



**AGENDA**  
**CUYAHOGA COUNTY COUNCIL COMMITTEE OF THE WHOLE MEETING**  
**THURSDAY, OCTOBER 7, 2021**  
**CUYAHOGA COUNTY ADMINISTRATIVE HEADQUARTERS**  
**C. ELLEN CONNALLY COUNCIL CHAMBERS – 4<sup>TH</sup> FLOOR**  
**10:00 AM**

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. PUBLIC COMMENT**
- 4. ITEMS REFERRED TO COMMITTEE:**
  - a) R2021-0218: A Resolution amending the 2020/2021 Biennial Operating Budget for 2021 by providing for additional fiscal appropriations from the General Fund and other funding sources, for appropriation transfers between budget accounts and for cash transfers between budgetary funds, to meet the budgetary needs of various County departments, offices and agencies; and declaring the necessity that this Resolution become immediately effective.
  - b) R2021-0219: A Resolution authorizing the issuance and sale of one or more series of County sales tax revenue bonds, in an aggregate principal amount not to exceed \$202,500,000, for the purpose of paying or reimbursing the costs of reconstructing, refurbishing, renovating, upgrading, improving and equipping Progressive Field, together with appurtenances and work incidental thereto, and for the purpose of paying any capitalized interest on the bonds, making any required reserve deposits and paying the costs of issuance in connection therewith; authorizing the preparation and use of one or more preliminary official statements and the preparation, execution and use of one or more official statements; approving and authorizing

the execution of one or more trust indentures or supplemental trust indentures and one or more continuing disclosure agreements; authorizing other contracts and other actions related to and necessary for the issuance of the bonds; and declaring the necessity that this Resolution become immediately effective.

**5. MISCELLANEOUS BUSINESS**

**6. 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.*

# County Council of Cuyahoga County, Ohio

## Resolution No. R2021-0218

Sponsored by: <b>County Executive Budish/Fiscal Officer/Office of Budget and Management</b>	<b>A Resolution</b> amending the 2020/2021 Biennial Operating Budget for 2021 by providing for additional fiscal appropriations from the General Fund and other funding sources, for appropriation transfers between budget accounts and for cash transfers between budgetary funds, to meet the budgetary needs of various County departments, offices and agencies; and declaring the necessity that this Resolution become immediately effective.
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WHEREAS, on December 10, 2019, the Cuyahoga County Council adopted the Biennial Operating Budget and Capital Improvements Program for 2020/2021 (Resolution No. R2019-0224) establishing the 2020/2021 biennial budget for all County departments, offices and agencies; and

WHEREAS, it is necessary to adjust the Biennial Operating Budget for 2021 to reflect budgetary funding increases, funding reductions, to transfer budget appropriations and to transfer cash between budgetary funds, to accommodate the operational needs of certain County departments, offices and agencies; and

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

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

**SECTION 1.** That the 2020/2021 Biennial Operating Budget for 2021 be amended to provide for the following additional appropriation increases and decreases:

**Fund Nos./Budget Accounts**

**Journal Nos.**

A. General Fund		
FS100105 – Office of Budget & Management		
Other Expenses	\$	5,250,000

The Office of Budget and Management is requesting an appropriation increase in the amount of \$5,250,000. This appropriation request is for a contribution to the Ball Park Improvement Fund established under the indenture authorized by Resolution Number R2021-0219. This will reduce the County’s future obligations. Funding source is General Fund.

**SECTION 2.** That the 2020/2021 Biennial Operating Budget for 2021 be amended to provide for the following appropriation transfers:

**SECTION 3.** That the 2020/2021 Biennial Operating Budget for 2021 be amended to provide for the following cash transfers between County funds:

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

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

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

Yeas:

Nays:

\_\_\_\_\_  
County Council President

\_\_\_\_\_  
Date

\_\_\_\_\_  
County Executive

\_\_\_\_\_  
Date

\_\_\_\_\_  
Clerk of Council

\_\_\_\_\_  
Date

First Reading/Referred to Committee: September 28, 2021  
Committee(s) Assigned: Committee of the Whole

Journal \_\_\_\_\_  
\_\_\_\_\_, 20\_\_



To: Andria Richardson, Clerk of County Council

From: Walter Parfejewiec, Office of Budget and Management

Date: September 20, 2021

Re: Fiscal Agenda – 9/28/2021 - Proposed

cc: Michael Chambers, Fiscal Office; Mary Louise Madigan, Communications

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The Office of Budget & Management requests that the members of County Council consider the attached fiscal resolution for approval on first reading at the meeting on **September 28, 2021**. The requested fiscal items, including additional appropriations, appropriation transfers, and cash transfers, are necessary to reconcile the originally adopted 2020 Budget. Items of note on this agenda include:

- Request to provide appropriation increase.

**Additional Appropriation Summary** – Additional appropriation is requested to cover expenditures that exceed the original estimate and must be supported by a revenue source. A reduction in appropriation is requested in conjunction with the close-out of a program, grant, or decertification of an encumbrance.

Department	Amount Requested	Item	Funding Source	Purpose
OBM	\$5,250,000.00	A	General Fund	Appropriation Increase

# County Council of Cuyahoga County, Ohio

## Resolution No. R2021-0219

<p>Sponsored by: <b>County Executive Budish/Fiscal Officer/Office of Budget and Management</b></p>	<p><b>A Resolution</b> authorizing the issuance and sale of one or more series of County sales tax revenue bonds, in an aggregate principal amount not to exceed \$202,500,000, for the purpose of paying or reimbursing the costs of reconstructing, refurbishing, renovating, upgrading, improving and equipping Progressive Field, together with appurtenances and work incidental thereto, and for the purpose of paying any capitalized interest on the bonds, making any required reserve deposits and paying the costs of issuance in connection therewith; authorizing the preparation and use of one or more preliminary official statements and the preparation, execution and use of one or more official statements; approving and authorizing the execution of one or more trust indentures or supplemental trust indentures and one or more continuing disclosure agreements; authorizing other contracts and other actions related to and necessary for the issuance of the bonds; and declaring the necessity that this Resolution become immediately effective.</p>
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WHEREAS, the County, in cooperation with Gateway Economic Development Corporation of Greater Cleveland (“Gateway”), the City of Cleveland, the Cleveland Indians Baseball Company, LLC (or any successor organization, the “Team”) and other civic partners, participated in the financing and refinancing the costs of the construction and improvement of the multi-purpose ball park now known as Progressive Field (the “Ball Park”); and

WHEREAS, the Team, as lessee and operator of the Ball Park, in cooperation with Gateway and the County, has proposed to undertake the reconstructing, refurbishing, renovating, upgrading, improving and equipping of the Ball Park (the “Project”), together with appurtenances and work incidental thereto; and

WHEREAS, the County is authorized pursuant to Section 307.023 of the Ohio Revised Code to acquire, construct, improve, maintain, operate, lease, or otherwise contract for the acquisition or use of sports facilities intended to house major league professional athletic teams, such as the Ball Park; and

WHEREAS, the Project improvements to the Ball Park constitute “permanent improvements” pursuant to Section 133.01(CC) of the Ohio Revised Code; and

WHEREAS, the County is authorized pursuant to Section 133.081 of the Ohio Revised Code to issue Sales Tax Revenue Bonds of the County for the purpose of paying all or any portion of the costs of any permanent improvement;

