



AGENDA
CUYAHOGA COUNTY HEALTH, HUMAN SERVICES & AGING
COMMITTEE MEETING
WEDNESDAY, SEPTEMBER 20, 2023
CUYAHOGA COUNTY ADMINISTRATIVE HEADQUARTERS
C. ELLEN CONNALLY COUNCIL CHAMBERS – 4TH FLOOR
1:00 PM

Committee Members:

Yvonne M. Conwell, Chair – District 7
Martin J. Sweeney, Vice Chair – District 3
Cheryl L. Stephens – District 10
Meredith M. Turner – District 9
Dale Miller – District 2

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. PUBLIC COMMENT**
- 4. APPROVAL OF MINUTES FROM THE JULY 26, 2023 MEETING [See Page 4]**
- 5. MATTERS REFERRED TO COMMITTEE**
 - a) **R2023-0222**: A Resolution awarding a total sum, not to exceed \$250,000, to Mobile Med1 d.b.a. Medworks for the purpose of expanding Medworks Oral Health and Dental Care in Cleveland from the District 7 ARPA Community Grant Fund; and declaring the necessity that this Resolution become immediately effective. [See Page 8]
 - b) **R2023-0232**: A Resolution awarding a total sum, not to exceed \$100,000, to Hazelwood Court, LLC for the Hazelwood Court Senior Housing Project from the District 8 ARPA Community Grant Fund; and declaring the necessity that this Resolution become immediately effective. [See Page 26]

- c) R2023-0246: A Resolution authorizing a payment to The Mt. Sinai Health Care Foundation, as fiscal agent for The Lead Safe Cleveland Coalition, in the amount not-to-exceed \$800,000.00 for operational support for the period 9/26/2023 – 12/31/2023; and declaring the necessity that this Resolution become immediately effective. [See Page 35]

6. DISCUSSION

- a) Section 1 - Item AD. from R2023-0238:

AD. 4600 - Capital Projects	BA2323015
PW600120 – Non-Subsidy Facility Projects	
Personal Services	\$ 916,354.00
Other Expenses	\$1,243,110.00

The Department of Public Works is requesting new appropriation in the amount of \$2,159,464 to establish the Interim Foster Care Housing Facility capital project. This project, which aims to design and construct foster care housing at Metzenbaum Center, includes interior renovations, a new fire suppression system, a new HVAC system, and a new ADA ramp to access the building. This project will be funded by the Human Services Fund.

- b) Section 3 - Item H. from R2023-0238:

H. FROM: 2260 – Human Services	CT2313332
HS260130 – Office of the Director	
Trans Out – Transfer Out	\$2,159,464.00
TO: 4600 – Capital Projects	
PW600120 – Non Subsidy Facility Projects	
Trans In – Transfer In	\$2,159,464.00

The Department of Public Works requests a cash transfer of \$2,159,464 to establish the Interim Foster Care Housing Facility capital project. This project, which aims to design and construct foster care housing at Metzenbaum Center, includes interior renovations, a new fire suppression system, a new HVAC system, and a new ADA ramp to access the building. The funding source is the Human Services Fund.

7. PRESENTATION

- a) Child and Family Advocates of Cuyahoga County/Court Appointed Special Advocates (CASA) – James McCafferty

8. MISCELLANEOUS BUSINESS

9. 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 HEALTH, HUMAN SERVICES & AGING
COMMITTEE MEETING
WEDNESDAY, JULY 26, 2023
CUYAHOGA COUNTY ADMINISTRATIVE HEADQUARTERS
C. ELLEN CONNALLY COUNCIL CHAMBERS – 4TH FLOOR
1:00 PM

1. CALL TO ORDER

Chairwoman Conwell called the meeting to order at 1:02 p.m.

2. ROLL CALL

Ms. Conwell asked Assistant Deputy Clerk Georgakopoulos to call the roll. Committee members Conwell, Sweeney, Stephens and Miller were in attendance and a quorum was determined. Committee member Turner arrived after the roll call was taken.

3. PUBLIC COMMENT

Loh addressed the Committee regarding the various housing challenges and available resources to persons experiencing homelessness.

4. APPROVAL OF MINUTES FROM THE JULY 12, 2023 MEETING

A motion was made by Mr. Sweeney, seconded by Mr. Miller and approved by unanimous vote to approve the minutes from the July 12, 2023 meeting.

5. MATTERS REFERRED TO COMMITTEE

- a) R2023-0218: A Resolution authorizing an amendment to a master contract with various providers for emergency assistance services for the period 9/1/2021 – 8/31/2023, to extend the time period to 8/31/2024 and for additional funds in the total amount not-to-exceed \$1,575,000.00; authorizing the County Executive to execute the amendment and all other documents consistent with this Resolution; and declaring the necessity that this Resolution become immediately effective:

- 1) Contract No. 1628 with A-Z Furniture Co., Inc. in the amount not-to-exceed \$315,000.00.
- 2) Contract No. 1630 with Burlington Stores, Inc. in the amount not-to-exceed \$420,000.00.
- 3) Contract No. 1633 with Dave’s Supermarket, Inc. in the amount not-to-exceed \$125,000.00.
- 4) Contract No. 1634 with Penney OpCo LLC dba JC Penney in the amount not-to-exceed \$330,000.00.
- 5) Contract No. 1635 with West 25th Furnishings and Appliances, Inc. in the amount not-to-exceed \$385,000.00.

Mr. David Merriman, Director and Mr. Marcos Cortes, Administrator of the Division of Contracts Administration and Performance for the Department of Health and Human Services and Ms. Lisa Peterka, Senior Supervisor of Social Services for the Division of Children and Family Services, addressed the Committee regarding Resolution No. R2023-0218. Discussion ensued.

Committee members asked questions of Mr. Merriman, Mr. Cortes and Ms. Peterka pertaining to the item, which they answered accordingly.

On a motion by Ms. Stephens with a second by Ms. Turner, Resolution No. R2023-0218 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) R2023-0219: A Resolution authorizing an amendment with various providers for permanent supportive housing services to chronically homeless single adults and high-barrier homeless persons for the period 7/1/2021 – 6/30/2023, to extend the time period to 6/30/2024 and for additional funds in the amount no-to-exceed \$2,000,000.00; authorizing the County Executive to execute the amendment and all other documents consistent with this Resolution; and declaring the necessity that this Resolution become immediately effective:

- 1) Contract No. 1602 with Emerald Development & Economic Network, Inc. in the amount not-to-exceed \$917,663.00.
- 2) Contract No. 1604 with Famicos Foundation, Ltd. dba 1800 Superior Apartments in the amount not-to-exceed \$150,097.00.
- 3) Contract No. 1605 with Front Steps Housing & Services, Inc. in the amount not-to-exceed \$334,538.00.

- 4) Contract No. 1617 with Mental Health Services for Homeless Persons, Inc dba FrontLine Services in the amount not-to-exceed \$160,005.00.
- 5) Contract No. 1606 with Humility of Mary Housing, Inc. in the amount not-to-exceed \$110,796.00.
- 6) Contract No. 1614 with Young Women’s’ Christian Association (YWCA) – Independence Place, LLC in the amount not-to-exceed \$141,576.00.
- 7) Contract No. 1613 with Young Women’s’ Christian Association (YWCA) – Cogswell Hall in the amount not-to-exceed \$185,325.00.

Ms. Melissa Sirak, Director for the Office of Homeless Services; Ms. Elaine Gimmel, Executive Director and Ms. Rachella Tillman, Director of Property Management and Maintenance for Emerald Development & Economic Network, Inc.; Ms. Cynthia Dailey, Senior Shelter Director for the Young Women’s Christian Association (YWCA); Ms. Jennifer Harrison, Director of Housing and Employment for Mental Health Services for Homeless Persons, Inc dba FrontLine Services; and Mr. Mitch Wasserman, Grants Manager for Front Steps Housing & Services, Inc, addressed the Committee regarding Resolution No. R2023-0219. Discussion ensued.

