



**AGENDA**  
**CUYAHOGA COUNTY COMMUNITY DEVELOPMENT**  
**COMMITTEE MEETING**  
**MONDAY, MARCH 16, 2020**  
**CUYAHOGA COUNTY ADMINISTRATIVE HEADQUARTERS**  
**C. ELLEN CONNALLY COUNCIL CHAMBERS – 4<sup>TH</sup> FLOOR**  
**10:00 AM**

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. PUBLIC COMMENT**
- 4. APPROVAL OF MINUTES FROM THE MARCH 2, 2020 MEETING**
- 5. MATTER REFERRED TO COMMITTEE**
  - a) R2020-0061: A Resolution amending Resolution No. R2016-0218 dated 12/13/2016, as amended by Resolution No. R2018-0067 dated 4/10/2018, which authorized an Economic Development Fund Redevelopment and Modernization Loan to Detroit Shoreway Community Development Organization for the benefit of a project located at 11801 - 11825 Lorain Avenue in the City of Cleveland, by extending the Resolution sunset, converting the loan to a grant and changing the funding recipient to Friends of Historic Variety Theatre, Inc.; and declaring the necessity that this Resolution become immediately effective.
  - b) R2020-0062: A Resolution authorizing a Community Development Fund grant in the amount of \$25,000.00 to Northeast Ohio Alliance For Hope for the benefit of the East Cleveland Supported Development Model – Stage One: Community Development Partner Capacity-building, located in the City of East Cleveland; authorizing County Council Staff to prepare

all documents to effectuate said grant; and authorizing the County Executive to execute all documents consistent with said grant and this Resolution.

- c) R2020-0066: A Resolution authorizing a U.S. Environmental Protection Agency Brownfield Revolving Loan in the amount not-to-exceed \$1,000,000.00 to Saint-Servan Centre Ltd. for an asbestos remediation project located at 4291 Richmond Road in the City of Warrensville Heights in connection with the SilverPoint Redevelopment Site 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.

## **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 COMMUNITY DEVELOPMENT  
COMMITTEE MEETING  
MONDAY, MARCH 2, 2020  
CUYAHOGA COUNTY ADMINISTRATIVE HEADQUARTERS  
C. ELLEN CONNALLY COUNCIL CHAMBERS – 4<sup>TH</sup> FLOOR  
10:00 AM**

### **1. CALL TO ORDER**

**Chairman Jones called the meeting to order at 10:07 a.m.**

### **2. ROLL CALL**

**Mr. Jones asked Assistant Deputy Clerk Johnson to call the roll. Committee members Jones, Stephens, Gallagher and Brady were in attendance and a quorum was determined. Committee member Simon entered the meeting after the roll-call was taken. Councilmember Miller was also in attendance.**

### **3. PUBLIC COMMENT**

**Ms. Sally Martin addressed the Committee regarding Resolution No. R2020-0057, a Resolution making an award on RQ45609 to KeyBank National Association in the amount not-to-exceed \$3,200,000.00 for banking and treasury services.**

**Ms. Loh addressed the Committee regarding various agenda and non-agenda items.**

**Mr. Trelve Harp addressed the Committee regarding the East Cleveland Healthy Food Access Project.**

**Mr. Hank Smith addressed the Committee regarding grocery store access for the residents of the City of East Cleveland.**

**Mr. Frank Ford addressed the Committee regarding Resolution No. R2020-0057, a Resolution making an award on RQ45609 to KeyBank National Association in the amount not-to-exceed \$3,200,000.00 for banking and treasury services.**

**4. APPROVAL OF MINUTES FROM THE FEBRUARY 3, 2020 MEETING**

**A motion was made by Mr. Brady, seconded by Mr. Gallagher and approved by unanimous vote to approve the minutes from the February 3, 2020 meeting.**

**5. MATTER REFERRED TO COMMITTEE**

- a) R2020-0057: A Resolution making an award on RQ45609 to KeyBank National Association in the amount not-to-exceed \$3,200,000.00 for banking and treasury services for the period 4/1/2020 - 3/31/2024; authorizing the County Executive to execute the contract and all other documents consistent with said award and this Resolution; and declaring the necessity that this Resolution become immediately effective.

**Mr. W. Christopher Murray, II, Treasurer; Ms. Patrice Brooks, Investments & Cash Management Officer; Mr. Eric Fiala, Senior Vice President & Director of Corporate Community Initiatives & Relations with Key Bank; and Mr. Paul Herdeg, Deputy Chief Economic Development Officer, addressed the Committee regarding Resolution No. R2020-0057. Discussion ensued.**

**Committee members and Councilmembers asked questions of Mr. Murray, Ms. Brooks, Mr. Fiala and Mr. Herdeg pertaining to the item, which they answered accordingly.**

**On a motion by Mr. Jones with a second by Ms. Simon, Resolution No. R2020-0057 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.**

**Mr. Jones, Mr. Miller, Ms. Stephens and Mr. Brady requested to have their names added as a co-sponsor to the legislation.**

- b) R2020-0058: A Resolution making an award on RQ43203 to CHN Housing Capital in the amount not-to-exceed \$679,461.00 for administration of the Down Payment Assistance Program in Cuyahoga Urban County Communities and City of Parma for the period 1/1/2020 - 12/31/2021; authorizing the County Executive to execute the contract and all other documents consistent with said award and this Resolution; and declaring the necessity that this Resolution become immediately effective.

