Cuyahoga County Council – Procedures for Public Comment at Council and Committee Meetings

- Requests to speak must be submitted in writing **prior** to the scheduled meeting start time on the Request Form provided by the Clerk immediately prior to each meeting.*
- Request Forms must be submitted in-person and may not be submitted on behalf of others (one per person).
- A maximum of thirty speakers will be selected at random during the public comment section at each meeting.
- Each speaker will receive two minutes to address the council or committee. A bell will ring to signal that speaking time has ended. Speakers may not yield their time to others.
- In lieu of verbal public comment, written testimony may be submitted to Council or the applicable committee through the Clerk of Council at CouncilPublicComment@cuyahogacounty.us prior to the adjournment of each meeting.
- The Council and committee meeting schedule can be found on the Council website.

** Council chambers will open to the public 30 minutes prior to the scheduled meeting start time.*

CUYAHOGA COUNTY COUNCIL

COMMITTEE OF THE WHOLE

CUYAHOGA COUNTY ADMINISTRATIVE HEADQUARTERS

4th FLOOR

MEETING AGENDA

MONDAY, NOVEMBER 16, 2026 — 1:00 P.M.

1. **CALL TO ORDER**

2. **ROLL CALL**

3. **PUBLIC COMMENT**

4. **MATTERS REFERRED TO COMMITTEE**

   a) R2026-0314: A Resolution awarding a total sum, not to exceed $5,000, to the Cleveland Rowing Foundation for the purchase of rowing equipment from the District 3 ARPA Community Grant Fund Cleveland Rowing Foundation; and declaring the necessity that this Resolution become immediately effective.

   b) R2026-0319: A Resolution extending the appointment of Gregory G. Huth, Esq. as Interim Director of the Department of Law; and declaring the necessity that this Resolution become immediately effective.

   c) R2026-0334: A Resolution authorizing an economic development loan in the amount not-to-exceed $1,240,948.00 to F.G. Realty Holdings LLC and Flannery Georgalis LLC or their designee, for historic rehabilitation of the existing building to create a new headquarters for the law firm Flannery Georgalis LLC to be located at 1452 West 25th Street, in the City of Cleveland; authorizing the County Executive and/or the Director of Development to execute all documents consistent with said loan and this Resolution.

   d) R2026-0335: A Resolution authorizing a contract with Alliant Insurance Services, Inc. in the amount not-to-exceed $7,930,000.00 for insurance brokerage, risk management, and consulting services for the period 1/1/2027 – 12/31/2029; authorizing the County Executive to execute Contract No. 6444 and all other documents consistent with said award and this Resolution; and declaring the necessity that this Resolution become immediately effective.

   e) R2026-0336: A Resolution authorizing continuation of the Cuyahoga County Taxpayer Assistance Program ("TAP"); authorizing an initial appropriate of delinquent tax and assessment collection funds in an amount not-to-exceed $2,500,000 for the purpose of providing housing counseling services, program administration and direct taxpayer assistance for County seniors experiencing tax delinquency; authorizing the County Executive to execute all agreements and other documents necessary to implement the Program and consistent

with this Resolution; and declaring the necessity that this Resolution become immediately effective.

5. MATTER REFERRED TO COMMITTEE/DISCUSSION

a) R2026-0318: A Resolution adopting the 2026/2027 Biennial Operating Budget and Capital Improvements Program Annual Update for 2027:

i) Department of Health and Human Services Brief Overview – Director David Merriman

ii) The MetroHealth System
– President and Chief Executive Officer Dr. Christine Alexander-Rager

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. Download the Metropolis smartphone app and create an account to have parking validated at meetings. Please scan the QR code posted in Council Chambers to input your license plate information for parking to be validated by Metropolis, a non-County entity. You will be responsible for the cost of parking if you are unable to utilize this online parking service.*

***Meeting rooms are equipped with a hearing assistance system. If needed, please see the Clerk to obtain a receiver.*

County Council of Cuyahoga County, Ohio

Resolution No. R2026-0314

Sponsored by: **Councilmember Sweeney**	**A Resolution** awarding a total sum, not to exceed $5,000, to the Cleveland Rowing Foundation for the purchase of rowing equipment from the District 3 ARPA Community Grant Fund; and declaring the necessity that this Resolution become immediately effective.

WHEREAS, Cuyahoga County received $239,898,257 from the Federal Government through the American Rescue Plan Act ("ARPA"); and

WHEREAS, Cuyahoga County calculated 100% of the ARPA dollars as loss revenue under the U.S. Department of the Treasury Final Rule; and

WHEREAS, since all the ARPA dollars have been calculated as loss revenue, the ARPA dollars have been deposited in the County's General Fund; and

WHEREAS, the County Executive and County Council have authorized $86 million of the ARPA dollars for community grants to benefit the residents of Cuyahoga County (the "ARPA Community Grant Fund"); and

WHEREAS, of the $86 million for community grants, $66 million have been encumbered for equal distribution to each County Council District; and

WHEREAS, the Cuyahoga County Council desires to provide funding from the District 3 ARPA Community Grant Fund in the amount of $5,000 to the Cleveland Rowing Foundation for the purchase of rowing equipment; and

WHEREAS, the Cleveland Rowing Foundation estimates approximately 150-300 people will be served annually through this award; and

WHEREAS, the Cleveland Rowing Foundation estimates the total cost of the project is $26,350; and

WHEREAS, the Cleveland Rowing Foundation indicates the other funding source(s) for this project includes:

A. $14,100 from charitable contributions from individual donors;
B. $7,250 from CRF operations; and

WHEREAS, the Cleveland Rowing Foundation requested $5,000 from the District 3 ARPA Community Grant Fund to complete this project; and

WHEREAS, the Cuyahoga County Council desires to provide funding in the amount of $5,000 to the Cleveland Rowing Foundation to ensure this project is completed; and

WHEREAS, this Council by a vote of at least eight (8) members determines that it is necessary that this Resolution become immediately effective in order that critical services provided by Cuyahoga County can continue to provide for the usually, daily operations of the County.

NOW, THEREFORE, **BE IT RESOLVED BY THE COUNTY COUNCIL OF CUYAHOGA COUNTY, OHIO:**

SECTION 1. That the Cuyahoga County Council hereby awards a not-to-exceed amount of $5,000 to the Cleveland Rowing Foundation from the General Fund made available by the American Rescue Plan Act revenue replacement provision for the purchase of rowing equipment.

SECTION 2. If any specific appropriation is necessary to effectuate this agreement, the Director of the Office of Budget and Management is authorized to submit the requisite documentation to financial reporting to journalize the appropriation.

SECTION 3. That the County Council staff is authorized to prepare all documents to effectuate said award.

SECTION 4. That the County Executive is authorized to execute all necessary agreements and documents consistent with said award and this Resolution.

SECTION 5. If requested or necessary, the Agency of the Inspector General or Department of Internal Audit is authorized to investigate, audit, or review any part of this award.

