



AGENDA
CUYAHOGA COUNTY COMMUNITY DEVELOPMENT
COMMITTEE MEETING
MONDAY, APRIL 18, 2016
CUYAHOGA COUNTY ADMINISTRATIVE HEADQUARTERS
C. ELLEN CONNALLY COUNCIL CHAMBERS – 4TH FLOOR
9:00 AM

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. PUBLIC COMMENT RELATED TO THE AGENDA**
- 4. APPROVAL OF MINUTES FROM THE FEBRUARY 17, 2016 MEETING**
- 5. MATTERS REFERRED TO COMMITTEE**
 - a) R2016-0080: A Resolution authorizing the transfer of real property located at E. 79th Street and Hillside Road, Cleveland, also known as Hillside Community Park, Permanent Parcel No. 124-29-010 to Burten, Bell, Carr Development, Inc.; authorizing the County Executive to execute the quit claim deed and all other documents consistent with this Resolution; and declaring the necessity that this Resolution become immediately effective.
- 6. MISCELLANEOUS BUSINESS**
- 7. OTHER PUBLIC COMMENT**
- 8. 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 COMMUNITY DEVELOPMENT
COMMITTEE MEETING
WEDNESDAY, FEBRUARY 17, 2016
CUYAHOGA COUNTY ADMINISTRATIVE HEADQUARTERS
C. ELLEN CONNALLY COUNCIL CHAMBERS – 4TH FLOOR
9:00 AM**

1. CALL TO ORDER

Vice-Chairman Jones called the meeting to order at 9:01 a.m.

2. ROLL CALL

Mr. Jones asked Assistant Deputy Clerk Culek to call the roll. Committee members Jones, Brady and Gallagher were in attendance and a quorum was determined. Committee member Simon entered the meeting shortly after the roll call was taken. Mr. Hairston was absent from the meeting. Councilmember Miller was also in attendance.

A motion was made by Mr. Jones, seconded by Mr. Gallagher and approved by unanimous vote to excuse Mr. Hairston from the meeting.

3. PUBLIC COMMENT RELATED TO THE AGENDA

Mr. Patrick Grogan, City of University Heights, and Mr. Joseph Sebes, City of Parma Heights, addressed the Committee regarding Resolution No. R2016-0039, a Resolution making awards to various municipalities, in the total amount of \$1,486,400.00, for various municipal grant projects for the 2016 Community Development Block Grant Municipal Grant Program.

4. APPROVAL OF MINUTES FROM THE JANUARY 4, 2016 MEETING

A motion was made by Mr. Brady, seconded by Mr. Gallagher and approved by unanimous vote to approve the minutes from the January 4, 2016 meeting.

5. MATTERS REFERRED TO COMMITTEE

- a) R2016-0039: A Resolution making awards to various municipalities, in the total amount of \$1,486,400.00, for various municipal grant projects for the 2016 Community Development Block Grant Municipal Grant Program for the period 1/1/2016 - 12/31/2016; authorizing the County Executive to execute the agreements and all other documents consistent with said awards and this Resolution; and declaring the necessity that this Resolution become immediately effective:
- 1) City of Berea in the amount not-to-exceed \$150,000.00 for the North Rocky River Drive Corridor Improvement Project.
 - 2) City of Fairview Park in the amount not-to-exceed \$136,400.00 for the Sidewalk Improvement Project.
 - 3) City of Garfield Heights in the amount not-to-exceed \$150,000.00 for the Dressler Avenue Pavement Resurfacing Project.
 - 4) Village of Highland Hills in the amount not-to-exceed \$150,000.00 for the Targeted Beautification Program.
 - 5) City of Maple Heights in the amount not-to-exceed \$150,000.00 for the Stafford Park Entrance Road Resurfacing Project.
 - 6) City of Mayfield Heights in the amount not-to-exceed \$150,000.00 for the West Minor Road Repair and Resurfacing Project.
 - 7) Village of Newburgh Heights in the amount not-to-exceed \$150,000.00 for the East 44th Street Reconstruction Project.
 - 8) City of Parma Heights in the amount not-to-exceed \$150,000.00 for the Pearl Road Corridor ADA Curb Ramp Replacement Program.
 - 9) City of University Heights in the amount not-to-exceed \$150,000.00 for the Cedarbrook Road Resurfacing Project.
 - 10) Village of Woodmere in the amount not-to-exceed \$150,000.00 for the Brainard Road Improvement Project.

