



AGENDA
CUYAHOGA COUNTY ECONOMIC DEVELOPMENT & PLANNING
COMMITTEE MEETING
MONDAY, JULY 10, 2023
CUYAHOGA COUNTY ADMINISTRATIVE HEADQUARTERS
C. ELLEN CONNALLY COUNCIL CHAMBERS – 4TH FLOOR
3:00 PM

Committee Members:

Jack Schron, Chair – District 6

Patrick Kelly, Vice Chair – District 1

Sunny M. Simon - District 11

Scott Tuma - District 4

Cheryl L. Stephens - District 10

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. PUBLIC COMMENT**
- 4. APPROVAL OF MINUTES FROM THE APRIL 3, 2023 MEETING [See Page 3]**
- 5. MATTERS REFERRED TO COMMITTEE**
 - a) R2023-0187: A Resolution awarding a total sum, not to exceed \$250,000, to the Old Brooklyn Community Development Corporation for the purpose of Memphis and Pearl redevelopment project from the District 3 ARPA Community Grant Fund; and declaring the necessity that this Resolution become immediately effective. [See Page 6]
 - b) R2023-0199: A Resolution adopting the 2023 Economic Development Plan in accordance with Section 7.05 of the Cuyahoga County Charter and Section

801.01 of the Cuyahoga County Code; and declaring the necessity that this Resolution become immediately effective. [See Page 18] [See Page 20 - Exhibit]
[See Page 30 - Proposed Substitute]

6. MISCELLANEOUS BUSINESS

7. ADJOURNMENT

**Complimentary parking for the public is available in the attached garage at 900 Prospect. A skywalk extends from the garage to provide additional entry to the Council Chambers from the 5th floor parking level of the garage. Please see the Clerk to obtain a complimentary parking pass.*

***Council Chambers is equipped with a hearing assistance system. If needed, please see the Clerk to obtain a receiver.*



MINUTES

**CUYAHOGA COUNTY ECONOMIC DEVELOPMENT & PLANNING
COMMITTEE MEETING
MONDAY, APRIL 3, 2023
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 Georgakopoulos to call the roll. Committee members Schron, Kelly and Tuma were in attendance and a quorum was determined. Committee members Stephens and Simon were absent from the meeting.

3. PUBLIC COMMENT

There were no public comments given.

4. APPROVAL OF MINUTES FROM THE DECEMBER 5, 2022 MEETING

A motion was made by Mr. Tuma, seconded by Mr. Kelly, and approved by unanimous vote to approve the minutes from the December 5, 2022 meeting.

5. MATTERS REFERRED TO COMMITTEE

- a) R2023-0082: A Resolution authorizing an Economic Development Loan in an amount not-to-exceed \$2,000,000.00 to Bridgeworks, LLC or its designee, to assist with funding project costs of a place-based, mixed used development project located at 2429 West Superior Viaduct, in the City of Cleveland which will include 140 apartment units, 132-room hotel, a 120-seat restaurant and

bar, 12,000 square foot of office space, and a parking garage; authorizing the County Executive and/or the Director of Development to execute all documents consistent with said loan and this Resolution; and declaring the necessity that this Resolution become immediately effective.

Mr. Anthony Stella, Senior Development Finance Analyst for the Department of Development; and Mr. Michael Panzica, Development Team member for Bridgeworks, LLC, addressed the Committee regarding Resolution No. R2023-0082. Discussion ensued.

Committee members asked questions of Mr. Stella and Mr. Panzica pertaining to the item, which they answered accordingly.

On a motion by Mr. Schron with a second by Mr. Tuma, Resolution No. R2022-0082 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.

DISCUSSION

- a) A Resolution amending Resolution No. R2021-0055, dated 3/23/2021, which authorized an Economic Development Redevelopment and Modernization Loan in the amount not-to-exceed \$1,000,000.00 to Warner and Swasey LLC for the benefit of a mixed-use, real estate redevelopment project for a property located at 5701 Carnegie Avenue in the City of Cleveland, by extending the Resolution sunset provision from 3/23/2023 to 3/22/2024.

Mr. Stella provided the Committee with an explanation as to why the extension to the sunset provision for the Economic Development Redevelopment and Modernization Loan in the amount not-to-exceed \$1,000,000.00 to Warner and Swasey LLC. is necessary. Discussion ensued.

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

There was no legislative action taken on this item.

- b) Economic Development Loan in the amount not-to-exceed \$2,000,000.00 to Skyline Renaissance, LLC for the renovation of the Cleveland Renaissance Hotel, located at 24 Public Square in the City of Cleveland.

Mr. Stella, Mr. Frank McGee, General Manager for the Renaissance Cleveland Hotel; Mr. Blake Lyon, Chief Executive Officer and Mr. Kirk Roessler, Counsel for Skyline Renaissance, LLC, provided an overview of the Economic Development Loan in the amount not-to-exceed \$2,000,000.00 to Skyline Renaissance, LLC. Discussion ensued.

Committee members asked questions of Mr. Stella, Mr. McGee, Mr. Lyon and Mr. Roessler pertaining to the item, which they answered accordingly.

There was no legislative action taken on this item.

