



**AGENDA**  
**CUYAHOGA COUNTY ECONOMIC DEVELOPMENT & PLANNING**  
**COMMITTEE MEETING**  
**MONDAY, OCTOBER 28, 2024**  
**CUYAHOGA COUNTY ADMINISTRATIVE HEADQUARTERS**  
**C. ELLEN CONNALLY COUNCIL CHAMBERS – 4<sup>TH</sup> FLOOR**  
**3:00 PM**

**Committee Members:**

**Jack Schron, Chair – District 6**  
**Patrick Kelly, Vice Chair – District 1**  
**Sunny M. Simon - District 11**  
**Cheryl L. Stephens - District 10**  
**Michael P. Byrne – District 4**

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. PUBLIC COMMENT**
- 4. APPROVAL OF MINUTES FROM THE JULY 22, 2024 MEETING** [See Page 4]
- 5. MATTERS REFERRED TO COMMITTEE**
  - a) R2024-0368: A Resolution authorizing an Economic Development Loan in an amount not-to-exceed \$2,000,000.00 to Famous Distribution, Inc. dba Famous Supply, or its approved designee, for the construction and renovation of the Northeast Ohio Distribution Center located at 5700 Lee Road South, Maple Heights; authorizing the County Executive and/or the Director of Development to execute all documents consistent with said loan and this Resolution; and declaring the necessity that this Resolution become immediately effective. [See Page 8]

- b) R2024-0374: A Resolution amending Resolution No. R2021-0268 dated 1/11/2022, which authorized HOME loans to various organizations, or their designees, in the total amount not-to-exceed \$2,250,000.00 for various affordable housing projects by (i) replacing the Director of Development with the Director of Housing and Community Development in Section 2, and (ii) extending the sunset provision contained in Section 3 to 12/31/2024; and declaring the necessity that this Resolution become immediately effective: [See Page 20]

- 1) **The Arch at Saint Michael in the amount not-to-exceed \$450,000.00 to renovate the former Central Catholic School and Convent a 46-unit, senior independent living building, located at 3146 Scranton Road in the Clark-Fulton Neighborhood in the City of Cleveland.**
- 2) **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.**
- 3) 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.
- 4) 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.
- 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.

## **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 5<sup>th</sup> 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, JULY 22, 2024  
CUYAHOGA COUNTY ADMINISTRATIVE HEADQUARTERS  
C. ELLEN CONNALLY COUNCIL CHAMBERS – 4<sup>TH</sup> FLOOR  
3:00 PM**

**1. CALL TO ORDER**

**Chairman Schron called the meeting to order at 3:02 p.m.**

**2. ROLL CALL**

**Mr. Schron asked Clerk Richardson to call the roll. Committee members Schron, Kelly, Simon and Byrne were in attendance and a quorum was determined. Committee member Stephens was absent. Councilmember Miller was also in attendance.**

**3. PUBLIC COMMENT**

**There were no public comments given.**

**4. APPROVAL OF MINUTES FROM THE JULY 8, 2024 MEETING**

**A motion was made by Mr. Kelly, seconded by Mr. Schron and approved by unanimous vote to approve the minutes from the July 8, 2024 meeting.**

**5. MATTERS REFERRED TO COMMITTEE**

- a) R2024-0285: A Resolution authorizing an amendment to Contract No. 4663, a Development Loan in the amount not-to-exceed \$10,000,000.00 to Playhouse Square Foundation for the benefit of The Lumen at Playhouse Square Project to extend the due date of the loan from September 13, 2024 to September 13, 2025 upon payment of \$5,000,000.00 in principal plus accrued and unpaid interest; 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. Bryan Edwards, Portfolio Loan Manager for the Department of Development; and Ms. Patricia Gaul, Chief Executive Officer of Playhouse Square Foundation, addressed the Committee regarding Resolution No. R2024-0285. Discussion ensued.**

**Committee members asked questions of Mr. Edwards and Ms. Gaul pertaining to the item, which they answered accordingly.**

**On a motion by Mr. Kelly with a second by Mr. Byrne, Resolution No. R2024-0285 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.**