SECTION 6. 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 7. It is necessary that this Resolution become immediately effective for the usual daily operation of the County; the preservation of public peace, health or safety in the County; and any additional 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 8. 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: November 10, 2026
Committee(s) Assigned: Committee of the Whole

Journal_____
_____, 20___

Cuyahoga County Council
2079 East 9th Street, 8th Floor • Cleveland Ohio 44115
(216) 698-2010

COUNTY AMERICAN RESCUE PLAN ACT APPLICATION

APPLICANT INFORMATION:	
Name of Requesting Entity (City, Business, Non-Profit, etc.): Cleveland Rowing Foundation	
Address of Requesting Entity: 1003 British Street, Cleveland Ohio 44113	
County Council District # of Requesting Entity: District 3, Martin J. Sweeney	
Address or Location of Project if Different than Requesting Entity: Same	
County Council District # of Address or Location of Project if Different than Requesting Entity: Same	
Contact Name of Person Filling out This Request: Sue Tyler President, Cleveland Rowing Foundation	
Contact Address if different than Requesting Entity: Same	
Email: president@clevelandrows.org	**Phone:** **216-308-4183**
Federal IRS Tax Exempt No.: 34-1606654	**Date:** **10/29/26**

PROJECT DESCRIPTION

REQUEST DESCRIPTION (include the project name, a description of the project, why the project is important or needed, and timeline of milestones/tracking of the project):

Cleveland Rows Outreach Program

The Cleveland Rowing Foundation (CRF) requests a $5,000 grant to help secure rowing equipment that will expand community access to rowing on the Cuyahoga River. We seek to expand access to the Cuyahoga River for people and communities for whom river recreation was not readily available, affordable or even known.

We currently serve middle school and high school students through partnerships with CMSD and local non-profit organizations. The students learn rowing fundamentals, recreational water safety, teamwork and leadership, environmental stewardship, navigation and awareness of Cleveland's working river. For many students, this is their first experience on the Cuyahoga River.

The Cleveland Rowing Foundation's capacity is currently limited by available rowing equipment. To expand those successful efforts, CRF needs additional rowing equipment.

This request will help us purchase a new or gently used rowing shell (boat).

Project Start Date:	**Project End Date:**

IMPACT OF PROJECT:

Who will be served:

Middle and high school students and adults from underserved communities.

How many people will be served annually:

We have historically had between 150-300 participants annually in a combination of multiple day summer camps or single day experiences.

Will low/moderate income people be served; if so how:

Yes. This grant will help continue expanding access to those who otherwise would not have access to the rive and rowing.

How does the project fit with the community and with other ongoing projects:

CRF has several community engagement grants to support our stated goal: “remove barriers to participation, foster maritime awareness and environmental stewardship, and ensure more people throughout Greater Cleveland have the opportunity to experience the Cuyahoga River firsthand”. This equipment funding will help expand our success with this goal.

If applicable, how many jobs will be created or retained (specify the number for each) and will the jobs be permanent or temporary:

Not applicable

If applicable, what environmental issues or benefits will there be:

We believe that increasing awareness of the Cuyahoga River will always benefit our community

If applicable, how does this project serve as a catalyst for future initiatives:

The more people who have access to the river, the more participants we will have across all socio-economic groups. We believe that increasing access to this regional access benefits all who participate.

FINANCIAL INFORMATION:

Total Budget of Project:

$26,350

Other Funding Sources of Project (list each source and dollar amount separately):

- **Charitable contributions from individual donors $14,100**
- **CRF operations $7,250**

Total amount requested of County Council American Resource Act Dollars:

$5,000

Since these are one-time dollars, how will the Project be sustained moving forward:

Since this is a capital request, once the item is purchased, we have the resources to maintain and operate going forward.

DISCLAIMER INFORMATION AND SIGNATURE:

Disclaimer:

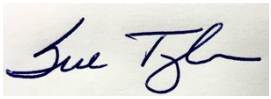
I HEREBY CERTIFY that I have the authority to apply for financial assistance on behalf of the entity described herein, and that the information contained herein and attached hereto is true, complete, and correct to the best of my knowledge.

I acknowledge and agree that all County contracts and programs are subject to Federal Guidelines and Regulations, the Ohio Revised Code, the Cuyahoga County Charter, and all County Ordinances including all information submitted as part of this application is a public record.

I understand that any willful misrepresentation on this application or on any of the attachments thereto could result in a fine and/or imprisonment under relevant local, state, and/or federal laws or guidelines.

I agree that at any time, any local, state, or federal governmental agency, or a private entity on behalf of any of these governmental agencies, can audit these dollars and projects.

Printed Name: Sue Tyler

Signature:	**Date:10/30/26**
	

Additional Documents

Are there additional documents or files as part of this application? Please list each documents name:

CRF Cleveland Rows Community Impact Report
CRF COI Issued to
BWC Wage Report
CRF W9
Annual Non-Competitive Bid Contract Statement
Independent Contractor Worker Acknowledgement

County Council of Cuyahoga County, Ohio

Resolution No. R2026-0319

Sponsored by: **County Executive Ronayne**	**A Resolution** extending the appointment of Gregory G. Huth, Esq. as Interim Director of the Department of Law, and declaring the necessity that this Resolution become immediately effective.

WHEREAS, pursuant to Article II, Section 2.03(2) of the Charter of Cuyahoga County, the County Executive may appoint interim officers to serve as any departmental director, as Inspector General, or in any position outlined in Article V of this Charter without confirmation by the Council for a period not to exceed 120 days; and

WHEREAS, pursuant to said Section 2.03(2) an interim appointment may continue beyond 120 days by extension or reappointment, or another person may be successively appointed to the same position on an interim basis only if confirmed by the Council prior to the expiration of the initial interim appointment; and

WHEREAS, the initial term of Gregory G. Huth, Esq. as Interim Director of the Department of Law is set to expire on January 10, 2027; and

WHEREAS, County Executive Chris Ronayne has recommended extending the term of Mr. Huth's appointment as Interim Director of the Department of Law until May 10, 2027, or until a permanent appointment is made, whichever is sooner; and

WHEREAS, it is necessary that this Resolution become immediately effective in order that Charter requirements can be complied with and critical services provided by Cuyahoga County can continue, and to provide for the usual, daily operation of County government.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY COUNCIL OF CUYAHOGA COUNTY, OHIO:

SECTION 1. That the Cuyahoga County Council hereby confirms the extension of the term of Gregory G. Huth, Esq. as Interim Director of the Department of Law until May 10, 2027, or until a permanent appointment is made, whichever is sooner.

SECTION 2. It is necessary that this Resolution become immediately effective for the usual daily operation of the County; the preservation of public peace, health or safety in the County; and any additional 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 3. 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: November 10, 2026
Committee(s) Assigned: Committee of the Whole

Journal_____
_____, 20___

County Council of Cuyahoga County, Ohio

Resolution No. R2026-0334

Sponsored by: **County Executive Ronayne/Department of Development** Co-sponsored by: **Councilmember Turner**	**A Resolution** authorizing an economic development loan in the amount not-to-exceed $1,240,948.00 to F.G. Realty Holdings LLC and Flannery Georgalis LLC or their designee, for historic rehabilitation of the existing building to create a new headquarters for the law firm Flannery Georgalis LLC to be located at 1452 West 25th Street, in the City of Cleveland; 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.

