



AGENDA
CUYAHOGA COUNTY ECONOMIC DEVELOPMENT & PLANNING COMMITTEE MEETING
MONDAY, DECEMBER 1, 2014
CUYAHOGA COUNTY ADMINISTRATIVE HEADQUARTERS
COUNCIL CHAMBERS – 4TH FLOOR
3:00 PM

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. PUBLIC COMMENT RELATED TO THE AGENDA**
- 4. APPROVAL OF MINUTES FROM THE OCTOBER 20, 2014 MEETING**
- 5. MATTERS REFERRED TO COMMITTEE**
 - a) R2014-0270: A Resolution authorizing a Casino Revenue Fund loan in the amount not-to-exceed \$1,500,000.00 to Downtown Cleveland Alliance for the benefit of the Streetscape Improvement Project located in the Gateway and Warehouse Districts in the City of Cleveland; authorizing the Deputy Chief of Staff of Development or Director of Development to execute all documents consistent with said loan and this Resolution.
 - b) R2014-0271: A Resolution authorizing a Casino Revenue Fund loan in the amount not-to-exceed \$4,000,000.00 to Landmark-May, LLC for the benefit of the May Company Building Project located at 158 Euclid Avenue, Cleveland; authorizing the Deputy Chief of Staff of Development or Director of Development to execute all documents consistent with said loan and this Resolution.
 - c) R2014-0272: A Resolution authorizing a Casino Revenue Fund loan in the amount not-to-exceed \$3,000,000.00 to Gateway-Huron, LLC for the benefit of the Gateway Huron Project, located at East 4th Street, Cleveland; authorizing the Deputy Chief of Staff of Development or Director of Development to execute all documents consistent with said loan and this Resolution.

d) R2014-0273: A Resolution making awards to various municipalities, in the total amount of \$1,469,440.00, for various municipal grant projects for the 2015 Community Development Block Grant Municipal Grant Program for the period 1/1/2015 - 12/31/2015; authorizing the County Executive to execute the agreements and all other documents consistent with said awards and this Resolution; and declaring the necessity that this Resolution become immediately effective:

1. City of Parma Heights in the amount not-to-exceed \$150,000.00 for the Ackley Road Resurfacing Project.
2. City of Shaker Heights in the amount not-to-exceed \$150,000.00 for the Lee Road/Lomond Boulevard Reconstruction Project.
3. City of Rocky River in the amount not-to-exceed \$150,000.00 for the Senior Center Roof Replacement Project.
4. City of Maple Heights in the amount not-to-exceed \$149,440.00 for the Libby Road Accessibility Project.
5. City of Olmsted Falls in the amount not-to-exceed \$150,000.00 for Senior Center Construction Project.
6. City of Middleburg Heights in the amount not-to-exceed \$150,000.00 for the Parklawn Avenue and Barriemore Avenue Resurfacing Project.
7. Village of Newburgh Heights in the amount not-to-exceed \$150,000.00 for the Washington Park Boulevard Resurfacing Project.
8. City of Seven Hills in the amount not-to-exceed \$150,000.00 for the Chatham Drive and Essex Drive Resurfacing Project.
9. City of South Euclid in the amount not-to-exceed \$120,000.00 for the Eastway Road Reconstruction Project.
10. City of Warrensville Heights in the amount not-to-exceed \$150,000.00 for the Caroline Drive Reconstruction Project.

6. DISCUSSION

a) Item A from Resolution No. R2014-0265:

20D448 – Casino Tax Revenue Fund		BA1400769
DV520791 – Casino Tax Revenue Fund		
Other Expenses	\$	8,500,000.00

Funding Source: Casino Revenues. Funding is based on a formula from casino revenues, state-wide.

7. MISCELLANEOUS BUSINESS

8. OTHER PUBLIC COMMENT

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.*



MINUTES

CUYAHOGA COUNTY ECONOMIC DEVELOPMENT & PLANNING COMMITTEE MEETING
MONDAY, OCTOBER 20, 2014
CUYAHOGA COUNTY ADMINISTRATIVE HEADQUARTERS
COUNCIL CHAMBERS – 4TH FLOOR
3:00 PM

1. CALL TO ORDER

Chairman Schron called the meeting to order at 3:05 p.m.

2. ROLL CALL

Mr. Schron asked Deputy Clerk Carter to call the roll. Committee members Schron, Jones, Greenspan, Brady and Simon were in attendance and a quorum was determined.