Committee members asked questions of Ms. Sirak, Ms. Gimmel, Ms. Tillman, Ms. Dailey, Ms. Harrison and Mr. Wasserman pertaining to the item, which they answered accordingly.

On a motion by Ms. Stephens with a second by Ms. Turner, Resolution No. R2023-0219 was considered and approved by unanimous vote to be referred to the full Council agenda.

Ms. Stephens amended the prior motion with a second by Ms. Turner, and was approved by unanimous vote, as amended, to include a recommendation for passage under second reading suspension of the rules.

Ms. Turner requested to have her name added as a co-sponsor to the legislation.

- c) R2023-0220: A Resolution authorizing an amendment to Contract No. 3013 with Lutheran Metropolitan Ministry for operations and case management services for a 400-bed Men’s Emergency Shelter, located at 2100 Lakeside Avenue, Cleveland, and for facilitation and coordination of overflow shelter services for single adults and families at various locations for the period 1/1/2023 – 8/19/2023, to extend the time period to 12/31/2023 and for additional funds in the total amount not-to-exceed \$1,575,000.00; authorizing the County Executive to execute the amendment and all other

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

Ms. Sirak, Ms. Maria Foschia, President and Chief Executive Officer and Mr. Michael Sering, Vice President of Housing & Shelter for Lutheran Metropolitan Ministry, addressed the Committee regarding Resolution No. R2023-0220. Discussion ensued.

Committee members asked questions of Ms. Sirak, Ms. Foschia and Mr. Sering pertaining to the item, which they answered accordingly.

On a motion by Ms. Stephens with a second by Ms. Turner, Resolution No. R2023-0220 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

Chairwoman Conwell announced that The MetroHealth System invited primarily female elected officials, community partners and medical professionals to host the 2023 Multicultural Women's Health Fair & Empowerment Expo that will be held on September 30th. Ms. Conwell said a meeting was held to discuss how to best organize and to boost attendance to ensure a successful event and also met with County staff to discuss ways to encourage attendance from County employees; and urged her colleagues to contact Michele Pomerantz at MetroHealth, if they have any ideas or suggestions regarding the event.

Mr. Sweeney recognized Mr. Cortes for his efforts to process and submit the contracts for consideration in a timely manner.

7. ADJOURNMENT

With no further business to discuss, Chairwoman Conwell adjourned the meeting at 1:42 p.m., without objection.

County Council of Cuyahoga County, Ohio

Resolution No. R2023-0222

Sponsored by: Councilmember Conwell	A Resolution awarding a total sum, not to exceed \$250,000, to Mobile Med1 d.b.a. Medworks for the purpose of expanding Medworks Oral Health and Dental Care in Cleveland from the District 7 ARPA Community Grant Fund; and declaring the necessity that this Resolution become immediately effective.
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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 7 ARPA Community Grant Fund in the amount of \$250,000 to Mobile Med1 for the purpose of expanding Medworks Oral Health and Dental Care in Cleveland; and

WHEREAS, Mobile Med1 estimates approximately 300 people will be served annually through this award; and

WHEREAS, Mobile Med1 estimates approximately 8 permanent and temporary jobs will be created or retained through this project; and

WHEREAS, Mobile Med1 estimates the total cost of the project is \$324,150; and

WHEREAS, Mobile Med1 indicates the other funding source(s) for this project includes:

- A. \$40,000 from Delta Dental;
- B. \$45,000 from the PCP & Ponsky Family;
- C. \$15,000 from the Thatcher Family Fund;
- D. \$7,500 from the Parker Hannifin Foundation; and

WHEREAS, Mobile Med1 is estimating the start date of the project will be October 2023 and the project will be completed by December 2026; and

WHEREAS, Mobile Med1 requested \$250,000 from the District 7 ARPA Community Grant Fund to complete this project; and

WHEREAS, the Cuyahoga County Council desires to provide funding in the amount of \$250,000 to the Mobile Med1 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 \$250,000 to Mobile Med1 from the General Fund made available by the American Rescue Plan Act revenue replacement provision for the purpose of expanding Medworks Oral Health and Dental Care in Cleveland.

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.

First Reading/Referred to Committee: August 1, 2023
Committee(s) Assigned: Health, Human Services & Aging

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.): Mobile Med1 DBA Medworks	
Address of Requesting Entity: 1999 Circle Drive Suite B Cleveland OH 44106	
County Council District # of Requesting Entity: #7	
Address or Location of Project if Different than Requesting Entity: Medworks clinics are mobile, moving throughout Cuyahoga County with most clinics taking place within the city of Cleveland in zip codes where health disparities are greatest. In 2023, Medworks clinics have been and will be hosted in the Central, Fairfax, University and Downtown neighborhoods.	
County Council District # of Address or Location of Project if Different than Requesting Entity: N/A	
Contact Name of Person Filling out This Request: Rosemary Pierce	
Contact Address if different than Requesting Entity: N/A	
Email: rosemary@medworksusa.org	Phone: 440-785-0782
Federal IRS Tax Exempt No.: 26-3858369	Date: July 11 th , 2023

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):

Expansion of Medworks Oral Health and Dental Care in Cleveland

For nearly 15 years, Medworks has been bringing FREE high quality and accessible oral and dental health care and education to Cleveland residents. For the past 6 consecutive years (with the exclusion of 2020 & 2021), Medworks has hosted a large scale 2- day Oral Health and Dental Clinic at the Huntington Convention Center. This clinic engages nearly 500 dental, medical and community volunteers to provide x-rays, cleanings, extractions, fillings, sealants for children and partials to an average of 900 uninsured and under-insured adults and children. Each patient meets with a Medworks Certified Application Navigator (CAN) after their services. CANs offer insurance enrollment, assist with finding a medical home, follow up care, and wrap around services. Additional medical services include vision exams and free prescription eyeglasses, podiatry, mental health services, vaccines and more. A resource fair offers an opportunity for patients to connect with other safety net providers who like Medworks address Social Determinants of Health, including job training, placement and retention, early education, and food insecurity.

Participating volunteers in the oral health field receive CEU's. Local universities and colleges (Case Western Reserve & Tri-C) are partners in engaging students in related fields, providing valuable firsthand experience under the guidance of seasoned professionals in the field. Cleveland has been identified as a dental professional shortage area in the Cleveland Clinics Community Health Needs Assessment (CHNA). Medworks bolsters student engagement, feeding the pipeline of future dental professionals.

The #1 unmet health need in Northeast Ohio is Oral Health and Dental Care (OSU & OH College of Medicine and Government Resource Center).

"Among working-age US adults, over 40% of low-income and non-Hispanic Black adults have untreated tooth decay. Untreated oral disease has a large impact on quality of life and productivity." (Centers for Disease Control and Prevention)

Over 50% of Medworks dental patients are persons of color. 75% of patients reside in Cleveland and its first ring suburbs where health disparities are greatest. When left untreated, dental disease has grave consequences on overall health.

Continued on pages 3-5

Project Start Date:
October 2023

Project End Date:
December 2026

Project description continued...

"Recent research has indicated possible associations between chronic oral infections and diabetes, heart and lung disease, stroke, and low birthweight or premature births. In other words, oral health refers to the health of our mouth and, ultimately, supports and reflects the health of the entire body." (Public Health Report)

Untreated oral health is directly linked to the most frequently occurring chronic diseases in adults living in Cleveland. It can lead to emergency room visits, where oral health needs are not resolved. Dental Pain is in the top 2 diagnosis for opioid prescriptions in ER's (CDC). These patients are bound to return to the emergency room more than once for the same issue. Patients who do have access to dental providers through insurance plans report excessive waits, inconsistent services, and unmanageable co-pays.