WHEREAS, the County Executive/Department of Development recommends making an economic development loan in the amount not-to-exceed $1,240,948.00 to F.G. Realty Holdings LLC and Flannery Georgalis LLC or their designee, for historic rehabilitation of the existing building to create a new headquarters for the law firm Flannery Georgalis LLC to be located at 1452 West 25th Street, in the City of Cleveland; and

WHEREAS, the primary goal of this loan is for the historic rehabilitation of the Case building located at 1452 West 25th, Street; and

WHEREAS, this project is anticipated to create 25 new jobs; and

WHEREAS, the County will loan $1,240,948.00 with an initial term of 7 years consisting of two years of interest only payments followed by a 5-year term with monthly principal and interest payments based on a 15-year amortization schedule; and

WHEREAS, this project is funded 100% Economic Development Fund; and

WHEREAS, this project is located in Cuyahoga County Council District 7; 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 the amount not-to-exceed $1,240,948.00 to F.G. Realty Holdings LLC and Flannery Georgalis LLC or their designee, for historic rehabilitation of the existing building to create a new headquarters for the law firm Flannery Georgalis LLC to be located at 1452 West 25th Street, in the City of Cleveland.

SECTION 2. That the County Executive and/or the Director of Development are authorized to execute all documents consistent with said loan and 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 sunsetting 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; the preservation of public peace, health or safety in the County; and any additional 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: November 10, 2026
Committee(s) Assigned: Committee of the Whole

Additional Sponsorship Requested on the Floor: November 10, 2026

Journal_____
_____, 20___

Title	2026 – Department of Development; F.G. Realty Holdings LLC and Flannery Georgalis LLC. or designee; Economic Development Loan
Department or Agency Name	Department of Development
Requested Action	☒ Contract ☐ Agreement ☐ Other (please specify):

Original (O)/ Amendment (A-#)	Contract No. (If PO, list PO#)	Vendor Name	Time Period	Amount	Date BOC Approved/ Council's Journal Date	Approval No.
O	Pending	F.G. Realty Holdings LLC and Flannery Georgalis LLC or Designee	7 Years	$1,240,948	Pending	Pending

Loan Description and Terms.

- Department of Development is seeking approval of an Economic Development Loan to F.G. Realty Holdings LLC and Flannery Georgalis LLC. The project site is the Case Building, located at 1452 W 25th Street. The proposed project involves the complete historic rehabilitation of the existing building to create a new headquarters for the law firm Flannery | Georgalis LLC.

Loan Amount: $1,240,948

Loan Terms: 7 years consisting of two years of interest only payments followed by a 5-year term with monthly principal and interest payments based on a 15-year amortization schedule.

Loan Security: 2nd mortgage lien position, subordinated to CF Bank's senior loan. Personal guarantees from Christos Georgalis and Paul Flannery, and the individual Guarantors' revocable trusts and Corporate Guarantees of F.G. Realty Opportunity Fund LLC.

Project Purpose/Goals, Outcomes(List 3):

Job Creation – The project will create 25 new FTEs in Cuyahoga County
Asset Leverage – The project will transform a currently vacant building into Class A office space
Social Impact – The Ohio City neighborhood is one of the strongest in Cleveland. Dense housing, amenities and the in-progress Irishtown Bend Park that will literally be right across W. 25th Street from the firm's headquarters are all additional project benefits and complements.

Number of Jobs created: 25 FTEs

If a County Council item, are you requesting passage of the item without 3 readings. ☐ Yes ☒ No

In the boxes below, list Borrower/Vendor, Name, Street Address, City, State and Zip Code. Beside each vendor/contractor, etc. provide owner, executive director, other (specify)	
Vendor Name and address:	Owner, executive director, other (specify):
F.G. Realty Holdings LLC and Flannery Georgalis LLC 1452 W. 25th Street, Cleveland, OH 44113	Christos Georgalis and Paul Flannery

Vendor Council District: 7	Project Council District: 7
If applicable provide the full address or list the municipality(ies) impacted by the project.	1452 W. 25th Street, Cleveland, OH 44113

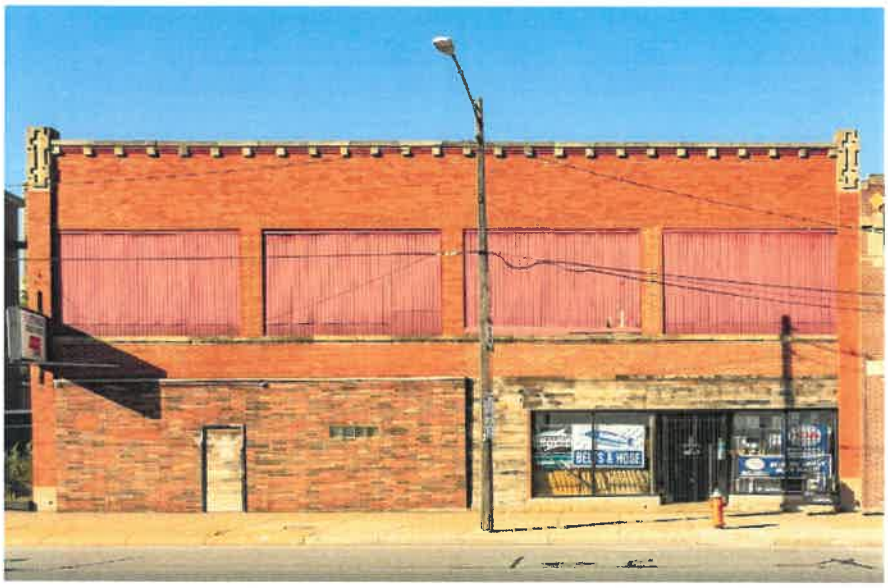
NON-COMPETITIVE PROCUREMENT - X
Provide a short summary for not using competitive bid process. Economic Development Loan
☐ Exemption
☐ Alternative Procurement Process
☐ Contract Amendment (list original procurement)
☐ Other Procurement Method, please describe: Loan

FUNDING SOURCE: i.e. General Fund, Health and Human Services Levy Funds, Community Development Block Grant (No acronyms i.e. HHS Levy, CDBG, etc.). Include % if more than one source. Economic Development Fund
Is funding for this included in the approved budget? ☒ Yes ☐ No (if "no" please explain):
Payment Schedule: ☐ Invoiced ☐ Monthly ☐ Quarterly ☐ One-time ☒ Other (please explain): Reimbursement for costs

Provide status of project.	
Is contract late ☒ No ☐ Yes, In the fields below provide reason for late and timeline of late submission	
Reason:	
Timeline: Project/Procurement Start Date (date your team started working on this item):	
Date documents were requested from vendor:	
Date of insurance approval from risk manager:	
Date Department of Law approved Contract:	
Date item was entered and released in Infor:	
Detail any issues that arose during processing in Infor, such as the item being disapproved and requiring correction:	
If late, have services begun? ☐ No ☐ Yes (if yes, please explain)	
Have payments be made? ☐ No ☐ Yes (if yes, please explain)	

HISTORY (see instructions):
N/A

Economic Development Loan
Presentation Package
F.G. Realty Holdings
1452 W. 25th Street, Cleveland, Ohio





Nick Fedor
Senior Development Finance Analyst
216-698-2510
nfedor@cuyahogacounty.gov
October 19, 2026