Ms. Sara Parks Jackson, Community Development Officer, addressed the Committee regarding Resolution No. R2016-0039. Discussion ensued.

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

A motion was then made by Ms. Simon, seconded by Mr. Jones and approved by unanimous vote to amend Resolution No. R2016-0039 by deleting "1/1/2016" and inserting "4/1/2016" after "for the period" in the title, first Whereas clause and Section 1.

On a motion by Mr. Jones with a second by Mr. Gallagher, Resolution No. R2016-0039 was considered and approved by unanimous vote to be referred to the full Council agenda for second reading, as amended.

6. MISCELLANEOUS BUSINESS

There was no miscellaneous business.

7. OTHER PUBLIC COMMENT

No public comments were given.

8. ADJOURNMENT

With no further business to discuss, Vice-Chairman Jones adjourned the meeting at 9:34 a.m., without objection.

County Council of Cuyahoga County, Ohio

Resolution No. R2016-0080

Sponsored by: County Executive Budish/Department of Public Works	A Resolution authorizing the transfer of real property located at E. 79 th Street and Hillside Road, Cleveland, also known as Hillside Community Park, Permanent Parcel No. 124-29-010 to Burten, Bell, Carr Development, Inc.; authorizing the County Executive to execute the quit claim deed and all other documents consistent with this Resolution; and declaring the necessity that this Resolution become immediately effective.
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WHEREAS, pursuant to Section 501.01(B) of the Cuyahoga County Code, notwithstanding any requirements or limitations of the Ohio Revised Code, Ohio Administrative Code, or any other applicable law or regulation, pursuant to the County's home rule powers, the County may enter into any real-estate and real-estate related transactions, and there shall be no limitations on the duration of any such transactions; and

WHEREAS, the County Executive/Department of Public Works has recommended the transfer of real property located at E. 79th Street and Hillside Road, Cleveland, also known as Hillside Community Park, Permanent Parcel No. 124-29-010 to Burten, Bell, Carr Development, Inc.; and

WHEREAS, it is the intent of the County to transfer to Burten, Bell, Carr Development, Inc. the real property known as Hillside Community Park, Permanent Parcel No. 124-29-010 located at E. 79th Street and Hillside Road, Cleveland, located in County Council District 8, for so long as such property is maintained as a public park; and

WHEREAS, it is necessary that this Resolution become immediately effective in order that critical services provided by Cuyahoga County can continue without interruption, and to provide for the usual, daily operation of a county development.

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

SECTION 1. That the Cuyahoga County Council hereby authorizes the transfer of real property located at E. 79th Street and Hillside Road, Cleveland, also known as Hillside Community Park, Permanent Parcel No. 124-29-010 to Burten, Bell, Carr Development, Inc. to be used and maintained as a public park.

DONATION Transaction: 2016 Quit Claim Deed in favor of Burten, Bell, Carr Development, Inc.