**Ms. Sara Parks-Jackson, Housing and Community Development Administrator; Mr. Kevin Nowak, Executive Director of CHN Housing Capital; and Mr. Pat Kenney, Chief Operating Officer of CHN Housing Capital, addressed the Committee regarding Resolution No. R2020-0058. Discussion ensued.**

**Committee members and Councilmembers asked questions of Ms. Parks-Jackson, Mr. Nowak and Mr. Kenney pertaining to the item, which they answered accordingly.**

**On a motion by Mr. Jones with a second by Ms. Stephens, Resolution No. R2020-0058 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. DISCUSSION**

- a) **East Cleveland Supported Development Model – Development Organization Capacity building project**

**Mr. Kahlil Seren, Policy Advisor; Mr. Roger Sikes, Program Manager with the Board of Health; and Mr. Trelle Harp, Executive Director of the Northeast Ohio Alliance for Hope, addressed the Committee regarding funding to support access to grocers and healthy food in the city of East Cleveland. Discussion ensued.**

**Committee members and Councilmembers asked questions of Messrs. Seren, Sikes, and Harp pertaining to the item, which they answered accordingly.**

#### **7. MISCELLANEOUS BUSINESS**

**There was no miscellaneous business.**

#### **8. ADJOURNMENT**

**With no further business to discuss, Chairman Jones adjourned the meeting at 11:39 a.m., without objection.**

# County Council of Cuyahoga County, Ohio

## Resolution No. R2020-0061

Sponsored by: <b>Council President Brady</b>	<b>A Resolution</b> amending Resolution No. R2016-0218 dated 12/13/2016, as amended by Resolution No. R2018-0067 dated 4/10/2018, which authorized an Economic Development Fund Redevelopment and Modernization Loan to Detroit Shoreway Community Development Organization for the benefit of a project located at 11801 - 11825 Lorain Avenue in the City of Cleveland, by extending the Resolution sunset, converting the loan to a grant and changing the funding recipient to Friends of Historic Variety Theatre, Inc.; and declaring the necessity that this Resolution become immediately effective.
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WHEREAS, the County Council recommends a community redevelopment grant in the amount not-to-exceed \$2,500,000.00 to Friends of Historic Variety Theatre, Inc. for the benefit of a project located at 11801 - 11825 Lorain Avenue in the City of Cleveland; and

WHEREAS, the primary goals of this project are to redevelop and restore 25,160 square feet of space in order to create a Variety Theater Complex along Lorain Avenue from West 110<sup>th</sup> Street to West 123<sup>rd</sup> Street in the City of Cleveland, Council District 3; and

WHEREAS, upon completion, this project is anticipated to revitalize an historic community anchor; and

WHEREAS, County Council approved Resolution No. R2016-0218 authorizing a recommended economic development loan on December 13, 2016; and

WHEREAS, County Council approved Resolution No. R2018-0067 authorizing an extension of the Resolution sunset on April 10, 2018; and

WHEREAS, Detroit Shoreway Community Development Organization has transferred its ownership stake in the Variety Theatre to Friends of the Historic Variety Theatre, Inc.; and

WHEREAS, unforeseen circumstances have prevented implementation of the authorized action within the amended Resolution sunset; and

WHEREAS, County Council wishes to ensure the realization of the intended benefits expected to result from the completion of the Variety Theater Complex redevelopment; 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. R2016-0218 dated 12/13/2016, as amended by Resolution No. R2018-0067 dated 4/10/2018, which authorized an Economic Development Fund Redevelopment and Modernization Loan to Detroit Shoreway Community Development Organization for the benefit of a project located at 11801 - 11825 Lorain Avenue in the City of Cleveland, by extending the Resolution sunset to twenty-four (24) months after County Council approval of this Resolution, converting the loan to a grant and changing the funding recipient to Friends of Historic Variety Theatre, Inc.

**SECTION 2.** That County Council staff is authorized to prepare all documents to effectuate said grant.

**SECTION 3.** That the County Executive is authorized to execute all necessary agreements and documents consistent with said grant and this Resolution.