SITUATION OVERVIEW

CCCIC Review Date:	October 8, 2026
Sponsor/Developer:	F.G. Realty Holdings LLC
Project:	Project Overlook – Flannery | Georgalis new headquarters
Type:	Real Estate, Historic Preservation
Address:	1452 W. 25th Street Cleveland, Ohio 44113
Council District:	District 7 – Yvonne M. Conwell
DOD Program:	Business Growth and Redevelopment & Modernization
Funding Partners:	CF Bank (Senior Lender and HTC bridge lender) Federal & State Historic Tax Credits City of Cleveland Opportunity Zone and Sponsor Equity
ED Benefits:	Project is expected to create twenty-five (25) new full-time jobs.
Rationale for County Participation:	Job Creation: Project is projected to create twenty-five (25) new full-time jobs in Cuyahoga County. Economic Impact: The project will revitalize a historic, yet vacant building, and put it back into productive use. Asset Leverage: The project site is located along a dense commercial corridor and adjacent to Irishtown Bend. The project site is also in close proximity to numerous pedestrian and cycling trails.
DOD Recommendation:	DOD believes the Project represents an acceptable risk for the County. The law firm's cash-flows are projected to cover all debt service, and the loan is collateralized by real estate within the County's requirements. Providing this financial assistance will leverage additional investment, create jobs and increase taxes for our community. DOD recommends approval of the Cuyahoga County Economic Development Loan.
Policy Exceptions:	

Loan Policy	Requirement	Actual	Exception
Job Creation	1 new job per $50k of loan	25	No
Sponsor Equity	Minimum 10% of total costs	24%	No
Debt Service Coverage	Minimum 1.20x DSCR	18.83	No
Loan-to-Value (LTV)	Maximum 90% LTV	72%	No
		Total Exceptions	**0**

PROJECT DETAILS

Sponsor/Developer:	Founded in 2017 by two former federal prosecutors from the Northern District of Ohio, Flannery | Georgalis LLC has expanded into multiple markets with offices in Cleveland, Columbus, Pittsburgh, Charlotte, Detroit, and the West Virginia cities of Morgantown, Martinsburg, and Charleston. The firm's team of former federal and state prosecutors and former federal special agents is uniquely positioned to handle complex investigations and disputes. The firm regularly represents clients in criminal and civil matters in state and federal courts and before state and federal agencies and regulators. The firm also works clients on asset protection and wealth security by providing a full range of trust and estate administration and litigation services.
Project Team:	Project Representative: Rich Morehouse, KJK Contractor: Geis Construction Architect: DS Architecture Consultants: HZW Environmental, KJK
Description:	The project site is the Case Building, located at 1452 W 25th Street. The proposed project involves the complete historic rehabilitation of the existing building to create a new headquarters for Flannery | Georgalis LLC, a law firm currently headquartered at 1375 East 9th Street, 30th Floor Cleveland, OH. The Case Building is an underutilized commercial building, comprising 11,484 square feet. The building is currently vacant. This highly visible site is located along a major commercial corridor and directly across the street from the new Irishtown Bend Park. The project will also leverage other nearby recent County investments including the Bridgeworks and Carriage Co. mixed-use developments. The building was originally constructed in 1905. The redevelopment of the Case Building is poised to generate positive social impacts. The project will revitalize a historic building, contributing to the preservation of the city's architectural heritage. The renovation and occupation of the currently underutilized space will help to improve the vibrancy of the surrounding area, providing additional daytime foot-traffic to other local businesses, especially nearby retail establishments. Furthermore, the project is expected to create 25 new full-time jobs. These jobs have a combined expected annual new-to-the-county payroll of $3,720,000 or $148,800 per employee.
Components:	8,697 SF Commercial (rentable) 19 on-site parking spaces (rare for this location)
Risks & Mitigants	Construction Risk: Geis Construction has a proven track record of completing projects on time and within budget. The company has significant experience with historic renovation projects including The 9, the former Cleveland Trust Rotunda and the May Co. Building. Additionally, the project architect, DS Architecture, has significant experience with historical property redevelopment. DS Architecture was part of the project team that transformed early 20th-century Heller and Keller-Kohn garment factory buildings (built 1908–1916) into ~100 modern residential units with interior parking, amenity spaces, and retail on the ground floor in the Superior Arts District. Leasing/Operational Risk: The property will be redeveloped for a single tenant, the Flannery | Georgalis law firm. Repayment Risk: The proposed loan is adequately secured with personal guaranties of Christos Georgalis and Paul Flannery, and the individual Guarantors' revocable trusts and Corporate Guarantees of F.G. Realty Opportunity Fund LLC and Flannery Georgalis.

PROJECT SOURCES/USES

Sources	Amount	%	Uses	Amount	%
1st Mortgage - CF Bank Loan	$1,890,000	26.7%	Hard Costs		
2nd Mortgage - County Loan	$1,240,948	17.5%	Contruction Contract	$4,276,346	60.4%
City of Cleveland Loan	$500,000	7.1%	Contingency	$316,212	4.5%
Subtotal Debt	**$3,630,948**	**51.3%**	**Subtotal Hard Costs**	**$4,592,558**	**64.9%**
Federal Historic Tax Credit	$785,474	11.1%	**Acquisition**	**$1,156,972**	**16.3%**
State Historic Tax Credit	$714,526	10.1%			
Subtotal Historic Tax Credit	**$1,500,000**	**21.2%**	Soft Costs		
			Pre-development	$13,587	0.2%
City of Cleveland Grant	$250,000	3.5%	Architectural/Engineering	$246,966	3.5%
Subtotal Grant	**$250,000**	**3.5%**	Legal/Accounting	$175,000	2.5%
			FF&E	$500,000	7.1%
Sponsor Equity - Acquisition	$1,156,972	16.3%	Taxes/Insurance	$29,700	0.4%
Sponsor Equity - Opportunity Zone	$112,575	1.6%	**Subtotal Soft Costs**	**$965,253**	**13.6%**
Sponsor Equity	$362,897	5.1%			
Deferred Developer Fee	$66,859	0.9%	**Fees and Interest**	**$298,607**	**4.2%**
Subtotal Equity	**$1,699,303**	**24.0%**			
			Developer Fee	**$66,859**	**0.9%**
Total Sources	**$7,080,251**	**100%**	**Total Uses**	**$7,080,251**	**100%**

- All funding sources for the Project have been committed.
- CF Bank is providing the senior construction loan in the amount of $1,890,000.
- State and Federal Historic Tax Credits will contribute $1.5MM to the Project. CF Bank will also provide bridge financing for the HTC's.
- The City of Cleveland is making a $500,000 loan to the law firm for furniture, fixtures and equipment/machinery. The city is also providing a $250,000 grant for the Project.
- The Sponsor is contributing nearly $1.7MM, or 24% of the total cost of the Project in various forms of equity including the property acquisition cost, Opportunity Zone Tax Credits and cash.