- b) R2024-0286: A Resolution authorizing an Economic Development Loan in an amount not-to-exceed \$2,000,000.00 to PPT Real Estate Holding LLC, or its approved designee, for the relocation, expansion and renovation of Park Place Technologies Campus, located at 747 and 755 Alpha Drive, Highland Heights; authorizing the County Executive and/or the 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. Anthony Stella, Economic Development Administrator for the Department of Development, addressed the Committee regarding Resolution No. R2024-0286. Discussion ensued.**

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

**On a motion by Ms. Simon with a second by Mr. Schron, Resolution No. R2024-0286 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.**

**Ms. Simon and Mr. Schron requested to have their names added as co-sponsors to the legislation.**

- c) R2024-0287: A Resolution making awards on RQ13103 to various providers in the total amount not-to-exceed \$3,425,000.00 for design and administration of a Small Business Program with a focus on minority and women-owned businesses, effective upon contract signature of all parties, through 6/30/2026; authorizing the County Executive to execute the contracts and all other documents consistent with said awards and this Resolution; and declaring the necessity that this Resolution become immediately effective:

- 1) Contract No. 4626 with Grow America in the amount not-to-exceed \$791,666.00.
- 2) Contract No. 4627 with Northeast Ohio Hispanic Center for Economic Development in the amount not-to-exceed \$650,000.00.
- 3) Contract No. 4629 with Economic & Community Development Institute in the amount not-to-exceed \$983,334.00.
- 4) Contract No. 4633 with JumpStart, Inc. in the amount not-to-exceed \$330,000.00.
- 5) Contract No. 4634 with UBIZ Venture Capital in the amount not-to-exceed \$350,000.00.
- 6) Contract No. 4635 with Village Capital Corporation in the amount not-to-exceed \$320,000.00.

**Mr. Vaughn Johnson, Deputy Director for Economic Development for the Department of Development; Mr. Kwame Botchway, Director of Community Impact & Innovation and Mr. Jeremiah Triplett, Manager of Small Business Assistance for Village Capital Corporation; Ms. Mary Louk, Director of Credit for Grow America; Mr. Michael Obi, President of UBIZ Venture Capital; Ms. Jasmine Dixon, Vice President – Business Growth Development for Economic & Community Development Institute; Ms. Teleange’ Thomas, Chief Operating and Relationship Officer for JumpStart, Inc.; and Ms. Jenice Contreras, President and Chief Executive Officer for Northeast Ohio Hispanic Center for Economic Development, addressed the Committee regarding Resolution No. R2024-0287. Discussion ensued.**

**Committee members asked questions of Mr. Johnson, Mr. Botchway, Mr. Triplett, Ms. Louk, Mr. Obi, Ms. Dixon, Ms. Thomas and Ms. Contreras pertaining to the item, which they answered accordingly.**

**On a motion by Mr. Schron with a second by Mr. Kelly, Resolution No. R2024-0287 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.**

## **6. MISCELLANEOUS BUSINESS**

**There was no miscellaneous business.**

7. ADJOURNMENT

**With no further business to discuss, Chairman Schron adjourned the meeting at 5:22 p.m., without objection.**

# County Council of Cuyahoga County, Ohio

## Resolution No. R2024-0368

Sponsored by: <b>County Executive Ronayne/Department of Development</b>	<b>A Resolution</b> authorizing an Economic Development Loan in an amount not-to-exceed \$2,000,000.00 to Famous Distribution, Inc. dba Famous Supply, or its approved designee, for the construction and renovation of the Northeast Ohio Distribution Center located at 5700 Lee Road South, Maple Heights; authorizing the County Executive and/or the Director of Development to execute all documents consistent with said loan and this Resolution; and declaring the necessity that this Resolution become immediately effective.
---	--

**WHEREAS**, the County Executive/Department of Development recommends an Economic Development Loan in an amount not-to-exceed \$2,000,000.00 to Famous Distribution, Inc. dba Famous Supply, or its approved designee, for the construction and renovation of the Northeast Ohio Distribution Center located at 5700 Lee Road South, Maple Heights; and

**WHEREAS**, the primary goal of this loan is assists in funding project costs to create a new distribution center, reutilization of a vacant building and establish a job training center for building trades; and

**WHEREAS**, this project is anticipated to create 83 new jobs; and

**WHEREAS**, the County will loan \$2,000,000.00 with a term of 1 year interest only followed by 10 years fully amortizing principal and interest at 4.5% interest; and

**WHEREAS**, the project is funded 100% Economic Development Fund; 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 an Economic Development Loan in an amount not-to-exceed \$2,000,000.00 to Famous Distribution, Inc. dba Famous Supply, or its approved designee, for the construction



and renovation of the Northeast Ohio Distribution Center located at 5700 Lee Road South, Maple Heights.