3. PUBLIC COMMENT RELATED TO THE AGENDA

No public comments were given.

4. APPROVAL OF MINUTES FROM THE JUNE 30, 2014 MEETING

A motion was made by Mr. Greenspan, seconded by Mr. Brady and approved by unanimous vote to approve the minutes of the June 30, 2014 meeting.

5. MATTERS REFERRED TO COMMITTEE

- a) R2014-0243: A Resolution authorizing an Economic Development Collateral Enhancement in the amount not-to-exceed \$5,000,000.00 for the benefit of Schofield Properties, LLC for renovation and redevelopment of the historic Schofield Building, located at 2000 East 9th Street, Cleveland; authorizing the Deputy Chief of Staff of Development or Director of Development to execute all documents consistent with said collateral enhancement and this Resolution; and declaring the necessity that this Resolution become immediately effective.

Mr. Nathan Kelly, Deputy Chief of Staff for Economic Development; Ms. Laura Clark, Development Finance Analyst; and Mr. Trevor McAleer, Legislative and Budget Analyst, addressed the Committee regarding Resolution No. R2014-0243. Discussion ensued.

Committee members asked questions of Mr. Kelly, Ms. Clark and Mr. McAleer pertaining to the item, which they answered accordingly.

On a motion by Mr. Schron with a second by Ms. Simon, Resolution No. R2014-0243 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) O2014-0006: An Ordinance enacting Chapter 714 of the Cuyahoga County Code to establish guidelines for the County Community Development Block Grant Fund Program, and declaring the necessity that this Ordinance become immediately effective.

Ms. Simon introduced a proposed substitute to Ordinance No. O2014-0006. Discussion ensued.

Mr. Larry Benders, Director of the Department of Economic Development, addressed the Committee regarding Ordinance No. O2014-0006. Discussion ensued.

Committee members asked questions of Mr. Benders pertaining to the item, which he answered accordingly.

A motion was then made by Ms. Simon, seconded by Mr. Brady and approved by unanimous vote to accept the proposed substitute.

On a motion by Mr. Schron with a second by Ms. Simon, Ordinance No. O2014-0006 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, as substituted.

6. MISCELLANEOUS BUSINESS

There was no miscellaneous business.

7. OTHER PUBLIC COMMENT

No public comments were given.

8. ADJOURNMENT

With no further business to discuss, Chairman Schron adjourned the meeting at 4:06 p.m., without objection.

County Council of Cuyahoga County, Ohio

Resolution No. R2014-0270

Sponsored by: County Executive FitzGerald/Department of Development	A Resolution authorizing a Casino Revenue Fund loan in the amount not-to-exceed \$1,500,000.00 to Downtown Cleveland Alliance for the benefit of the Streetscape Improvement Project located in the Gateway and Warehouse Districts in the City of Cleveland; authorizing the Deputy Chief of Staff of Development or Director of Development to execute all documents consistent with said loan and this Resolution.
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WHEREAS, the County Executive/Department of Development has recommended a Casino Revenue Fund Loan in the amount of \$1,500,000.00 to Downtown Cleveland Alliance for the benefit of the Streetscape Improvement Project located in the Gateway and Warehouse Districts in the City of Cleveland; and

WHEREAS, the primary goal of the Streetscape Improvement Project is to enhance, strengthen and improve the public space located in the Gateway and Warehouse Districts of the City of Cleveland; and

WHEREAS, the project will be subject to the following, without limitation: the County's SBE Policy, adopted October 29, 2009; execution of a Workforce Development Agreement; submission of annual job creation/retention reporting; and payment of prevailing wages for that portion of the project funded by the County loan authorized herein, if applicable.

WHEREAS, this project will be funded from the Casino Tax Revenue Fund; and

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

SECTION 1. That the Cuyahoga County Council authorizes a Casino Revenue Fund Loan in the amount of \$1,500,000.00 to Downtown Cleveland Alliance for the benefit of the Streetscape Improvement Project located in the Gateway and Warehouse Districts in the City of Cleveland.

SECTION 2. That the Deputy Chief of Staff of Development or Director of Development is authorized to execute all documents required in connection with said loan agreement on behalf of the County Executive.