SUMMARY OF CUYAHOGA COUNTY TERMS

Borrower:	F.G. Realty Holdings LLC and Flannery | Georgalis LLC
Guarantor(s):	Personal guarantees from Christos Georgalis and Paul Flannery, and the individual Guarantors' revocable trusts and Corporate Guarantees of F.G. Realty Opportunity Fund LLC and Flannery Georgalis.
Loan Amount:	$1,240,948
Commitment Fee:	2.0% of the loan amount
Interest Rate:	5.50% Fixed
Term:	7 Years
Repayment:	Two years of interest only payments followed by a 5-year term with monthly principal and interest payments based on a 15-year amortization schedule.
Collateral:	2nd mortgage lien position, subordinated to CF Bank's senior loan.
Covenants:	Project to maintain 1.20 DSCR

Reporting Requirements:	Borrower and Guarantors will report consolidated financial statements on an annual basis.
Other:	Borrower to comply with all federal, state and local regulations to the extent that they are applicable to the Project, including the Cuyahoga County Community Benefits Agreement.

PROJECT DEBT SCHEDULE

	CF Bank	Cuyahoga County	City of Cleveland	Total
Loan Amount	$1,890,000	$1,240,948	$500,000	$3,630,948
Interest Rate				
Construction	6.39%	5.50%	4.00%	
Perm	7.36%	5.50%	4.00%	
Total Term	6.5 years	7 years	7 years	
Construction	15 months	2 years	NA	
Perm	5 years	5 years	NA	
Amortization				
Construction	Interest only	Interest only	7 years	
Perm	25 years	15 years	7 years	
Annual Debt Service				
Construction	$120,771	$68,252	$82,050	
Perm	$164,052	$121,737	$82,050	

COLLATERAL ANALYSIS

Lender	Position	Amount
CF Bank	1st	$1,890,000
Cuyahoga County	2nd	$1,240,948
Total Debt		**$3,130,948**
As-Complete & Stabilized Value		$4,360,000
LTV		72%
Within 90% Policy		Yes

- The amount of project debt secured by real estate is $3,130,948.
- CF Bank, as the senior lender, will have a first mortgage on the property.
- Cuyahoga Couty will have a second lien position on the property.
- The HTC bridge loan is secured by pledged securities from the firm's principals.
- The City of Cleveland loan will have a UCC lien position on the machinery/FF&E.
- An appraisal was completed in December 2025 by Newmark Valuation & Advisory, on behalf of CF Bank. The upon completion and stabilized value of $5,360,000 assumed a $1,000,000 present value of a TIF from the City of Cleveland. The TIF is no longer available to the Project and for the purposes of County underwriting the TIF was subtracted from the as-completed appraised value. The property meets the County's loan-to-value policy.

County Council of Cuyahoga County, Ohio

Resolution No. R2026-0335

Sponsored by: **County Executive Ronayne/Fiscal Office on behalf of Department of Law**	**A Resolution** authorizing a contract with Alliant Insurance Services, Inc. in the amount not-to-exceed $7,930,000.00 for insurance brokerage, risk management, and consulting services for the period 1/1/2027 – 12/31/2029; authorizing the County Executive to execute Contract No. 6444 and all other documents consistent with said award and this Resolution; and declaring the necessity that this Resolution become immediately effective.

WHEREAS, the County Executive Ronayne/Fiscal Office on behalf of Department of Law recommends entering into a contract with Alliant Insurance Services, Inc. in the amount not-to-exceed $7,930,000.00 for insurance brokerage, risk management, and consulting services for the period 1/1/2027 – 12/31/2029; and

WHEREAS, the primary purpose of this project is to provide expert risk management and insurance brokerage services for the County's Insurance Program, including Owner's Protective Professional Indemnity (OPPI) and builder's risk insurance for the Central Services Campus Construction Project; and

WHEREAS, the project is funded 100% General Fund; and

WHEREAS, it is necessary that this Resolution become immediately effective in order that critical services provided by Cuyahoga County can continue; and

NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY COUNCIL OF CUYAHOGA COUNTY, OHIO:

SECTION 1. That the Cuyahoga County Council hereby authorizes entering into a contract with Alliant Insurance Services, Inc. in the amount not-to-exceed $7,930,000.00 for insurance brokerage, risk management, and consulting services for the period 1/1/2027 – 12/31/2029.

SECTION 2. That the County Executive is authorized to execute Contract No. 6444 and all other documents consistent with said award 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. It is necessary that this Resolution become immediately effective for the usual daily operation of the County; the preservation of public peace, health or safety in the County; and any additional 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 4. 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: November 10, 2026
Committee(s) Assigned: Committee of the Whole

Journal_____
_____, 20___

PURCHASE-RELATED TRANSACTIONS

Title	Fiscal Office on Behalf of Cuyahoga County Department of Law; Alliant Insurance Services, Inc.; New Contract; 3-year Contract for Insurance Brokerage and Consulting Services
Department or Agency Name	The Fiscal Office on Behalf of the Cuyahoga County Department of Law
Requested Action	☒ Contract ☐ Agreement ☐ Lease ☐ Amendment ☐ Revenue Generating ☐ Purchase Order ☐ Other (please specify):

Original (O)/ Amendment (A-#)	Contract No. (If PO, list PO#)	Vendor Name	Time Period	Amount	Date BOC/Council Approved	Approval No.
O	6444	Alliant Insurance Services, Inc.	1/1/2027 – 12/31/2029	$7,930,000.00	Pending	Pending

Service/Item Description (include quantity if applicable). When submitting an amendment, address any changes to the time period of the agreement, reduction or addition of funds, changes to the existing scope of services, changes to service rates/costs, and retroactive applicability of the changes, if any.

The Fiscal Office on Behalf of the Cuyahoga County Department of Law is requesting approval of a new 3-year contract with Alliant Insurance Services, Inc. for their insurance brokerage and consulting services in the amount of $7,930,000.00. This contract will be from 1/1/2027 through 12/31/2029. Alliant will also be providing the Builder's Risk Insurance for the Jail Construction Project.

Indicate whether: ☐ New service/purchase ☒ Existing service/purchase ☐ Replacement for an existing service/purchase (provide details in Service/Item Description section above)

For purchases of furniture, computers, vehicles: ☐ Additional ☐ Replacement
Age of items being replaced: How will replaced items be disposed of

Project Goals, Outcomes or Purpose (list 3):
Insurance brokerage
Consulting services
Builder's Risk Insurance for the Jail Construction Project

In the boxes below, list Vendor/Contractor, etc. Name, Street Address, City, State and Zip Code. Beside each vendor/contractor, etc. provide owner, executive director, other (specify). If there are multiple vendors copy this table and complete for each vendor.

Vendor Name and address:	Owner, executive director, other (specify):
Alliant Insurance Services 701 B Street, 6th Floor San Diego, CA 92101	Justin Swarbrick Senior Vice President
Vendor Council District:	Project Council District:
If applicable provide the full address or list the municipality(ies) impacted by the project.	