WHEREAS, pursuant to a resolution adopted July 6, 1987 (the “1987 County Sales Tax Resolution”), the Board of County Commissioners of the County (the “Board”), as the predecessor legislative authority to this Council, authorized the continuing levy and collection of sales and use taxes, authorized under Sections 5739.021 and 5741.021 of the Ohio Revised Code, at the rate of one percent (1%) (the “Original County Sales Tax”), and pursuant to a resolution adopted July 26, 2007 (the “2007 County Sales Tax Resolution” and, together with the 1987 County Sales Tax Resolution, the “County Sales Tax Resolutions”), the Board authorized an increase in the sales and use taxes by an additional one-quarter percent (1/4%) approved through 2027 (the “Additional County Sales Tax,” and together with the Original County Sales Tax, the “County Sales Tax”), each for the purpose of providing additional general revenues for the County; and

WHEREAS, the County, City, and Gateway are parties to the First Amended and Restated Agreement Relating to Ownership, Financing, Construction and Operation of a Sports Facility and Related Economic and Redevelopment Project by and between Cuyahoga County, the City and Gateway dated September 15, 1992 (the “Three-Party Agreement”); and

WHEREAS, the County acknowledges its role under the Three-Party Agreement and agrees, from time-to-time, and subject to appropriation, to deposit funds in the capital reserve fund to be created under the Supplemental Indenture in response to a request from Gateway regarding capital repairs;

WHEREAS, the Fiscal Officer has certified that the estimated life of the Project is at least five (5) years, and that the estimated maximum maturity of the bonds described in Section 2 is at least fifteen (15) years; and

WHEREAS, the Fiscal Officer has further certified to this Council that the maximum aggregate amount of Sales Tax Revenue Bonds, including the Series 2021 Ball Park Bonds, that will be outstanding at any time will not exceed an amount which requires or is estimated by him, as Fiscal Officer, to require payments from sales tax receipts of debt charges on the Sales Tax Revenue Bonds, including the Series 2021 Ball Park Bonds, in any calendar year in an amount exceeding the County Sales Tax as estimated by the Fiscal Officer based on general County Sales Tax Receipts averaged for the years 2019 and 2020 as required under the Sales Tax Revenue Bond Indenture; and



WHEREAS, this Council has determined that it is necessary and in the best interest of the County for the County to issue one or more series of Sales Tax Revenue Bonds for the purpose of paying or reimbursing the costs of the Project, together with appurtenances and work incidental thereto, and for the purpose of paying any capitalized interest on such bonds, to fund any required deposit to a bond reserve fund, and to pay certain costs of issuance in connection with the Series 2021 Ball Park Bonds; and

WHEREAS, the County has determined that such Sales Tax Revenue Bonds shall be issued in one or more series, in an aggregate principal amount not to exceed \$202,500,000, for the purposes herein stated and that the County shall secure such Sales Tax Revenue Bonds by one or more trust indentures or supplemental trust indentures, as provided herein; and

WHEREAS, it is necessary that this Resolution become immediately effective in order that the usual daily operation of the County be continued and the public peace, health or safety of the County be preserved and for the further reason that funds be made available in a timely manner for the construction of the Project.

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

1. Definitions and Interpretation. As used herein, the following terms shall be defined as follows:

“Bond Counsel” means Tucker Ellis LLP.

“Bond Service Charges” means Bond Service Charges on Series 2021 Ball Park Bonds as defined in the applicable Supplemental Indenture.

“Book entry form” or “book entry system” means a form or system' under which (a) the ownership of book entry interests in Series 2021 Ball Park Bonds and the principal of and interest on the Series 2021 Ball Park Bonds may be transferred only through a book entry, and (b) physical Bond certificates in fully registered form are issued by the County only to a Depository or its nominee as registered owner, with the Series 2021 Ball Park Bonds deposited with and retained in the custody of the Depository or its agent. The book entry maintained by others than the County is the record that identifies the owners of book entry interests in those Series 2021 Ball Park Bonds and that principal and interest.

“Certificate of Award” means the one or more certificates authorized to be signed by the Fiscal Officer pursuant to Section 6, specifying and determining those terms or other matters pertaining to the Series 2021 Ball Park Bonds and their issuance, sale and delivery as this Resolution requires or authorizes to be set forth or determined therein.

“Closing Date” means the date or dates of original delivery of, and payment of the purchase price for, the Series 2021 Ball Park Bonds.

“Code” means the Internal Revenue Code of 1986, the Regulations (whether temporary or final) under that Code or the statutory predecessor of that Code, and any amendments of, or successor provisions to, the foregoing and any official rulings, announcements, notices, procedures and judicial determinations regarding any of the foregoing, all as and to the extent applicable. Unless otherwise indicated, reference to a Section of the Code includes any applicable successor section or provision and such applicable Regulations, rulings, announcements, notices, procedures and determinations pertinent to that Section.

“Continuing Disclosure Certificate” means the one or more certificates authorized by Section 6(c) hereof which, together with the agreements of the County set forth in that Section, shall constitute the continuing disclosure agreement made by the County for the benefit of holders and beneficial owners of the Series 2021 Ball Park Bonds in accordance with the Rule.

“County Executive” means the County Executive of the County; provided, for purposes of the signing of documents, certificates and other instruments other than the Series 2021 Ball Park Bonds and the Official Statement, County Executive includes the County Executive's Chief of Staff as the County Executive's designee pursuant to Executive Order No. E02015-0001 and any other person duly designated by the County Executive.

“County Sales Tax Bond Fund” means the County Sales Tax Bond Fund created by the Sales Tax Revenue Bond Indenture.

“County Sales Tax Receipts” means the monies received by the County from the County Sales Tax.

“County Sales Tax Revenue Fund” means the County Sales Tax Revenue Fund created by the Sales Tax Revenue Bond Indenture.

“Cuyahoga County Excise Tax Facilities Improvement Fund” means the Cuyahoga County Excise Tax Facilities Improvement Fund established pursuant to the Trust Indenture dated as of December 1, 2015 between the County and U.S. Bank National Association, as trustee thereunder.

“Depository” means The Depository Trust Company (a limited purpose trust company), New York, New York until a successor Depository shall have become such pursuant to the applicable provisions of the Sales Tax Revenue Bond Indenture and, thereafter, Depository shall mean the successor Depository. Any Depository shall be a securities depository that is a clearing agency under federal law operating and maintaining, with its participants or otherwise, a Book Entry System to record ownership of book entry interests in the Series 2021 Ball Park Bonds or Bond Service Charges thereon, and to effect transfers of book entry interests in the Series 2021 Ball Park Bonds.

“Director of Law” means the Director of Law of the County, including an interim or acting Director of Law.

“Facilities Improvement Account” means the Facilities Improvement Account established pursuant to the Excise Tax Depository Agreement, dated as of September 12, 2019 by and between the County and U.S. Bank National Association, as excise tax depository thereunder.

“Fiscal Officer” means the Fiscal Officer of the County, including an interim or acting Fiscal Officer.

“Interest Payment Dates” means, unless otherwise determined by the Fiscal Officer and specified in the Certificate of Award, January 1 and July 1 of each year during which the Series 2021 Ball Park Bonds are outstanding, commencing July 1, 2022.

“Mandatory Sinking Fund Redemption Requirements” means, as to the Series 2021 Ball Park Bonds, the deposits required to be made in respect of the mandatory redemption requirements indicated in the Sales Tax Revenue Bond Indenture.

“Original Purchaser” means such purchaser or purchasers identified as such by the County Fiscal Officer in the Certificate of Award.

“Participant” means any participant contracting with a Depository under a book entry system and includes security brokers and dealers, banks and trust companies, and clearing corporations.

“Pledged Sales Tax Revenue Bond Funds” means the County Sales Tax Bond Fund and any other funds established under the Sales Tax Revenue Bond Indenture and pledged as security for the Series 2021 Ball Park Bonds.