Department of Development PROJECT EXECUTIVE SUMMARY

PROJECT NAME: Warehouse and Gateway District Public Realm Initiative
DATE: November 7, 2014
DOD Program: Casino Revenue Fund

OVERVIEW

- 1. Borrower: Downtown Cleveland Alliance** – Downtown Cleveland Alliance (DCA) is the not-for-profit organization dedicated to building a dynamic downtown. Downtown Cleveland Alliance works hand-in-hand with stakeholders to enhance the quality of life in Cleveland's urban core by implementing initiatives that benefit businesses, residents, employees and visitors such as the Clean & Safe Program. DCA provides economic development assistance, marketing & special events, advocacy and strategic projects.
- 2. Project Location & Council District:** the Warehouse District and Gateway District within the city of Cleveland (see attached map); County Council District 7.
- 3. Partners in the Project:** Philanthropic organizations and sponsors.
- 4. Project Summary:** Downtown Cleveland Alliance is requesting a \$1,500,000 forgivable loan to assist with financing the streetscape improvement activities for the Warehouse and Gateway Districts in the City of Cleveland.

Warehouse District Public Realm Initiatives are the Entry Elements (4 gateways and 1 pylon); the completion of the Warehouse District Anthology public art project; the Main Avenue Streetscape from W. 9th to the Flats; a public art treatment to the Main Avenue Bridge Underpass; and the development of Lighthouse Steps Park at W. 9th and Main Ave.

Gateway District Public Realm Initiatives are a set of strategic projects, including Gateway Park; Gateway District Streetscape Elements; and, Huron Road Streetscape Enhancements.

METRICS

- 1. Economic Impact:** Estimated to be a minimum of \$6,000,000 through the physical transformation of the areas and essential to furthering downtown's walkability and vibrancy.

- 2. Community Benefit:** Reinvestment into the area through physical improvements providing a safer and welcoming environment.

TERMS

- 1. Interest Rate:** n/a
- 2. Term/Repayment:** n/a
- 3. Forgiveness/ Fund Release:** Subject to participation by the City of Cleveland in an amount equal to the county's participation. Completion of the project within 12 months.

COSTS

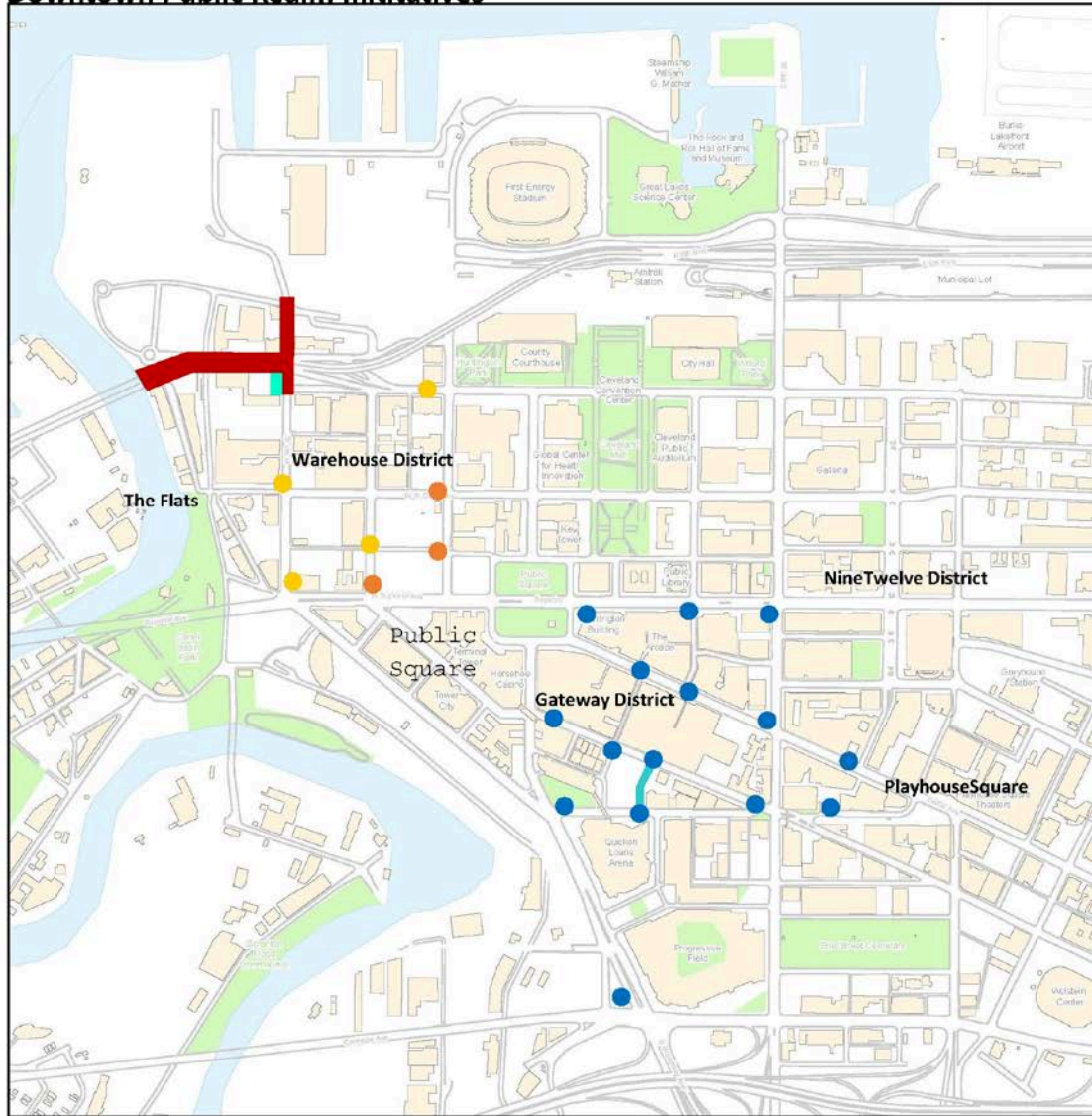
- 1. Total Project Costs:** \$6,000,000
- 2. Loan Amount:** \$1,500,000
- 3. Funding Sources:**