6. MISCELLANEOUS BUSINESS

There was no miscellaneous business.

7. ADJOURNMENT

With no further business to discuss, Chairman Schron adjourned the meeting at 3:55 p.m., without objection.

County Council of Cuyahoga County, Ohio

Resolution No. R2023-0187

Sponsored by: Councilmember Sweeney	A Resolution awarding a total sum, not to exceed \$250,000, to the Old Brooklyn Community Development Corporation for the purpose of Memphis and Pearl redevelopment project from the District 3 ARPA Community Grant Fund; and declaring the necessity that this Resolution become immediately effective.
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WHEREAS, Cuyahoga County received \$239,898,257 from the Federal Government through the American Rescue Plan Act (“ARPA”); and

WHEREAS, Cuyahoga County calculated 100% of the ARPA dollars as loss revenue under the U.S. Department of the Treasury Final Rule; and

WHEREAS, since all the ARPA dollars have been calculated as loss revenue, the ARPA dollars have been deposited in the County’s General Fund; and

WHEREAS, the County Executive and County Council have authorized \$86 million of the ARPA dollars for community grants to benefit the residents of Cuyahoga County (the “ARPA Community Grant Fund”); and

WHEREAS, of the \$86 million for community grants, \$66 million have been encumbered for equal distribution to each County Council District; and

WHEREAS, the Cuyahoga County Council desires to provide funding from the District 3 ARPA Community Grant Fund in the amount of \$250,000 to the Old Brooklyn Community Development Corporation for the Memphis and Pearl redevelopment project; and

WHEREAS, the Old Brooklyn Community Development Corporation estimates approximately 500,000 people will be served annually through this award; and

WHEREAS, the Old Brooklyn Community Development Corporation estimates approximately 237 permanent and temporary jobs will be created or retained through this project; and

WHEREAS, the Old Brooklyn Community Development Corporation estimates the total cost of the project is \$29,732,543; and

WHEREAS, the Old Brooklyn Community Development Corporation indicates the other funding source(s) for this project includes:

- A. \$1,900,000 from equity;
- B. \$15,101,683 from a construction loan;
- C. \$2,302,062 from TMUD or CPACE;
- D. \$1,500,000 from State Brownfield Remediation;
- E. \$500,000 from Local Brownfield Match;
- F. \$929,000 from New Market Tax Credits;
- G. \$3,000,000 from Middle Community Grant;
- H. \$3,500,000 from Gap Financing Program or Community Development ARPA;
- I. \$250,000 from Transit Oriented Development; and

WHEREAS, the Old Brooklyn Community Development Corporation is estimating the start date of the project will be January 2024 and the project will be completed by July 2025; and

WHEREAS, the Old Brooklyn Community Development Corporation requested \$250,000 from the District 3 ARPA Community Grant Fund to complete this project; and

WHEREAS, the Cuyahoga County Council desires to provide funding in the amount of \$250,000 to the Old Brooklyn Community Development Corporation to ensure this project is completed; and

WHEREAS, this Council by a vote of at least eight (8) members determines that it is necessary that this Resolution become immediately effective in order that critical services provided by Cuyahoga County can continue to provide for the usually, daily operations of the County.

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

SECTION 1. That the Cuyahoga County Council hereby awards a not-to-exceed amount of \$250,000 to the Old Brooklyn Community Development Corporation from the General Fund made available by the American Rescue Plan Act revenue replacement provision for the Memphis and Pearl redevelopment project.

SECTION 2. If any specific appropriation is necessary to effectuate this agreement, the Director of the Office of Budget and Management is authorized to submit the requisite documentation to financial reporting to journalize the appropriation.

SECTION 3. That the County Council staff is authorized to prepare all documents to effectuate said award.

SECTION 4. That the County Executive is authorized to execute all necessary agreements and documents consistent with said award and this Resolution.

SECTION 5. If requested or necessary, the Agency of the Inspector General or Department of Internal Audit is authorized to investigate, audit, or review any part of this award.

SECTION 6. To the extent that any exemptions are necessary under the County Code and contracting procedures, they shall be deemed approved by the adoption of this Resolution.

SECTION 7. 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 8. It is found and determined that all formal actions of this Council concerning and 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: July 6, 2023
Committee(s) Assigned: Economic Development & Planning

Journal _____
_____, 20 _____



Jack H. Schron, Jr.

Cuyahoga County Council District 6

Committee Chair: Economic Development & Planning

Committee Member: Finance & Budgeting

Committee Member: Council Operations, Intergovernmental Relations & Public Transportation

Committee Member: Education, Environment & Sustainability

Date: January 13, 2023,

AMERICAN RESCUE PLAN ACT FUNDING
REQUEST FOR PROPOSALS
DISTRICT 6
ROUND 2

I. Introduction and Purpose

During the Covid-19 pandemic, Cuyahoga County lost millions of dollars in revenue, wages as well as suffered severe interruptions in providing critical services to the most vulnerable residents. Due to this loss, Cuyahoga County has been awarded 86 million dollars in stimulus funds under the American Rescue Plan Act (ARPA), to assist with COVID-19 related interruptions across various public and private sectors of the economy. Cuyahoga County Council has allocated 6 million dollars per district to fund programs and projects that will promote sustainability, growth, and development to improve the lives of each of the 11 districts.