“Pledged Sales Tax Revenues” means, collectively, (a) the County Sales Tax Receipts and (b) all monies in the Pledged Sales Tax Revenue Bond Funds and all income and profit from the investment of those monies.

“Principal Payment Dates” means, unless otherwise determined by the Fiscal Officer and specified in the Certificate of Award, January 1 in each of the years from and including 2022 to and including 2037.

“Project Revenues” means any money and investments received in connection with the Project and pledged to one or more series of Series 2021 Ball Park Bonds, pursuant to the Sales Tax Revenue Bond Indenture.

“Purchase Agreement” means, with respect to the Series 2021 Ball Park Bonds, one or more Bond Purchase Agreements between the County and the Original Purchaser.

“Rule” means Rule 15c2-12(b)(5) promulgated by the Securities and Exchange Commission pursuant to the Securities Exchange Act of 1934, as it may be amended from time to time.

“Sales Tax Revenue Bonds” means the Series 2021 Ball Park Bonds and other bonds that are currently outstanding or that the County may issue in the future that are secured by the Sales Tax Revenue Bond Indenture.

“Sales Tax Revenue Bond Indenture” means the Trust Indenture dated as of December 1, 2014 between the County and the Sales Tax Revenue Bond Trustee, as amended and supplemented, including by each applicable Sales Tax Revenue Bond Supplemental Indenture.

“Sales Tax Revenue Bond Trustee” means the financial institution designated by the Fiscal Officer in the Certificate of Award, in accordance with Section 9 of this Resolution.

“Sales Tax Revenue Bond Supplemental Indenture” means each Supplemental Trust Indenture executed with respect to a series of the Series 2021 Ball Park Bonds, to be dated the first day of the month in which the Series 2021 Sales Tax Ball Park Bonds are issued, between the County and the Sales Tax Revenue Bond Trustee, and any amendment or supplement thereto.

“Series 2021 Ball Park Bonds” means the County’s Sales Tax Revenue Bonds, Series 2021 (Ball Park Improvement Project) authorized hereunder.

“Sports Facility Improvement Fund” means the Sports Facility Improvement Fund established pursuant to Supplemental Trust Indenture No. 5, dated as of October 1, 2017 by and between the County and The Huntington National Bank, as trustee thereunder.

“Sports Facility Reserve Fund” means the Sports Facility Reserve Fund established pursuant to County Ordinance No. O2020-0017.

“State” means the State of Ohio.

“Taxable Bonds” means any Series 2021 Ball Park Bonds that are not Tax-Exempt Bonds.

“Tax-Exempt Bonds” means any Series 2021 Ball Park Bonds that are issued and sold as obligations to which Section 103 of the Code applies, the interest on which is excluded from gross income for federal income tax purposes and is not an item of tax preference under Section 57 of the Code.

“Tax Status” means the status of Bonds as Tax-Exempt Bonds or Taxable Bonds.

“Term Bonds” means those Series 2021 Ball Park Bonds designated as such in the Certificate of Award, maturing on the date or dates set forth therein, bearing interest payable on each Interest Payment Date and subject to mandatory sinking fund redemption.

Any reference to this Council, the County or to its members or officers, or to other public officers, boards, commissions, departments, institutions, agencies, bodies or entities, shall include those which succeed to their functions,

duties or responsibilities by operation of law and also those who at the time may legally act in their place.

The captions and headings in this Resolution are solely for convenience of reference and in no way define, limit or describe the scope or intent of any Sections, subsections, paragraphs, subparagraphs or clauses hereof. Reference to a Section means a section of this Resolution unless otherwise indicated.

## 2. Authorization and Determinations.

(a) It is necessary to issue Sales Tax Revenue Bonds of the County in an aggregate principal amount not to exceed \$202,500,000 (the "Series 2021 Ball Park Bonds"), which, together with other sources as described in Section 17, will be used for the purpose of paying or reimbursing the costs of the Project, funding any deposit to a Bond Reserve Fund, paying any capitalized interest on the Series 2021 Ball Park Bonds, and paying the costs of issuance in connection therewith.

(b) This Council finds and determines that the Project constitutes permanent improvements pursuant to Section 133.01(CC) of the Ohio Revised Code.

3. Bond Terms. The Series 2021 Ball Park Bonds shall be issued pursuant to the terms of the Sales Tax Revenue Bond Indenture. The Series 2021 Ball Park Bonds may be issued in one or more series, and shall be numbered in such manner as to distinguish each Series 2021 Ball Park Bond from any other Series 2021 Ball Park Bond of the same series. The Series 2021 Ball Park Bonds shall be issued in denominations of \$5,000 or multiples of \$5,000 in excess thereof, but in no case as to a particular maturity date exceeding the principal amount maturing on that date. The Series 2021 Ball Park Bonds shall be dated as determined by the Fiscal Officer, with the true interest cost on the Series 2021 Ball Park Bonds not to exceed five and one-half percent (5.50%) per year (computed on the basis of a 360-day year consisting of twelve 30-day months), provided that if any series of Series 2021 Ball Park Bonds are to be Taxable Bonds, the true interest cost on those Series 2021 Ball Park Bonds shall not exceed seven percent (7.00%) per year, payable on such semiannual dates or annual dates as determined by the Fiscal Officer in the Certificate of Award until the principal amount is paid, and shall mature on such semiannual dates or annual dates as determined by the Fiscal Officer in the Certificate of Award, provided that the final maturity of any Series 2021 Ball Park Bonds shall not be later than January 1, 2037, in accordance with Section 133.21 of the Ohio Revised Code, all as set forth in the Certificate of Award and the Sales Tax Revenue Bond Indenture.

4. Redemption Provisions. The Series 2021 Ball Park Bonds shall mature serially on such dates and in such principal amounts as are fixed by the Fiscal Officer in the Certificate of Award and the applicable Supplemental Indenture, provided that the Series 2021 Ball Park Bonds stated to mature in any year may be issued as Term Bonds payable pursuant to Mandatory Sinking Fund Redemption Requirements as hereinafter defined and further described below and as provided for in the applicable Supplemental Indenture. The Fiscal Officer shall determine in the Certificate of Award whether any of the Series 2021 Ball Park

Bonds shall be issued as Term Bonds and any dates (the “Mandatory Redemption Dates”) on which the principal amount stated above shall be payable pursuant to Mandatory Sinking Fund Redemption Requirements rather than at stated maturity (the “Mandatory Sinking Fund Redemption Requirements”).

The Series 2021 Ball Park Bonds shall be subject to mandatory and optional redemption as provided in the applicable Supplemental Indenture.

5. Execution of Bonds. The Series 2021 Ball Park Bonds shall be designated “Cuyahoga County Sales Tax Revenue Bonds, Series 2021 (Ball Park Improvement Project)”, or such other name as may be designated in the Certificate of Award, including any additional designation that the Fiscal Officer determines is appropriate to identify the Tax Status of Any Series of Series 2021 Ball Park Bonds. The Series 2021 Ball Park Bonds shall contain a summary statement of the purposes for which they are issued; shall state that they are issued pursuant to this Resolution; shall be executed by the County Executive and the Fiscal Officer, in the name and on behalf of the County and in their official capacities, provided that either or both of those signatures may be a facsimile; shall be issued only in fully registered form; and shall be registered as to both principal and interest at the corporate trust office of the Trustee under the applicable Supplemental Indenture. The Series 2021 Ball Park Bonds shall be issued in the denominations and numbers as requested by the Original Purchaser and approved by the Fiscal Officer, and shall be numbered as determined by the Fiscal Officer.

