



MINUTES

**CUYAHOGA COUNTY COMMUNITY DEVELOPMENT
COMMITTEE MEETING
MONDAY, JULY 25, 2022
CUYAHOGA COUNTY ADMINISTRATIVE HEADQUARTERS
C. ELLEN CONNALLY COUNCIL CHAMBERS – 4TH FLOOR
10:00 AM**

1. CALL TO ORDER

Chairwoman Stephens called the meeting to order at 10:07 a.m.

2. ROLL CALL

In accordance with Rule 12F of the County Council Rules, Council President Jones appointed Councilmember Turner as Member Pro Tem of the Community Development Committee before the roll call was taken.

Ms. Stephens asked Clerk Richardson to call the roll. Committee members Stephens, Gallagher and Turner were in attendance and a quorum was determined. Committee members Jones and Simon joined the meeting after the roll call was taken. Committee member Baker was absent from the meeting. Councilmember Miller was also in attendance.

3. PUBLIC COMMENT

Loh addressed the Committee regarding various projects being subsidized with American Rescue Plan Act (ARPA) funds.

4. APPROVAL OF MINUTES FROM THE JULY 14, 2022 MEETING

A motion was made by Mr. Gallagher, seconded by Mr. Jones and approved by unanimous vote to approve the minutes from the July 14, 2022 meeting.

5. MATTERS REFERRED TO COMMITTEE

- a) R2022-0220: A Resolution awarding a total sum, not to exceed \$1,200,000 to the City of Bay Village for the Cahoon Memorial Park Lakefront Project from the District 1 ARPA Community Grant Fund; and declaring the necessity that this Resolution become immediately effective.

The Honorable Paul Koomar, Mayor of the City of Bay Village and Ms. Kathryn Kerber, Project Manager of the City of Bay Village, addressed the Committee regarding Resolution No. R2022-0220. Discussion ensued.

Committee members and Councilmembers asked questions of Mayor Koomer and Ms. Kerber pertaining to the item, which they answered accordingly.

On a motion by Ms. Simon, with a second by Mr. Gallagher, Resolution No. R2022-0220 was considered and approved by unanimous vote to be referred to the full Council agenda for second reading.

Mr. Miller, Mr. Jones, Mr. Gallagher, Ms. Turner and Ms. Simon requested to have their names added as co-sponsors to Resolution No. R2022-0220.

- b) R2022-0223: A Resolution awarding a total sum, not to exceed \$1,000,000 to the City of Westlake for the purpose of demolition of the Parkside Intermediary School to facilitate construction of the Parkside Park and Athletic Fields from the District 1 ARPA Community Grant Fund; and declaring the necessity that this Resolution become immediately effective.

The Honorable Dennis Clough, Mayor of the City of Westlake and Mr. Robert Kelly, City Engineer for the City of Westlake, addressed the Committee regarding Resolution No. R2022-0223. Discussion ensued.

Committee members and Councilmembers asked questions of Mayor Clough and Mr. Kelly pertaining to the item, which they answered accordingly.

On a motion by Ms. Simon, with a second by Mr. Gallagher, Resolution No. R2022-0223 was considered and approved by unanimous vote to be referred to the full Council agenda for second reading.

Mr. Jones, Mr. Gallagher and Ms. Simon requested to have their names added as co-sponsors to Resolution No. R2022-0223.

- c) R2022-0224: A Resolution awarding a total sum, not to exceed \$500,000, to the Beck Center for the Arts for infrastructure needs from the District 2 ARPA Community Grant Fund; and declaring the necessity that this Resolution become immediately effective.

Mr. Larry Goodpaster, Director of Operations and Finance of the Beck Center for the Arts, addressed the Committee regarding Resolution No. R2022-0224. Discussion ensued.

Committee members and Councilmembers asked questions of Mr. Goodpaster pertaining to the item, which he answered accordingly.