Cuyahoga County Council is seeking proposals for the first round of funding in District 6 under funding allocated through ARPA. Councilmember Jack Schron, Jr., has set forth the following guidelines for District 6 based upon the following criteria:

- Community Development – Environmental, clean energy alternatives and arts & culture
- Economic Development – Job creation, capital improvements
- Public Safety and Victim Services – Law enforcement, public safety, services for vulnerable populations.

Request for Proposals-Round II

1. This is the last round of funding for District 6 with 3 million dollars available.
2. This is a competitive process wherein each applicant will submit a proposal(s), and each proposal will be evaluated and scored.
3. A maximum of up to \$250,000.00 may be requested. Multiple proposals may be submitted totaling the maximum amount. For multiple proposals that request the maximum amount for each, only one will be considered for funding if chosen.
4. Supplemental information in addition to the proposal should be no more than 3 written pages. This does not include images, PowerPoints, etc.
5. Proposals are limited only to entities that are located within District 6.
6. Proposals must be submitted to the Office of the Mayor in the entity's respective district



Jack H. Schron, Jr.

Cuyahoga County Council District 6

Committee Chair: Economic Development & Planning

Committee Member: Finance & Budgeting

Committee Member: Council Operations, Intergovernmental Relations & Public Transportation

Committee Member: Education, Environment & Sustainability

II. Eligibility

The proposal process is open to local units of government, non-profits, community, and economic development corporations.

When submitting your application, please use the attached application using the information below. The application must be drafted to include the categories 1-5 as outlined in Section III.

1. Name, address and contact of requesting entity
2. Council District where the project is located
3. Project/Program description
4. Project/Program impact
5. Total project cost
6. Other funding sources
7. Amount of American Rescue Act funds requested
8. Timeline of project

III. Evaluation Process

At the close of the proposal submission period, each proposal will be evaluated and scored on its merits by an evaluation Committee. The Committee will be comprised of at least five mayors from District 6 chosen at random by County Council Staff. The mayors will then choose two community members as recommended by the mayors or their designated officials from districts who are not represented on the Committee.

The Committee will evaluate and score each proposal for review and funding recommendations.

In order to mitigate any appearance of impropriety or conflict of interest, any proposal that comes before any committee member from their respective community must abstain from scoring or voting on such proposal.

Those projects scoring in the top 65% will most likely be approved with limited discussion by the Committee. Applications that are close in scoring, will be reviewed in more depth by the Committee for further discussion. The Committee reserves the right to not recommend any application for funding.

Proposals will be evaluated based upon a maximum total of 100 points considering the following categories:

1. Project objectives and fit within the community (20) – Does the project fit within the scope and needs of the community?
2. Project management (10) – Will the project be managed according to the description outlined in the application?
3. Cost effectiveness (10) – Is the overall cost of the project reasonable?
4. Sustainability of project (20) – Will the project be sustainable once the funding is utilized?
5. Project Impact (40) – How will the project impact the residents of the community?



Jack H. Schron, Jr.

Cuyahoga County Council District 6

Committee Chair: Economic Development & Planning

Committee Member: Finance & Budgeting

Committee Member: Council Operations, Intergovernmental Relations & Public Transportation

Committee Member: Education, Environment & Sustainability

IV. Submission of Proposal and Funding Recommendations

First round applications will be released in August. The deadline to submit applications is **Friday, February 10, 2023.**

Incomplete and/or late Proposals will be considered on an independent basis and may be subject to elimination.

Funding recommendations will be announced once all applications have been evaluated.

Processing of Funded Proposals

Projects funded will not be considered final until the legislation for the contract has been submitted to the full County Council for final approval. All approvals for contracts are subject to the regular Cuyahoga County legislative process set forth in the County Charter and County Code.

V. Contact Information

Please send your Proposal and any attachments to:

Trevor McAleer, Cuyahoga County Council Financial Policy Analyst

O: 216-698-6472

E: tmcaleer@cuyahogacounty.us

Any questions regarding the process should be directed to:

Cynthia Mason, Policy Advisor

O: 216-698-2042

E: cmason@cuyahogacounty.us



Cuyahoga County Council District 6

2079 East 9th Street, 8th Floor • Cleveland Ohio 44115
(216) 698-2010

COUNTY AMERICAN RESCUE PLAN ACT APPLICATION

APPLICANT INFORMATION:	
Name of Requesting Entity (City, Business, Non-Profit, etc.): Old Brooklyn Community Development Corporation	
Address of Requesting Entity: 4274 Pearl Rd Cleveland, OH 44109	
County Council District # of Address or Location of Project if Different than Requesting Entity: County Council District # 3	
Address or Location of Project if Different than Requesting Entity: 4216 Pearl Rd Cleveland, OH 44109	
Contact Name of Person Filling out This Request: Amber Koriath	
Contact Address if different than Requesting Entity: 2814 Detroit Ave Cleveland,, OH 44113	
Email: akoriath@desmone.com	Phone: 216-904-8326
Federal IRS Tax Exempt No.: 34-1177633	Date: 6/1/2023

PROJECT DESCRIPTION

REQUEST DESCRIPTION (include the project name, a description of the project, why the project is important or needed, and timeline of milestones/tracking of the project):

Our development plan is focused on quality construction, a place for community gathers, respect to preserve St. Luke's original church footprint, and the introduction of the first density of Class A apartments to the area in over 50 years.