The principal of the Series 2021 Ball Park Bonds shall be payable at maturity of the Series 2021 Ball Park Bonds upon presentation and surrender to the Trustee. Interest on any Bond shall be paid on each Interest Payment Date as defined in and as further provided in the Sales Tax Revenue Bond Indenture. The principal and interest on the Series 2021 Ball Park Bonds is payable in lawful money of the United States of America without deduction for the services of the Trustee.

No Bond shall be valid or become obligatory for any purpose unless and until an authentication certificate appearing on the Series 2021 Ball Park Bond shall have been duly endorsed by the Trustee.

6. Book-Entry System. The Series 2021 Ball Park Bonds may be issued to a Depository for use in a book entry system and, if and as long as a book entry system is utilized: (i) the Series 2021 Ball Park Bonds of each series may be issued in the form of a single, fully registered bond representing each maturity and interest rate and Tax Status within a maturity and registered in the name of the Depository or its nominee, as registered owner, and immobilized in the custody of the Depository or its designated agent, which may be the Trustee; (ii) the beneficial owners of Series 2021 Ball Park Bonds in book entry form shall have no right to receive Series 2021 Ball Park Bonds in the form of physical securities or certificates; (iii) ownership of beneficial interests in Series 2021 Ball Park Bonds in book entry form shall be shown by book entry on the system maintained and operated by the Depository and its Participants, and transfers of the ownership of beneficial interests shall be made only by book entry by the Depository and its

Participants; (iv) the Series 2021 Ball Park Bonds as such shall not be transferable or exchangeable, except for transfer to another Depository or to another nominee of a Depository, without further action by the County, and (v) all the foregoing shall also be in accordance with the applicable Supplemental Indenture and, in the case of Series 2021 Ball Park Bonds, Section 9.96 and Chapter 133 of the Ohio Revised Code.

If any Depository determines not to continue to act as a Depository for the Series 2021 Ball Park Bonds for use in a book entry system, the County may attempt to establish a securities depository/book entry system relationship with another qualified Depository. If the County does not or is unable to do so, the County and the Trustee, after the Trustee has made provision for notification of the beneficial owners by the then Depository and any other arrangements deemed necessary, shall permit withdrawal of the Series 2021 Ball Park Bonds from the Depository, and shall cause Bond certificates in registered form to be authenticated by the Trustee and delivered to the assigns of the Depository or its nominee, all at the cost and expense (including costs of printing) of those persons requesting such issuance.

The County Executive and the Fiscal Officer are each authorized, to the extent necessary or required, to enter into any agreements, in the name and on behalf of the County, that that officer determines to be necessary in connection with a book entry system for the Series 2021 Ball Park Bonds, after determining that entering into those agreements will not endanger the funds or securities of the County.

7. Award and Sale of Bonds. The Series 2021 Ball Park Bonds shall be sold to the Original Purchaser at a purchase price and bearing interest at a rate or rates determined by the County Executive or the Fiscal Officer to be in the best interest of the County and as specified by the County Executive or the Fiscal Officer in the Certificate of Award in accordance with law, the provisions of this Resolution, and the applicable Supplemental Indenture. The County Executive or the Fiscal Officer, or both of them, shall sign the Certificate of Award evidencing that sale to the Original Purchaser, with the final purchase price, interest rate or rates, aggregate principal amount, principal amounts payable at each stated maturity, the amount of any capitalized interest, and Tax Status being set forth in the Certificate of Award and the applicable Supplemental Indenture, at a purchase price not less than 97% of par plus any accrued interest to their date of delivery. The Fiscal Officer may specify in the Certificate of Award whether any reserve fund shall be established for all or any of the Series 2021 Ball Park Bonds and, if so, the applicable reserve requirement (subject to any applicable federal tax law restrictions) and source of funding. The Fiscal Officer shall cause the Series 2021 Ball Park Bonds to be prepared, and have the Series 2021 Ball Park Bonds signed and delivered, together with a true transcript of proceedings with reference to the issuance of the Series 2021 Ball Park Bonds if requested by the Original Purchaser, to the Original Purchaser upon payment of the purchase price. The Fiscal Officer, the County Executive, the Director of Law, the Clerk of this Council and other County officials, as appropriate, are each authorized to sign any transcript certificates, financial statements and other documents and instruments and to take

such actions as are necessary or appropriate to consummate the transactions contemplated by this Resolution.

If, in the judgment of the Fiscal Officer, the filing of an application for (i) a rating on any Series 2021 Ball Park Bonds by one or more nationally-recognized rating agencies, or (ii) a policy of insurance or other credit enhancement facility from a company or companies to better assure the payment of principal of and interest on any Series 2021 Ball Park Bonds, or (iii) a surety bond or other credit enhancement facility from a company or other companies to satisfy any reserve requirement for any Series 2021 Ball Park Bonds is in the best interest of and financially advantageous to the County, the Fiscal Officer is authorized to prepare and submit those applications, to provide to each such agency, company or other credit enhancement facility provider such information as may be required for the purpose. The cost of obtaining each such rating, policy, bond or credit enhancement facility, except to the extent paid by the Original Purchaser, shall be paid from the proceeds of the Series 2021 Ball Park Bonds.

They Certificate of Award shall also specify the number of series in which the Series 2021 Ball Park Bonds will be issued and the designation of each. The Series 2021 Ball Park Bonds of each series shall conform to the limitations and requirements of this Resolution, and the Series 2021 Ball Park Bonds as a whole shall conform to the limitations and requirements of this Resolution.

The County Executive and the Fiscal Officer are, and each of them is, hereby authorized to execute and deliver, in the name and on behalf of the County, a Purchase Agreement for each series of Series 2021 Ball Park Bonds, with the Original Purchaser for that Series, dated as of a date to be specified in the Certificate of Award, incorporating or reflecting the Certificate of Award for that series and setting forth the terms and conditions for the sale and delivery of the Series 2021 Ball Park Bonds of that series to the Original Purchaser thereof, which the official or officials executing the Purchase Agreement and the Director of Law shall have determined to be consistent with the purposes and requirements of this Resolution and otherwise in the best interests of the County, all of which shall be conclusively evidenced by the signing of the Purchase Agreement by those officials.

If the Series 2021 Ball Park Bonds are issued in multiple series, then each series shall conform to all the restrictions and requirements specified in this Resolution and all of the Series 2021 Ball Park Bonds, in the aggregate, shall conform to the restrictions and requirements specified in this Resolution.

8. Application of Bond Proceeds. The proceeds of the sale of the Series 2021 Ball Park Bonds shall be allocated and deposited as provided in the applicable Supplemental Indenture.

9. Appointment of Bond Trustee; Indenture. The Certificate of Award shall also designate the financial institution (each of which shall have corporate trust powers in the State and such other qualifications as the County Executive or Fiscal Officer deems appropriate) to act as the trustee (each such trustee, or a successor trustee pursuant to the applicable Supplemental Indenture, the



“Trustee”) for the Series 2021 Ball Park Bonds or for any series thereof issued under a separate Indenture. The Fiscal Officer shall provide for the payment of the services rendered and for reimbursement of expenses incurred by the Trustee pursuant to the applicable Supplemental Indenture from the proceeds of the Series 2021 Ball Park Bonds to the extent available and then from other moneys lawfully available and appropriated or to be appropriated for that purpose.

In order to secure the Series 2021 Ball Park Bonds, the County Executive and the Fiscal Officer are, and each of them is, hereby authorized to execute and deliver, in the name and on behalf of the County, a trust indenture or supplemental trust indenture (each, an “Indenture”), each dated as of a date to be specified in the Certificate of Award, that the official or officials executing the Sales Tax Revenue Bond Indenture and the Director of Law have determined to be consistent with the purposes and requirements of this Resolution and otherwise in the best interests of the County, all of which shall be conclusively evidenced by the signing of the Indenture by those officials.