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

**SECTION 3.** That this Resolution shall sunset twelve (12) 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 sunset 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: October 8, 2024

Committee(s) Assigned: Economic Development & Planning

Journal \_\_\_\_\_  
\_\_\_\_\_, 20\_\_\_\_

**ECONOMIC DEVELOPMENT LOAN TRANSACTIONS**

<b>Title</b>	2024 – Department of Development; D&F Gery, Inc. and 30055 Cedar Rd. LLC; Economic Development Loan; Portfol Loan No. 374-01-01
<b>Department or Agency Name</b>	Department of Development
<b>Requested Action</b>	<input checked="" type="checkbox"/> Contract <input type="checkbox"/> Agreement <input type="checkbox"/> Other (please specify):

Original (O)/ Amendment (A-# )	Contract No. (If PO, list PO#)	Vendor Name	Time Period	Amount	Date BOC Approved/ Council's Journal Date	Approval No.
O	Pending	Famous Distribution, Inc. dba Famous Supply	11 Years	\$2,000,000	Pending	Pending

**Loan Description and Terms.**

Department of Development is seeking approval of an Economic Development Loan to Famous Distribution, Inc. dba Famous Supply. The loan will be used to assist in funding project costs to build a distribution center at 5700 Lee Road S., Maple Heights, Ohio. The business will renovate an existing warehouse and purchase necessary furniture, fixture, machinery, equipment, and other costs related to creation of a distribution center.

**Loan Amount:** not to exceed \$2,000,000

**Loan Terms:** 1 year interest-only followed by 10 years fully amortizing P&I at 4.5% interest.

**Loan Security:** A subordinate UCC lien and corporate guarantee from Famous Enterprises, Inc.

**Project Purpose/Goals, Outcomes(List 3):**

Creation of a new distribution center in Maple Heights.

Reutilization of a vacant building.

Establishing a job training center for building trades.

Loan proceeds may be used for costs related to the project at 5700 Lee Road S., Maple Heights, Ohio.

**Number of Jobs created:** 83

**If a County Council item, are you requesting passage of the item without 3 readings.**   ☐ Yes   ☐ No

**In the boxes below, list Borrower/Vendor, Name, Street Address, City, State and Zip Code. Beside each vendor/contractor, etc. provide owner, executive director, other (specify)**

Rev. 7/24/23

Vendor Name and address:	Owner, executive director, other (specify):
Famous Distribution, Inc. dba Famous Supply 2620 Ridgewood Road Akron, Ohio 44313	Peter Bastulli, CFO
Vendor Council District: N/A	Project Council District: 8
If applicable provide the full address or list the municipality(ies) impacted by the project.	5700 Leer Rd. S, Maple Heights Ohio 44137

<b>NON-COMPETITIVE PROCUREMENT - X</b>
Provide a short summary for not using competitive bid process.
Economic Development Loan
<input type="checkbox"/> Exemption
<input type="checkbox"/> Alternative Procurement Process
<input type="checkbox"/> Contract Amendment <i>(list original procurement)</i>
<input checked="" type="checkbox"/> Other Procurement Method, please describe: <b>Loan</b>

<b>FUNDING SOURCE: i.e. General Fund, Health and Human Services Levy Funds, Community Development Block Grant (No acronyms i.e. HHS Levy, CDBG, etc.). Include % if more than one source.</b>
Economic Development Fund
Is funding for this included in the approved budget? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (if "no" please explain):
Payment Schedule: <input checked="" type="checkbox"/> Invoiced <input type="checkbox"/> Monthly <input type="checkbox"/> Quarterly <input type="checkbox"/> One-time <input checked="" type="checkbox"/> Other (please explain): Reimbursement for costs