**SECTION 4.** That all other provisions of Resolution No. R2016-0218 shall remain unchanged and in effect.

**SECTION 5.** It is necessary that this Resolution become immediately effective for the usual daily operation of the County; the preservation of public peace, health or 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 6.** 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: March 10, 2020

Committee(s) Assigned: Community Development

Journal \_\_\_\_\_  
\_\_\_\_\_, 2020



# County Council of Cuyahoga County, Ohio

## Resolution No. R2020-0062

<p>Sponsored by: <b>Councilmembers Stephens, Simon and Jones</b></p> <p>Co-sponsored by: <b>Councilmember Miller</b></p>	<p><b>A Resolution</b> authorizing a Community Development Fund grant in the amount of \$25,000.00 to Northeast Ohio Alliance For Hope for the benefit of the East Cleveland Supported Development Model – Stage One: Community Development Partner Capacity-building, located in the City of East Cleveland; authorizing County Council Staff to prepare all documents to effectuate said grant; and authorizing the County Executive to execute all documents consistent with said grant and this Resolution.</p>
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WHEREAS, the County Council desires to provide a Community Development Fund grant, which is funded from Casino Revenue, in the amount of \$25,000.00 to Northeast Ohio Alliance For Hope for the benefit of the East Cleveland Supported Development Model – Stage One: Community Development Partner Capacity-building, located in the City of East Cleveland; and

WHEREAS, the Cuyahoga County Code Section 709.02(A) states that funds in the Community Development Fund may be used to “promote economic and community development in any area of Cuyahoga County;” and

WHEREAS, the Northeast Ohio Alliance For Hope, in collaboration with the Cuyahoga County Board of Health and Cuyahoga County Council, has created a plan for construction and operation of a full-service grocery store within the City of East Cleveland; and

WHEREAS, the primary goal of this project is to contribute to the enhancement of the community’s quality of life through the elimination of a food desert and to increase access to healthy, fresh foods for the residents of East Cleveland; and

WHEREAS, the project will be funded in four stages from the Community Development Fund, which is funded from Casino Revenue, and is located in County Council District 10; and

WHEREAS, this initial stage of the project is intended to build the development capacity of a community development partner in East Cleveland in order to increase the likelihood of project success; and

WHEREAS, subsequent steps in the project are expected to include funding for feasibility and market studies, community-inclusive design, and development/ construction of the grocery store project for a total amount contributed through the Community Development Fund not to exceed \$500,000.00.

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

**SECTION 1.** That the Cuyahoga County Council hereby authorizes a Community Development Fund grant in the amount of \$25,000.00 to Northeast Ohio Alliance For Hope for the benefit of the East Cleveland Supported Development Model – Stage One: Community Development Partner Capacity-building, located in the City of East Cleveland.

**SECTION 2.** That the funds from the Community Development Fund grant authorized by this Resolution may be used for general operational support, technical assistance, and organizational capacity building, including economic and real estate development training, for the Northeast Ohio Alliance For Hope.

**SECTION 3.** That County Council staff is authorized to prepare all documents to effectuate said grant.

**SECTION 4.** That the County Executive is authorized to execute all necessary agreements and documents consistent with said grant and this Resolution.

**SECTION 5.** 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 Clerk of Council shall be notified in writing. The Clerk of Council shall record the sunseting of this Resolution in the Council’s journal.

**SECTION 6.** 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: March 10, 2020

Committee(s) Assigned: Community Development

Additional Sponsorship Requested on the Floor: March 10, 2020

Journal \_\_\_\_\_  
\_\_\_\_\_, 2018

# County Council of Cuyahoga County, Ohio

## Resolution No. R2020-0066

<p>Sponsored by: <b>County Executive Budish/Department of Development</b></p>	<p><b>A Resolution</b> authorizing a U.S. Environmental Protection Agency Brownfield Revolving Loan in the amount not-to-exceed \$1,000,000.00 to Saint-Servan Centre Ltd. for an asbestos remediation project located at 4291 Richmond Road in the City of Warrensville Heights in connection with the SilverPoint Redevelopment Site 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.</p>
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WHEREAS, the County Executive/Department of Development has recommended a U.S. Environmental Protection Agency Brownfield Revolving Loan in the amount not-to-exceed \$1,000,000.00 to Saint-Servan Centre Ltd. for an asbestos remediation project located at 4291 Richmond Road in the City of Warrensville Heights in connection with the SilverPoint Redevelopment Site Project; and

WHEREAS, the primary goal of this project is to complete environmental clean-up preparation and asbestos abatement for safe demolition of the contaminated structure at 4291 Richmond Road, Warrensville Heights, in Council District 9; and

WHEREAS, the total cost of the project is approximately \$1,500,000.00, of which the County will loan \$1,000,000.00 with a term of 5 years (balloon payment), 15-year amortization, with 3% interest rate; and

WHEREAS, on February 12, 2020, the Cuyahoga County Community Improvement Corporation reviewed and recommended that the County fund the project; and

WHEREAS, the proposed funding source for the loan is 100% from USEPA Brownfield Loan 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 a U.S. Environmental Protection Agency Brownfield Revolving Loan in the amount not-to-exceed \$1,000,000.00 to Saint-Servan Centre Ltd. for an asbestos remediation project located at 4291 Richmond Road in the City of Warrensville Heights in connection with the SilverPoint Redevelopment Site Project.

**SECTION 2.** That the County Executive and/or 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 sunsetting 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; the preservation of public peace, health or safety in the County; and for 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 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: March 10, 2020

Committee(s) Assigned: Community Development

Journal \_\_\_\_\_  
\_\_\_\_\_, 2020