Given the significance of oral health and dental care, and evidence of need, Medworks would like to expand its dental services, offering dental clinics on a quarterly basis. The current large scale dental clinic cannot be replicated quarterly due to the high cost of equipment rental and labor. Medworks wishes to purchase 25 dental chairs, portable dental units (instruments/air compressor/water) and autoclaves (sanitation stations) so that it can bring dental care to those in need throughout the year, without reoccurring high rental costs. (Rental and labor costs for the annual 2-day dental clinic exceed \$45,000.)

Objectives

- Provide episodic and preventative quality oral health and dental care to 1500+ residents annually, positively impacting overall health and reducing incidence of disease
- Shift regular oral hygiene patterns through education and access and assistance with health insurance enrollment and connection with dentalcare homes
- Reduce barriers of access, including trust, with a regularly scheduled mobile dental clinic-located in neighborhoods where need is greatest

Adding quarterly dental clinics to Medworks annual dental clinic will increase the number of those served on an annual basis. To bring this care to neighborhoods where health disparities are greatest, Medworks will partner with local FQHC's, Community Health Centers and other entities to set up its mobile equipment. Medworks will manage the transportation, service, and storage of all dental equipment. Medworks staff will facilitate and execute quarterly dental clinics, locating hosts, volunteer dental and medical professionals, and volunteer community members who act as patient guides, operate registration, assist with check-out, produce distribution etc.

The Medworks internal team will broadly advertise these quarterly clinics through its already established vast network of mission ambassadors. Mission ambassadors are partners who share a target population with Medworks and promote its clinics and services free of charge.

Medworks dental lead and board member, Dr. Roger Hess will work with the Medworks team to ensure service quality, train other volunteer dental professionals and facilitate clinics. Dr. Hess is an established leader in the field of dentistry and has directed each of Medworks dental clinics to date. He actively recruits volunteers and promotes opportunities for professional practice and receiving services with Medworks. He has earned multiple accolades for his work in the community, including Volunteer Dentist of the Year in 2022-a statewide distinction.

Medworks tracks its impact. In November of 2022, Medworks took live a CRM, Salesforce. For each person that Medworks delivers a service to, whether a medical service or health insurance enrollment, a patient profile is created. These patient profiles allow Medworks to track the total number of patients served, services delivered, follow-up care needed, neighborhoods served and any demographic data provided by the patient. All served through Medworks quarterly dental clinics will be entered into Medworks database, thus allowing Medworks to track its efficacy. All patient profiles are confidential.

Timeline of Project

10/2023-Secure climate-controlled storage for dental equipment and place order
11/2023-Hire trained dental equipment maintenance provider, assemble and prep equipment
12/2023-Identify host partners for quarterly dental clinics, establish schedule
Q1/2024-Recruit dental, medical and community volunteers for upcoming clinics, advertise clinics
Q2/2024-Host first Medworks pop up quarterly dental clinic
Q3/2024 Host second quarterly pop-up clinic
Q4/2024 Large scale dental clinic, Huntington Convention Center
Q1/2025 Fourth quarterly dental clinic
Dental Clinics will continue each quarter henceforth.

After each clinic, the Medworks team, along with Dr. Roger Hess will analyze clinic efficacy. Patterns for the type of care needed, partner relationships, number of people served, neighborhoods impacted etc. will be reviewed. Approach to care will be modified based on ongoing reflection, lessons learned, patient satisfaction surveys and community need.

Restored smiles increase confidence and can be life changing, hastening a path to independence.

“Medworks doctors repaired my teeth, and within weeks, I had a job. Medworks gave me back my smile and my employment. - Medworks Patient

Links to Media Coverage

Medworks Hosts Free Dental Clinic

<https://fox8.com/video/medworks-hosts-free-dental-clinic-in-northeast-ohio/8136787/>

Dr. Hess, Free Clinic Dentist of the Year

<https://www.charitablehealthcarenetwork.org/news-events/newsroom/chn-newsroom.html/article/2022/12/13/dr-roger-hess-of-medworks-named-2022-free-clinic-dentist-of-the-year>

References

Dental Professional Shortage Area

<https://my.clevelandclinic.org/-/scassets/files/org/about/community-reports/chna/2022/2022-cleveland-clinic-main-campus-chna.pdf?la=en>

Disparities in Oral Health

https://www.cdc.gov/oralhealth/oral_health_disparities/index.htm

Low-birth-weight babies: A focus on periodontal health increases chances of full-term delivery

<https://www.rdhmag.com/patient-care/article/16409918/lowbirthweight-babies-a-focus-on-periodontal-health-increases-chances-of->

Oral Health the Silent Epidemic

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC2821841/>

IMPACT OF PROJECT:

Who will be served:

Medworks serves ALL -with unconditional care-no questions asked. It serves Cleveland neighbors who are medically disenfranchised, unhoused, low-income, racial, and ethnic minorities, refugees, the LGBTQ community, those facing reentry, the formerly incarcerated and more. In the second poorest large city in America, with two of the top 15 poorest zip codes and the worst city for Black women and infants, Medworks reaches into medically underserved areas to build trust (trust and race have been deemed barriers to health) and connect individuals with permanent medical homes. Medworks tracks zip codes impacted, reaching 100 zip codes in Northeast Ohio annually. 75% of its patients report zip codes in Cleveland and its first ring suburbs. Its network of dental and medical volunteers works to educate patients and shift selfcare patterns, increasing preventative care and decreasing burdens placed on emergency care facilities. Patients are referred to local FQHC's and Neighborhood Healthcare centers, major medical systems and other community-based organizations who address SDoH. Medworks serves as a safety net to the safety nets, addressing a gap that continues to grow larger.

How many people will be served annually:

In 2022, the first year of providing direct patient services following a 2-year pandemic related hiatus, Medworks provided direct patient care to over 3,500 individuals. Over 5,000 services were delivered (mental health, dental cleanings, extractions, partials, fillings, general health screenings, vision exams, and specialty care including women's health) that included connection with medical homes and wrap around services. An additional 3500+ were referred to partner organizations, connected with medical homes, Medicare, SNAP and childcare. 10,000 impressions were made-sharing important information related to selfcare and resources. In 2023, Medworks is on pace to serve over 5000 individuals with direct patient care and Navigation services through clinics and outreach events.

Medworks currently serves an average of 900 dental patients annually. Adding quarterly dental clinics would allow Medworks to increase its patient reach by 30% in its initial programming year. In the pilot year, Medworks quarterly clinics (Q 1, Q2 & Q3) would reach an additional 300 dental patients. In year two Medworks will scale up to an additional 450 patients and 600 in year three. Medworks annual large scale 2-day clinic will continue in Q4. In the third year of the project Medworks will serve 66% more patients than it is currently serving. This gain will be maintained in subsequent years.

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

Yes, Medworks provides services to those who face barriers to care for a variety of reasons with poverty and income amongst them. Some of its patients are insured but face additional barriers to care (trust, access, transportation, high deductibles) while others are uninsured-because they do not qualify or need support navigating a complicated system to accessing care.

Medworks strategically engages specialists such as Dentists, OBGYNs, Pulmonologists, Cardiologists and Endocrinologists to address the most frequently occurring chronic diseases amongst Cuyahoga Counties medically underserved individuals. Demand exists for Medworks to increase the depth and breadth of its services, increasing access to dental care and oral screenings (the #1 unmet health need in Cleveland) vision, mental health, and specialty care. Patients who struggle to access care are more likely to utilize safety net programs when more than one member of a household can be serviced in a day and multiple services are provided.

Those who struggle to afford dental care, children and adults alike, will be served with complete care. Medworks complete oral health and dental care starts with a base line vitals check with an RN or PA. Dental triage follows medical triage. X-rays are conducted for those who need them. In the case that episodic needs are detected, patients receive extractions and fillings. Cleanings are available, sealants for children and front facing partials. Each patient receives an average of 2.5 dental services.