COMPETITIVE PROCUREMENT	NON-COMPETITIVE PROCUREMENT

RQ# _____ ☐ RFB ☐ RFP ☐ RFQ ☐ Informal ☐ Formal Closing Date:	Provide a short summary for not using competitive bid process. Alliant Insurance Services, Inc. provides the Builder's Risk Insurance for the ongoing Jail Construction Project – which is estimated to be a 3-year endeavor. We would like to keep Alliant Insurance Services, Inc. for the period it should take to build the new jail. *See Justification for additional information.
The total value of the solicitation:	☒ Exemption
Number of Solicitations (sent/received) /	☐ State Contract, list STS number and expiration date ☐ Government Coop (Joint Purchasing Program/GSA), list number and expiration date
Participation/Goals (%): ( ) DBE ( ) SBE ( ) MBE ( ) WBE. Were goals met by awarded vendor per DEI tab sheet review? ☐ Yes ☐ No, please explain. If no, has this gone to the Administrative Reconsideration Panel? If so, what was the outcome?	☐ Sole Source ☐ Public Notice posted by Department of Purchasing. Enter # of additional responses received from posting ( ).
Recommended Vendor was low bidder: ☐ Yes ☐ No, please explain:	☐ Government Purchase
	☐ Alternative Procurement Process
How did pricing compare among bids received?	☐ Contract Amendment - (list original procurement)
	☐ Other Procurement Method, please describe:

Is Purchase/Services technology related ☒ No ☐ Yes If yes, list date of TAC approval and answer the questions below.
List date of TAC approval | Date: ☐ Check if item on IT Standard List of approved purchase and provide date of TAC approval. ☐ Check if item is ERP related? ☐ No ☐ Yes.
Are the purchases compatible with the new ERP system? ☐ Yes ☐ No, please explain.

FUNDING SOURCE: Please provide the complete, proper name of each funding source (No acronyms). Include % for each funding source listed. 100% - General Fund
Is funding for this included in the approved budget? ☒ Yes ☐ No (if "no" please explain):

List all Accounting Unit(s) upon which funds will be drawn and amounts if more than one accounting unit. LW100120
Payment Schedule: ☒ Invoiced ☐ Monthly ☐ Quarterly ☐ One-time ☐ Other (please explain):

Provide status of project.	
Is contract/purchase late ☒ No ☐ Yes, In the fields below provide reason for late and timeline of late submission	
Reason:	
Timeline	
Project/Procurement Start Date (date your team started working on this item):	
Date documents were requested from vendor:	
Date of insurance approval from risk manager:	
Date Department of Law approved Contract:	
Detail any issues that arose during processing in Infor, such as the item being disapproved and requiring correction:	
If late, have services begun? ☐ No ☐ Yes (if yes, please explain)	
Have payments been made? ☐ No ☐ Yes (if yes, please explain)	

HISTORY (see instructions): RQ 9575

Prior Original (O) and subsequent Amendments (A-#)	Contract No. (If PO, list PO#)	Vendor Name	Time Period	Amount	Date BOC/Council Approved	Approval No.
O	2698	Alliant Insurance Services, Inc.	1/1/2023 – 12/31/2024	$4,648,940.00	12/6/2022	R2022-0411
A-1	3096 FKA 2698	Alliant Insurance Services, Inc.	1/1/2025 – 12/31/2025	$2,374,000.00	11/26/2024	R2024-0416
A-2	5426 FKA 3096 & 2698	Alliant Insurance Services, Inc.	1/1/2026 – 12/31/2026	$2,143,159.00* See Summary of Amendment #2 and #3 attached in CM	12/12/2025	R2025-0321
A-3	5426 FKA 3096 & 2698	Alliant Insurance Services, Inc.	1/1/2026 – 12/31/2026	$3,964,000.00* See Summary of Amendment #2 and #3 attached in CM	2/10/2026	R2026-0020

Department of Purchasing – Required Documents Checklist

Upload as "word" document in OnBase Document Management

RQ# (if applicable)	N/A
PO Code	EXMT
CM Contract #	6444

Late Submittal Required:	Yes ☐	No ☒
Why is the contract being submitted late?		
What is being done to prevent this from reoccurring?		

TAC Approval/Request Item?	Yes ☐	No ☒

OTHER THAN FULL AND OPEN COMPETITION Exemptions (Contract) Reviewed by Purchasing				
			Department Initials	**Purchasing**
Briefing Memo			CL	EB
Justification Form			CL	EB
IG# 22-0223-REG 12/31/2026			CL	EB
Annual Non-Competitive Bid Contract Statement *(See Contracts Checklist Glossary on the intranet for form requirements).*	Date:	N/A	N/A	N/A
Debarment/Suspension Verified	Date:	10/7/2026	CL	EB
Auditor's Findings	Date:	10/7/2026	CL	EB
Vendor's Submission			CL	EB
Independent Contractor (I.C.) Form	Date:	9/9/2026	CL	EB
Cover - *Master contracts only*			N/A	N/A
Contract Evaluation – *if required provide most recent CM history on contract history table (see pg 2)*			CL	EB
TAC/CTO Approval or TAC Request Communication *(if required attach and identify relevant page # or meeting approval number)*			N/A	N/A
Checklist Verification			CL	EB

Other documentation may be required depending upon your specific item
Glossary of Terms at: https://intranet.cuyahoga.cc/policies-procedures/procurement-information

Reviewed by Law	
	Department Initials
Agreement/Contract and Exhibits	CL
Matrix Law Screen shot	CL
COI	CL
Workers' Compensation Insurance	CL

CONTRACT SPENDING PLAN

Time Period	Accounting Unit	Budget Edit Group	Activity Code	Amount
1/1/2027 – 12/31/2027	SH285180	Other Expenditures	SH-FESA-DOJ	$10,115.00
1/1/2027 – 12/31/2027	PS100100	Other Expenditures		$3,595.00
1/1/2027 – 12/31/2027	Hilton Property – No County AU	Other Expenditures		$242,772.00
1/1/2027 – 12/31/2027	Corrections Facility Board- No County AU	Other Expenditures		$4,074.00
1/1/2027 – 12/31/2027	LW100120	Other Expenditures		$2,149,444.00
1/1/2028 – 12/31/2028	SH285180	Other Expenditures	SH-FESA-DOJ	$10,873.00
1/1/2028 – 12/31/2028	PS100100	Other Expenditures		$3,864.00
1/1/2028 – 12/31/2028	Hilton Property – No County AU	Other Expenditures		$267,049.00
1/1/2028 – 12/31/2028	Corrections Facility Board- No County AU	Other Expenditures		$4,380.00
1/1/2028 – 12/31/2028	LW100120	Other Expenditures		$2,348,834.00
1/1/2029 – 12/31/2029	SH285180	Other Expenditures	SH-FESA-DOJ	$11,689.00
1/1/2029 – 12/31/2029	PS100100	Other Expenditures		$4,154.00
1/1/2029 – 12/31/2029	Hilton Property – No County AU	Other Expenditures		$293,754.00
1/1/2029 – 12/31/2029	Corrections Facility Board- No County AU	Other Expenditures		$4,708.00
1/1/2029 – 12/31/2029	LW100120	Other Expenditures		$2,570,695.00
			TOTAL	$7,930,000.00

CONTRACT HISTORY (see Contract Evaluation, if applicable/ to be completed by Department)

CE/AG# (if applicable)					
RQ# (if applicable)			RQ9575		
CM Contract#			5426 FKA 3096 & 2698		
	Original Amount	**Amendment Amount (if applicable)**	**Original Time Period/Amended End Date**	**BOC/ Resolution Approval Date**	**BOC/ Resolution Approval #**