On a motion by Ms. Simon, with a second by Mr. Jones, Resolution No. R2022-0224 was considered and approved by unanimous vote to be referred to the full Council agenda for second reading.

Ms. Turner, Mr. Jones, Mr. Gallagher and Ms. Simon requested to have their names added as co-sponsors to Resolution No. R2022-0224.

- d) R2022-0225: A Resolution awarding a total sum, not to exceed \$350,000, to the Bellaire-Puritas Development Corporation for the construction of the Lyric Community Center, Phase 2, from the District 2 ARPA Community Grant Fund; and declaring the necessity that this Resolution become immediately effective.

Ms. Melissa Miller, Assistant Director of the Bellaire-Puritas Development Corporation, addressed the Committee regarding Resolution No. R2022-0225. Discussion ensued.

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

On a motion by Ms. Simon, with a second by Mr. Gallagher, Resolution No. R2022-0225 was considered and approved by unanimous vote to be referred to the full Council agenda for second reading.

Mr. Jones and Mr. Gallagher requested to have their names added as co-sponsors to Resolution No. R2022-0225.

- e) R2022-0233: A Resolution awarding a total sum, not to exceed \$73,200, to the City of Bedford Heights for the purpose of upgrades and staffing at the Bedford Heights Computer Lab from the District 9 ARPA Community Grant Fund; and declaring the necessity that this Resolution become immediately effective.

Mr. Roderick May, Administrative Assistant to Mayor Fletcher Berger for the City of Bedford Heights, addressed the Committee regarding Resolution No. R2022-0233. Discussion ensued.

Committee members and Councilmembers asked questions of Mr. May pertaining to the item, which he answered accordingly.

On a motion by Ms. Simon, with a second by Mr. Gallagher, Resolution No. R2022-0233 was considered and approved by unanimous vote to be referred to the full Council agenda for second reading.

Mr. Jones and Mr. Gallagher requested to have their names added as co-sponsors to Resolution No. R2022-0233.

- f) R2022-0234: A Resolution awarding a total sum, not to exceed \$35,000, to the City of Bedford Heights for the purpose of expanding the Bedford Heights Food Relief Program from the District 9 ARPA Community Grant Fund; and declaring the necessity that this Resolution become immediately effective.

Ms. Renee Cole, Administrative Assistant to Mayor Fletcher Berger for the City of Bedford Heights, addressed the Committee regarding Resolution No. R2022-0234. Discussion ensued.

Committee members asked questions of Ms. Cole pertaining to the item, which she answered accordingly.

On a motion by Ms. Simon, with a second by Mr. Gallagher, Resolution No. R2022-0234 was considered and approved by unanimous vote to be referred to the full Council agenda for second reading.

Mr. Jones and Mr. Gallagher requested to have their names added as co-sponsors to Resolution No. R2022-0234.

- g) R2022-0235: A Resolution awarding a total sum, not to exceed \$450,000, to the City of Bedford Heights for the Homeowner Energy Efficient Weatherization Relief Program from the District 9 ARPA Community Grant Fund; and declaring the necessity that this Resolution become immediately effective.

Ms. Darylyn Hopes, Housing Coordinator for the City of Bedford Heights addressed the Committee regarding Resolution No. R2022-0235. Discussion ensued.

Committee members asked questions of Ms. Hope pertaining to the item, which she answered accordingly.

On a motion by Ms. Simon, with a second by Mr. Gallagher, Resolution No. R2022-0235 was considered and approved by unanimous vote to be referred to the full Council agenda for second reading.

Mr. Jones and Mr. Gallagher requested to have their names added as co-sponsors to Resolution No. R2022-0235.

- h) R2022-0236: A Resolution awarding a total sum, not to exceed \$600,000, to the City of Warrensville Heights for the purpose of upgrading the Warrensville Heights Senior and Civic Center from the District 9 ARPA Community Grant Fund; and declaring the necessity that this Resolution become immediately effective.