Our hope is the development of Memphis and Pearl will be a catalyst that ignites a rebirth for the business corridor. Our thoughtful design concepts pay homage to what the community continues to cherish while also providing them their wants and needs.

We believe that this project will attract younger demographics to the neighborhood while also connecting the residents who are itching for an "at home" brewery and local health services. Old Brooklyn is situated amidst all budding connections, which makes getting the design and development "right" that much more important. Memphis and Pearl can regain its role as the cornerstone of the community through innovative design that highlights OBCDC's commitment to restoring a historic landmark of the neighborhood. Our team prides ourselves on preserving iconic architecture, we welcome the challenge and want to bring life back to the corner of Memphis and Pearl.

Our initial unit mix is as follows; 23 studios, 42 one-bedrooms, 9 two-bedrooms - average apartment rent is \$1,400/month.

We are also delivering commercial uses based on the community feedback which includes, a sanctuary for Pearl Road United Methodist Church, Event/Community Space, Fitness Access, Urgent Care, Courtyard/Farmer's Market Amenity Space, Brewery/Restaurant.

Project Start Date:

01/01/2024

Project End Date:

07/01/2025

IMPACT OF PROJECT:

Who will be served:

Residents, Old Brooklyn Community, Pearl Road United Methodist congregation, visitors to Cleveland Metroparks Zoo, visitors to Old Brooklyn neighborhood, pedestrians/bicyclists utilizing the trail system

How many people will be served annually:

estimating 500,000+ as Pearl Rd corridor is one of the highest traveled corridors in all of Cleveland. Also, the Cleveland Metroparks Zoo is located less than a mile from the project site.

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

One option is to have 20% of residential units be at 80% AMI

We have a back up option of full market rate apartments so that we can increase our borrowing power for the construction loan, since banks are extremely conservative right now with deal structures.

New market Tax Credits is a source that we are targeting, and these require these rental ratios

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

Old Brooklyn has not seen new multi-family construction in over fifty years. The site of Memphis and Pearl will create a dense, walkable neighborhood that both residents and visitors will enjoy. With the Cleveland Metroparks Zoo a half-mile away, positioned on a prominent corner of the neighborhood and thoroughfare of Pearl Rd, sitting on a RTA transit line, and steps from biking and walking trails, Old Brooklyn will benefit from a community gathering mixed-use development. Metro Health Hospital's main campus is less than two miles from the project site with a Pharmacy located just steps away across the street.

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

We estimate 237 full time equivalents once construction begins. These jobs are based on calculations for full time equivalents during construction and the jobs created through the projected commercial tenants

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

We anticipate to find asbestos, mold and lead-based paint that are most likely present in a few of the building structures. We are in contract negotiations with Mannick Smith Group to conduct environmental testing to determine what environmental issues we have to remediate.

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

Old Brooklyn has not seen new investment of this size/scale in over 50 years. This project will bring future investment to the area and will serve as a proof of concept for a middle neighborhood.

FINANCIAL INFORMATION:

Total Budget of Project:

29,732,543

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

Equity = \$1,900,000

Construction Loan -- 1st Position = \$15,101,683

TMUD (if Old Brooklyn Community qualifies) OR CPACE (if market rate apartments) = \$2,302,062

State Brownfield Remediation = \$1,500,000

Local Brownfield Match = \$500,000

New Market Tax Credits (Commercial) = \$929,000

Middle Community Grant = \$3,000,000

Gap Financing Program or Community Development ARPA = \$3,500,000

Transit Oriented Development = \$250,000

Total amount requested of County Council American Resource Act Dollars:

\$250,000

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

We are going to use these dollars to kickstart design and engineering, which will serve as one of the first funding source to unlock other state grant subsidies. Furthermore, a bank will require a guaranteed maximum price for a general contractor in order to issue a construction loan. This isn't possible without construction level drawings, which require design and engineering.

This stage of the project puts significant strain on OBCDC's financials as the non-profit land holder that doesn't have traditional access to pre-development capital. These dollars will alleviate that burden and clear a major roadblock for this project to self-finance its development.

DISCLAIMER INFORMATION AND SIGNATURE:

Disclaimer:

I HEREBY CERTIFY that I have the authority to apply for financial assistance on behalf of the entity described herein, and that the information contained herein and attached hereto is true, complete, and correct to the best of my knowledge.

I acknowledge and agree that all County contracts and programs are subject to Federal Guidelines and Regulations, the Ohio Revised Code, the Cuyahoga County Charter, and all County Ordinances including all information submitted as part of this application is a public record.

I understand that any willful misrepresentation on this application or on any of the attachments thereto could result in a fine and/or imprisonment under relevant local, state, and/or federal laws or guidelines.