#### 10. Security for the Series 2021 Ball Park Bonds.

(a) Series 2021 Ball Park Bonds. The Series 2021 Ball Park Bonds are special obligations of the County, and the principal of and interest (and any premium) on the Series 2021 Ball Park Bonds are payable solely from the Pledged Sales Tax Revenues and the Pledged Sales Tax Revenue Bond Funds, together with other available funds of the County, and such payment is secured by a pledge of and a lien on the Pledged Sales Tax Revenues and the Pledged Sales Tax Revenue Bond Funds as provided in Chapter 133 of the Ohio Revised Code, this Resolution and the applicable Indenture.

The County has heretofore levied and covenants that it shall continue to collect the Original County Sales Tax for so long as the Series 2021 Ball Park Bonds are outstanding. The County hereby covenants and agrees that, so long as the Series 2021 Ball Park Bonds are outstanding, it shall not suffer the repeal, amendment or any other change in this Resolution or the County Sales Tax Resolutions that in any way materially and adversely affects or impairs (a) the sufficiency of the County Sales Tax Receipts levied and collected or otherwise available for the payment of the Series 2021 Ball Park Bonds or (b) the pledge or the application of the County Sales Tax Receipts to the payment of the Series 2021 Ball Park Bonds.

The Series 2021 Ball Park Bonds do not constitute a general obligation debt, or a pledge of the full faith and credit, of the State, the County, or any other political subdivision of the State, and the holders or owners of the Series 2021 Ball Park Bonds have no right to have taxes levied by the General Assembly or property taxes levied by the taxing authority of any political subdivision of the State, including the taxing authority of the County, for the payment of principal of and interest (and any premium) on the Series 2021 Ball Park Bonds. Nothing herein shall be construed as requiring the County to use or apply to the payment of principal of and interest (and any premium) on the Series 2021 Ball Park Bonds any funds or revenues from any source other than County Sales Tax Receipts.

Nothing herein, however, shall be deemed to prohibit the County, of its own volition, from using, to the extent that it is authorized by law to do so, any other resources for the fulfillment of any of the terms, conditions or obligations of this Resolution or of the Series 2021 Ball Park Bonds.

**11. Federal Tax Considerations. This Section 11 applies only to Series 2021 Ball Park Bonds that are Tax-Exempt Bonds.**

The County covenants that it will use, and will restrict the use and investment of, the proceeds of the Series 2021 Ball Park Bonds in such manner and to such extent as may be necessary so that (a) the Series 2021 Ball Park Bonds will not (i) constitute private activity bonds, arbitrage bonds or hedge bonds under Sections 141, 148 or 149 of the Code or (ii) be treated other than as bonds to which Section 103(a) of the Code applies, and (b) the interest on the Series 2021 Ball Park Bonds will not be treated as an item of tax preference under Section 57 of the Code.

The County further covenants that (a) it will take or cause to be taken such actions that may be required of it for the interest on the Series 2021 Ball Park Bonds to be and to remain excluded from gross income for federal income tax purposes, and (b) it will not take or authorize to be taken any actions that would adversely affect that exclusion, and (c) it, or persons acting for it, will, among other acts of compliance, (i) apply the proceeds of the Series 2021 Ball Park Bonds to the governmental purpose of the borrowing, (ii) restrict the yield on investment property acquired with those proceeds, (iii) make timely and adequate payments to the federal government, (iv) maintain books and records and make calculations and reports, and (v) refrain from certain uses of those proceeds, and, as applicable, of property financed with such proceeds, all in such manner and to the extent necessary to assure such exclusion of that interest under the Code.

The County Executive, the Fiscal Officer, or any other officer of the County having responsibility for issuance of the Series 2021 Ball Park Bonds is hereby authorized (a) to make or effect any election, selection, designation, choice, consent, approval, or waiver on behalf of the County with respect to the Series 2021 Ball Park Bonds as the County is permitted to or required to make or give under the federal income tax laws, including, without limitation thereto, any of the elections provided for in Section 148(f)(4)(C) of the Code or available under Section 148 of the Code, for the purpose of assuring, enhancing or protecting favorable tax treatment or status of the Series 2021 Ball Park Bonds or assisting compliance with requirements for that purpose, reducing the burden or expense of such compliance, reducing the rebate amount or payments or penalties, or making payments of special amounts in lieu of making computations to determine, or paying, excess earnings as rebate, or obviating those amounts or payments, as determined by that officer, which action shall be in writing and signed by the officer, (b) to take any and all other actions, make or obtain calculations, make payments, and make or give reports, covenants and certifications of and on behalf of the County, as may be appropriate to assure the exclusion of interest from gross income and the intended tax status of the Series 2021 Ball Park Bonds, and (c) to give one or more appropriate certificates of the County, for inclusion in the

transcript of proceedings for the Series 2021 Ball Park Bonds, setting forth the reasonable expectations of the County regarding the amount and use of all the proceeds of the Series 2021 Ball Park Bonds, the facts, circumstances and estimates on which they are based, and other facts and circumstances relevant to the tax treatment of the interest on and the tax status of the Series 2021 Ball Park Bonds. Notwithstanding the foregoing or any other provisions of this Resolution to the contrary, if the Fiscal Officer determines in the Certificate of Award that it is necessary and appropriate and in the best interests of the County for the interest on the Series 2021 Ball Park Bonds not to be excluded from gross income for federal income tax purposes, the County shall not be bound by the covenants of this Section.

12. Primary Offering Disclosure; Official Statement. The County Executive and the Fiscal Officer, in the name and on behalf of the County and in their official capacities, are authorized to (i) prepare or cause to be prepared, and to make or authorize modifications, completions or changes of or supplements to, a disclosure document in the form of one or more official statements in connection with the original issuance of the Series 2021 Ball Park Bonds, (ii) determine, and to certify or otherwise represent, when each official statement is to be “deemed final” (except for permitted omissions) by the County as of its date or is a final official statement for purposes of the Rule, (iii) use and distribute, or authorize the use and distribution of, the “deemed final” and final official statements and any supplements thereto in connection with the original issuance of the Series 2021 Ball Park Bonds, and (iv) complete and sign each final official statement as so approved, together with such certificates, statements or other documents in connection with the finality, accuracy and completeness of the “deemed final” and final official statements as they deem necessary and appropriate.

13. Continuing Disclosure. For the benefit of the holders and beneficial owners from time to time of the Series 2021 Ball Park Bonds, the County agrees to provide or cause to be provided such financial information and operating data, audited financial statements and notices of the occurrence of certain events, in such manner as may be required for purposes of the Rule. The County Executive and the Fiscal Officer are authorized to sign and deliver one or more continuing disclosure agreements (each, a “Continuing Disclosure Agreement”), setting forth the County's undertaking to provide such information and notices dated the date of delivery of the Series 2021 Ball Park Bonds and delivered to the Original Purchaser of the Series 2021 Ball Park Bonds. The County Executive and the Fiscal Officer are, and each of them is, hereby authorized to execute and deliver, in the name and on behalf of the County, each Continuing Disclosure Agreement that the official or officials executing the Continuing Disclosure Agreement and the Director of Law shall have determined to be consistent with the purposes and requirements of this Resolution and otherwise in the best interests of the County, all of which shall be conclusively evidenced by the signing of the Continuing Disclosure Agreement or Agreements by those officials.

14. Certification and Delivery of Resolution. The Clerk of this Council is directed to deliver or cause to be delivered a certified copy of this Resolution to the Fiscal Officer.