In 2023, Medworks has shifted to providing more services for the whole family and increasing the breadth of services at each clinic. For example, a March 2023 clinic at Otis Moss Jr. Community Health Center offered, Vision and Prescription Eyeglasses, General Healthcare, Pulmonology, Pediatrics, Mammograms and Covid vaccines. A June 2023 clinic at Care Alliance in the Central neighborhood offered, general health, HIV screening, Covid vaccines, pediatrics, mental health, obstetrics, allergy and asthma and rheumatology.

Medworks quarterly dental clinics will follow this model, integrating vision and other specialty care services.

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

According to the Cleveland Clinics Community Health Needs Assessment (CHNA) for the main campus community (22 of 66 Cuyahoga County zip codes located closest to the main campus) great health disparities exist. The population of these zip codes includes over a half million people of whom are a majority minority, with 20% living below poverty. Approximately 55% are black, 35% white with the remaining 20% Asian, Hispanic, and other. This 2022 CHNA has identified five prioritized health needs for the main campus community. Three of five are directly addressed with Medworks proposal for expanded free mobile dental clinics;

- Access (including transportation, cost and availability of care)
- Chronic Disease Prevention and Management (including available nutritious foods, chronic disease prevention and maintenance, and diabetes)
- Maternal and Child Health (with the most significant warning indicator low birth weight)

Access

When noting access as a prioritized health need, the no. 1 warning indicator is adults who have recently visited a dentist and for older adults the no. 2 warning indicator is adults 65+ with total tooth loss.

Medworks continually seeks host partners who are accessible via public transportation and provides bus passes to those who use public transportation. When possible, clinics are hosted in facilities that are familiar and trusted community anchors. Clinics are typically hosted on Saturdays.

Chronic Disease Prevention and Detection

Untreated oral health is directly linked to the most frequently occurring chronic diseases in adults living in Cleveland. It can lead to emergency room visits, where oral health needs are not resolved. Regular oral health exams are critical for diagnosing gum disease-which when left untreated leads to tooth loss and infections that can enter the blood stream and impact all vital organs.

Through a partnership with the Greater Cleveland Foodbank, each patient leaves with a 10 lb. bag of produce.

Maternal and Child Health

The CDC reports that untreated oral health care contributes to low birth weight. Some studies show that mothers with periodontal disease cause more low birth weight babies than mothers who smoke or use alcohol (Offenbacher et al.). Periodontal disease can be detected through regular oral screenings.

Patients who do have access to dental providers through insurance plans report excessive waits, inconsistent services, and unmanageable co-pays. The impact of regular oral health and dental care can be observed through new smiles and increased confidence, but its full implications are unseen, impacting whole body health and even future generations.

Cleveland Clinic Community Health Needs Assessment

<https://my.clevelandclinic.org/-/scassets/files/org/about/community-reports/chna/2022/2022-cleveland-clinic-main-campus-chna.pdf?la=en>

Offenbacher S, Katz V, Fertik G, Collins J, et al. Periodontal Infection as a possible risk factor for preterm birth low birth weight. J Periodontol. 1996;67 (10 Suppl):1103-1113.

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

Medworks employs 8 FTE individuals, all of whom will be retained and support this project. The roles that each of these 8 individuals fill are permanent roles that are essential to the project. These roles include an Executive Director, Director of Advancement, Program Director, Navigation Director, Operations Manager, and three Navigators.

The Executive Director will be instrumental in leading the project, the Director of Advancement in securing funding to support the project, the Program Director in facilitating clinics, the Navigation team in connecting patients with wrap around services, health insurance and primary medical homes and the Operations Manager in managing the day-to-day operations of Medworks.

This project will create additional permanent roles. A contractor will be retained to service and supervise the care/storing and transportation of dental equipment and a part-time program coordinator will be added to ensure that newly added dental clinic opportunities meet the full scope of the goals and objectives indicated in this application. A dental consultant (temp) will advise on the purchase and initial storing and care of all equipment.

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

Usage of autoclaves for sterilization allows for high quality reusable instruments to be used eliminating reliance on disposable dental tools.

Direct dental care does reduce emergency room visits-ultimately reducing excessive emergency room medical waste and additional resources such as cost and personnel. Additionally given the lack of oral care specialists on hand in emergency rooms, pharmacological agents are relied upon to provide patient relief. Preventative care reduces reliance on opioids.

Medworks clinics provide multiple services in a day for each patient and often multiple members of one household. This model for care reduces transportation needs, reducing the environmental impact of vehicles and busses. Likewise, providing multiple services in a day minimizes interruptions to work and school.

Centralized care leads to economies of scale.

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

With proper care and maintenance mobile dental equipment has a 10-20 year life span. Medworks purchase of 25 portable dental chairs, portable dental units and autoclaves, can provide dental services to 1,000's of individuals throughout the next decade and beyond.

Medworks quarterly dental clinics will be the catalyst for bringing regularly scheduled, needed services to zip codes throughout Cuyahoga County. Such dental clinics will provide an opportunity to more frequently utilize Medworks vision equipment, bringing vision exams and free eyeglass distribution more regularly to those in need. Additionally general medical and specialty care services will be offered at each clinic. Specialty services will include those that address the highest need in Cleveland and Cuyahoga County and that address the highest incidence of chronic disease. This list may include but will not be limited to, podiatry, endocrinology, pulmonology, allergy and asthma care, mental health care, HIV screening and counseling and much more.

FINANCIAL INFORMATION:

Total Budget of Project:

\$324,150 complete budget attached

Based on the high cost of renting dental equipment, this project will pay for itself in little over a year yet will provide care for the next decade.

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

For nearly 15 years, Medworks has slowly grown and expanded its services in response to community need. To do so, the organization has relied on a network of support from individuals, foundations, corporations, and its annual fundraiser. Given more recent awareness of the significance of oral health, Medworks stakeholders are gradually increasing their commitment to support FREE oral health and dental care for ALL.

Medworks raises restricted dollars for Oral Health and Dental Care annually to support direct costs associated with its dental clinic. Additional dollars are raised to support operating costs such as salaries and administration.

ARPA funds earned will cover the one-time cost of dental equipment, serving as valuable seed money to launch a newly expanded model for Medworks FREE dental care. Additional associated costs will be sought from Medworks current stakeholders and new.

Current committed dental sponsors include, Delta Dental (40K), PCP & Ponsky Family (45K), Thatcher Family Fund (15K), Parker Hannifin Foundation (\$7,500)

Committed operating supporters include, Mt. Sinai Healthcare Foundation (\$115K), The Cleveland Foundation (75K), Elizabeth Prentiss Severance Foundation (45K), Abington Foundation (30K), Bruening Foundation(15K), and several others.

Medworks earns reoccurring annual revenue from federal sources to support its CANs and work in the criminal justice center. These sources include the Center for Medicaid and Medicare Services (210K), Cuyahoga County (45K) and the Charitable Health Network (12K).

Additional annual resources come from Medworks annual fundraiser, annual campaign and corporate sponsors and individual donors.

Total amount requested of County Council American Resource Act Dollars:

\$250,000

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

ARPA dollars awarded to Medworks, will be used for one-time costs associated with the purchase of 25 mobile dental chairs, mobile dental chests (air compressor/dental tools, hand pieces) autoclaves (instrument sanitization stations) high and low speed handheld instruments and set up costs. With proper care and maintenance such equipment will last for 10-20+ years. Additional budgeted expenses will provide for project oversight from a trained dental professional, educational and way finding signage for use at clinics, patient data base prescription fee, administrative costs and bins/shelving to safely store and organize dental equipment.