I agree that at any time, any local, state, or federal governmental agency, or a private entity on behalf of any of these governmental agencies, can audit these dollars and projects.

Printed Name:

Signature:

Date:

Additional Documents

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

Letter of Support-PRUMC-11 2022 Pearl Road_support land relevel process

Phase II and Cover Letters

ARPA Funds RFP Old Brooklyn - St. Luke's Conceptual Budget 11.22.22

Drawings CLE ARPA RFP Desmone-Tipping Point-Memphis and Pearl Development

Letter of Support-Harsh- Desmone Memphis Pearl Project

Signed MOU

OneDrive_1_2-27-2023

24. Phase I Environmental Site Assessment

County Council of Cuyahoga County, Ohio

Resolution No. R2023-0199

Sponsored by: County Executive Ronayne/Department of Development	A Resolution adopting the 2023 Economic Development Plan in accordance with Section 7.05 of the Cuyahoga County Charter and Section 801.01 of the Cuyahoga County Code; and declaring the necessity that this Resolution become immediately effective.
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WHEREAS, Section 7.05 of the Cuyahoga County Charter required the Director of Development, in conjunction with the County Executive and in consultation with the Economic development Commission, to prepare and present to the Council by the first day of June of each year a proposed five-year economic development plan for the County, for actions to be carried out by the county itself, and in cooperation with other public and private agencies and organizations, for the purpose of enhancing the prosperity and well-being of the County and its residents and communities; 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. The County’s 2023 five-year economic development plan, including all changes thereto approved by Council, is hereby adopted in accordance with Section 7.05 of the Cuyahoga County Charter and Section 801.01 of the Cuyahoga County Code. The final adopted plan is attached hereto as Exhibit A and incorporated herein by reference.

SECTION 2. Pursuant to Section 801.02 of the Cuyahoga County Code, the Clerk of Council is hereby authorized to publish the 2023 five-year economic development plan adopted by County Council pursuant to Section 7.05 of the Cuyahoga County Charter on the County Council’s website.

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, and 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



CUYAHOGA COUNTY FIVE- YEAR ECONOMIC DEVELOPMENT PLAN

2023-2027

June 1, 2023

Chris Ronayne, County Executive
Cuyahoga County Economic Development Commission
Department of Development
Cuyahoga County Council

Economic Development Commission Members

Chris Ronayne

Chair

Cuyahoga County Executive

Mayor Justin Bibb

City of Cleveland (represented by Jeffery Epstein, Chief Integrated Development Officer, and by Tessa Jackson, Director of Economic Development)

Jack Schron

Vice - Chair

County Council Member, Chair of Economic Development Committee

Executive Secretary, North Shore Federation of Labor AFL-CIO

William Friedman

President and CEO, Cleveland Port Authority

Brian Hall

Investor, Representative of Nonprofits

Baiju Shah

President and CEO, Greater Cleveland Partnership

Mayor Edward Kraus

City of Solon, Mayors and Managers

Marc Byrnes

Chairman Emeritus, Oswald Companies

Development Staff

Paul Herdeg

Director of Development

Vaughn Johnson

Deputy Director for Economic Development and Workforce Innovation

Overview

As Cuyahoga County emerges from the economic dislocations caused by COVID-19, our businesses and residents face a new set of economic challenges including ongoing rent and price inflation, persistent labor shortages, and still-fragile supply chains for raw materials and components vital to our manufacturers.

We face these challenges with many significant economic resources – a favorable location with abundant fresh water and low risks from major natural disasters; mature transportation and logistics networks including water, rail, and highways; cultural and recreational assets to support our talent attraction efforts; nationally ranked hospitals and universities generating a stream of medical innovations; entrepreneurs and small business owners driving regional growth and hiring locally; well-organized philanthropic institutions with expertise in understanding and addressing the social determinants of health and work; and last but not least, new leadership at both the City of Cleveland and Cuyahoga County dedicated to advancing equity, regionalism, and opportunity in the urban core and countywide.

Cuyahoga County will embrace Integrated Development, which can be defined as a deliberate approach to connect the design, delivery and evaluation of programs across disciplines and sectors to produce an amplified, lasting impact.

Integrated Development will draw on county level resources in housing and community development, economic development, sustainability, transit and mobility, planning, and infrastructure / public works to execute key strategies for economic development. This advances our mission, set forth in the County Charter:

The County shall have as a primary responsibility the promotion and enhancement of the economic well-being and prosperity of the County and all of its residents. In furtherance of that purpose, the County shall... develop and implement policies, programs and activities for the expansion and enhancement of economic activity in the County so as to create and preserve jobs and employment opportunities for and available to residents of the County.

The Department of Development shall coordinate... programs and activities that relate to economic development, including identification of the causes of unemployment and economic underdevelopment among segments of the population and within communities in the County and the development of programs and activities to remedy such condition

Alignment with Existing Economic Development Strategies

Cuyahoga County executes its economic development work aligned with existing strategies of other regional economic development initiatives. These include:

- Cleveland Innovation Project
- Greater Cleveland Partnership “All In” Plan
- Team Northeast Ohio Strategic Plan
- Cleveland Talent Alliance Strategy

With some variation, each of these economic development strategies draws on the fundamental need to fully use Cuyahoga County’s economic assets in order to achieve equitable economic growth that benefits all of our residents. Aligned with these regional strategies, Cuyahoga County will use its own resources and act with others in the economic develop system for the following objectives:

Objective 1: Promote County assets for business attraction and growth

Strategy 1.1: Carry out key County activities to re-establish standing as a regional and national economic hub

Activity 1.1.1: Build on existing investments of Cuyahoga County’s own funds, available due to receipt of American Rescue Plan funding, to support transformative activities and projects with lasting impact.

