



**AGENDA
CUYAHOGA COUNTY ECONOMIC DEVELOPMENT & PLANNING
COMMITTEE MEETING
MONDAY, JUNE 15, 2020
CUYAHOGA COUNTY ADMINISTRATIVE HEADQUARTERS
C. ELLEN CONNALLY COUNCIL CHAMBERS – 4TH FLOOR
3:00 PM**

***Due to the COVID-19 pandemic, the Cuyahoga County Administration Building is closed to the public at this time. As this meeting is being conducted remotely, in accordance with HB 197, interested persons may access the meeting via livestream by using the following link:
<https://www.youtube.com/CuyahogaCounty>**

****Public comment for this meeting may be submitted in writing via email to the Assistant Deputy Clerk of Council at arjohnson@cuyahogacounty.us no later than 1:00 p.m. on Monday, June 15, 2020**

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. PUBLIC COMMENT**
- 4. APPROVAL OF MINUTES FROM THE FEBRUARY 18, 2020 MEETING**
- 5. MATTERS REFERRED TO COMMITTEE**
 - a) R2020-0105: A Resolution authorizing an Economic Development Fund Business Growth and Attraction Loan in the amount not-to-exceed \$3,500,000.00 to GOJO Industries, Inc. for the benefit of a manufacturing facility project to be located at 5700 Lee Road, South, in the City of Maple Heights; authorizing the County Executive and/or Director of Development to execute all documents consistent with said loan and this Resolution; and declaring the necessity that this Resolution become immediately effective.

6. MISCELLANEOUS BUSINESS

7. ADJOURNMENT



MINUTES

CUYAHOGA COUNTY ECONOMIC DEVELOPMENT & PLANNING

COMMITTEE MEETING

TUESDAY, FEBRUARY 18, 2020

CUYAHOGA COUNTY ADMINISTRATIVE HEADQUARTERS

C. ELLEN CONNALLY COUNCIL CHAMBERS – 4TH FLOOR

3:00 PM

1. CALL TO ORDER

Chairman Schron called the meeting to order at 3:00 p.m.

2. ROLL CALL

Mr. Schron asked Assistant Deputy Clerk Johnson to call the roll. Committee members Schron, Tuma and Baker and were in attendance and a quorum was determined. Committee members Simon and Stephens entered the meeting shortly after the roll-call was taken. Councilmembers Miller, Brady, Gallagher and Brown were also in attendance.

3. PUBLIC COMMENT

The following individuals addressed Council regarding Resolution No. R2020-0047, a Resolution authorizing an Economic Development Special Large-Scale Leverage Incentive Grant in the amount not-to-exceed \$14,000,000.00 to The Sherwin-Williams Company for the benefit of the Headquarters Project to be located in the City of Cleveland and the Research and Development Facility Project to be located in the City of Brecksville:

- a) Mr. David Gilbert**
- b) Mr. Terence Joyce**
- c) Ms. Terry Eddy**
- d) Mr. Brian Yarborough**
- e) Mr. Leonard Thomas**

- f) Ms. Yanela Sims
- g) Mr. Thomas Jubeck
- h) Mr. Bill Koehler
- i) Ms. Loh
- j) Mr. Joe Marinucci
- k) The Honorable Bradley Sellers, Mayor of the City of Warrensville Heights

4. APPROVAL OF MINUTES FROM THE DECEMBER 2, 2019 MEETING

A motion was made by Mr. Tuma seconded by Ms. Simon and approved by unanimous vote to approve the minutes of the December 2, 2019 meeting.

5. MATTERS REFERRED TO COMMITTEE

- a) R2020-0040: A Resolution determining the services and programs that shall be provided and funded from the Veterans Services Fund in 2018; authorizing payments to various providers, in the total amount of \$413,635.00, for said services and programs for the period ending 12/31/2020; authorizing the County Executive to negotiate and execute any necessary agreements, contracts or other documents for same; and declaring the necessity that this Resolution become immediately effective.

Mr. Kahlil Seren, Policy Advisor, addressed the Committee regarding Resolution No. R2020-0040. Discussion ensued.