Medworks has successfully raised funds to support FREE dental services for the Cleveland community for nearly 15 years and has graciously been supported by a few of Cleveland's largest foundations since its inception. While expanding services will increase costs, those interested in addressing health disparities in Cleveland are fully aware of the significance of Oral Health and Dental Care in each individual's overall health. Medworks will be building on a delivery model that has proven efficacy. Given an existing need that is bound to increase with changes in health safety-net services such as Medicare eligibility and an already overburdened network of dental services provided through FQHC's, the need for Medworks to expand its Oral Health and Dental Care is bound to increase.

Medworks has grown since its inception and continues to refine and perfect its service delivery models. As long as need exists, Medworks will continue to deliver unconditional care in Cuyahoga County.

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:

Charnell Robertson

Signature:

Charnell Robertson

Date:

7/11/2023

Additional Documents

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

- Medworks Executive Summary
- Dental Info Sheet
- ARPA Dental Budget
- 2023 Clinic Flyer

MobileMed 1, Inc. dba Medworks

Executive Summary

Website: <https://www.medworksusa.org>

Organization Mission

Medworks mission is to provide a collaborative portal for every patient who needs quality health care and access to permanent medical homes in Northeast Ohio.

Organization History

Medworks, founded in 2009, was created to address the lack of healthcare access for a growing number of vulnerable populations in Northeast Ohio. At the onset, the organization's focus was to address unmet, acute medical needs. Today, Medworks has evolved to become an important non-competitive portal into Cleveland's diverse healthcare system. Medworks provides 100% FREE medical, dental, vision, and mental health care to uninsured and underinsured residents of Cuyahoga County/Northeast Ohio with no qualification questions asked. Medworks Navigators work to connect these individuals to ongoing care, through health insurance, medical homes, and other needed social services. This work is done through in-person mobile clinics, telehealth appointments, helpline calls, and outreach (e.g. Justice Center). Medworks delivers these services by engaging medical, dental, vision, and mental health professionals throughout the community to volunteer their time and by partnering with healthcare partners—the FQHCs and hospital systems—to host events and get people scheduled for follow-up care. Since 2009, Medworks has hosted 90+ medical, dental, and vision clinics, providing services to 35,000+ patients. The desired results are healthier individuals, a healthier community, people better able to work, and more people understanding the steps to take and trusting those who provide ongoing assistance to improve their lives.

Staff and Volunteers

Charnell Chapman - Executive Director, Veronica Minzer-Navigation Director, Rosemary Pierce-Director of Advancement, Melissa Siegel-Program Director, Rashelle Baker- Operations Manager, Natasha Patel-Senior Navigator, Francesca Hadden-Navigation Outreach Coordinator (Cuyahoga County) Shawna Enig-Navigation Outreach Coordinator (Lorain and Huron Counties), 700+ current active volunteers; 3000+ volunteers during the past 10 years

Key Programs/Services

Medworks provides FREE medical, dental, vision, and mental health services through mobile clinics and telehealth in high-need neighborhoods throughout Northeast Ohio. This is unconditional care; Medworks has no qualifications or requirements to receive care. At Medworks clinics, we also provide navigation and connection services--enrolling patients in health insurance; scheduling follow-up appointments at medical homes for ongoing, preventive, and specialty care; and connecting patients to other social service providers. The Medworks model serves as a direct portal into the healthcare system for patients who would not otherwise access it. In February 2019, Medworks started conducting outreach clinics, bringing medical screening, specialty services, and navigation services into locations where people are in high need (e.g. shelters, reentry centers, rehab. centers). In a typical year, Medworks conducts 6-8 traditional community clinics, 20+ outreach events, and quarterly mental health telehealth clinics. Medworks health care services are delivered through its extensive network of more than 700 active volunteers--health care professionals and community members from across Northeast Ohio. Medworks extensive partner list includes; The Cleveland Clinic, MetroHealth, University Hospitals, St. Vincent Charity Medical Center, various FQHCs, Hunger Network, Greater Cleveland Food Bank, local universities, and various social service agencies. The Medworks staff organizes and advertises Medworks events, gathers all volunteers, and raises funding to deliver FREE health care via the various channels. Medworks ultimate goal is to place patients on a path to health.



Bringing Oral Health Equity to Northeast Ohio

Medworks Annual Dental Clinic

November 17 & 18, 2023

Huntington Convention Center of Cleveland

Dental care is the #1 unmet health need for low-income adults and children in Ohio. Dental care is critical to whole body health, and if ignored, can contribute to chronic disease, employment disruptions and negatively impacts quality of life.



Since 2017, Medworks has hosted a large-scale pop-up dental clinic at the Huntington Convention Center, turning an empty ballroom into a 100-chair dental clinic overnight.



All services are 100% free of charge, with no qualification questions asked or requirements to receive care.



Medworks offers high-quality dental exams, panoramic x-rays, cleanings, extractions, fillings, temporary partials for adults, and sealants for children.



More than 500 local licensed dental professionals, advanced dental students, medical professionals, and community volunteers come together with a smile, eager to provide dental care to approximately 1,000 patients over two days.



Medworks serves a variety of Northeast Ohio neighbors who need access to affordable dental care, from more than 100 different zip codes.



More than 50 percent of patients served come from communities of color.

Medworks provides guests the opportunity to learn more about and enroll in health insurance and find out about discounted and free services available at local FQHCs for ongoing dental and medical care.



Dental Clinic announcement emails including sponsorship recognitions are sent to over 10,000 Medworks volunteers, donors, and patients. Social Media posts



For every \$10,000 donated, Medworks can more than double the impact, delivering more than \$25,000 worth of free dental services. These services help our neighbors lead healthier lives.



You can be a part of this amazing event!

Help Medworks bring equitable dental care to Northeast Ohio.



Roger A. Hess, D.D.S., M.B.A., M.P.A., sits on Medworks Board of Directors and donates his time to lead Medworks' dental events. Dr. Hess is a partner at Periodontal Associates, Inc. and an Assistant Clinical Professor at Case Western School of Dentistry. Dr. Hess also has served in many leadership roles for various dental associations at a local, state, and international level.

Medworks is seeking sponsorships and donations by October 20th for the 2023 Annual Dental Clinic. Please consider joining other local organizations and individual donors to make this event possible.