Fundraising	\$3,000,000
Cuyahoga County	\$1,500,000
City of Cleveland	\$1,500,000
Total	\$6,000,000

STAFF

Name – Sara Parks Jackson
Title – Program Officer
Phone – 216-443-8160
E-mail – spjackson@cuyahogacounty.us

Downtown Public Realm Initiatives



-  Gateway District Park
-  Gateway District Streetscape Elements
-  Warehouse District Elements
-  Warehouse District Anthology
-  Warehouse District Lighthouse Steps Park
-  Main Avenue Streetscape Enhancements

Downtown Cleveland Alliance in partnership with
 Historic Warehouse District Development Corporation and Historic Gateway Neighborhood Corporation

County Council of Cuyahoga County, Ohio

Resolution No. R2014-0271

Sponsored by: County Executive FitzGerald/Department of Development	A Resolution authorizing a Casino Revenue Fund loan in the amount not-to-exceed \$4,000,000.00 to Landmark-May, LLC for the benefit of the May Company Building Project located at 158 Euclid Avenue, Cleveland; authorizing the Deputy Chief of Staff of Development or Director of Development to execute all documents consistent with said loan and this Resolution.
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WHEREAS, the County Executive/Department of Development has recommended a Casino Revenue Fund loan in the amount not-to-exceed \$4,000,000.00 to Landmark-May, LLC for the benefit of the May Company Building Project located at 158 Euclid Avenue, Cleveland; and

WHEREAS, the primary goal of this project is to assist in the financing of the acquisition, redevelopment, construction and conversion of the historic May Company Building located at 158 Euclid Avenue, Cleveland, to a 350-unit apartment complex; and

WHEREAS, the project will be subject to the following, without limitation: the County's SBE Policy, adopted October 29, 2009; execution of a Workforce Development Agreement; submission of annual job creation/retention reporting; and payment of prevailing wages for that portion of the project funded by the County loan authorized herein, if applicable.

WHEREAS, this project will be funded from the Casino Tax Revenue Fund; and

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

SECTION 1. That the Cuyahoga County Council authorizes a Casino Revenue Fund loan in the amount not-to-exceed \$4,000,000.00 to Landmark-May, LLC for the benefit of the May Company Building Project located at 158 Euclid Avenue, Cleveland.

SECTION 2. That the Deputy Chief of Staff of Development or Director of Development is authorized to execute all documents required in connection with said loan agreement on behalf of the County Executive.



Department of Development PROJECT EXECUTIVE SUMMARY

PROJECT NAME: May Company Building
DATE: November 7, 2014
DOD Program: Casino Revenue Fund

OVERVIEW

- 1. Borrower:** *Landmark-May, LLC* – Established by John Carney and Robert Rains for the purpose of acquiring and developing the May Company Building located at 158 Euclid Avenue into 350 market rate residential units.
- 2. Project Location & Council District:** 158 Euclid Avenue, Cleveland, Ohio; County Council District 7.
- 3. Project Summary:** Landmark-May, LLC is requesting a \$4,000,000 loan to assist with the financing of the acquisition and redevelopment of the property located at 158 Euclid Avenue.