Activity 1.1.2: Partner with the County’s education stakeholders to improve the County’s educational attainment and competitive position. This includes Pre-Cle, K-12 education providers, Say Yes, and Tri C.

Activity 1.1.3: Promote key regional business assets, including NASA Glenn Research Center, JumpStart, Nottingham Spirk, and our major hospital systems, to drive innovation and development.

Activity 1.1.4: Support regional branding and marketing for business and talent attraction.

Activity 1.1.5: Partner with early-stage business assistance and funding organizations such as JumpStart to foster new industries, particularly where Cuyahoga County has a competitive advantage. Examples include industries related to water, advanced manufacturing and health care.

Activity 1.1.6: Partner with Cuyahoga County communities, Team NEO, the County Planning Commission, and the County Land Bank to assemble, make ready for development, and market sites for job creating traded sector activities, including supply chain for electric vehicle and computer chip manufacturing.

Activity 1.1.7: Fully use and leverage available public and private sector investment capital, including capital to make brownfield sites economically viable, and leveraging the Opportunity Zone tax incentive.

Activity 1.1.8: Extend affordable access to broadband to every county resident, as a path to digital technology literacy and innovation, for full workforce participation, and to enhance the education system.

Strategy 1.2: Support business attraction, retention and expansion

Activity 1.2.1: Assist Cuyahoga County's 59 member communities to assemble, make ready, and market their key real estate sites to attract national and regional traded sector businesses. Support existing systems such as Site Ohio, while advocating for regional and statewide site promotion efforts to include Cuyahoga County sites. When appropriate, support development of very large industrial sites in adjacent counties for job creating traded sector uses that will provide supply chain business opportunities for Cuyahoga County firms and employment for Cuyahoga County residents.

Activity 1.2.2: In a collaborative marketing effort, promote Cuyahoga County's assets including affordable housing, quality of life, and skilled workforce, to attract both regional and national business relocations.

Activity 1.2.3: Continue partnerships with Ohio Means Jobs, Team NEO, and municipal economic development staff, to coordinate targeted, strategic business-calling programs among these regional actors, municipalities, and the County's Skill-Up business concierge service, to accelerate business growth in Cuyahoga County.

Strategy 1.3: Support manufacturing, including international exports, and promote innovation among small and medium manufacturers

Activity 1.3.1: Recognize and support its legacy industries, including steel, automotive, and machine tools, as well as the growth of newer industries.

Activity 1.3.2: Through economic development partners like MAGNET, and maker spaces like ThinkBox, work to strengthen, grow, and accelerate advanced manufacturing through innovation and advanced technologies including Manufacturing 4.0, 3D printing and digital manufacturing, while simultaneously supporting workforce development for a pipeline of trained workers to fuel that growth.

Activity 1.3.3: Support the Port of Cleveland's "Cleveland to Europe Express" which offers regional manufacturers reliable and local means to export products to international markets, and to develop a more holistic export strategy including goods, services, and tourism.

Strategy 1.4: Create an innovation / entrepreneurship continuum supported by place-based strategies including electric supply Microgrids

Supporting the innovation economy in Cuyahoga County and Northeast Ohio will continue to be a key economic priority. The County will continue to support Team NEO's efforts in advancing innovation clusters. This effort is a critical component of positioning regional economic growth with respect to the industries of the future.

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Activity 1.4.5: Utilize existing assets, including Greater Cleveland's strong health technology innovation system, and the major hospital systems, to attract health care businesses to the region.

Activity 1.4.6: Develop Microgrid districts in multiple locations across the county. Power supply reliability and local generation of sustainable power will attract and retain business in these areas.

Activity 1.4.7: Leverage JumpStart's access to Ohio Third Frontier funding to magnify the impact of locally generated funding for support of startup and early stage technology innovation firms. As these firms mature, provide resources to encourage and support their growth within Cuyahoga County.

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Activity 2.1.1: Support business growth and profitability through a workforce pipeline that delivers a sufficient and steady supply of qualified candidates at all skill levels to keep jobs filled.

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Cuyahoga County will support existing workforce development programs to promote rehabilitation and social reintegration of the re-entry population and will encourage private-sector employers to remove bright-line barriers to employment for job-seekers with criminal records.

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Continue support for the Workforce Funders Group, participating in creating shared systems-level goals and priorities that drive better coordination and guide all local and regional workforce planning and funding decisions. Leverage the Workforce Development Board’s substantial federal resources and leadership within the broader workforce development system to advance county workforce goals.

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Activity 2.2.2: Fully engage and support the Cleveland Talent Alliance's work to attract and retain talent, especially persons with in-demand post-secondary educational credentials.