15. Satisfaction of Conditions for Bond Issuance. This Council determines that all acts and conditions necessary to be done or performed by the County or to have been met precedent to and in the issuing of the Series 2021 Ball Park Bonds in order to make them legal, valid and binding obligations of the County have been performed and have been met, or will at the time of delivery of the Series 2021 Ball Park Bonds have been performed and have been met, in regular and due form as required by law.

16. Other Documents. The County Executive, the Fiscal Officer, the Director of Law and the Clerk of Council are each hereby authorized to take any and all other actions and to execute any and all other instruments, certificates and documents as may in their judgment be necessary, desirable, advisable or appropriate in connection with the issuance of the Series 2021 Ball Park Bonds in order to give effect to the transactions contemplated to be performed on the part of the County under this Resolution, including, but not limited to, any cooperative agreement or other agreement anticipated to be with Gateway Economic Development Corporation of Greater Cleveland, the Team, the City of Cleveland and State of Ohio, related to the Project or to revenues that may be available for the Project or for payment of Bond Service Charges on the Series 2021 Ball Park Bonds that the official or officials executing such document and the Director of Law shall have determined to be consistent with the purposes and requirements of this Resolution and necessary and appropriate in connection with the issuance and delivery of the Series 2021 Ball Park Bonds and otherwise in the best interests of the County, all of which shall be conclusively evidenced by the signing thereof by those officials. To the extent an exemption from competitive bidding is needed for anything described herein, it is hereby granted.

17. Additional Transfers and Deposits. In connection with the financing of the Project, this Council hereby authorizes the Fiscal Officer to make deposits and transfers in the amounts described in the Cooperative Agreement, from the Cuyahoga County Excise Tax Facilities Improvement Fund, the Facilities Improvement Account, the County Account of the Sports Facility Improvement Fund, and the Sports Facility Reserve Fund, County bed tax collections, County excise tax collections, the County General Fund, and any other funds of the County that are available for such purpose, as further described in the Cooperative Agreement, to the Ball Park Improvement Fund, the Capital Repair Fund and certain other funds and accounts established under the Sales Tax Revenue Bond Indenture, all pursuant to the terms of the Cooperative Agreement, and hereby appropriates such funds for such purpose.

18. Bond Counsel. This Council hereby retains the legal services of Tucker Ellis LLP as bond counsel to the County, in connection with the authorization, sale, issuance and delivery of the Series 2021 Ball Park Bonds. In providing those legal services, as an independent contractor and in an attorney-client relationship, Bond Counsel shall not exercise any administrative discretion on behalf of the County in the formulation of public policy, expenditure of public funds, enforcement of laws, rules and regulations of the State, or of the County, or of any other political subdivision of the State, or the execution of public trusts.



First Reading/Referred to Committee: September 28, 2021  
Committee(s) Assigned: Committee of the Whole

Journal \_\_\_\_\_  
\_\_\_\_\_, 20\_\_

## TERM SHEET FOR CLEVELAND INDIANS LEASE EXTENSION

Cleveland Mayor Frank Jackson (the “City”), Cuyahoga County Executive Armond Budish (the “County”), Chairman Ken Silliman of the Gateway Economic Development Corporation of Greater Cleveland (“Gateway”), and Cleveland Indians Baseball Company, LLC Chairman and CEO Paul Dolan (the “Team”), collectively (the “Parties”) are committed to preserving Cleveland’s Major League Baseball franchise and its ballpark for future Northeast Ohio generations, and their desire to do so is reflected in the following terms for a lease extension. The Parties understand that the terms are subject to authorization by the respective legislative bodies and boards of each participating entity and subject to the execution of a mutually agreed amended and restated lease agreement (the “Lease”) incorporating, in part, the terms of this term sheet.

### **1. Term.**

There will be a 15-year lease term commencing January 1, 2022 and ending December 31, 2036. The lease will also contain one vesting option of either five or ten years as more fully described below.

### **2. Strategic Funding Approach**

Progressive Field (the “Ballpark”) is a publicly owned facility which, since 1994, has served as the home of Major League Baseball in our community. The Parties are committed to preserving and improving our Ballpark, enabling it to continue to provide the outstanding fan and community experience it has provided since 1994.

To that end, the *public* financial contributions set forth below are confined to the repair, upkeep, and appropriate modernizations needed to protect and preserve a valuable publicly owned asset. The repair and upkeep is accomplished via Gateway’s payment of all capital repairs including minor and Major Capital Repairs (“Capital Repairs”) to the Ballpark, generally—but not exclusively—guided by a 20-year Facilities Condition Assessment (“FCA”) prepared by Gateway consultants with assistance from Gateway and which shall be regularly updated by Gateway and the Team. The modernizations are accomplished pursuant to a schedule of Ballpark improvements prepared by the Team and approved by the City and County, with the public providing 2/3 of the contributions toward an improvement fund solely dedicated to the modernization of the Ballpark (the “Ballpark Improvement Fund”).

By contrast to the public’s funding of the physical facility, the Team contributions are primarily directed to the operations required to field a Major League Baseball franchise and pay certain of the public’s operating expenses associated with the Ballpark, namely routine maintenance for the Ballpark, the approved operating budget of Gateway, an additional annual Team rent payment, and property taxes for the Ballpark itself. However, as described in Section 4 below, the Team has also agreed to contribute 1/3 of the funding for the Ballpark Improvement Fund, plus any cost overruns over the original funding amount.

**3. Funding Sources Table**

The County will cause these approximate one-time revenues to be deposited into the Ballpark Improvement Fund with final amounts determined at the time of deposit:

- \$5,250,000 from County’s General Fund;
- \$1,060,000 from 2020 County Bed Tax Collections (60% of 1.0% Bed Tax);
- \$2,250,000 from County Account of Sports Facility Reserve ();
- \$1,050,000 from 2021 County Bed Tax Collections (60% of 1.0% Bed Tax); and
- \$2,000,000 Payment to County from Development Parcel proceeds.

The existing balance in the 2015 Excise Tax Facility Improvement Fund estimated at \$3,400,000, the 2020 excess excise tax revenues, and the 2021 excess excise tax revenues will be deposited to the Capital Repair Fund at the time of funding the Ballpark Improvement Fund to fund existing approved capital repair obligations and 2022 projected Capital Repairs at the Ballpark.

The County will issue Bonds for the difference between \$135 million and the total of the above amounts, paid by the City, County and State of Ohio funding sources listed below. The Bonds will fund the public’s share of the Ballpark Improvement Fund costs. Any funds not required for Bond debt service payments will be allocated to the payment of Capital Repairs.

FUNDING SOURCE		NATURE: FIXED OR VARIABLE	ANNUAL \$ CONTRIBUTED*	DURATION
ENTITY	TYPE			
City	Sports Facility Reserve	Fixed	3,200,000	2024-2035
City	Parking Garage Revenue	Fixed	2,000,000	2022-2036
City	50% of Indians Admission Tax	Variable	2,550,000	2022-2036
City	Garage Naming Rights	Fixed	333,000	2022-2036
City	Unspecified	Fixed	350,000	2022-2036
County	Bed Tax Increment	Variable	3,000,000	2022-2036
County	Sin Tax	Variable	2,500,000	2021-2034
County	General Fund	Fixed	2,550,000	2022-2036
State of Ohio	Unspecified	Fixed	2,000,000	2022-2036
ANNUAL PUBLIC SECTOR CONTRIBUTION*			18,483,000	

\*Due to two of the funding sources not continuing for a full fifteen years, the annual total will be less in several of the years.



Collectively, the County one-time revenues and the City, County and State of Ohio annual payments shall comprise the “Estimated Public Annual Ballpark Contributions.” The Estimated Public Annual Ballpark Contributions are more fully set forth in the Ballpark Improvement Fund Public Resources & Capital Repair Deposits prepared by Stifel Nicolaus attached as Exhibit A.