METRICS

- 1. Economic Impact:** Income tax generation.
- 2. Community Benefit:** Elimination of a vacant, blighted influence in an area critical to the redevelopment of downtown.

TERMS

- 1. Interest Rate:** 3%; term will be pari-pasu with proposed EB5 funding.
- 2. Term/Repayment:** Interest only on funds drawn until project completion (max. 2 years).
- 3. Forgiveness Terms:** NA
- 4. Security/Collateral/Guarantor(s):** Personal and Corporate guarantees, subordinate mortgage position on property.

COSTS

- 1. Total Project Costs:** \$111,000,000
- 2. Loan Amount:** \$4,000,000
- 3. Funding Sources:** Currently being negotiated.

STAFF

Name – Sara Parks Jackson
Title – Program Officer
Phone – 216-443-8160
E-mail – spjackson@cuyahogacounty.us

County Council of Cuyahoga County, Ohio

Resolution No. R2014-0272

Sponsored by: County Executive FitzGerald/Department of Development	A Resolution authorizing a Casino Revenue Fund loan in the amount not-to-exceed \$3,000,000.00 to Gateway-Huron, LLC for the benefit of the Gateway Huron Project, located at East 4 th Street, Cleveland; authorizing the Deputy Chief of Staff of Development or Director of Development to execute all documents consistent with said loan and this Resolution.
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WHEREAS, the County Executive/Department of Development has recommended a Casino Revenue Fund loan in the amount not-to-exceed \$3,000,000.00 to Gateway-Huron, LLC for the benefit of the Gateway Huron Project, located at East 4th Street in the City of Cleveland; and

WHEREAS, the primary goals of this project are: (1) to assist in the financing of the acquisition, remediation, redevelopment, construction and conversion of various parcels located at East 4th Street in the City of Cleveland to a 277-unit apartment complex with parking to accommodate at least 400 vehicles, and (2) for the economic development and enhancement of Downtown Cleveland; and

WHEREAS, the project will be subject to the following, without limitation: the County's SBE Policy, adopted October 29, 2009; execution of a Workforce Development Agreement; submission of annual job creation/retention reporting; and payment of prevailing wages for that portion of the project funded by the County loan authorized herein, if applicable.

WHEREAS, this project will be funded from the Casino Tax Revenue Fund; and

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

SECTION 1. That the Cuyahoga County Council authorizes a Casino Revenue Fund loan in the amount not-to-exceed \$3,000,000.00 to Gateway-Huron, LLC for the benefit of the Gateway Huron Project, located at East 4th Street in the City of Cleveland.

SECTION 2. That the Deputy Chief of Staff of Development or Director of Development is authorized to execute all documents required in connection with said loan agreement on behalf of the County Executive.



Department of Development PROJECT EXECUTIVE SUMMARY

PROJECT NAME: Gateway Huron Development
DATE: November 7, 2014
DOD Program: Casino Revenue Fund

OVERVIEW

- 1. Borrower:** *Gateway-Huron, LLC* – Established by Robert Stark for the purpose of acquiring and developing the area at East 4th Street between Huron and Prospect in the city of Cleveland.
- 2. Project Location & Council District:** East 4th Street, between Huron Road and Prospect Ave., Cleveland, Ohio; County Council District 7.
- 3. Project Summary:** Gateway-Huron, LLC is requesting a \$3,000,000 loan to assist with financing of the acquisition and construction of the property located at East 4th Street between Huron Rd. and Prospect Ave.

METRICS

- 1. Economic Impact:** Income tax generation.
- 2. Community Benefit:** Elimination of a vacant, blighted influence to an area critical to the redevelopment of downtown.

TERMS

- 1. Interest Rate:** 3%; 3 year term – 3 year amortization schedule
- 2. Term/Repayment:** Interest only on funds drawn until project completion (max. 2 years).
- 3. Forgiveness Terms:** NA
- 4. Security/Collateral/Guarantor(s):** Personal and Corporate guarantees, subordinate mortgage position on property.

COSTS

- 1. Total Project Costs:** \$190,000,000
- 2. Loan Amount:** \$3,000,000
- 3. Funding Sources:** Currently being negotiated.