Commented [C1]: Suggestion by MRS - I can't recall exactly how the award is set in process for we can refer them to instructions and provide more detail to the instruction

<b>Provide status of project.</b>	
Is contract late <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes, In the fields below provide reason for late and timeline of late submission	
<b>Reason:</b>	
<b>Timeline:</b>	
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:	
Date item was entered and released in Infor:	
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 be made? <input type="checkbox"/> No <input type="checkbox"/> Yes (if yes, please explain)	

Rev. 7/24/23



## **Economic Development Loan LOAN PRESENTATION PACKAGE**

**Famous Distribution Inc. dba Famous Supply**



**Prepared By:**  
**Anthony Stella**  
**Economic Development Administrator**  
**(216) 443-3163**  
[astella@cuyahogacounty.us](mailto:astella@cuyahogacounty.us)  
**September 12, 2024**

## **Department of Development**

### **PROJECT DESCRIPTION & DETAILS**

**PROJECT NAME:** Famous Supply  
**CCCIC DATE:** September 12, 2024  
**DOD Program:** Economic Development Fund

#### **OVERVIEW**

- 1. Borrower:** Famous Distribution, Inc. dba Famous Supply
- 2. Project Location & Council District:** 5700 Lee Road, Maple Heights, Ohio
- 3. CCCIC Review Date:** September 12, 2024
- 4. Qualifies for these Funding Sources:** Economic Development Fund
- 5. Funding Partners in the Project:** PNC, JobsOhio, and Maple Heights
- 6. Company Background:**

Famous Supply started as a small wholesale furnace supply company with one branch on Woodland Avenue in Cleveland, Ohio. Over the decades, they have expanded their product offerings and service areas, evolving into a multi-divisional distributor. Famous Supply offers a diverse range of products and services, including HVAC Equipment and Supplies, Plumbing Products, Industrial and Commercial Tools, Hydronic and Steam Systems, Electrical and Lighting Solutions, Water Heaters, and Bathroom and Kitchen Fixtures.

Famous Supply is committed to environmental responsibility and sustainability. They actively seek and promote eco-friendly products and energy-efficient solutions that can reduce the environmental impact of their operations while helping their customers make sustainable choices.

Famous currently operates a Hub and Spoke network of three regional distribution centers (spokes) located in Toledo and Columbus, Ohio and Youngwood, Pennsylvania, and one central distribution center (the main hub of the distribution network) in Sebring, Ohio. The Maple Heights location will become the central distribution center for Famous (the main hub of the distribution network) with the Sebring, Ohio location being reduced in scope to a regional distribution center or the fourth spoke in the network.

## 7. Project Summary:

Famous Supply has acquired a vacant industrial building through a single purpose entity, 5700 Lee Rd LLC, to establish its Northeast Ohio Distribution Hub in Maple Heights. The Northeast Ohio Distribution Hub to be located at 5700 Lee Road, Maple Heights will be a 349,000 SF facility comprised of 321,000 SF of distribution space combined with a 28,000 SF education and training center. This project will create 83 new full-time jobs in Maple Heights with an estimated \$4.47 million in payroll. The real estate acquisition occurred in a separate transaction as part of a 1031 exchange transaction.

### COSTS

1. **Total Project Costs:** \$41,556,169
2. **County Loan Amount Requested:** \$2,000,000
3. **Qualifies for these Funding Sources:** Economic Development Fund

### Sources and Uses

USES		SOURCES	
Distribution Center – Equipment and Hard Costs	\$9,722,422	NMTC	\$18,320,000
Training Center – construction hard costs	\$6,000,000	Equity	\$ 21,236,169
Working Capital	\$3,354,955	Cuyahoga County	\$ 2,000,000
Inventory	\$16,918,648		
Soft Costs	\$5,560,144		
Total Uses	\$41,556,169	Total Sources	\$41,556,169

The New Markets Tax Credit transaction recently closed and with allocation coming from Cleveland Development Advisors and Northeast Ohio Development Fund. The New Markets transaction is a corporate non-real estate transaction. The County's loan will be outside of the NMTC structure.

## TERMS

1. **Interest Rate:** 4.50%
2. **Term/Repayment:** One year of interest-only payments followed by monthly principal and interest payments on a 10-year fully amortizing term. The total loan term is 11 years.
3. **Security/Collateral/Guarantor:** A subordinate UCC lien on equipment and a corporate guarantee from Famous Enterprises, Inc.

