

**CUYAHOGA COUNTY ECONOMIC DEVELOPMENT & PLANNING COMMITTEE MEETING**

**MONDAY, MARCH 21, 2011**

**CUYAHOGA COUNTY JUSTICE CENTER**

**COUNCIL CHAMBERS – 1<sup>ST</sup> FLOOR, 2:00 PM**

***Meeting Minutes – Pending Committee Approval***

**1. CALL TO ORDER**

The meeting was called to order by Chairman Schron at 2:08pm. A quorum was determined.

**2. ROLL CALL**

Committee members present: Schron, Brady, Rogers, Gallagher, Germana, Greenspan; Connally. Also in attendance are Council Member Miller & Bob Ivory and Nate Kelly from the Executive's Office.

**3. PUBLIC COMMENT RELATED TO THE AGENDA**

No public comment related to the agenda.

**4. OPEN ISSUES**

**a) PRESENTATION BY JEFF APPELBAUM FROM THOMPSON HINE REGARDING CONSTRUCTION ALTERNATIVES FOR ECONOMIC DEVELOPMENT.**

Jeff Appelbaum continued his presentation re: design / build, and bridging (a design / build alternative) to the committee, and also addressed the committee new issues that have arisen since their last meeting including changes as it relates to the new State Budget. A question and answer session occurred between Mr. Appelbaum, the committee members, and non-committee Council Members.

**b) PRESENTATION BY ROBERT STRICKLAND FROM PCS, INC. REGARDING CONSTRUCTION ALTERNATIVES FOR ECONOMIC DEVELOPMENT.**

Robert Strickland presented his credentials and construction alternatives including to the committee including the "A3" method and design / build. Notably the design / build method and the efficiency that this method brings. He also reviewed the advantages and disadvantages of design / build. A question and answer session occurred between Mr. Strickland, the committee members, and non-committee Council Members.

- c) **PRESENTATION BY DOMINIC OZANNE FROM OZANNE CONSTRUCTION REGARDING CONSTRUCTION ALTERNATIVES FOR ECONOMIC DEVELOPMENT.** Dominic Ozanne addressed the committee as to how to change the culture of the procurement process and change to a more effective method moving forward, and also how to effectively communicate and satisfy all the various entities involved in the current and new methodology. He discussed four recommendations (employment policy, a small business enterprise, a design procurement system, and an ethics policy). A question and answer session occurred between Mr. Ozanne, the committee members, and non-committee Council Members. At the request of Mr. Ozanne, Mr. Appelbaum made a comment regarding job order contracting. All three presenters collectively agreed that a new methodology would be beneficial to the county.

## 5. ITEMS FOR ACTION

- a) **PRESENTATION FROM OVERDRIVE / BLUE SKY RELATED TO: R2011-0082: A Resolution approving a loan in the amount not-to-exceed \$1,000,000.00 to Blue Sky Campus, Inc. for a Brownfield Redevelopment Fund Project, located at 9501 Granger Road, Garfield Heights; authorizing the County Executive or his designee(s) to execute all documents required in connection with said loan. Sponsor: County Executive FitzGerald / Department of Development.** Nate Kelly, Deputy Chief of Staff of Staff for County Executive Ed Fitzgerald began the presentation over viewing the above resolution, and the benefits of the passage of this resolution. Lori Soukup from Overdrive addressed the committee with a biography of Overdrive and how the money will be put to use. Jim Herron from the Department of Development addressed the committee regarding the specific details of the loan. A question and answer session occurred between the committee and non committee members and the above presenters. A motion for second reading made by Greenspan and 2<sup>nd</sup> by Rogers. The motion passed with an 11-0 vote.
- b) **PRESENTATION BY DBS PROPERTY MANAGEMENT RELATED TO R2011-0100: A Resolution approving an economic development loan in the amount not-to-exceed \$100,800.00 to DBS Property Management, LLC, for renovation of property, located at 5061 West 161st Street, Brook Park; authorizing the County Executive and/or Director of Development to execute all documents required in connection with said loan. Sponsor: County Executive FitzGerald / Department of Development.** Nate Kelly, Deputy Chief Of Staff for County Executive Ed Fitzgerald began the presentation over viewing the above resolution, and the benefits of the passage of this resolution. Michelle Hozak from the City of Brookpark addressed the resolution. Arnold Lockett from Cuyahoga County's Department of Development addressed the committee regarding specific parameters of the resolution. A

question and answer session occurred between the committee and non committee members and the above presenters.

A motion for second reading was made by Germana, second by Greenspan.  
Motion passed.

- c) **PRESENTATION BY CHN (CLEVELAND HOUSING NETWORK) RELATED TO R2011-0099: A Resolution approving a Rental Rehabilitation loan in the amount not-to-exceed \$150,000.00 to Cleveland Housing Network for the Independence Place Project, located at 4019 Prospect Avenue, Cleveland; authorizing the County Executive and/or Director of Development to execute all documents required in connection with said loan. Sponsor County Executive FitzGerald / Department of Development.**

Presentation by Paul Herdeg.

A motion for second reading was made by Greenspan, second by Brady .

Motion passed.

- d) **PRESENTATION BY FAMICOS DOAN CLASSROOM LLC RELATED TO R2011-0101: A Resolution authorizing the issuance and sale of Self-supporting Housing Revenue Bonds in an amount not-to-exceed \$6,500,000.00 for Famicos Doan Classroom LLC for the purpose of rehabilitating, improving and equipping a senior housing facility for low and moderate income seniors; authorizing the execution and delivery of a Loan Agreement, Bond Purchase Agreement, Trust Indenture and Tax Regulatory Agreement; authorizing and approving the use and distribution of a disclosure document; approving related matters; and declaring the necessity that this Resolution become immediately effective. Sponsor: County Executive FitzGerald / Department of Development.**

*A public hearing related to this item will be held on March 21, 2011 at 3:30 p.m. in Council Chambers at the Justice Center in conjunction with the Economic Development & Planning Committee meeting.*

Presentation by Nate Kelly and John Onoliefo.

A motion for item to be sent to Council to be approved under suspension of rules for final passage made by Germana, second by Gallagher.

Motion passed.

## 6. MISCELLANEOUS BUSINESS

## 7. PUBLIC COMMENT

Arlene Anderson provided comments to the committee.

## 8. ADJOURNMENT

4:50pm