



## **MINUTES**

**CUYAHOGA COUNTY COMMITTEE OF THE WHOLE MEETING**

**TUESDAY, JULY 18, 2023**

**CUYAHOGA COUNTY ADMINISTRATIVE HEADQUARTERS**

**C. ELLEN CONNALLY COUNCIL CHAMBERS – 4<sup>TH</sup> FLOOR**

**1:00 PM**

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

**Council President Jones called the meeting to order at 1:11 p.m.**

### **2. ROLL CALL**

**Council President Jones asked Clerk Richardson to call the roll. Councilmembers Tuma, Gallagher, Schron, Conwell, Simon, Kelly, Miller, Sweeney and Jones were in attendance and a quorum was determined. Ms. Turner was absent.**

**[Clerk's Note: Councilmember Stephens joined the meeting shortly after the roll call was taken.]**

### **3. PUBLIC COMMENT**

**The following individuals addressed Council regarding Resolution No. R2023-0182: authorizing a Real Estate Purchase Agreement with CRAIG REALTY GROUP – CLEVELAND, LLC, or its designee, in the amount not-to-exceed \$38,703,000.00 for the purchase of all or a portion of certain parcels of real property in Garfield Heights, Ohio with access to Granger Road totaling approximately 72.1 acres now known as permanent parcel numbers 542-14-002 & 004, 542-15-002, and 542-22-022:**

- a) Terry Joyce, Business Manager, Laborers Local 310**
- b) Dave Wondolowski, Cleveland Building Trades**
- c) Council President Tom Vaughn, City of Garfield Heights**
- d) Kareem Henton, Cuyahoga County Jail Coalition**
- e) LaTonya Goldsby, President and Co-founder of Black Lives Matter, Cleveland Chapter**

4. MATTERS REFERRED TO COMMITTEE / CONFIRMATION HEARING:

- a) R2023-0180: A Resolution confirming the County Executive's appointment of Kelly Lynn Woodard, upon her taking the oath of office, as Director of Communications; and declaring the necessity that this Resolution become immediately effective.

**Council President Jones made a brief statement regarding the confirmation hearing process for Resolution No. R2023-0180.**

**Ms. Kelly Lynn Woodard, County Executive Ronayne's nominee for the position of Director of Communications, was called upon to deliver an opening statement. She provided background into her education, experience and qualifications for the position. Councilmembers asked questions of Ms. Woodard pertaining to her experience and expertise, which she answered accordingly.**

**On a motion by Mr. Sweeney with a second by Mr. Gallagher, Resolution No. R2023-0180 was considered and approved by unanimous vote to be referred to the full Council agenda for second reading.**

- b) R2023-0181: A Resolution approving a Cooperative Agreement with the City of Cleveland and a to-be-formed nonprofit corporation to be known as the North Coast Development Corporation ("NCDC") to facilitate development and redevelopment projects on the City of Cleveland Lakefront; authorizing the appropriation of funds to make annual payments to the NCDC; authorizing the County Executive and/or his designee to execute the cooperative agreement and any related documents; and declaring the necessity that this Resolution become immediately effective.

**Clerk Richardson read Resolution No. R2023-0181 into the record. Council President Jones introduced a proposed substitute on the floor.**

**Law Director Rick Manoloff addressed the proposed substitute. Councilmembers asked questions of Mr. Manoloff pertaining to the proposed substitute, which he answered accordingly. Discussion ensued.**

**A motion was then made by Mr. Schron, seconded by Mr. Jones and approved by unanimous vote to accept the proposed substitutes.**

**Mr. Eric Wobser, former Chief of Staff to County Executive Chris Ronayne, who is now serving in an advisory role, addressed Council regarding the Cleveland Waterfront initial development area; the formation of a waterfront development entity, whose sole purpose is to plan, and implement transformational projects on the waterfront; waterfront development engagement and case studies; the role of the North Coast Development Corporation; ownership; full structure governance; the County's commitment; budget and expenses.**

**Councilmembers asked questions of Mr. Wobser pertaining to the item, which they answered accordingly. Discussion ensued.**