## RATIONALE FOR PARTICIPATION

- **Jobs Created:** The project will create 83 new full-time equivalent jobs in Cuyahoga County.
- **Economic Impact:** This project will attract a distribution center to Maple Heights.
- **Community Impact:** The company will create new jobs and a training center for opportunities in the community.





**RECOMMENDATION:**

The Department of Development believes that providing financial assistance to Famous Distribution, Inc. dba Famous Supply is a worthwhile risk that will leverage additional investment, create jobs and increase taxes for our community. The Department, therefore, recommends approval of the Cuyahoga County Economic Development Loan.

---

**CUYAHOGA COUNTY TERMS AND CONDITIONS**

---

**SOURCE OF LOAN:**

ECONOMIC DEVELOPMENT FUND

**LOAN AMOUNT:**

Any and all amounts advanced by the County to Borrower as part of the Loan (each a "Loan Disbursement") shall not exceed an aggregate amount of Two Million and 00/100 Dollars (\$2,000,000.00) or no more than forty percent (40%) of the total Project costs.

**USE OF PROCEEDS:**

The Loan and all Loan Disbursements shall be used solely for the Project, including construction & renovation, purchase of machinery, furniture, fixtures, equipment, and professional soft costs at the Project Site, located at 5700 Lee Road, Maple Heights, Ohio (the "Eligible Project Costs"). Eligible Project Costs shall not include any commissions, fees and/or expenses which may be owed by Borrower to a broker.

**INTEREST RATE:**

All Loan Disbursements shall bear interest at the rate of 4.50% per annum, which interest shall apply to a 360-day period and be computed upon the basis of 30-day months for each month during which any principal amount of the Loan is outstanding.

**LOAN TERM / REPAYMENT:**

For the first 12 months following the initial Loan Disbursement, payments will be interest-only and due monthly. Thereafter, the Principal will be fully amortized over 120 months and payments of routine principal and accrued, and unpaid interest shall be due monthly. All payments shall be due and payable on the first day of the calendar month in which they are due. The first payment will be due the first day of the first full month following the initial Loan Disbursement and shall include all interest accrued thereon from the date thereof. The entire outstanding principal balance of the Loan, together with all accrued and unpaid interest thereon, shall be due and payable in full on the 11th anniversary of the date of the initial Loan Disbursement (the "Maturity Date").

**PROJECT EQUITY:**

A minimum of ten percent (10%) of the total Project costs to be injected in cash by the Borrower.

**SECURITY/COLLATERAL:**

Corporate Guaranty of Famous Enterprises, Inc. ("Guarantor") The Loan shall be secured by the Note, the UCC lien and the Guaranty (collectively, the "Security," the UCC lien being the "Collateral"). The UCC lien shall consist of a Subordinate lien on the equipment. Combined loan to value not to exceed 90%

**CONDITIONS:**

Borrower shall create, create no less than (eighty-three) 83, new-to-the County full-time equivalent jobs within 3 years of the Project Completion Date. Borrower shall submit and use commercially reasonable efforts to cause tenant of the Project Site to submit an Employment Certification Report on or before December 31 of each calendar year following the Project Completion Date for a total period of 3 years.

**INSURANCE:**

Borrower shall procure, maintain and pay premiums for, the insurance coverage and limits of liability acceptable to the County with respect to the Project and shall name the County as Additional Insured and/or Loss Payee, as applicable.

**EXPENSES AND FEES:**

An application fee of \$500.00; A loan origination fee of 1.0% of the Loan Amount; The County's attorneys' fees for any outside counsel; Any Loan Expenses then outstanding.

**WORKFORCE AGREEMENT:**

The Borrower will be required to execute a Workforce Development Agreement with OhioMeansJobs for any jobs created as a result of the Project. The Workforce Development Agreement works to match unemployed skilled workers with available positions.

**SKILL UP MEETING(S):**

The Borrower will be required to have a meeting with representatives of the Department of Development's Skill-Up Program in order to assess opportunities to provide new skills to workforce and improve earning potential of employees.