People helping people

(216) 231-5350
info@medworksusa.org
www.medworksusa.org

MW Dental Programming Expansion						
Budget Line Item	Budgeted Expense	Recurring Expense	Anticipated Funding Coverage	Adjusted (Unfunded) Budgeted Expense	Funding Coverage Notes	Pro Bono Or Funding Source
Supplies/Equipment						
Dental Chairs	\$ 25,000	\$ -	\$ -	\$ 25,000	25 chairs, \$1k per chair	ARPA
Portable Dental Units	\$ 100,000	\$ -	\$ -	\$ 100,000	25 @ \$4000 ea., suction, compressor, handpiece cables, LED lights, etc.	ARPA
X-Ray (Nomads)	\$ 25,000	\$ -	\$ -	\$ 25,000	2 @ \$12,500 ea. X-ray, sensors, software, laptop	ARPA
Instruments	\$ 25,000	\$ -	\$ -	\$ 25,000	12 high speed and 12 low speed instrument sets, can be shared amongst stations	ARPA
Supplies (consumables)	\$ 2,000	\$ 2,000	\$ (2,000)	\$ -	initial costs includes not limited to gloves, restorative supplies, masks, etc.	Midworks restricted dental funds
Autoclaves and autoclave carts	\$ 23,400	\$ -	\$ -	\$ 23,400	1 autoclaves @ \$7k each Midmark 11, 3 carts @ \$1800 each	ARPA
Equipment storage needs	\$ 4,300	\$ -	\$ -	\$ 4,300	inventory supply bins \$800, inventory supply shelving \$1000, Portable dental unit covers \$2500-one time expense	ARPA
Storage Unit	\$ 12,000	\$ 12,000	\$ (12,000)	\$ -	\$1200 per month	Midworks operating funds
Maintenance (portable units, X-rays)	\$ 1,300	\$ 1,300	\$ (1,300)	\$ -	Maintain portable dental units and Nomads (x-rays)	Pro Bono
Moving Cost	\$ 6,000	\$ 6,000	\$ (6,000)	\$ -	Per program move: drtry (\$1500)	Midworks operating funds
Technology: Patient integration into Salesforce: Patient waiting system	\$ 4,000	\$ 4,000	\$ (4,000)	\$ -	2,000	ARPA
Technology: Patient integration into Salesforce: IGU and systems integration: tech systems upgrade to support expanded workforce: currently unfunded	\$ -	\$ -	\$ -	\$ -	database (DB, Salesforce, IGA) and systems integration: tech systems upgrade to support expanded workforce: currently unfunded	ARPA
Category Total	\$ 228,900	\$ 25,300	\$ (21,200)	\$ 205,700		
Operations						
Hire FT Program Coordinator (start up)	\$ 30,000	\$ 30,000	\$ -	\$ 30,000	Part-time program coordinator, annual cost	TBD
Programming Operations	\$ 15,750	\$ 15,750	\$ (15,750)	\$ -	15% Executive Director, 10% Program Director, 5% Operations Manager, 5% Director of Advancement-inclusive of time to build out pilot program	ARPA
Dental Consultant (start up)	\$ 10,000	\$ -	\$ -	\$ 10,000	required oversight and advising for initial purchase and set up of supplies/equipment	ARPA
Professional Fee (equip maintenance)	\$ 10,000	\$ 10,000	\$ (10,000)	\$ -	professional fee to maintain dental equipment and supplies	TBD
Category Total	\$ 65,750	\$ 55,750	\$ (25,750)	\$ 40,000		
Marketing and PR						
PR and Marketing Consulting Fees	\$ 5,000	\$ -	\$ (2,500)	\$ 2,500	Portion pro bono, adjust expenses for additional contracting	ARPA/In-kind
Website & Social Media	\$ 10,000	\$ -	\$ (3,000)	\$ 7,000	Website refresh and social media to push out expanded dental programming	ARPA
Print Media Purchases	\$ 3,000	\$ -	\$ (3,000)	\$ -	patient facing to push out newly combined programming	TBD
Educational Signage, Banners for clinics and events	\$ 5,000	\$ -	\$ -	\$ 5,000	reusable, one time expense	ARPA
Peripheral Materials, Stationery, etc.	\$ 1,500	\$ -	\$ (1,500)	\$ -		ARPA
Category Total	\$ 24,500	\$ -	\$ (6,000)	\$ 18,500		ARPA/In-kind
Enhanced Programming Support: Year 1 Start Up						
Free Supply Distribution Programming at Health Clinics	\$ 5,000	\$ -	\$ -	\$ 5,000	Drtry dental clinics in first year: supplies used for care and distributed to patients	
Category Total	\$ 5,000	\$ -	\$ -	\$ 5,000		
Totals	\$ 324,150	\$ 80,950	\$ (58,950)	\$ 265,200		



Medworks

SAVE THE DATES

Upcoming 2023 *Free* Clinics

Women's Health Clinic / Sat, Jun 10

@ Tri-C Eastern Campus, 9am-2pm

4250 Richmond Rd, Highland Hills, OH 44122

Health Careers + Technology Building, D1 Parking Lot

Services: Pelvic exams, Pap/HPV/Pregnancy tests, pediatric visits, mammograms, VA services, referrals, and more.

Walk-ins welcome. Appointments open May 1.

General Health Clinic / Sat, Jun 24

@ Care Alliance Central Campus, 9am-2pm

2916 Central Ave, Cleveland, OH 44115

Services: General health exams for men, women, and children, vision exams, oral screenings, specialty consultations, HIV testing, and more.

Walk-ins welcome. Appointments open June 1.

Eye Health + Vision Clinic / Sat, Sep 23

@ Cleveland Clinic Cole Eye Institute, 7:30am-12:30pm

2042 E 102nd St, Cleveland, OH 44106

Services: Vision screenings and eye health exams for adults and children, a free pair of prescription eyeglasses, oral screenings, flu vaccines, HIV testing, and more.

Walk-ins welcome. Appointments open September 1.

Dental Clinic / Fri + Sat, Nov 17+18

@ Huntington Convention Center, 7am

300 Lakeside Ave E, Cleveland, OH 44113

Services: Dental cleanings, screenings, extractions, and fillings for adults and children, front partials for adults, sealants for children, vision screenings and eye health exams for adults and children, a free pair of prescription eyeglasses, flu vaccines, HIV testing, and more.

Every clinic will host a resource fair. All patients are eligible to receive a 30-day supply of RX and produce bags from GCFB!



Questions?
Scan the
QR code to
learn more.



Thank You
To Our Partners



Care for you. Care for me. Care for All.



Greater Cleveland
Food Bank



Walgreens

Follow us on social media
@medworksusa



County Council of Cuyahoga County, Ohio

Resolution No. R2023-0232

Sponsored by: Councilmember Jones	A Resolution awarding a total sum, not to exceed \$100,000, to Hazelwood Court, LLC for the Hazelwood Court senior housing project from the District 8 ARPA Community Grant Fund; and declaring the necessity that this Resolution become immediately effective.
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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 8 ARPA Community Grant Fund in the amount of \$100,000 to Hazelwood Court, LLC for the Hazelwood Court senior housing project; and

WHEREAS, Hazelwood Court, LLC estimates approximately 53 people will be served annually through this award; and

WHEREAS, Hazelwood Court, LLC estimates approximately three permanent and temporary jobs will be created or retained through this project; and

WHEREAS, Hazelwood Court, LLC estimates the total cost of the project is \$13,951,322; and

WHEREAS, Hazelwood Court, LLC indicates the other funding source(s) for this project includes:

- A. \$750,000 from a 1st Mortgage from Key;
- B. \$120,588 from a Key B Note Loan;
- C. \$10,668,933 from KCDC LIHTC Equity;
- D. \$1,000,000 from AHP-FHLB Cincinnati;
- E. \$450,000 from Cuyahoga County HOME program;
- F. \$1,000 from AHP Member/Sponsor Grants
- G. \$298,301 from Other Sources/GP Capital Contribution;
- H. \$662,500 from Deferred Fees; and

WHEREAS, Hazelwood Court, LLC is estimating the start date of the project will be September 2022 and the project will be completed by December 2023; and

WHEREAS, Hazelwood Court, LLC requested \$100,000 from the District 8 ARPA Community Grant Fund to complete this project; and

WHEREAS, the Cuyahoga County Council desires to provide funding in the amount of \$100,000 to Hazelwood Court, LLC 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 \$100,000 to Hazelwood Court, LLC from the General Fund made available by the American Rescue Plan Act revenue replacement provision for the Hazelwood Court senior housing project.

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.

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.):	
Hazelwood Court LLC	
Address of Requesting Entity:	
c/o PIRHL Hazelwood Court LLC 800 West St. Clair Avenue, 4 th Floor Cleveland, OH 44114 Attn: David A. Burg	
County Council District # of Requesting Entity:	
8	
Address or Location of Project if Different than Requesting Entity:	
5500 Beacon Court Maple Heights, OH 44137	
County Council District # of Address or Location of Project if Different than Requesting Entity:	
Contact Name of Person Filling out This Request:	
MaryEllen Melcher PIRHL Developers, LLC	
Contact Address if different than Requesting Entity:	
Email: mmelcher@pirhl.com	Phone: 216-544-1168
Federal IRS Tax Exempt No.: 87-1721544	Date: 08/18/2023

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):

Jennings and PIRHL Developers have partnered to propose Beacon Grove aka Hazelwood Court, a 53-unit senior community that will serve Maple Heights' independent seniors 62 and older who have incomes between 30% and 60% of AMI.