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Activity 2.3.2: Implement Vibrant NEO 2040's recommendation to increase affordable public and other transportation options better connecting communities to workplaces, particularly in Cuyahoga County's suburbs. Align this work with ongoing research into Job Hubs as a tool for focusing reinvestment in the urban core and appropriate transportation infrastructure.

Objective 3: Embrace equity as a driver of countywide economic growth

Strategy 3.1: Implement Economic Development Equity Initiatives

Cuyahoga County has activated its Equity Commission in conjunction with its Citizens Advisory Council on Equity. With the formation and staffing of a Department of Equity, Cuyahoga County maintains its ongoing commitment to diversity, equity, and inclusion as an employer, and also through all of its programs, services, and activities. Economic Development equity initiatives include:

Activity 3.1.1: Support implementation of the Cleveland Innovation Project, which emphasizes inclusion and resource access to minority tech-based businesses and talent.

Activity 3.1.2: Provide ongoing funding to small business support partners for their focused support to minority and women-owned businesses, including working capital lending.

Activity 3.1.4: Research and as appropriate establish affirmative minority hiring and minority business contracting goals for direct county economic development borrower.

Activity 3.1.5: Support development of jobs accessible to residents of distressed communities.

Activity 3.1.6: Direct public sector resources to support economic opportunities for residents and businesses in Cuyahoga County's Equity Zones.

Strategy 3.2: Implement the Housing Policy through the Housing Program

Activity 3.2.1 Through a strategic planning process led by the Director of Housing and Community Development, update the existing Housing Policy and identify additional housing development resources.

Activity 3.2.2. Cuyahoga County will operate the Cuyahoga County Housing Program to provide resources for implementation of Housing Plan components, specifically, Access to Capital and Confidence in the Housing Market. The Program includes the Cuyahoga County Land Reutilization Corporation as a partner and runs through 2025. Thirty million dollars allocated to the Housing Program over six years focuses on expanding and creating programming for home repair, low dollar mortgages, and other activities to increase property values throughout the County.



CUYAHOGA COUNTY FIVE- YEAR ECONOMIC DEVELOPMENT PLAN

2023-2027

Draft Substitute version July 5, 2023

Chris Ronayne, County Executive
Cuyahoga County Economic Development Commission
Department of Development
Cuyahoga County Council

Economic Development Commission Members

Chris Ronayne

Chair

Cuyahoga County Executive

Jeffery Epstein

Chief Integrated Development Officer, City of Cleveland, representing Mayor Bibb

Jack Schron

Vice - Chair

County Council Member, Chair of Economic Development Committee

Leonard DiCosimo

Executive Secretary, North Shore Federation of Labor AFL-CIO

William Friedman

President and CEO, Cleveland Port Authority

Brian Hall

Investor, Representative of Nonprofits

Baiju Shah

President and CEO, Greater Cleveland Partnership

Mayor Edward Kraus

City of Solon, Mayors and Managers

Marc Byrnes

Chairman Emeritus, Oswald Companies

Staff

Debbie Berry

Deputy Chief of Integrated Development, Cuyahoga County

Paul Herdeg

Director of Development

Vaughn Johnson

Deputy Director for Economic Development

Overview

As Cuyahoga County emerges from the economic dislocations caused by COVID-19, our businesses and residents face a new set of economic challenges including ongoing rent and price inflation, persistent labor shortages, and still-fragile supply chains for raw materials and components vital to our manufacturers.

We face these challenges with many significant economic resources – a favorable location with abundant fresh water and low risks from major natural disasters; mature transportation and logistics networks including water, rail, and highways; cultural and recreational assets to support our talent attraction efforts; nationally ranked hospitals and universities generating a stream of medical innovations; entrepreneurs and small business owners driving regional growth and hiring locally; well-organized philanthropic institutions with expertise in understanding and addressing the social determinants of health and work; and last but not least, new leadership at both the City of Cleveland and Cuyahoga County dedicated to advancing equity, regionalism, and opportunity in the urban core and countywide.

Cuyahoga County will embrace Integrated Development, which can be defined as a deliberate approach to connect the design, delivery and evaluation of programs across disciplines and sectors to produce an amplified, lasting impact.

Integrated Development will draw on county level resources in housing and community development, economic development, sustainability, transit and mobility, planning, and infrastructure / public works to execute key strategies for economic development. This advances our mission, set forth in the County Charter:

The County shall have as a primary responsibility the promotion and enhancement of the economic well-being and prosperity of the County and all of its residents. In furtherance of that purpose, the County shall... develop and implement policies, programs and activities for the expansion and enhancement of economic activity in the County so as to create and preserve jobs and employment opportunities for and available to residents of the County.

The Department of Development shall coordinate... programs and activities that relate to economic development, including identification of the causes of unemployment and economic underdevelopment among segments of the population and within communities in the County and the development of programs and activities to remedy such condition

Alignment with Existing Economic Development Strategies

Cuyahoga County executes its economic development work aligned with existing strategies of other regional economic development initiatives. These include:

- Cleveland Innovation Project
- Greater Cleveland Partnership “All In” Plan
- Team Northeast Ohio Strategic Plan
- Cleveland Talent Alliance Strategy
- Northeast Ohio Workforce Development Plan

Additionally, over the next year, Cuyahoga County itself will review and align the high level plans of its various functional departments, including this Economic Development Plan, its Housing Plan, and its Health and Human Services Plan.