**PREVAILING WAGES:**

If any part of the Loan is used for construction-related labor, Borrower agrees that wages paid to laborers and mechanics employed on the Project under contracts or subcontracts shall be paid at not less than the prevailing rates of wages for laborers and mechanics for the applicable class of work called for by the Project, which wages shall be determined in accordance with the requirements of Chapter 4115, Ohio Revised Code, or the Davis-Bacon Act, and shall cause such wages to be paid in accordance therewith, and Borrower shall require compliance by all contractors and subcontractors of all applicable requirements of Sections 4115.03 through 4115.16, Ohio Revised Code, or the Davis-Bacon Act, including, without limitation, (i) obtaining from the Ohio Department of Industrial Relations, or its federal equivalent, a determination of the prevailing rates of wages to be paid for all classes of work called for by the Project, (ii) obtaining the designation of a Prevailing Wage Coordinator for the Project

pursuant to Section 4115.071, Ohio Revised Code, or the Davis-Bacon Act and (iii) ensuring that all contractors and subcontractors receive

notification of changes in prevailing wage rates as required under Section 4115.05, Ohio Revised Code, or the Davis-Bacon Act;

**SMALL BUSINESS ENTERPRISE:** Borrowers receiving economic development assistance valued at \$250,000 or more for projects resulting in improvements to real property are hereby encouraged to hire and provide contract opportunities to qualified Small Business Enterprises (SBE) that have been certified pursuant to Cuyahoga County's SBE program, particularly residents of Cuyahoga County whose income equals or falls below the federal poverty guidelines pursuant to Council Ordinance 2011-0014 and the SBE policy adopted October 29, 2009.

**REGULAR REPORTING:** Borrower shall submit, if requested: (i) annual tax returns and audited financial statements, (ii) evidence of current and continuing general liability, Builders Risk, Property insurance as required by the County, (iii) evidence of current real estate tax payments, (iv) annual current rent roll (if applicable), (v) annual job creation reports, and (vi) any other documentation as required under the loan documents.

**JOB CERTIFICATION CONTACT INFORMATION FORM:**

Borrower shall execute a Job Certification Information Form identifying the company's primary contact persons for Providing the County's information requirements pertaining to job creation and financial information matters.

**COUNTY TAXES:**

Borrower must be current on all of its Cuyahoga County tax liabilities before presentation of the Loan request to the Cuyahoga County Community Improvement Corporation (CCCIC) loan review committee.

**OTHER REGULATIONS:**

Borrower to comply with all federal, state and local regulations to the extent that they are applicable to the Project.

# County Council of Cuyahoga County, Ohio

## Resolution No. R2024-0374

<b>Sponsored by: County Executive Ronayne/Department of Housing and Community Development</b>  <b>Co-sponsored by: Councilmember Turner</b>	<b>A Resolution</b> amending Resolution No. R2021-0268 dated 1/11/2022, which authorized HOME loans to various organizations, or their designees, in the total amount not-to-exceed \$2,250,000.00 for various affordable housing projects by (i) replacing the Director of Development with the Director of Housing and Community Development in Section 2, and (ii) extending the sunset provision contained in Section 3 to 12/31/2024; and declaring the necessity that this Resolution become immediately effective.
---	---

**WHEREAS**, the County Executive/Department of Housing and Community Development recommends an Amendment to Resolution No. R2021-0268 dated 1/11/2022, which authorized HOME loans to various organizations, or their designees, in the total amount not-to-exceed \$2,250,000.00 for various affordable housing projects by (i) replacing the Director of Development with the Director of Housing and Community Development in Section 2, and (ii) extending the sunset provision contained in Section 3 to 12/31/2024; 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; and

**WHEREAS**, the Department of Housing and Community Development is now the appropriate department to be authorized with the County Executive to execute all documents consistent with said loans; and

**WHEREAS**, it is necessary that any sunset provision in Section 3 be extended to 12/31/2024 to allow for the loan proceeds to be disbursed to all recipients; 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 amends Resolution No. R2021-0268 dated 1/11/2022, which authorized HOME loans to various organizations, or their designees, in the total amount not-to-exceed \$2,250,000.00 to (i) replace the Director of Development with the Director of Housing and Community Development in Section 2, and (ii) extend the sunset provision contained in Section 3 to 12/31/2024.