STAFF

Name – Sara Parks Jackson
Title – Program Officer
Phone – 216-443-8160
E-mail – spjackson@cuyahogacounty.us

NUCLEUS SITE AND SURROUNDING PARKING



County Council of Cuyahoga County, Ohio

Resolution No. R2014-0273

Sponsored by: County Executive FitzGerald/Department of Development	A Resolution making awards to various municipalities, in the total amount of \$1,469,440.00, for various municipal grant projects for the 2015 Community Development Block Grant Municipal Grant Program for the period 1/1/2015 - 12/31/2015; authorizing the County Executive to execute the agreements and all other documents consistent with said awards and this Resolution; and declaring the necessity that this Resolution become immediately effective.
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WHEREAS, the County Executive/Department of Development has recommended awards to various municipalities in the total amount of \$1,469,440.00, for various municipal grant projects for the 2015 Community Development Block Grant (“CDBG”) Municipal Grant Program for the period 1/1/2015 – 12/31/2015; and,

WHEREAS, the participants of the 2015 CDBG Municipal Grant Program have been chosen from the fifty one (51) communities that are members of the Cuyahoga Urban County; and,

WHEREAS, each of those 51 communities are eligible to apply to receive a grant in an amount not-to-exceed \$150,000.00; and,

WHEREAS, the Department of Development reviews and analyzes each of the applications based on scoring criteria which evaluates participants based on project description, proposed project feasibility, and implementation plan; and,

WHEREAS, based on the scoring criteria, the following is a list of the municipal grant projects recommended for awards:

1. City of Parma Heights in the amount not-to-exceed \$150,000.00 for the Ackley Road Resurfacing Project.
2. City of Shaker Heights in the amount not-to-exceed \$150,000.00 for the Lee Road/Lomond Boulevard Reconstruction Project.
3. City of Rocky River in the amount not-to-exceed \$150,000.00 for the Senior Center Roof Replacement Project.

4. City of Maple Heights in the amount not-to-exceed \$149,440.00 for the Libby Road Accessibility Project.
5. City of Olmsted Falls in the amount not-to-exceed \$150,000.00 for Senior Center Construction Project.
6. City of Middleburg Heights in the amount not-to-exceed \$150,000.00 for the Parklawn Avenue and Barriemore Avenue Resurfacing Project.
7. Village of Newburgh Heights in the amount not-to-exceed \$150,000.00 for the Washington Park Boulevard Resurfacing Project.
8. City of Seven Hills in the amount not-to-exceed \$150,000.00 for the Chatham Drive and Essex Drive Resurfacing Project.
9. City of South Euclid in the amount not-to-exceed \$120,000.00 for the Eastway Road Reconstruction Project.
10. City of Warrensville Heights in the amount not-to-exceed \$150,000.00 for the Caroline Drive Reconstruction Project.

WHEREAS, the awards are funded 100% from federal Community Development Block Grant Funds; 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 makes awards to various municipalities for a total amount of \$1,469,440.00 for various municipal grant projects for the 2015 Community Development Block Grant (“CDBG”) Municipal Grant Program for the period 1/1/2015 – 12/31/2015 as follows:

1. City of Parma Heights in the amount not-to-exceed \$150,000.00 for the Ackley Road Resurfacing Project.
2. City of Shaker Heights in the amount not-to-exceed \$150,000.00 for the Lee Road/Lomond Boulevard Reconstruction Project.
3. City of Rocky River in the amount not-to-exceed \$150,000.00 for the Senior Center Roof Replacement Project.
4. City of Maple Heights in the amount not-to-exceed \$149,440.00 for the Libby Road Accessibility Project.
5. City of Olmsted Falls in the amount not-to-exceed \$150,000.00 for Senior Center Construction Project.
6. City of Middleburg Heights in the amount not-to-exceed \$150,000.00 for the Parklawn Avenue and Barriemore Avenue Resurfacing Project.
7. Village of Newburgh Heights in the amount not-to-exceed \$150,000.00 for the Washington Park Boulevard Resurfacing Project.
8. City of Seven Hills in the amount not-to-exceed \$150,000.00 for the Chatham Drive and Essex Drive Resurfacing Project.

9. City of South Euclid in the amount not-to-exceed \$120,000.00 for the Eastway Road Reconstruction Project.
10. City of Warrensville Heights in the amount not-to-exceed \$150,000.00 for the Caroline Drive Reconstruction Project.

SECTION 2. That the County Executive is authorized to execute agreements in connection with said awards and all documents consistent with 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 12, 2014
Committee(s) Assigned: Economic Development & Planning

Journal _____
_____, 2014