Metrics

Four types of measurement relate to this Economic Development Plan. Currently Cuyahoga County is reviewing its performance measurement system to focus on measures which have timely available data at the county level. Measures include:

- Community level indicators such as county GDP (Gross Domestic Product), median household income, median household net worth, poverty rate, and labor force participation rate, all dis-aggregated by race whenever feasible.
- Countywide economic development specific measures such as net new business starts, number of business attraction and business growth “wins”, working age population, early stage funding, and total capital invested.
- Outcome measures for county operated economic development programs, such as numbers of businesses assisted, amount of funding provided, additional funding leveraged, new jobs created, and jobs retained.
- Outcome measures for county operated workforce development programs, such as workers trained on the job, and entry level workers placed in jobs.

2023 Economic Development Initiatives

Led by County Executive Chris Ronayne, Cuyahoga County is undertaking significant economic development initiatives in the following areas in 2023:

- Freshwater Institute – fully developing and utilizing our abundant fresh water resources, including riverfront and lakefront activation, as well as our plentiful supply of fresh water, to attract new residents and businesses.
- Cuyahoga Green Energy – leading innovation and commercial development of new technologies including microgrids, to mitigate the impacts of climate change, reduce harmful emissions, and preserve our precious fresh water.
- Transit Oriented Development (TOD) – creating opportunities for more Cuyahogans to live and work in connected places with robust transportation options by developing a county-wide TOD implementation plan.
- Workforce development for jobs of today and tomorrow – aligning early childhood programming, public K-12 education, post-secondary education, and workforce training, to fully prepare all residents for jobs of the future.
- Office of International Services – supporting newcomers as they take their place in our economy, as workers and as business owners, including culturally competent workforce development and business services, to restore our county population and supply needed talent for industries.
- Placemaking – from vibrant waterfront locations to other significant centers of entertainment, recreation, and social interaction, creating places that will attract talented new residents and energize local economic activity, with sustainable living opportunities all our residents can afford.
- Office of Small Business – supporting entrepreneurs as they start new businesses, and supporting the growth of our small businesses.
- Development site assembly – supporting our municipalities to position their currently vacant land for productive, job-creating, re-uses, including funding towards site assembly and environmental remediation costs.

Objectives, Strategies, and Activities

Cuyahoga County will use its own staff and funding, and will engage with other members of the regional economic development “ecosystem,” to advance the following objectives, strategies, and activities for economic development.

Objective 1: Promote County assets for business attraction and growth

Strategy 1.1: Carry out key County activities to re-establish standing as a regional and national economic hub

Activity 1.1.1: Build on existing investments of Cuyahoga County’s own funds, available due to receipt of American Rescue Plan funding, to support transformative activities and projects with lasting impact.

Activity 1.1.2: Partner with the County’s education stakeholders to improve the County’s educational attainment and competitive position. This includes Pre-Cle, K-12 education providers, Say Yes, and Tri C.

Activity 1.1.3: Promote key regional business assets, including NASA Glenn Research Center, JumpStart, university research offices, and our major hospital systems, to drive innovation and development.

Activity 1.1.4: Support regional branding and marketing for business and talent attraction.

Activity 1.1.5: Partner with early-stage business assistance and funding organizations to foster new industries, particularly where Cuyahoga County has a competitive advantage. Examples include industries related to water, advanced manufacturing and health care.

Activity 1.1.6: Partner with Cuyahoga County communities, Team NEO, the County Planning Commission, and the County Land Bank to assemble, make ready for development, and market sites for job creating traded sector activities, including supply chain for electric vehicle and computer chip manufacturing.

Activity 1.1.7: Fully use and leverage available public and private sector investment capital, including capital to make brownfield sites economically viable, and leveraging the Opportunity Zone tax incentive.

Activity 1.1.8: Extend affordable access to broadband to every county resident, as a path to digital technology literacy and innovation, for full workforce participation, and to enhance the education system.

Strategy 1.2: Support business attraction, retention and expansion

Activity 1.2.1: Assist Cuyahoga County's 59 member communities to assemble, make ready, and market their key real estate sites to attract national and regional traded sector businesses. Support existing systems such as Site Ohio, while advocating for regional and statewide site promotion efforts to include Cuyahoga County sites. When appropriate, support development of very large industrial sites in adjacent counties for job creating traded sector uses that will provide supply chain business opportunities for Cuyahoga County firms and employment for Cuyahoga County residents.

Activity 1.2.2: In a collaborative marketing effort, promote Cuyahoga County's assets including affordable housing, quality of life, and skilled workforce, to attract both regional and national business relocations.

Activity 1.2.3: Continue partnerships with Ohio Means Jobs, Team NEO, and municipal economic development staff, to coordinate targeted, strategic business-calling programs among these regional actors, municipalities, and the County's Skill-Up business concierge service, to accelerate business growth in Cuyahoga County.

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