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

On a motion by Ms. Stephens with a second by Mr. Schron, Resolution No. R2020-0040 was considered and approved by unanimous vote to be referred to the full Council agenda for second reading.

- b) R2020-0047: A Resolution authorizing an Economic Development Special Large-Scale Leverage Incentive Grant in the amount not-to-exceed \$14,000,000.00 to The Sherwin-Williams Company for the benefit of the Headquarters Project to be located in the City of Cleveland and the Research and Development Facility Project to be located in the City of Brecksville; authorizing the County Executive and/or Director of Development to execute all documents consistent with said grant and this Resolution; and declaring the necessity that this Resolution become immediately effective.

Mr. Theodore Carter, Chief Economic Development & Business Officer; Ms. Julie Young, Vice President of Global Corporate Communications with The Sherwin-Williams Company;

and Mr. Bill Koehler, Chief Executive Officer with Team NEO, addressed the Committee regarding Resolution No. R2020-0047. Discussion ensued.

Committee members and Councilmembers asked questions of Mr. Carter, Ms. Young and Mr. Koehler pertaining to the item, which they answered accordingly.

On a motion by Ms. Stephens with a second by Mr. Schron, Resolution No. R2020-0047 was considered and approved by unanimous vote to be referred to the full Council agenda for second reading.

Mr. Schron, Ms. Simon, Ms. Stephens, Ms. Baker and Mr. Tuma requested to have their names added as co-sponsors to Resolution No. R2020-0047.

6. MISCELLANEOUS BUSINESS

There was no miscellaneous business.

7. ADJOURNMENT

With no further business to discuss, Chairman Schron adjourned the meeting at 4:34 p.m., without objection.

County Council of Cuyahoga County, Ohio

Resolution No. R2020-0105

Sponsored by: Councilmember Schron, Jones and Miller	A Resolution authorizing an Economic Development Fund Business Growth and Attraction Loan in the amount not-to-exceed \$3,500,000.00 to GOJO Industries, Inc. for the benefit of a manufacturing facility project to be located at 5700 Lee Road, South, in the City of Maple Heights; authorizing the County Executive and/or Director of Development to execute all documents consistent with said loan 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 an Economic Development Fund Business Growth and Attraction Loan in the amount not-to-exceed \$3,500,000.00 to GOJO Industries, Inc. for the benefit of a manufacturing facility project to be located at 5700 Lee Road, South, in the City of Maple Heights; and

WHEREAS, the primary goal of this loan is to assist with the development and equipping of an approximately 320,000 square foot manufacturing and warehousing facility at 5700 Lee Road, South, Maple Heights, in Council District 8; and

WHEREAS, the project is anticipated to create 100 new full-time permanent jobs within three (3) years after the project's completion (Job Creation Phase I) and an additional 100 new full-time permanent jobs within six (6) years after the project's completion (Job Creation Phase II); and

WHEREAS, the total cost of the project is approximately \$25,000,000.00, of which the County will loan \$3,500,000.00 with a term of 20 years at an interest rate of 2.5% per annum; and

WHEREAS, in the case of fulfillment of the project's completion and the required Job Creation Phase I covenants, no more than \$250,000.00 of the Loan principal shall be forgiven at the conclusion of Job Creation Phase I; and

WHEREAS, in the case of fulfillment of the project's completion and the required Job Creation Phase II covenants, no more than an additional \$250,000.00 of the Loan principal shall be forgiven at the conclusion of Job Creation Phase II; and

WHEREAS, the proposed funding source for the loan is the Economic Development Fund (aka Job Creation Fund); and

WHEREAS, this project will be subject to the following, as applicable, and without limitation: the County's SBE Policy, adopted October 29, 2009; execution of a Workforce Development Agreement; and submission of annual job creation reporting; and

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

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

SECTION 1. That the Cuyahoga County Council hereby authorizes an Economic Development Fund Business Growth and Attraction Loan in the amount not-to-exceed \$3,500,000.00 to GOJO Industries, Inc. for the benefit of a manufacturing facility project to be located at 5700 Lee Road, South, in the City of Maple Heights.