Maple Heights has an aging population and limited affordable rental housing with supportive services to assist residents age in their community. In addition to the overall limited supply of housing with services, the type of senior service provision available at Hazelwood Court is not widely available at an affordable rate in the Maple Heights area. All typical senior affordable housing developments nearby are 100% occupied, and the combined waiting lists for these properties currently have over 250 households. Jennings currently has 275 of inquiries for individuals who are interested in living at Beacon Grove.

Hazelwood Court, which is a 53-unit 3-story apartment building, is located within one mile of the Maple Heights Senior Center and near services, retail, and healthcare. Residents will also have access to a suite of on-site supportive services and will be connected with numerous community-based services through the assistance of an on-site service coordinator. The building will incorporate green design and operating features to achieve NGBS Silver certification.

Hazelwood Court is going to address the need for quality affordable housing for seniors and won the support of the City of Maple Heights, which donated 17 parcels of vacant land that comprise the development site.

It should be noted that Jennings and PIRHL decided to move forward with construction in the fall of 2022 despite a large funding gap to ensure the delivery of critically needed affordable, accessible senior housing to Maple Heights. Without additional resources, however, the project was set up for financial challenges. As it was, an additional \$1 million in affordable housing tax credits from the Ohio Housing Finance Agency (which translated to \$960,000 in additional equity from KeyBank) was required to create enough liquidity to even close the project. Ensuing construction cost increases and interest rate increases have only brought more pressure to bear.

One significant element that sets Hazelwood Court apart from most other affordable housing projects is that the development team is constructing a new public roadway and associated utilities to access the site. This new roadway, named Beacon Court, is approximately 325 feet long and adds \$547,400 to the project budget. As a spillover benefit, this new roadway also opens two previously inaccessible lots for development—these lots are not owned by the project team and will be available for spin-off private development by another party. The parcels, numbers 781-19-052 and 781-19-053, are currently tax delinquent and may be in the tax foreclosure process.

Additionally, Hazelwood Court will be wired for broadband internet access and will provide basic wifi at no charge for all residents. We know that increasing internet access is a county priority, and it is often the case that seniors, and especially those of lower income, struggle to afford quality internet access. With the move to telehealth and online benefits management, stable, reliable, affordable internet access is a critical piece of wellbeing. The addition of the broadband and wifi systems alone contributes approximately \$50,000 to the project budget.

The project is expected to be complete with construction at the end of 2023, we will begin to lease-up immediately after construction is complete.

Project Start Date:

9/21/2022

Project End Date:

12/15/2023

IMPACT OF PROJECT:
<p>Who will be served: Beacon Grove, aka Hazelwood Court, will serve independent seniors age 62 and older, who have incomes between 30% and 60% AMI. The unit mix will include 46 (1) one-bedroom units and seven (7) two-bedroom units.</p>
<p>How many people will be served annually: 53</p>
<p>Will low/moderate income people be served; if so how: The project will serve 53 units of affordable senior housing for low- and moderate-income persons. Eight (8) units will be set aside for individuals who earn at or below 30% AMI, twenty-four (24) units will be set aside for individuals who earn at or below 50% AMI, and twenty-one (21) units will be set aside for individuals who earn at or below 60% AMI.</p>
<p>How does the project fit with the community and with other ongoing projects: The project is adding much needed affordable housing for seniors within the community.</p>
<p>If applicable, how many jobs will be created or retained (specify the number for each) and will the jobs be permanent or temporary: Three (3) permanent jobs will be created as part of this new community.</p>
<p>If applicable, what environmental issues or benefits will there be: The Beacon Grove development sits within a wooded area of Maple Heights. The location of the property does protect the wetlands located on the property from future disturbance.</p>
<p>If applicable, how does this project serve as a catalyst for future initiatives: This project shows a commitment to the residents of Maple Heights that as they age, they can continue to live in Maple Heights in an environment that supports their aging needs without vacating the city and/or county. This project serves as a catalyst to aging friendly communities and future initiatives to support that initiative in Cuyahoga County. Additionally, it appears that a new single-family home subdivision is now moving forward on adjacent land, which will include public right-of-way improvements.</p>

FINANCIAL INFORMATION:**Total Budget of Project:**

\$13,951,322

Other Funding Sources of Project (list each source and dollar amount separately):**Beacon Grove - Funding Sources**

(1)	1st Mortgage: Key	6.70%	\$ 750,000
(2)	Other Perm Loan: Key B Note	6.70%	\$ 120,588
(3)	KCDC LIHTC Equity (9%)		\$ 10,668,933
(4)	AHP - FHLB Cincinnati		\$ 1,000,000
(5)	Cuyahoga County HOME		\$ 450,000
(6)	AHP Member / Sponsor Grants		\$ 1,000
(7)	Other Source / GP Capital Contribution		\$ 298,301
(8)	Deferred Fee		\$ 662,500
	Total Sources		\$ 13,951,322

Total amount requested of County Council American Resource Act Dollars:

Beacon Grove is requesting \$100,000 in County Council American Resource Act funding.

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

The project will be able to complete construction and provide quality affordable housing for seniors in the City of Maple Heights.

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:

MaryEllen Melcher

Signature:

MaryEllen Melcher

Date:

8/22/2023

Additional Documents

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

County Council of Cuyahoga County, Ohio

Resolution No. R2023-0246

Sponsored by: County Executive Ronayne/Department of Development	A Resolution authorizing a payment to The Mt. Sinai Health Care Foundation, as fiscal agent for The Lead Safe Cleveland Coalition, in the amount not-to-exceed \$800,000.00 for operational support for the period 9/26/2023 – 12/31/2023; and declaring the necessity that this Resolution become immediately effective.
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WHEREAS, the County Executive/Department of Development recommends a payment on Purchase Order No. 23003858 to The Mt. Sinai Health Care Foundation as fiscal agent for The Lead Safe Cleveland Coalition for operational support, in the amount not-to-exceed \$800,000.00 for the period 9/26/2023 – 12/31/2023; and

WHEREAS, the primary goal is to provide 2023 operating support to the Lead Safe Cleveland Coalition; and

WHEREAS, this project is funded 37.5% (\$300,000.00) from Economic Development Fund and 62.5% (\$500,000.00) from Health and Human Services Levy Fund; 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 a County entity.

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

SECTION 1. That the Cuyahoga County Council hereby authorizes a payment on Purchase Order No. 23003858 to The Mt. Sinai Health Care Foundation as fiscal agent for The Lead Safe Cleveland Coalition, in the amount not-to-exceed \$800,000.00 for operational support for the period 9/26/2023 – 12/31/2023.

SECTION 2. That the County Executive is authorized to execute the Purchase Order No. 23003858 and all documents consistent with said payment 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,

PURCHASE-RELATED TRANSACTIONS

Title	2023 – Department of Development/Health and Human Services; Mt. Sinai Health Care Foundation as fiscal agent for Lead Safe Cleveland Coalition; PO23003858; Operating Support
Department or Agency Name	Department of Development/Health and Human Services
Requested Action	<input type="checkbox"/> Contract <input type="checkbox"/> Agreement <input type="checkbox"/> Lease <input type="checkbox"/> Amendment <input type="checkbox"/> Revenue Generating <input checked="" type="checkbox"/> Purchase Order <input type="checkbox"/> 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	23003858	Mt. Sinai Health Care Foundation	9/26/2023-12/31/2023	\$800,000.00	Pending	Pending

Service/Item Description (include quantity if applicable). Indicate whether New or Existing service or purchase.

Requesting approval of a purchase order as indicated with the chart above with Mt. Sinai Health Care Foundation in the amount of \$800,000.00 for the period 9/26/2023-12/31/2023.

The Mt. Sinai Health Foundation serves as fiscal agent on behalf of the Lead Safe Cleveland Coalition. Funding from Cuyahoga County will support the Coalition’s Lead Safe Resource Center, which provides Lead Safe Certification navigation, workforce development, resident services, community outreach and education for all county residents.