Original Amount	**$4,648,940.00**		**1/1/2023 – 12/31/2024**	**12/6/2022**	**R2022-0411**
Prior Amendment Amounts (list separately) (A-#)	**A1**	**$2,374,000.00**	**1/1/2023 – 12/31/2025**	**11/26/2024**	**R2024-0416**
	A2	**$2,143,159.00***	**1/1/2026 – 12/31/2026**	**12/12/2025**	**R2025-0321**
	A3	**$3,964,000.00***	**1/1/2026 – 12/31/2026**	**2/10/2026**	**R2026-0020**
Pending Amendment					
Total Amendments		**$8,479,483.00**			
Total Contract Amount		**$13,128,423.00**			

PURCHASING USE ONLY

Prior Resolutions:	R2022-0411; R2024-0416; R2025-0321; R2026-0020
Current CM#:	6444
Vendor Name: *(if applicable include any fka, dba, or aka's)*	Alliant Insurance Services, Inc.
Time Period:	January 1, 2027 through December 31, 2029
Amount:	$7,930,000
History/Contract Evaluation:	ok
Electronic Language:	☒ Yes If No, ☐ select box to indicate "WET" signature required
Purchasing Notes:	*See Summary of Amendment #2 and #3 attached in CM
Purchasing Agents Initials and date of approval	EB 10/16/2026

JUSTIFICATION FOR USE OF NON-COMPETITIVE PROCESS

The County requires submitting departments to provide a business case which includes specific details supporting the contract/purchase being made.

As a consequence, departments need to provide detailed information justifying any purchases to be made non-competitively. The County has developed a justification packet for completion. If submitting a request for a non-competitive purchase, the department must complete this form, and attach it (along with supporting documentation) in the procurement software system.

A review of the contract/purchase request will not be completed without a signed completed justification packet uploaded as an attachment when submitting the contract/purchase request in the procurement software system. It is critically important, and incumbent upon the department to fully and accurately complete the form in order to avoid any lengthy and unnecessary delays in processing the contract/purchase request.

Requestor	Awatef Assad
Requestor Phone Number	216-698-2061
Date	10/7/2026
Requisition Number	N/A

OPERATING DEPARTMENT & ACTIVITY: (Choose 1)

The **Fiscal Office on Behalf of Cuyahoga County Department of Law** plans to contract with **Alliant Insurance Services, Inc.** for **a 3-year period from 1/1/2027 through 12/31/2029** for **their Insurance brokerage & Consulting services** in the amount of **$7,439,005.00.**

RQ# _____

Check the appropriate box:

☐ **Governmental Purchase - County Code 501.12 (B)(2)(vi)**

☐ **State Contract Purchase – County Code 501.12(B)(2)(x)**

☐ **Lower than State Contract Purchase - County Code 501.12(B)(2)(ix)**

☐ **Cooperative Purchasing - County Code 501.12(B)(2)(ix)**
- ☐ Federal Contracts
- ☐ Joint Purchasing Programs (includes GSA)

☐ **Contract Amendment**

Contract # _____ **RQ#** _____

X RFP Exemption – County Code 501.12(B)(2)(xi)

☐ **Community Rehabilitation Program (CRP) - O.R.C. 125.60 - O.R.C. 125.607**

Public Utility (911 System) - O.R.C. 128.03(F)

☐ **Exemption from Aggregation of Contracts -County Code 501.05(C)(2)**

Alternative Procurement Process – County Code 501.12(B)(2)(vii)

Federal, State, or Other Grant Application Program (County Code 501.12(B)(2)(viii)

1. Description of Supplies or Services, amount of purchase; if a contract or an amendment list start date and end date, and/or scope change if an amendment.

Alliant Insurance Services, Inc. provides professional insurance brokerage and consulting services to the County as well as Owner's Protective Professional Indemnity ("OPPI") and Builder's Risk Insurance for the Jail Construction Project. The Cuyahoga County Department of Law seeks approval for a new three-year contract with Alliant Insurance Services, Inc. for these services starting 1/1/2027 through 12/31/2029 in an amount not to exceed $7,439,005.00.

If contract or contract amendment term has begun, please respond to questions 1a. and 1b below:

1a. Why is the contract/amendment being submitted late?
N/A

1b. What is being done to prevent this from reoccurring?
N/A

2. Funding Source(s) including percentage breakdown and the actual fund name(s).

The contract will be funded entirely by the General Fund (100%).

3. Was the specific project funding included in OBM-approved budget for the current year? If not, please explain.

Yes, funding for this project was included in the OBM-approved budget for the current year.

4. Rationale Supporting the Use of the Selected Procurement Method (include state contract # or cooperative purchasing contract # and expiration date)

This procurement qualifies for an RFP exemption under County Code 501.12(B)(2)(xi). The County is highly satisfied with Alliant's performance under the original RFP (RQ9575). Because Alliant also provides the OPPI and Builder's Risk Insurance Policies throughout the multi-year Jail Construction Project, transitioning to a new broker during construction is not feasible. Continuity of these coverages are essential.

5. What other available options and/or vendors were evaluated? If none, include the reasons why (*Attach supporting documentation such as other vendor quotes/pricing*).

Alternative vendors were evaluated during the original competitive RFP process. Alliant Insurance Services, Inc. was determined to offer the best overall value and capabilities.

6. What ultimately led you to this product or service? Why was the recommended vendor selected? How was it determined that the anticipated cost is fair and reasonable? (*Attach supporting documentation).*

Alliant Insurance Services, Inc. was selected during a competitive RFP issued by the Department of Law's Enterprise Risk Management Division in 2022.

They have consistently maintained competitive premiums and provided high-quality service. Ongoing engagement with the vendor has demonstrated that the anticipated three-year contract costs remain fair and reasonable.

7. Provide an explanation of unacceptable delays in fulfilling the County's need that would be incurred if award was made through a competitive process. (*Attach supporting documentation).*

Reopening the procurement competitively at this time would risk lapses in essential County insurance coverage, including the County's property insurance policy and the OPPI and Builder's Risk Coverage for the Jail Construction Project. Such lapses would expose the County to substantial financial and operational risk.

8. Describe what future plans, if any, your department can take to permit competition before any subsequent purchases of the required supplies or services. In none, please explain why.

Once the Jail Construction Project is completed – after the current three-year OPPI and Builder's Risk coverage period, Enterprise Risk Management intends to competitively bid these services again. Until construction is finished, maintaining the current insurer and broker ensure continuity stable coverage, and avoidance of unnecessary risk.

CERTIFICATION REQUIREMENTS

I certify that the information contained in and attached to this Justification is accurate and complete to support the recommendation.

I further certify that the attached narrative justification verifies Cuyahoga County's minimum need or schedule requirements and any rationale used to justify the non-competitive request.

