



AGENDA
CUYAHOGA COUNTY ECONOMIC DEVELOPMENT & PLANNING
COMMITTEE MEETING
MONDAY, APRIL 3, 2023
CUYAHOGA COUNTY ADMINISTRATIVE HEADQUARTERS
C. ELLEN CONNALLY COUNCIL CHAMBERS – 4TH FLOOR
3:00 PM

Committee Members:

Jack Schron, Chair – District 6

Patrick Kelly, Vice Chair – District 1

Sunny M. Simon - District 11

Scott Tuma - District 4

Cheryl L. Stephens - District 10

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. PUBLIC COMMENT**
- 4. APPROVAL OF MINUTES FROM THE DECEMBER 5, 2022 MEETING [See Page 3]**
- 5. MATTERS REFERRED TO COMMITTEE**

- a) R2023-0082: A Resolution authorizing an Economic Development Loan in an amount not-to-exceed \$2,000,000.00 to Bridgeworks, LLC or its designee, to assist with funding project costs of a place-based, mixed used development project located at 2429 West Superior Viaduct, in the City of Cleveland which will include 140 apartment units, 132-room hotel, a 120-seat restaurant and bar, 12,000 square foot of office space, and a parking garage; 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 6]

6. DISCUSSION

- a) A Resolution amending Resolution No. R2021-0055, dated 3/23/2021, which authorized an Economic Development Redevelopment and Modernization Loan in the amount not-to-exceed \$1,000,000.00 to Warner and Swasey LLC for the benefit of a mixed-use, real estate redevelopment project for a property located at 5701 Carnegie Avenue in the City of Cleveland, by extending the Resolution sunset provision from 3/23/2023 to 3/22/2024.
- b) Economic Development Loan in the amount not-to-exceed \$2,000,000.00 to Skyline Renaissance, LLC for the renovation of the Cleveland Renaissance Hotel, located at 24 Public Square in the City of Cleveland.

7. MISCELLANEOUS BUSINESS

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
JOINT CUYAHOGA COUNTY ECONOMIC DEVELOPMENT & PLANNING
AND COMMUNITY DEVELOPMENT COMMITTEE MEETING
MONDAY, DECEMBER 5, 2022
CUYAHOGA COUNTY ADMINISTRATIVE HEADQUARTERS
C. ELLEN CONNALLY COUNCIL CHAMBERS – 4TH FLOOR
1:00 PM

1. CALL TO ORDER

Chairman Schron called the meeting to order at 1:15 p.m.

2. ROLL CALL

Mr. Schron asked Assistant Deputy Clerk Georgakopoulos to call the roll. Committee members Schron, Baker and Tuma were in attendance and a quorum was determined. Committee member Stephens joined the meeting shortly after the roll call was taken. Committee member Simon was absent. Council President Jones and Councilmember Miller were also in attendance.

3. PUBLIC COMMENT

There were no public comments given.

4. APPROVAL OF MINUTES FROM THE OCTOBER 17, 2022 MEETING

A motion was made by Mr. Schron, seconded by Mr. Tuma, and approved by unanimous vote to approve the minutes from the October 17, 2022 meeting.

5. MATTERS REFERRED TO COMMITTEE

- a) R2022-0429: A Resolution authorizing an Economic Development Loan in an amount not-to-exceed \$1,200,000.00 to J Hess Holdings Inc., or its designee, for acquisition and renovation of a vacant building located at 9200 Noble Drive in the City of Brecksville, to be used as headquarters for Physicians Ambulance Service, Inc.; 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, Senior Development Finance Analyst for the Department of Development and Mr. Jason Hess, President of Physicians Ambulance Service, Inc., addressed the Committee regarding Resolution No. R2022-0429. Discussion ensued.

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

On a motion by Mr. Schron with a second by Ms. Stephens, Resolution No. R2022-0429 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) R2022-0430: A Resolution authorizing an award to The Cleveland Foundation in the total amount not-to-exceed \$5,000,000.00 for the Opioid Innovation Project Fund of the Cleveland Foundation, commencing upon contract signature of all parties; authorizing the County Executive to execute the Contract No. 2893 and all other documents consistent with said award and this Resolution; and declaring the necessity that this Resolution become immediately effective.

Mr. Paul Herdeg, Director of the Department of Development; Ms. Ginger Mlakar, General Counsel and Vice President, Advancement for The Cleveland Foundation; and Mr. Ray Leach, Chief Executive Officer for JumpStart, Inc., addressed the Committee regarding Resolution No. R2022-0430. Discussion ensued.

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

On a motion by Mr. Schron with a second by Ms. Stephens, Resolution No. R2022-0430 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 2:30 p.m., without objection.

County Council of Cuyahoga County, Ohio

Resolution No. R2023-0082

Sponsored by: County Executive Ronayne/Department of Development	A Resolution authorizing an Economic Development Loan in an amount not-to-exceed \$2,000,000.00 to Bridgeworks, LLC or its designee, to assist with funding project costs of a place-based, mixed used development project located at 2429 West Superior Viaduct, in the City of Cleveland which will include 140 apartment units, 132-room hotel, a 120-seat restaurant and bar, 12,000 square foot of office space, and a parking garage; 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.
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WHEREAS, the County Executive/Department of Development recommends an Economic Development Loan in an amount not-to-exceed \$2,000,000.00 to Bridgeworks, LLC or its designee, to assist with funding project costs of a place-based, mixed used development project located at 2429 West Superior Viaduct, in the City of Cleveland which will include 140 apartment units, 132-room hotel, a 120-seat restaurant and bar, 12,000 square foot of office space, and a parking garage; and

WHEREAS, the primary goal of this loan is to assist in funding project costs of a mixed-used development in the City of Cleveland; and

WHEREAS, this project is anticipated to create 58 new jobs, 140 new apartment units, a 132-room hotel, a 120-seat restaurant and bar, 12,000 square of office space and a parking garage; and

WHEREAS, the total cost of the project is approximately \$103,757,668.00 of which the County will loan \$2,000,000.00 with a term of 18 years at an interest rate of 4.50% with repay interest only for the first three years, followed by 15-year term with monthly principal and interest payments based on a 25-year amortization schedule; and

WHEREAS, the funding for this project is 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 Bridgeworks, LLC or its designee, to assist with funding project costs of a place-based, mixed used development project located at 2429 West Superior Viaduct, in the City of Cleveland which will include 140 apartment units, 132-room hotel, a 120-seat restaurant and bar, 12,000 square foot of office space, and a parking garage.

SECTION 2. That the County Executive and/or the Director of Development is authorized to execute all documents consistent with said loan and this Resolution. To the extent that any exemptions are necessary under the County Code and contracting procedures, they shall be deemed approved by the adoption of this Resolution.

SECTION 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 sunseting of this Resolution in the Council's journal.

SECTION 4. It is necessary that this Resolution become immediately effective for the usual daily operation of the County and the reasons set forth in the preamble. Provided that this Resolution receives the affirmative vote of at least eight members of Council, it shall take effect and be in force immediately upon the earliest occurrence of any of the following: (1) its approval by the County Executive through signature, (2) the expiration of the time during which it may be disapproved by the County Executive under Section 3.10(6) of the Cuyahoga County Charter, or (3) its passage by at least eight members of Council after disapproval pursuant to Section 3.10(7) of the Cuyahoga County Charter. Otherwise, it shall take effect and be in force from and after the earliest period allowed by law.

SECTION 5. It is found and determined that all formal actions of this Council relating to the adoption of this Resolution were adopted in an open meeting of the Council, and that all deliberations of this Council and of any of its committees that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