Ms. Jennifer Lastery, Director of the City of Warrensville Heights Senior and Civic Center; Mr. Dan Gerson, City Engineer and Ms. Karen Howse, Finance Director for the City of Warrensville Heights, addressed the Committee regarding Resolution No. R2022-0236. Discussion ensued.

Committee members asked questions of Ms. Lastery, Mr. Gerson and Ms. Howse pertaining to the item, which they answered accordingly.

On a motion by Ms. Simon, with a second by Mr. Gallagher, Resolution No. R2022-0236 was considered and approved by unanimous vote to be referred to the full Council agenda for second reading.

Mr. Jones, Ms. Turner, Ms. Simon and Mr. Gallagher requested to have their names added as co-sponsors to Resolution No. R2022-0236.

- i) R2022-0244: A Resolution authorizing Affordable Housing Loans to various organizations in the total amount not-to-exceed \$4,550,000 for the Affordable Housing Gap Financing Program; 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:
- i) 2804 Moreland, LLC in the amount not-to-exceed \$450,000.00 for rehabilitation of a vacant residential building, located at 2804 South Moreland Boulevard, City of Cleveland, to create 23 units of affordable housing.
 - ii) CHN Housing Partners in the amount not-to-exceed \$450,000.00 for the construction of (40) affordable housing units for low to moderate-income persons, with an emphasis on single parents seeking higher education.
 - iii) Cuyahoga Land Bank in the amount not-to-exceed \$1,500,000.00 to provide matching grants for housing **and** rehabilitation and matching grants for the construction of ~~(2)~~ **(5)** new homes in the City of East Cleveland.
 - iv) Emerald Development and Economic Network, Inc. in the amount not-to-exceed \$450,000.00 for the redevelopment and rehabilitation of (1) existing building and the creation of new affordable housing units for EDEN Expansion Phase II Project.
 - v) Emerald Development and Economic Network, Inc. in the amount not-to-exceed \$450,000.00 for the redevelopment and rehabilitation of (2) existing buildings and the creation of (6) new, affordable rental housing units, located on Madison Avenue and Lorain Avenue in the City of Cleveland.
 - vi) Frontline Development Group, LLC in the amount not-to-exceed \$600,000.00 for the construction of (240) workforce-based, affordable housing units for The Allen Estates Project.
 - vii) Lutheran Metropolitan Ministry in the amount not-to-exceed \$200,000.00 for construction of (4) new, affordable, energy-efficient, permanent housing units for people experiencing homelessness in the City of Cleveland.

viii) Northwest Neighborhoods CDC in the amount not-to-exceed \$450,000.00 for the creation of (51) affordable rental housing units for seniors for The Karam Senior Living Project.

[Clerk's Note: Technical corrections were made to Item iii for the loan to Cuyahoga Land Bank to correct the number of new homes by changing (2) to (5) and by inserting "and" after "housing" in Resolution No. R2022-0244.]

Ms. Sara Parks Jackson, Deputy Director of Housing and Community Development; Ms. Rakefet Landes, Developer for 2804 Moreland, LLC; Ms. Jennifer Koperdak, Project Manager for CHN Housing Partners; Mr. Gus Frangos, President and General Counsel and Mr. Ricardo Leon, Chief Operating Officer for Cuyahoga Land Bank; Mr. Richard Carr, Director Real Estate Development for Emerald Development and Economic Network, Inc.; Ms. Sheila Wright, President for Frontline Development Group, LLC; Mr. Michael Sering, Vice President of Housing and Shelter for Lutheran Metropolitan Ministry and Ms. Anya Kulcsar, Chief of Real Estate for Northwest Neighborhoods CDC, addressed the Committee regarding Resolution No. R2022-0244. Discussion ensued.