**SECTION 2.** 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 3.** 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: October 22, 2024

Committee(s) Assigned: Economic Development & Planning

Additional Sponsorship Requested: October 22, 2024

Journal \_\_\_\_\_

\_\_\_\_\_, 20\_\_

## LOAN TRANSACTIONS

<b>Title</b>	2024 – Department of Housing and Community Development; Amendment; HOME Loan; R2021-0268
<b>Department or Agency Name</b>	Department of Housing and Community Development
<b>Requested Action</b>	<input checked="" type="checkbox"/> Contract <input type="checkbox"/> Agreement <input type="checkbox"/> Other (please specify):

Original (O)/ Amendment (A-# )	Contract No. (If PO, list PO#)	Vendor Name	Time Period	Amount	Date BOC Approved/ Council's Journal Date	Approval No.
A	Pending	b- The Arch at Saint Michael	12 months	\$450,000.00	1/11/2022	R2021-0268
A	Pending	d - Warner and Swasey	12months	\$450,000.00	1/11/2022	R2021-0268

### Loan Description and Terms.

The Department of Housing and Community Development is seeking to amend the previously approved HOME loans to The Arch at Saint Michael and Warner and Swasey. The Department is requesting a 12-month extension to the sunset date of Resolution R2021-0268 which was approved by County Council on January 22, 2022.

### Project Purpose/Goals, Outcomes(List 3):

Construction of The Arch at Saint Michael project at the former Central Catholic School will result in a 46-unit, senior independent living building at 3146 Scranton Road in the Clark-Fulton Neighborhood in the City of Cleveland. Total Project Cost =17,741,653.00, County HOME = \$450,000.00.

Construction of the Warner and Swasey project will result in 140 units of mixed-use, mixed income, mixed-population, historic adaptive-reuse project of the former Warner and Swasey Manufacturing Plant located in the City of Cleveland. Total Project Cost = 23,802,473.00, County HOME = \$450,000.00.

**If a County Council item, are you requesting passage of the item without 3 readings.**   ☒ Yes   ☐ No

**In the boxes below, list Borrower/Vendor, 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):
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# _10909_____ (Insert RQ# for formal/informal items, as applicable) <input type="checkbox"/> RFB <input type="checkbox"/> RFP <input type="checkbox"/> RFQ <input type="checkbox"/> Informal <input type="checkbox"/> Formal Closing Date:	Provide a short summary for not using competitive bid process.  *See Justification for additional information.
The total value of the solicitation: \$2,150,000.00 Number of Solicitations (sent/received) / 6	<input type="checkbox"/> Exemption <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)

<b>FUNDING SOURCE: i.e. General Fund, Health and Human Services Levy Funds, Community Development Block Grant</b> (No acronyms i.e. HHS Levy, CDBG, etc.). Include % if more than one source.  100% Home Improvement Partnership Grant (HOME)
Is funding for this included in the approved budget? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (if "no" please explain):
Payment Schedule: <input checked="" type="checkbox"/> Invoiced <input type="checkbox"/> Monthly <input type="checkbox"/> Quarterly <input type="checkbox"/> One-time <input checked="" type="checkbox"/> Other (please explain): Reimbursement for costs

<b>Provide status of project.</b>	
Is contract late <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes, In the fields below provide reason for late and timeline of late submission	
<b>Reason:</b> Expiration of sunset was discovered when procurement for The Arch at Saint Michael project was being finalized.	
<b>Timeline:</b> Project/Procurement Start Date (date your team started working on this item):	<b>9/5/2024</b>
Date documents were requested from vendor:	
Date of insurance approval from risk manager:	
Date Department of Law approved Contract:	



Date item was entered and released in Infor:	
Detail any issues that arose during processing in Infor, such as the item being disapproved and requiring correction: Items was submitted in Matrix on 9/5/2024, but not acted upon.	
If late, have services begun? <input type="checkbox"/> No <input type="checkbox"/> Yes (if yes, please explain)	
Have payments be made? <input type="checkbox"/> No <input type="checkbox"/> Yes (if yes, please explain)	

<b>HISTORY (see instructions):</b>
The HOME loan was originally approved on January 11, 2022, Resolution R2021-0268.