PPN124-29-010

A. Scope of Work Summary

1. The Department of Public Works is requesting approval of the donation of one parcel of land to the Burten, Bell, Carr Development, Inc. for PPN# 124-29-010.
2. This is not a County project. The property is conveyed to Grantee in its current “as is” condition, and shall be restricted to use as a public park.
3. N/A

B. Procurement

1. Burten, Bell, Carr Development, Inc. has requested and the County has agreed to donate the land. This request was authorized and overseen by Sarah Cammock, Cuyahoga County Law Department (216) 443-7041.
2. N/A
3. N/A

C. Contractor and Project Information

1. The address of Burten, Bell, Carr Development, Inc. is:
Burten, Bell, Carr Development, Inc.
7201 Kinsman Road, Suite 104
Cleveland, Ohio 44104
Phone: (216) 341-1455
Fax: (216) 341-2683
Website: bbcdevelopment.org
BBC’s hours of operation are 8am to 5pm, Monday through Friday.
2. The Executive Director and staff:
[Timothy Tramble](#) – Executive Director
[Joy D. Johnson](#) – Associate Director
[Jeffrey Sugalski](#) – Real Estate Development Director
[Sherita Mullins](#) – Director of Social Enterprises
[Jason T. Minter](#) – Real Estate Development Specialist
Council District is District 8 – Pernel Jones.
Per Sarah Cammock, the property doesn’t really have an address – it’s the Hillside Community Park.
3. Address location of project: PPN 124-29-010 donation is located in Council District 8 .

D. Project Status and Planning

1. N/A
2. N/A
3. N/A
4. N/A
5. The Quit Claim Deed needs three original signatures in ink; Burten, Bell, Carr Development Inc., original to be filed at County and one kept on file in The Department of Public Works.

E. Funding

1. N/A
2. N/A
3. The project is a Quit Claim Deed, donation of land from the County to Burten, Bell, Carr Development Inc.

QUITCLAIM DEED

THIS DEED (“Deed”) is made as of March __, 2016, by the COUNTY OF CUYAHOGA, OHIO, a body corporate and politic and a political subdivision of the State of Ohio organized and existing under the Charter of Cuyahoga County effective January 1, 2010, as same may have been amended, modified, and supplemented to the date hereof (“Grantor”), having its principal place of business at 2079 East 9th Street, Cleveland, Ohio 44115, in favor of BURTEN, BELL, CARR DEVELOPMENT, INC., its successors and assigns, whose tax-mailing address is 7201 Kinsman Road, #104, Cleveland, Ohio 44104 (“Grantee”).

WITNESSETH THAT:

Grantor, for valuable consideration, the receipt and sufficiency whereof being hereby acknowledged, does hereby remise, release and forever quit-claim unto Grantee, and Grantee’s heirs, successors and assigns, forever, all of Grantor’s right, title and interest in and to (a) the real property described in Exhibit A, attached hereto and made a part hereof (collectively, the “Land”), and (b) all improvements located thereon, and all appurtenances thereto (collectively, the “Appurtenances”). The Land and Appurtenances are herein collectively referred to as the “Property”.

The Property is conveyed to Grantee in its current “as is” condition, and shall be restricted to use as a public park.

Grantor specifically reserves, and this conveyance is made expressly subject to, any easements of record in favor of Grantor and, in addition thereto, such easements as are necessary for public utilities (including without limitation, sanitary and storm sewers, electric, telephone and other transmission lines, cables, gas and water lines) presently located on the Property.

Prior Instrument Volume 6243, Page 154 of Cuyahoga County Records
Reference:

Parcel No(s): 124-29-010

[Signature page follows.]

TO HAVE AND TO HOLD the Property unto Grantee, his heirs, successors and assigns, forever.

IN WITNESS WHEREOF, Grantor has caused these presents to be duly executed as of the date first above written.

The legal form and correctness of this **GRANTOR:** Agreement is hereby approved:

COUNTY OF CUYAHOGA, OHIO

Cuyahoga County Law Department
Robert J. Triozzi, Director of Law

By: _____

By: _____

Date: _____

Armond Budish, County Executive, by
_____, Chief of Staff (pursuant to
Executive Order No. EO2015-0001 dated
January 21, 2015)

Dated: _____, 2016

STATE OF OHIO)
) ss:
COUNTY OF CUYAHOGA)

BEFORE ME, a Notary Public in and for said County and State, personally appeared the above-named County of Cuyahoga, Ohio, a body corporate and politic and a political subdivision of the State of Ohio, by _____, Chief of Staff, for and on behalf of, and as authorized designee of, Armond Budish, its Executive, pursuant to Executive Order No. EO2015-0001 dated January 21, 2015, personally known to me, who being first duly sworn, did upon oath acknowledge that he did sign the foregoing instrument in such capacity on behalf of the County of Cuyahoga, Ohio and is duly authorized to do so, and that the same is the free act and deed of the County of Cuyahoga, Ohio, and his free act and deed individually and in the aforescribed capacity.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal, this ____ day of _____ 2016.