**Council President Jones stated that he is not prepared to move forward on this item. Resolution R2023-0181 was tabled for continued discussion at a later date.**

**Councilmembers Miller and Simon thanked Mr. Wobser for his outstanding service to Cuyahoga County and wished him success in his future endeavors.**

**No legislative action was taken by the Committee.**

**DISCUSSION:**

- c) R2023-0182: A Resolution authorizing a Real Estate Purchase Agreement with CRAIG REALTY GROUP - CLEVELAND, LLC, or its designee, in an amount not-to-exceed \$38,703,000.00 for the purchase of certain parcels of real property in Garfield Heights, Ohio with access to Granger Road totaling approximately 72.1 acres now known as permanent parcel numbers 542-14-004, 542-15-002, and 542-22-022, and a portion of permanent parcel number 542-14-002; authorizing the County Executive to take all necessary actions and to execute the Purchase Agreement and any and all other agreements and documents consistent with this Resolution; and declaring the necessity that this Resolution become immediately effective.
- d) O2023-0012: An Ordinance amending and codifying Board of County Commissioners Resolution No. 2007-073101 dated July 26, 2007, and enacting new Chapter 727, Section 727.01 of the Cuyahoga County Code to change the period of time during which the County sales tax shall be levied at the aggregate rate of one and one-fourth percent; and declaring the necessity that this Ordinance become immediately effective.
- e) O2023-0013: An Ordinance amending and codifying Board of County Commissioners Resolution No. 2007-073102 dated July 26, 2007 and enacting new Chapter 727, Section 727.02 of the Cuyahoga County Code to change the period of time during which the County use tax shall be levied at the aggregate rate of one and one-fourth percent; and declaring the necessity that this Ordinance become immediately effective.

**Clerk Richardson read Resolution No. R2023-0182; Ordinance Nos. O2023-0012 & O2023-0013 into the record consecutively.**

**Michael Chambers, Fiscal Officer, Mr. Bob Franz, Managing Director of Public Finance, Mr. Michael Dever, Director of Public Works, Mr. Jeffrey Appelbaum, Managing Director of Project Management Consultants LLC, and Mr. Ryan Jeffers, Senior Vice-President of CBRE, addressed Council regarding financing plan overview & objectives; financing assumptions; time period; estimated debt service; debt funding sources and summary of site recommendations.**

**Councilmembers asked questions of Mr. Chambers, Mr. Franz Mr. Dever, Mr. Appelbaum, and Mr. Jeffers, pertaining to the items, which they answered accordingly.**

**Council President Jones stated that discussions regarding Ordinance Nos. O2023-0012 & O2023-0013 and Resolution No. R2023-0182 will continue at the next Committee of the Whole meeting.**

**5. EXECUTIVE SESSION**

- a) Pending or imminent litigation

**A motion was made by Mr. Miller, seconded by Mr. Schron and approved by unanimous roll-call vote to move to Executive Session for the purposes of discussing pending or imminent litigation and for no other purpose whatsoever. Executive Session was then called to order by Council President Jones at 4:27p.m. The following Councilmembers were present: Tuma, Gallagher, Schron, Conwell, Stephens, Simon, Kelly, Miller, Sweeney and Jones.**

**The following additional attendees were present: Law Director Rick Manoloff; Assistant Law Director Greg Huth; Assistant Division Civil Chief Dave Lambert; Assistant Prosecuting Attorney Brendan Healy; Assistant Prosecuting Attorney Matthew Greenwell; Corrections Administrator Ronda Gibson; Interim Sheriff Joseph Greiner; Council Chief of Staff Joseph Nanni; Legislative Budget Advisor Trevor McAleer; Special Counsel Michael King and Policy Analyst James Boyle.**

**At 5:05 p.m., Executive Session was adjourned without objection and Council President Jones then reconvened the meeting.**

**6. MISCELLANEOUS BUSINESS**

**There was no miscellaneous business**

**7. ADJOURNMENT**

**With no further business to discuss, Council President Jones adjourned the meeting at 5:05 p.m., without objection.**