.
- 10) Greater Cleveland Fisher House for operating support for free lodging services for families of Cuyahoga County veterans hospitalized and being treated at the Louis B. Stokes Cleveland VA Medical Center, Cleveland Clinic, University Hospitals, MetroHealth System, and other area hospitals in the amount of **\$100,000.00**

SECTION 2. Each of the offices, agencies, departments, or other bodies, granted pursuant to this Resolution shall provide written reports to Council by June 30, 2022 and November 30, 2022, summarizing the uses, amounts, and impacts of the distributed funds. Council may request additional information, in the form of oral or written reports.

SECTION 3. The County Executive is hereby authorized to negotiate and execute any necessary agreements or contracts in connection with the authorized expenditures and all other documents consistent with 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 4. It is necessary that this Resolution become immediately effective for the usual daily operation of the County and the 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 5. 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: November 23, 2021

Committee(s) Assigned: Economic Development & Planning

Journal _____
_____, 2021

County Council of Cuyahoga County, Ohio Resolution No. R2021-0268

<p>Sponsored by: County Executive Budish/Department of Development</p>	<p>A Resolution authorizing HOME loans to various organizations, or their designees, in the total amount not-to-exceed \$2,250,000.00 for various affordable housing projects; authorizing the County Executive and/or Director of Development to execute all documents consistent with said loans and this Resolution; and declaring the necessity that this Resolution become immediately effective.</p>
---	---

WHEREAS, the County Executive/Department of Development has recommended HOME loans to various organizations, or their designees, in the total amount not-to-exceed \$2,250,000.00 for various affordable housing projects as follows:

- a) Cuyahoga TAY in the amount not-to-exceed \$450,000.00 for the development of a new, 50-unit supportive housing building for transition-aged youth experiencing homelessness in Cuyahoga County;
- b) The Arch at Saint Michael in the amount not-to-exceed \$450,000.00 to renovate the former Central Catholic School and convent to a 46-unit, senior independent living building, located at 3146 Scranton Road in Clark-Fulton Neighborhood in the City of Cleveland;
- c) Jennings Center for Older Adults and PIRHL Developers, LLC in the amount not-to-exceed \$450,000.00 for the development of Hazelwood Court, a 53-unit senior community in City of Maple Heights;
- d) The Warner and Swasey in the amount not-to-exceed \$450,000.00 to construct 140 units for a mixed-used, mixed-income, mixed-population, historic adaptive-reuse of the former Warner and Swasey Manufacturing Plant, located in the City of Cleveland;
- e) Benjamin Rose Institute on Aging in the amount not-to-exceed \$450,000.00 for the development of the Margaret Wagner Apartments III, to construct 20 new units of Housing and Urban Development (HUD) Section 202 Supportive Housing for the elderly, located at 2373 Euclid Heights Boulevard in the City of Cleveland Heights; and

WHEREAS, the primary goal of these loans is to perform affordable housing projects; and

WHEREAS, all loans will be zero percent interest, deferred payment forgivable based upon the continuance of affordability for not less than 15 years; and

WHEREAS, the project is 100% funded by Federal HOME Investment Partnership Funds;

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 HOME loans to various organizations, or their designees, in the total amount not-to-exceed \$2,250,000.00 for various affordable housing projects as follows:

- a) Cuyahoga TAY in the amount not-to-exceed \$450,000.00 for the development of a new, 50-unit supportive housing building for transition-aged youth experiencing homelessness in Cuyahoga County;
- b) The Arch at Saint Michael in the amount not-to-exceed \$450,000.00 to renovate the former Central Catholic School and convent to a 46-unit, senior independent living building, located at 3146 Scranton Road in Clark-Fulton Neighborhood in the City of Cleveland;
- c) Jennings Center for Older Adults and PIRHL Developers, LLC in the amount not-to-exceed \$450,000.00 for the development of Hazelwood Court, a 53-unit senior community in City of Maple Heights;
- d) The Warner and Swasey in the amount not-to-exceed \$450,000.00 to construct 140 units for a mixed-used, mixed-income, mixed-population, historic adaptive-reuse of the former Warner and Swasey Manufacturing Plant, located in the City of Cleveland;
- e) Benjamin Rose Institute on Aging in the amount not-to-exceed \$450,000.00 for the development of the Margaret Wagner Apartments III, to construct 20 new units of Housing and Urban Development (HUD) Section 202 Supportive Housing for the elderly, located at 2373 Euclid Heights Boulevard in the City of Cleveland Heights; and

SECTION 2. That the County Executive and/or the Director of Development are authorized to execute all documents consistent with said loans and this Resolution.

SECTION 3. That this Resolution shall sunset twenty-four (24) months after County Council approval should the authorized action have not occurred by that date. In the event this Resolution sunsets prior to the authorized action taking place, the Director of Development shall notify the Clerk of Council in writing. The Clerk of Council shall record the sunseting of this Resolution in the Council’s journal.

SECTION 4. It is necessary that this Resolution become immediately effective for the usual daily operation of the County and the 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 5. 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: November 23, 2021
Committee(s) Assigned: Economic Development & Planning

Journal _____
_____, 20__

County Council of Cuyahoga County, Ohio

Resolution No. R2021-0269

Sponsored by: County Executive Budish/Department of Development	A Resolution authorizing an amendment to Contract No. 1990 (formerly Contract No. 1333) with CHN Housing Partners for emergency rental assistance to income-eligible tenants unable to pay their full monthly rent due to the economic impact from COVID-19 for the period 4/1/2021 – 12/31/2021 for additional funds in the amount not-to-exceed \$2,494,727.40; authorizing the County Executive to execute the amendment and all other documents consistent with this Resolution; and declaring the necessity that this Resolution become immediately effective.
--	--

WHEREAS, the County Executive/Department of Development has recommended an amendment to Contract No. 1990 (formerly Contract No. 1333) with CHN Housing Partners for emergency rental assistance to income-eligible tenants unable to pay their full monthly rent due to the economic impact from COVID-19 for the period 4/1/2021 – 12/31/2021 for additional funds in the amount not-to-exceed \$2,494,727.40; and

WHEREAS, the primary goals of this amendment are to prevent evictions due to the economic impact of COVID-19 and preserve the strength of the County’s rental housing market; and

WHEREAS, this project is funded 100% by U.S. Treasury Emergency Rental Assistance Funds; and

WHEREAS, it is necessary that this Resolution become immediately effective in order that critical services provided by Cuyahoga County can continue and to provide for the usual, daily operation of a County entity.

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

SECTION 1. That the Cuyahoga County Council hereby authorizes an amendment to Contract No. 1990 (formerly Contract No. 1333) with CHN Housing Partners for emergency rental assistance to income-eligible tenants unable to pay their full monthly rent due to the economic impact from COVID-19 for the period 4/1/2021 – 12/31/2021 for additional funds in the amount not-to-exceed \$2,494,727.40.

SECTION 2. That the County Executive is authorized to execute the amendment and all documents consistent with 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, and 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: November 23, 2021
Committee(s) Assigned: Community Development

Journal _____
_____, 20