



MINUTES

CUYAHOGA COUNTY COMMITTEE OF THE WHOLE MEETING
TUESDAY, APRIL 23, 2024
CUYAHOGA COUNTY ADMINISTRATIVE HEADQUARTERS
C. ELLEN CONNALLY COUNCIL CHAMBERS – 4TH FLOOR
2:30 PM

1. CALL TO ORDER

Council President Jones called the meeting to order at 2:50 p.m.

2. ROLL CALL

Council President Jones asked Clerk Richardson to call the roll. Councilmembers Turner, Kelly, Miller, Sweeney, Byrne, Gallagher, Conwell and Jones were in attendance and a quorum was determined. Mr. Schron joined the meeting shortly after the roll call was taken. Ms. Simon joined the meeting before the roll was called to go into Executive Session. Ms. Stephens was absent.

3. PUBLIC COMMENT

There were no public comments given.

4. ITEM REFERRED TO COMMITTEE

- a) R2024-0129: A Resolution making an award on RQ12232 and authorizing a lease agreement bearing Contract No. 4313 with Cleveland Superior LLC, for lease of space located at 1801 Superior Avenue, Cleveland, Ohio, for the period 7/1/2024 – 6/3/2041 in the amount not-to-exceed \$91,000,000.00, which includes but is not limited to rent, initial capital expenditures, management fees, utilities, operating expenses, and a general contingency amount; authorizing the County Executive to execute the lease agreement and all other documents consistent with this Resolution; and declaring the necessity that this Resolution become immediately effective.

Mr. Michael Dever, Director of the Department of Public Works addressed Committee members regarding Resolution No. R2024-0129, and provided a presentation which highlighted Real Estate Consolidation; Request For Proposal Responses; Department of

Health and Human Services Consolidation Plan; Board of Elections Location; Current Project Overview; Timeline and Financial Impact.

Committee members asked questions pertaining to the item. Discussion ensued.

Mr. Ryan Jeffers, Senior Vice-President of CBRE, addressed the Committee regarding the projected cost breakdown.

Mr. Henry Curtis, Chairman of the Board of Elections and Mr. Anthony Perlatti, Director of the Cuyahoga County Board of Elections, addressed the Committee regarding support of the item; streamlining operations; general refresh; assessment of the Halle Warehouse; future commitments; square footage at the 1801 Superior location; the financial needs currently not being met; and the number of registered voters in the 2024 Presidential Election. Discussion ensued.

Committee members asked questions of Mr. Dever, Mr. Jeffers, Mr. Curtis and Mr. Perlatti pertaining to the item, which they answered accordingly.

At the request of Council President Jones Resolution No. R2024-0129 was held in Committee.

5. EXECUTIVE SESSION

- a) Collective bargaining matters, including:
 - i) a Collective Bargaining Agreement between Cuyahoga County and Communication Workers of America, Local 4340, Clerk of Courts Bargaining Unit, representing approximately (68) employees in various classifications for the period 1/1/2024-12/31/2026;
 - ii) an Amendment to a Collective Bargaining Agreement between Cuyahoga County and the Laborer’s International Union of North America Local No. 860 (“Local 860”), representing approximately (200) employees in (37) classifications in the Cuyahoga County Fiscal Office, County Treasurer and Board of Revision for the period 1/1/2022 - 12/31/2024, to establish the terms of the wage and health insurance re-openers for 2024 and to modify Articles 56 and 58;
- b) Pending or imminent court action

A motion was made by Mr. Sweeney, seconded by Mr. Schron and approved by unanimous roll-call vote to move to Executive Session for the purpose of discussing collective bargaining matters and pending or imminent court action and for no other purpose whatsoever.

Executive Session was then called to order by Council President Jones at 4:28 p.m. The following Councilmembers were present Turner, Simon, Kelly, Miller, Sweeney, Byrne, Gallagher, Schron, Conwell and Jones.

The following additional attendees were present: Law Director Rick Manoloff; Deputy Law Director Nora Hurley; Human Resources Compensation Analyst John Kennick; Sarah Nemastil, Human Resources Director; Civil Assistant Law Director Wesley Kretch; Clerk of Courts, Nailah Byrd; Lisa Rocco, Director of Operations, Administration; Assistant Prosecuting Attorney Mark Musson; Chief of Staff Joseph Nanni; Budget Advisor Trevor McAleer and Special Counsel Michael King.

At 4:44 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 4:45 p.m., without objection.