SECTION 2. That the County Executive and/or the Director of Development are authorized to execute all documents consistent with said loan and this Resolution.

SECTION 3. That this Resolution shall sunset twelve (12) months after County Council approval should the authorized action have not occurred by that date. In the event this Resolution sunsets prior to the authorized action taking place, the Director of Development shall notify the Clerk of Council in writing. The Clerk of Council shall record the sunseting of this Resolution in the Council's journal.

SECTION 4. It is necessary that this Resolution become immediately effective for the usual daily operation of the County and the reasons set forth in the preamble. Provided that this Resolution receives the affirmative vote of at least eight members of Council, it shall take effect and be in force immediately upon the earliest occurrence of any of the following: (1) its approval by the County Executive through signature, (2) the expiration of the time during which it may be disapproved by the County Executive under Section 3.10(6) of the Cuyahoga County Charter, or (3) its passage by at least eight members of Council after disapproval pursuant to Section 3.10(7) of the Cuyahoga County Charter. Otherwise, it shall take effect and be in force from and after the earliest period allowed by law.

SECTION 5. It is found and determined that all formal actions of this Council relating to the adoption of this Resolution were adopted in an open meeting of the Council, and that all deliberations of this Council and of any of its committees that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

On a motion by _____, seconded by _____, the foregoing Resolution was duly adopted.

Yeas:

Nays:

County Council President

Date

County Executive

Date

Clerk of Council

Date

First Reading/Referred to Committee: June 9, 2020

Committee(s) Assigned: Economic Development & Planning

Journal _____
_____, 20__

[PROPOSED SUBSTITUTE]

County Council of Cuyahoga County, Ohio

Resolution No. R2020-0105

Sponsored by: Councilmember Schron, Jones and Miller	A Resolution authorizing an Economic Development Fund Business Growth and Attraction Loan in the amount not-to-exceed \$3,500,000.00 to GOJO Industries, Inc. <u>GJ Real Estate, LLC</u> for the benefit of a manufacturing facility project to be located at 5700 Lee Road, South, in the City of Maple Heights; authorizing the County Executive and/or Director of Development to execute all documents consistent with said loan 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 an Economic Development Fund Business Growth and Attraction Loan in the amount not-to-exceed \$3,500,000.00 to ~~GOJO Industries, Inc.~~ **GJ Real Estate, LLC** for the benefit of a manufacturing facility project to be located at 5700 Lee Road, South, in the City of Maple Heights; and

WHEREAS, the primary goal of this loan is to assist with the development and equipping of an approximately 320,000 square foot manufacturing and warehousing facility at 5700 Lee Road, South, Maple Heights, in Council District 8; and

WHEREAS, the project is anticipated to create 100 new full-time permanent jobs within three (3) years after the project’s completion (Job Creation Phase I) and an additional 100 new full-time permanent jobs within six (6) years after the project’s completion (Job Creation Phase II); and

WHEREAS, the total cost of the project is approximately \$25,000,000.00, of which the County will loan \$3,500,000.00 with a term of 20 years at an interest rate of 2.5% per annum; and

WHEREAS, in the case of fulfillment of the project’s completion and the required Job Creation Phase I covenants, no more than \$250,000.00 of the Loan principal shall be forgiven at the conclusion of Job Creation Phase I; and

WHEREAS, in the case of fulfillment of the project’s completion and the required Job Creation Phase II covenants, no more than an additional \$250,000.00 of the Loan principal shall be forgiven at the conclusion of Job Creation Phase II; and

WHEREAS, the proposed funding source for the loan is the Economic Development Fund (aka Job Creation Fund); and

WHEREAS, this project will be subject to the following, as applicable, and without limitation: the County's SBE Policy, adopted October 29, 2009; execution of a Workforce Development Agreement; and submission of annual job creation reporting; and

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SECTION 2. That the County Executive and/or the Director of Development are authorized to execute all documents consistent with said loan and this Resolution.

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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: June 9, 2020

Committee(s) Assigned: Economic Development & Planning

Legislation Substituted in Committee:

Journal _____
_____, 20__