In addition, the County will issue \$67.5 million of Bonds to be paid by the Team as the Team’s contribution to the Ballpark Improvement Fund pursuant to the Lease.

**4. Cost Sharing Table**

Gateway (using the Estimated Public Annual Ballpark Contributions set forth in Section 3) shall pay the Ballpark’s annual Capital Repairs, and Ballpark Improvement Fund expenses, and the Team shall pay Gateway operating expenses, Routine Maintenance, additional Team Rent, property taxes, and its share of Ballpark Improvement Fund costs, in the following estimated amounts:

EXPENSE ITEM	ESTIMATED ANNUAL COSTS IN \$	
	TEAM	GATEWAY
Routine Maintenance	2,200,000	0
Capital Repairs < \$500,000	0	2,000,000
Capital Repairs > \$500,000	0	4,670,000
Reserve fund for capital repairs	0	1,330,000
(Less Gateway Rent Credit)		(656,000)
Ballpark Improvement Fund		
Principal	4,500,000	9,000,000
Interest on County bonds	0	1,956,000
Interest on Team bonds	350,000	700,000
Gateway Operations	1,400,000	0
Additional Team Rent	656,000	
Gateway Property Taxes	1,100,000	0
<b>TOTAL ESTIMATED LEASE COSTS</b>	<b>10,206,000</b>	<b>19,000,000</b>

**5. Vesting Lease Options**

The Lease will contain one five-year vesting option to Gateway to extend the Lease subject to the conditions herein. The five-year vesting option will vest at the City’s and County’s option upon Gateway and the City and County demonstrating to the Team, on or before December 31, 2030, adequate and sufficient funding sources to account for an estimated \$9 million in annual Capital Repairs during years 16 through 20 of the option period and an additional \$67.5 million in Ballpark Improvement Funds to be contributed to the Ballpark Improvement Fund within one year of the public entities exercising the vesting option. If the public entities exercise the five-year vesting option as set forth herein, the Team agrees to contribute an additional \$33.75 million to the Ballpark Improvement Fund. Unless mutually agreed otherwise, an additional condition of the public exercising the

vesting option will be the provision by the public entities of private and public bond financing for the additional funds to be placed in the Ballpark Improvement Fund. The Team and the public will share in the interest costs for such financing on a 2/3 public – 1/3 Team basis. All other terms and conditions of the Lease shall remain the same during the extended Lease term.

The public shall also have the option to expand the term of the vesting option from five years to ten years, if Gateway, the City and County demonstrate, to the reasonable satisfaction of the Team, on or before December 31, 2031, sufficient funding sources that provide adequate funding for annual Capital Repairs and the Ballpark Improvement Fund to provide for the Ballpark's needs during the additional five year period, which if all Parties agree, shall add the 21st through 25<sup>th</sup> term years to the Lease.

### **6. Amended and Restated Lease**

The parties agree the Lease will contain the provisions set forth in this term sheet and replace the current lease between Gateway and the Team dated September 15, 2008 (the "Current Lease") and will also contain the following additional specific terms:

- (a) the definitions of Routine Maintenance, Capital Repairs, Major Capital Repairs, and Alterations in the Current Lease will remain unchanged in the Lease;
- (b) the Lease will incorporate language requiring annual review/revision of the FCA as needed by reason of the annual budget process and full updates to the FCA not later than 2025, 2028, 2031 and 2034;
- (c) Article V, "Term," shall be amended to incorporate the revised term and striking Section 5.2 "Extension Options" and replacing it with a new Section 5.2 entitled "Vested Lease Option;" and
- (d) the Lease will also be amended and supplemented as needed to provide for terms and provisions which the parties feel are appropriate to implement this term sheet or such other provisions deemed necessary and appropriate by Gateway and the Team.

### **7. Gateway East Garage.**

As set forth in Section 2, the City will contribute \$2 million annually from the operating revenue of the Gateway East Garage with the City covering any operating revenue deficiency sufficient to meet the \$2 million annual contribution. The City will also contribute \$333,000 in annual naming rights revenue with the City

covering any naming rights revenue deficiency sufficient to meet the \$333,000 annual contribution. For the next two years, the City will also make the Gateway East Garage available for the Team's purchase at a \$25 million purchase price. In the event the Team purchases the Gateway East Garage, the City will use the sale proceeds to fund the City's annual \$2 million commitment towards the Public's Ballpark Contributions and shall assign future naming rights sale proceeds to the Team as a 100% credit against the above-referenced \$333,000 annual payment.

### **8. Development Parcel**

Gateway agrees to convey or cause to be conveyed, the Gateway Development Parcel to the Team in exchange for a \$2 million purchase price. Gateway or its transferee will then convey its entire share of the sale proceeds into the Ballpark Improvement Fund.

### **9. Ballpark Improvement Fund Projects and Timeline**

The Ballpark Improvement Fund, held by the Trustee or Gateway, will be used to fund certain modernizations at the Ballpark to be overseen and disbursement to be approved by Gateway. These projects include, but are not limited to, an update and expansion of the Home Team Clubhouse to accommodate innovations in sports science and player training and treatment, a redesign and rebranding of the Terrace Club, and redesign of the right field upper deck and concourse. A complete copy of the projects to be financed with the Ballpark Improvement Fund and an estimated timeline for completion is attached hereto as Exhibit B. The Team agrees to fund any cost overruns to Ballpark Improvement Fund projects beyond the funding sources identified in Section 3 of this term sheet and the Team agrees to guarantee completion of the projects listed on Exhibit B.

*(Signatures Contained on Following Page)*

APPROVED BY:

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Frank Jackson, Mayor, City of Cleveland

Date

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Armond Budish, Cuyahoga County Executive

Date

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Ken Silliman, Chairman, Gateway Economic Development  
Corporation of Greater Cleveland