Notary Public
[SEAL]

My commission expires: _____

Exhibit A

Legal Description

PARCEL I 124-29-010

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio, and known as being part of Sub Lots Nos. 68, 79, 80, 81, 82 & part of Minnie Avenue, S.E., (formerly Southeast Avenue), now vacated, in Charles Leavitt's Subdivision of part of Original One Hundred Acre Lots Nos. 327 and 330, as shown by the recorded plat in Volume 5 of Maps, Page 31 of Cuyahoga County Records, and part of Sub Lots Nos. 5, 6, 7, 8, 9 and 10 in R. Yeakel and others' Allotment of part of Original One Hundred Acre Lots Nos. 327, 330, 423 and 431, as shown by the recorded plat in Volume 6 of Maps, Page 12 of Cuyahoga County Records, and a part of Sub Lot No. 105 in J.H. Hardy's Subdivision of part of Original One Hundred Acre Lot No. 330, as shown by the recorded plat in Volume 6 of Maps, Page 2 of Cuyahoga County Records, and together forming a parcel of land bounded and described as follows:

Beginning at the intersection of the Westerly line of East 79th Street, 60 feet wide, with the Northerly line of Hillside Road, S.E., 40 feet wide; thence Northerly along the Westerly line of East 79th Street, about 240 feet to the Southeasterly corner of the fourth parcel of land conveyed to The City of Shaker Heights by deed dated August 31, 1944, and recorded in Volume 5806, Page 9 of Cuyahoga County Records; thence Westerly along the Southerly line of land so conveyed to The City of Shaker Heights, about 186 feet to an angle therein; thence Southwesterly along the Southeasterly line of the fourth parcel of

land so conveyed to The City of Shaker Heights, about 95 feet to a point; thence Southwesterly continuing along said Southeasterly line, about 115 feet to the Northeasterly line of Hillside Road, S.E.; thence Southeasterly along the Northeasterly line of Hillside Road, S.E., 212 32/100 feet to an angle therein; thence Easterly, along the Northerly line of Hillside Road, S.E., 214 40/100 feet to the place of beginning, as appears by said plats, but subject to all legal highways.



SITE LEGEND

- 1 Pedestrian Walking Patterns
- 2 Dilapidated Playground Equipment



E 79TH STREET LOT
 Existing- Site Plan
 E 79th Blue/Green Station
 Cleveland, OH 44102

BURTEN, BELL, CARR
 DEVELOPMENT, INC.
 7201 Kinsman Rd
 Cleveland, OH 44104
 (216) 341-1455

Produced March 11, 2014

NEIL JUHNKE SENT TO SARAH CAMMOCK (LAW) 3/3/16



SITE LEGEND

- 1 Park Gateway
- 2 RTA Access
- 3 Storm-water Retention Basin
- 4 Lawn Mound
- 5 Playground
- 6 Walking/Jogging Track
- 7 Outdoor Exercise Stations
- 8 Future Trail to UAIZ
(Urban Agriculture Innovation Zone)



HILLSIDE COMMUNITY PARK
Proposed - Site Plan

E 79th Blue/Green Station
Cleveland, OH 44102

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(216) 341-1455

Produced March 11, 2014



HILLSIDE COMMUNITY PARK

Existing - View from Minnie

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Cleveland, OH 44102

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HILLSIDE COMMUNITY PARK

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