Signature of Director: Gregory G. Huth

Date: 10/7/2026

RQ# _____

Procurement software system title:

CONTRACT EVALUATION FORM

Contractor	Alliant Insurance Services, Inc.				
Current Contract History: CE/AG# (if applicable) Infor/Lawson PO#:	5426 FKA 3096				
RQ#	9575				
Time Period of Original Contract	1/1/2023 – 12/31/2026				
Background Statement	Insurance brokerage services				
Service Description	Provides insurance brokerage and consulting services to the County, as well as Builder's Risk and Owners Protective Indemnity Insurance for the new jail.				
Performance Indicators	Service Provided: Insurance advice and recommendations for the County as well as Builder's Risk insurance for the new jail.				
Actual Performance versus performance indicators (include statistics):	Exceed Expectations				
Rating of Overall Performance of Contractor	**Superior**	**Above Average/**	**Average**	**Below Average**	**Poor**
Select One (X)		X			
Justification of Rating	Alliant provided great pricing comparable to similar regions and also assisted in ensuring vendor compliance regarding insurance.				
Department Contact	Chelsea Lednik				
User Department	Fiscal Office				
Date	7/21/2026				

County Council of Cuyahoga County, Ohio

Resolution No. R2026-0336

Sponsored by: **County Executive Ronayne/Treasurer's Office** Co-sponsored by: **Councilmember Turner**	**A Resolution** authorizing continuation of the Cuyahoga County Taxpayer Assistance Program ("TAP"); authorizing an initial appropriate of delinquent tax and assessment collection funds in an amount not-to-exceed $2,500,000 for the purpose of providing housing counseling services, program administration and direct taxpayer assistance for County seniors experiencing tax delinquency; authorizing the County Executive to execute all agreements and other documents necessary to implement the Program and consistent with this Resolution; and declaring the necessity that this Resolution become immediately effective.

WHEREAS, the County, by Resolution R2024-0376, adopted November 26, 2024, created the Cuyahoga Property Tax Assistance Program ("TAP") to prevent tax foreclosure and displacement of homeowners facing financial hardship; and

WHEREAS, the County initially contracted with CHN Housing Partners to provide housing counseling services, program administration and direct taxpayer assistance for County seniors experiencing tax delinquency; and

WHEREAS, the TAP has been recognized by the National Association of Counties with a "Best In Category" Award, identifying the program as an exemplar nationally of creative solutions to the problem of high property tax burdens for vulnerable populations; and

WHEREAS, Section 321.261 of the Ohio Revised Code authorizes county treasurers to utilize delinquent tax and assessment collection funds to prevent residential mortgage foreclosures; and

WHEREAS, the County Executive recommends continuing the TAP, subject to annual appropriation, to be administered through the Financial Empowerment Center of the County Treasurer's Office.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY COUNCIL OF CUYAHOGA COUNTY, OHIO:

SECTION 1. That the Cuyahoga County Council hereby authorizes the continuation of the Cuyahoga County Taxpayer Assistance Program ("TAP"), subject to annual appropriation, to be administered through the Financial Empowerment Center of the County Treasurer's Office.

SECTION 2. That the funds authorized by this Resolution shall be utilized to provide housing counseling services, administrative support services, and direct taxpayer assistance payments for County seniors and persons with permanent, total disabilities experiencing tax delinquency.

SECTION 3. That the Treasurer is hereby authorized to set forth requirements and provisions necessary to establish the TAP, which shall include specific provisions for recipient eligibility as follows:

(A) Maintain a primary residence in Cuyahoga County with an active certified delinquency and utilize funds for the payment of tax-related expenses for that residence.

(B) Be the primary or joint owner of the property.

(C) Be aged 65 years or better OR have a permanent, total disability.

(D) Have a household income of less than $70,000 per year.

(E) Establish a delinquent tax payment contract for any delinquency remaining after proceeds are applied.

(F) Participate in the EasyPay installment payment program for future taxes.

(G) Participate in housing counseling services with an established partner agency, including a counseling session, completion of a budget, and demonstration of on-going ability to pay.

SECTION 4. That the Treasurer is further authorized to set forth requirements and provisions necessary to administer funding of the TAP.

SECTION 5. That the parameters and processes of the TAP, attached hereto as Exhibit A, containing eligibility requirements, application procedures, review procedures for applications, and criteria for acceptance or rejection of applications are hereby incorporated herein by reference.

SECTION 6. The County Executive, in consultation with the Treasurer, is hereby authorized to determine such additional requirements and provisions as are necessary for the operation of the TAP.

SECTION 7. The County Executive (or the Executive's authorized designee) is hereby authorized to execute all agreements and documents necessary to implement the TAP as are consistent with this Resolution

SECTION 8. That an initial appropriation of delinquent tax and assessment collection funds in an amount not-to-exceed $2,500,000 is approved, and the Director of the Office of Budget and Management is authorized to submit the requisite documentation to financial reporting to journalize the appropriation.

SECTION 9. It is necessary that this Resolution become immediately effective for the usual daily operation of the County; the preservation of public peace, health or safety in the County; and any additional 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: November 10, 2026
Committee(s) Assigned: Committee of the Whole

Additional Sponsorship Requested on the Floor: November 10, 2026

Journal_____
_____, 20___

County Council of Cuyahoga County, Ohio

Resolution No. R2026-0318

Sponsored by: **County Executive Ronayne/Fiscal Officer/Office of Budget and Management**	**A Resolution** adopting the 2026/2027 Biennial Operating Budget and Capital Improvements Program Annual Update for 2027 and declaring the necessity that this Resolution become immediately effective.

WHEREAS, Article 2, Section 3, Subsections 9 and 10 of the Cuyahoga County Charter directs the County Executive to submit to the Council prior to the beginning of each biennium, a proposed operating budget and a capital improvements program for the upcoming biennium; and

WHEREAS, Article 3, Section 9, Subsection 5 of the Cuyahoga County Charter gives County Council the power to adopt and amend the County's annual tax budget, biennial operating budget and biennial capital improvements program and to make appropriations for the County; and

WHEREAS, Sections 2.03 and 3.09 of the Cuyahoga County Charter and Chapter 701 of the Cuyahoga County Code provide for the adoption and amendment of a biennial operating budget and capital improvements program.

WHEREAS, Chapter 701.01(D) of the Cuyahoga County Code states that "not later than at the first County Council meeting in November of each even-numbered year, the County Executive shall submit to Council a report, updating the information provided in Subsection (C) above for the biennium. If the report includes changes to the budget or capital improvements program, the County Executive shall submit appropriate legislation along with the report"; and

WHEREAS, County Council adopted the 2026/2027 Biennial Operating Budget and Capital Improvements Program through Resolution No. R2025-0293 on December 9, 2025; and

WHEREAS, it is necessary that this Resolution become immediately effective in order that critical services provided by Cuyahoga County can continue and to provide for the usual, daily operation of County departments, offices and agencies

NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY COUNCIL OF CUYAHOGA COUNTY, OHIO:

SECTION 1. The Cuyahoga County Council hereby adopts the 2026/2027

Biennial Operating Budget and Capital Improvements Program Annual Update for 2027 attached hereto and incorporated herein, as Exhibit A.

SECTION 2. That the Clerk of Council be, and she is, hereby instructed to transmit one certified copy of this Resolution to the County Budget Commission, the County Fiscal Officer, and the Director of the Office of Budget and Management.

SECTION 3. 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 4. 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 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:
Committee(s) Assigned:

Journal_____
_____, 20___