Date

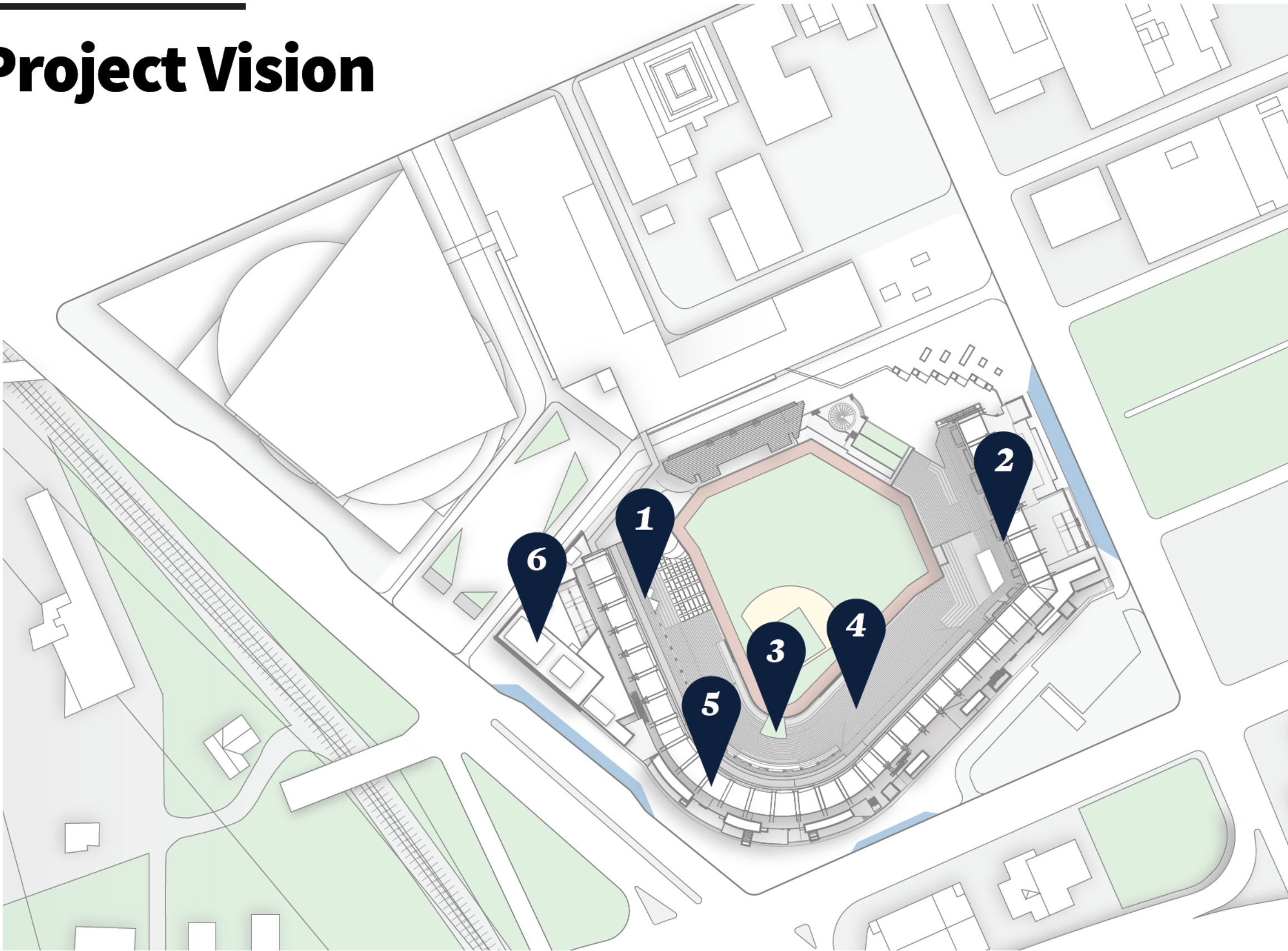
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Paul Dolan, Chairman and CEO, Cleveland Indians  
Baseball Company, LLC

Date



## Project Vision



**1** *Transformed Left Field Terraces*

**2** *Upper Deck Re-imagined*

**3** *Dugout Experience*

**4** *Service Level & Clubhouse Modernization*

**5** *Social Press Box Experience*

**6** *Office Renovation & Connection to Gateway Plaza*

# Ballpark Improvement Projects

*Project Cost Breakdown*

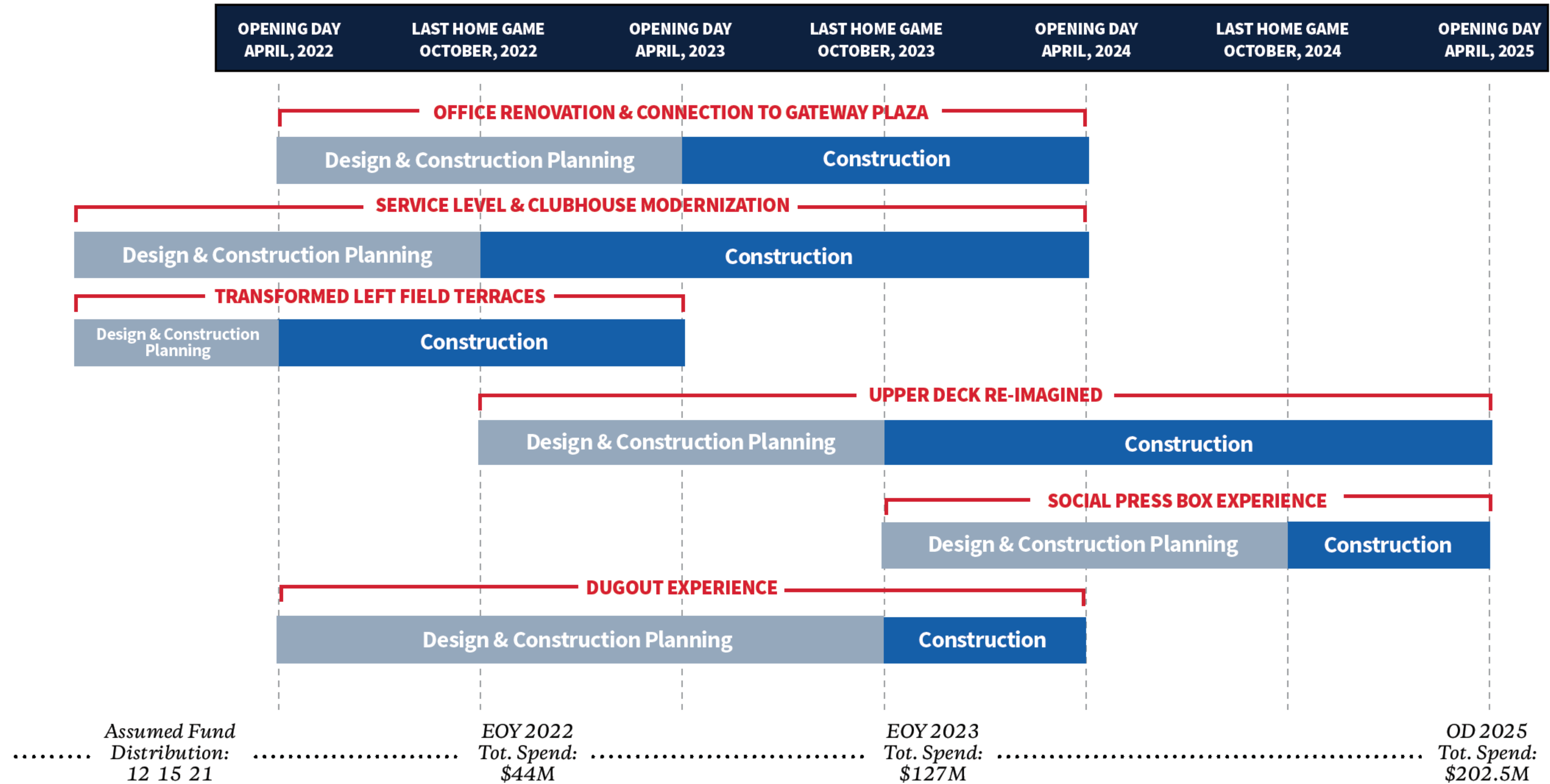
	<i>estimated cost</i>
<b>Transformed Left Field Terraces</b>	<b>\$33,000,000</b>
<b>Upper Deck Re-Imagined</b>	<b>\$40,000,000</b>
<b>Dugout Experience</b>	<b>\$9,000,000</b>
<b>Service Level &amp; Clubhouse Modernization</b>	<b>\$40,150,000</b>
<b>Social Press Box Experience</b>	<b>\$20,000,000</b>
<b>Office Renovation &amp; Connection to Gateway Plaza</b>	<b>\$42,000,000</b>
<b>Total</b>	<b>\$184,150,000</b>
<b>Escalation &amp; Contingency</b>	<b>\$18,415,000</b>
<b>Grand Total</b>	<b>\$202,565,000</b>

*\$202.5M in Ballpark Improvements will be funded in a 2/3 (Public) 1/3 (Club) partnership.*

*The Club will be solely responsible for cost overruns on each project*

*Cost estimates have been created at Concept Phase and will be adjusted at completion of Schematic Design, Design Documentation and Construction Documentation Phases for each project.*

# Draft Proposed Phasing / Schedule



**Estimated Paydown Schedule**