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):

- Fund the Lead Safe Resource Center for 2023

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

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)

Vendor Name and address:	Owner, executive director, other (specify):
Mt Sinai Health Care Foundation 10501 Euclid Ave, 2 nd Floor Cleveland, OH 44106	Mitchell Balk President
Vendor Council District: 7	Project Council District: County-wide
If applicable provide the full address or list the municipality(ies) impacted by the project.	

COMPETITIVE PROCUREMENT	NON-COMPETITIVE PROCUREMENT X
RQ # if applicable <input type="checkbox"/> RFB <input type="checkbox"/> RFP <input type="checkbox"/> RFQ	Provide a short summary for not using competitive bid process.

<input type="checkbox"/> Informal <input type="checkbox"/> Formal Closing Date:	Payment Special Request for discretionary expenditure. *See Justification for additional information.
The total value of the solicitation:	<input checked="" type="checkbox"/> Exemption
Number of Solicitations (sent/received) /	<input type="checkbox"/> State Contract, list STS number and expiration date <input type="checkbox"/> 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?: <input type="checkbox"/> Yes <input type="checkbox"/> No, please explain.	<input type="checkbox"/> Sole Source <input type="checkbox"/> Public Notice posted by Department of Purchasing. Enter # of additional responses received from posting ().
Recommended Vendor was low bidder: <input type="checkbox"/> Yes <input type="checkbox"/> No, please explain:	<input type="checkbox"/> Government Purchase <input type="checkbox"/> Alternative Procurement Process
How did pricing compare among bids received?	<input type="checkbox"/> Contract Amendment (<i>list original procurement</i>) <input type="checkbox"/> Other Procurement Method, please describe:

Is Purchase/Services technology related <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No. If yes, complete section below:	
<input type="checkbox"/> Check if item on IT Standard List of approved purchase.	If item is not on IT Standard List state date of TAC approval:
Is the item ERP related? <input type="checkbox"/> No <input type="checkbox"/> Yes, answer the below questions.	
Are services covered under the original ERP Budget or Project? <input type="checkbox"/> Yes <input type="checkbox"/> No, please explain.	
Are the purchases compatible with the new ERP system? <input type="checkbox"/> Yes <input type="checkbox"/> No, please explain.	

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. Department of Development, Economic Development Fund – 37.5% Department of Health and Human Services, HHS Levy Fund – 62.5%
Is funding for this included in the approved budget? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (if “no” please explain):
Payment Schedule: <input checked="" type="checkbox"/> Invoiced <input type="checkbox"/> Monthly <input type="checkbox"/> Quarterly <input checked="" type="checkbox"/> One-time <input type="checkbox"/> Other (please explain):

Provide status of project.	
<input checked="" type="checkbox"/> New Service or purchase <input type="checkbox"/> Recurring service or purchase	Is contract late <input checked="" type="checkbox"/> No <input type="checkbox"/> 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? <input type="checkbox"/> No <input type="checkbox"/> Yes (if yes, please explain)	
Have payments be made? <input type="checkbox"/> No <input type="checkbox"/> Yes (if yes, please explain)	

HISTORY (see instructions):

Department of Purchasing – Required Documents Checklist

Upload as “word” document in Infor

Infor/Lawson RQ#:	NA
Infor/Lawson PO# Code (if applicable):	PMNT
PO#	23003858

	Department initials	Clerk of the Board
Briefing Memo	LB	<input type="checkbox"/>

Late Submittal Required:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Why is the contract being submitted late?		
What is being done to prevent this from reoccurring?		

TAC or CTO Required or authorized IT Standard	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
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ENCUMBRANCE REQUEST FOR PAYMENTS

When a competitive process was not required for the following payment types:

- The expenditure is discretionary.
- The item is on the Administrative List of Procurement Exemptions posted on the intranet.
- Do not use this for Membership Payments.

	Department initials	Purchasing
Justification <i>(not applicable for payment request \$5,000.00 and under)</i>	LB	GHM
If request was approved by the Board of Control and/or Council attach the approval letter/legislation		
Vendor’s Submission/Invoice(s) to be processed for payment	LB	GHM
IG#	21-0111-REG 31DEC2025	Mt. Sinai Health Care Foundation 21-0111-REG 31DEC2025 GHM
Auditor’s Finding	Date: 8/14/2023	LB GHM
Debarment/Suspension Verified	Date: 8/14/2023	LB GHM
Annual Non-Competitive Bid Contract Statement - <i>(only needed if not going to BOC or Council for approval)</i>	Date:	N/A NA
Independent Contractor (I.C.) Requirement	Date: 8/16/2023	LB GHM
TAC/CTO Approval or IT Standards (attach and identify relevant page #s), if required.		N/A NA
Cover - <i>Master contracts only</i>		N/A NA
Checklist Verification	LB	GHM

Other documentation may be required depending upon your specific item

Department of Purchasing – Required Documents Checklist

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Glossary of Terms at: <https://intranet.cuyahoga.cc/policies-procedures/procurement-information>

Accounting Units

Time Period	Accounting Unit	Account Number	Sub Account	Dollar Amount
9/26/2023 – 12/31/2023	DV220110	55130	DEVECD001	\$300,000.00
9/26/2023 – 12/31/2023	HS260100	55130	UCH09999	\$500,000.00
			TOTAL	\$800,000.00

Contract History CE/AG# (if applicable)	
Infor/Lawson PO# and PO Code (if applicable)	22000735
Lawson RQ# (if applicable)	8903
CM Contract#	

	Original Amount	Amendment Amount	Original Time Period/Amended End Date	Approval Date	Approval #
Original Amount	\$				
Prior Amendment Amounts (list separately)		\$			
		\$			
		\$			
Pending Amendment		\$			
Total Amendments		\$			
Total Contact Amount		\$			

Purchasing Buyer approval:

Prior Resolutions:	R2022-0059 dated April 12, 2022.
PO#:	23003858- PMNT
Vendor Name:	Mt. Sinai Health Care Foundation
ftp:	09/26/2023 – 12/31/2023
Amount:	\$800,000.00
History/CE:	PO22000735-PMNT

Department of Purchasing – Required Documents Checklist

Upload as “word” document in Infor

Procurement Notes:	Department of Development/Health and Human Services requesting approval of Purchasing Order /Payment to Mt. Sinai Health Care Foundation in the amount of \$800,000.00 for the period 9/26/2023-12/31/2023 to serve as fiscal agent on behalf of the Lead Safe Cleveland Coalition. The purpose of this project is to fund the Lead Safe Resource Center for 2023. The Funding comes from Department of Development, Economic Development Fund – 37.5% and Department of Health and Human Services, HHS Levy Fund – 62.5%. Funding from Cuyahoga County will support the Coalition’s Lead Safe Resource Center, which provides Lead Safe Certification navigation, workforce development, resident services, community outreach and education for all county residents.
Purchasing Buyer approval:	GHM 08-22-2023

PURCHASE-RELATED TRANSACTIONS

Title	2023 – Department of Development/Health and Human Services; Mt. Sinai Health Care Foundation as fiscal agent for Lead Safe Cleveland Coalition; PO23003858; Operating Support
Department or Agency Name	Department of Development/Health and Human Services
Requested Action	<input type="checkbox"/> Contract <input type="checkbox"/> Agreement <input type="checkbox"/> Lease <input type="checkbox"/> Amendment <input type="checkbox"/> Revenue Generating <input checked="" type="checkbox"/> Purchase Order <input type="checkbox"/> 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	23003858	Mt. Sinai Health Care Foundation	9/26/2023- 12/31/2023	\$800,000.00	Pending	Pending

Service/Item Description (include quantity if applicable). Indicate whether New or Existing service or purchase.

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HISTORY (see instructions):