Committee members and Councilmembers asked questions of Ms. Parks Jackson, Ms. Landes, Ms. Koperdak, Mr. Frangos, Mr. Leon, Mr. Carr, Ms. Wright, Mr. Sering and Ms. Kulcsar, pertaining to the item, which they answered accordingly.

On a motion by Ms. Simon, with a second by Mr. Gallagher, Resolution No. R2022-0244 was considered and approved by unanimous vote to be referred to the full Council agenda for second reading.

Mr. Jones, Ms. Turner, Ms. Simon, Mr. Miller and Mr. Gallagher requested to have their names added as co-sponsors to Resolution No. R2022-0244.

- j) R2022-0245: A Resolution authorizing a Contract with Key Bank National Association in the amount not-to-exceed \$1,000,000.00 to provide a loan loss reserve on unsecured, home repair/home improvement loans to qualifying homeowners, commencing upon contract signature of all parties for a period of (10) years; authorizing the County Executive to execute Contract No. 2556 and all other documents consistent with this Resolution; and declaring the necessity that this Resolution become immediately effective.

Ms. Parks Jackson and Mr. Paul Herdeg, Director of the Department of Development; Ms. Shanelle Smith Whigham, Senior Vice President and Director of Community Relations and Corporate Initiatives for Key Bank National Association and Ms. Tikeesha Allen, Executive Director for the Home Repair Resource Center, addressed the Committee regarding Resolution No. R2022-0245. Discussion ensued.

Committee members and Councilmembers asked questions of Ms. Parks Jackson, Mr. Herdeg, Ms. Smith Whigham and Ms. Allen pertaining to the item, which they answered accordingly.

On a motion by Ms. Simon, with a second by Mr. Gallagher, Resolution No. R2022-0245 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. Miller, Ms. Turner and Mr. Gallagher requested to have their names added as co-sponsors to Resolution No. R2022-0245.

- a) R2022-0246: A Resolution making an award on RQ9317 to Community Housing Solutions in the amount not-to-exceed \$1,700,000.00 to provide home repair grants and loans to eligible homeowners for the Homeowner Repair Program for the period 6/1/2022 – 5/31/2024 from the 2022 Community Development Block Grant Program Fund and the District 7 ARPA Community Grant Fund; authorizing the County Executive to execute Contract No. 2500 and all other documents consistent with said award and this Resolution; and declaring the necessity that this Resolution become immediately effective.

Ms. Parks Jackson addressed the Committee regarding Resolution No. R2022-0246. Discussion ensued.

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

On a motion by Ms. Simon, with a second by Mr. Gallagher, Resolution No. R2022-0246 was considered and approved by unanimous vote to be referred to the full Council agenda for second reading.

- b) R2022-0247: A Resolution making an award on RQ9317 to Home Repair Resource Center in the amount not-to-exceed \$1,500,000.00 for home repair financial counseling and support services for the Challenge Program for the period 6/1/2022 – 5/31/2025 from the General Fund and from the District 8 ARPA Community Grant Fund, the District 9 ARPA Community Grant Fund and the District 10 ARPA Community Grant Fund; authorizing the County Executive to execute Contract No. 2570 and all other documents consistent with said award and this Resolution; and declaring the necessity that this Resolution become immediately effective.

Ms. Parks Jackson, Mr. Herdeg and Ms. Allen addressed the Committee regarding Resolution No. R2022-0247. Discussion ensued.

Committee members and Councilmembers asked questions of Ms. Parks Jackson, Mr. Herdeg and Ms. Allen pertaining to the item, which they answered accordingly.

On a motion by Ms. Simon, with a second by Mr. Gallagher, Resolution No. R2022-0247 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. Miller requested to have his name added as a co-sponsor to Resolution No. R2022-0247.

6. MISCELLANEOUS BUSINESS

A request was made by Ms. Stephens to excuse Ms. Baker from the meeting. There were no objections.

7. ADJOURNMENT

With no further business to discuss, Chairwoman Stephens adjourned the meeting at 12:23 p.m., without objection.