



AGENDA
CUYAHOGA COUNTY ECONOMIC DEVELOPMENT & PLANNING
COMMITTEE MEETING
MONDAY, JULY 17, 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 JULY 10, 2023 MEETING [See Page 3]**
- 5. MATTERS REFERRED TO COMMITTEE**
 - a) R2023-0151: A Resolution amending Resolution No. R2022-0445 dated 12/8/2022, which authorized an Economic Development Loan in the amount not-to-exceed \$1,700,000.00 to FMCFP LLC, or its designee, to assist with funding project costs of a mixed-use development project located at 10300 Cedar Avenue, in the City of Cleveland, to amend the terms of the loan as originally presented; and declaring the necessity that this Resolution become immediately effective. [See Page 5]
- 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 ECONOMIC DEVELOPMENT & PLANNING
COMMITTEE MEETING
MONDAY, JULY 10, 2023
CUYAHOGA COUNTY ADMINISTRATIVE HEADQUARTERS
C. ELLEN CONNALLY COUNCIL CHAMBERS – 4TH FLOOR
3:00 PM**

1. CALL TO ORDER

Chairman Schron called the meeting to order at 3:02 p.m.

2. ROLL CALL

Mr. Schron asked Clerk Richardson to call the roll. Committee members Schron, Kelly, Simon and Tuma were in attendance and a quorum was determined. Mr. Miller was also in attendance. Committee member Stephens was absent from the meeting.

3. PUBLIC COMMENT

There were no public comments given.

4. APPROVAL OF MINUTES FROM THE APRIL 3, 2023 MEETING

A motion was made by Ms. Simon seconded by Mr. Kelly, and approved by unanimous vote to approve the minutes from the April 3, 2023 meeting.

5. MATTERS REFERRED TO COMMITTEE

- a) R2023-0187: A Resolution awarding a total sum, not to exceed \$250,000, to the Old Brooklyn Community Development Corporation for the purpose of Memphis and Pearl redevelopment project from the District 3 ARPA Community Grant Fund; and declaring the necessity that this Resolution become immediately effective.

Mr. Lucas A. Reeve, Executive Director of Old Brooklyn Community Development Corporation, Ms. Jen Bee, Project Manager of Desmone Architects and Interiors Firm, Mr. James Ambrose, President of Tipping Point, and Councilman Kris Harsh, Cleveland City Council, Ward 13, addressed the Committee regarding Resolution No. R2023-0187. Discussion ensued.

Committee members asked questions of Mr. Reeve, Ms. Bee, Mr. Ambrose and Mr. Harsh pertaining to the item, which they answered accordingly.

On a motion by Ms. Simon with a second by Mr. Kelly, Resolution No. R2023-0187 was considered and approved by unanimous vote to be referred to the full Council agenda for second reading.

- b) R2023-0199: A Resolution adopting the 2023 Economic Development Plan in accordance with Section 7.05 of the Cuyahoga County Charter and Section 801.01 of the Cuyahoga County Code; and declaring the necessity that this Resolution become immediately effective.

Mr. Paul Herdeg, Director of the Department of Development, Mr. Vaughn Johnson, Deputy Director of Economic Development, Mr. Mike Foley, Director of the Department of Sustainability and Ms. Annie Pease, Senior Advisor on Transportation, addressed the Committee regarding Resolution No. R2023-0199. Discussion ensued.

Committee members asked questions of Mr. Herdeg, Mr. Johnson, Mr. Foley and Ms. Pease pertaining to the item, which they answered accordingly.

Mr. Miller asked a procedural question regarding proposed amendments that would have to be addressed and completed within 60 days from the date of submission of the Economic Development Plan; asked about a statement of accomplishments; site development and initiatives for the growth of County Government, which Mr. Herdeg answered accordingly.

On a motion by Ms. Simon with a second by Mr. Schron, Resolution No. R2023-0199 was considered and approved by unanimous vote to be referred to the full Council agenda for second reading.

6. MISCELLANEOUS BUSINESS

There was no miscellaneous business.

7. ADJOURNMENT

With no further business to discuss, Chairman Schron adjourned the meeting at 4:15 p.m., without objection.

County Council of Cuyahoga County, Ohio

Resolution No. R2023-0151

Sponsored by: County Executive Budish/Department of Development	A Resolution amending Resolution No. R2022-0445 dated 12/8/2022, which authorized an Economic Development Loan in the amount not-to-exceed \$1,700,000.00 to FMCFP LLC, or its designee, to assist with funding project costs of a mixed-use development project located at 10300 Cedar Avenue, in the City of Cleveland, to amend the terms of the loan as originally presented; and declaring the necessity that this Resolution become immediately effective.
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WHEREAS, on December 8, 2022, County Council adopted Resolution No. R2022-0445, which authorized an Economic Development Loan in the amount not-to-exceed \$1,700,000.00 to FMCFP LLC, or its designee, to assist with funding project costs of a mixed-use development project located at 10300 Cedar Avenue, in the City of Cleveland; and

WHEREAS, the County now desires to amend the terms of the loan as originally presented to remove the requirement for a shared-second position mortgage due to the project's complex financing and importance for providing access to healthy food; and

WHEREAS, the primary goal of this loan is assists in funding project costs of a mixed-use development in the Cleveland's Fairfax neighborhood; and

WHEREAS, this project is anticipated to create 45 new jobs,199 new apartment units and a grocery store to fill an unmet demand for incoming residents, nurses and medical students that will be joining the Cleveland Clinic; and

WHEREAS, the total cost of the project is approximately \$60,122,000.00 of which the County will loan \$1,700,000.00 with a term of 20 years at an interest rate of 2% interest only for the first 3 years, the remaining 17 years will be fully-amortizing at the 2% interest; and

WHEREAS, the project is funded by 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 amends Resolution R2022-0445 dated 12/8/2022 and authorizes an Economic Development Loan in an amount not-to-exceed \$1,700,000.00 to FMCFP LLC, or its designee, to assist with funding project costs of a mixed-use development project located at 10300 Cedar Avenue, in the City of Cleveland, which will include 199 apartment units and a 40,000 square foot first floor Meijer Grocery Store, on the terms presented this date.

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 twenty-four (24) 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.

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: May 23, 2023
Committee(s) Assigned: Economic Development & Planning

Journal _____
_____, 20____