



**AGENDA**  
**CUYAHOGA COUNTY COMMUNITY DEVELOPMENT COMMITTEE MEETING**  
**MONDAY, JULY 10, 2023**  
**CUYAHOGA COUNTY ADMINISTRATIVE HEADQUARTERS**  
**C. ELLEN CONNALLY COUNCIL CHAMBERS – 4<sup>TH</sup> FLOOR**  
**10:00 AM**

**Committee Members:**

**Cheryl L. Stephens, Chair – District 10**  
**Pernel Jones Jr., Vice Chair – District 8**  
**Sunny M. Simon - District 11**  
**Michael J. Gallagher - District 5**  
**Patrick Kelly - District 1**

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. PUBLIC COMMENT**
- 4. APPROVAL OF MINUTES FROM THE JUNE 26, 2023 MEETING [See Page 3]**
- 5. MATTERS REFERRED TO COMMITTEE**
  - a) **R2023-0188: A Resolution awarding a total sum, not to exceed \$10,000, to Enlightened Solutions for Project Noir from the District 9 ARPA Community Grant Fund; and declaring the necessity that this Resolution become immediately effective. [See Page 6]**
  - b) **R2023-0191: A Resolution awarding a total sum, not to exceed \$100,000, to the McGregor Foundation for the McGregor Independent Living Project from the District 10 ARPA Community Grant Fund; and declaring the necessity that this Resolution become immediately effective. [See Page 17]**

## **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 COMMUNITY DEVELOPMENT COMMITTEE MEETING  
MONDAY, JUNE 26, 2023  
CUYAHOGA COUNTY ADMINISTRATIVE HEADQUARTERS  
C. ELLEN CONNALLY COUNCIL CHAMBERS – 4<sup>TH</sup> FLOOR  
10:00 AM

1. CALL TO ORDER

**Chairwoman Stephens called the meeting to order at 10:04 a.m.**

2. ROLL CALL

**Ms. Stephens asked Clerk Richardson to call the roll. Committee members Stephens, Gallagher and Kelly were in attendance and a quorum was determined. Vice Chair Jones and Committee Member Simon arrived shortly after the roll call was taken. Councilmember Turner was also in attendance.**

3. PUBLIC COMMENT

**There were no public comments given.**

4. APPROVAL OF MINUTES FROM THE JUNE 5, 2023 MEETING

**A motion was made by Mr. Gallagher, seconded by Mr. Kelly, and approved by unanimous vote to approve the minutes from the June 5, 2023 meeting.**

5. MATTERS REFERRED TO COMMITTEE

- a) R2023-0164: A Resolution awarding a total sum, not to exceed \$200,000, to Case Western Reserve University for the Wade Park Community Engagement Center Project from the District 7 ARPA Community Grant Fund; and declaring the necessity that this Resolution become immediately effective.

**Mr. Julian Rogers, Assistant Vice President of Local Government and Community Relations for Case Western Reserve University, addressed the Committee regarding Resolution No. R2023-0164. Discussion ensued.**

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

**On a motion by Ms. Stephens with a second by Mr. Gallagher, Resolution No. R2023-0164 was considered and approved by unanimous vote to be referred to the full Council agenda for second reading.**

- b) R2023-0172: A Resolution awarding a total sum, not to exceed \$50,000, to the West Side Community House for the West Side Community House 2023 Strategic Plan from the District 7 ARPA Community Grant Fund; and declaring the necessity that this Resolution become immediately effective.

**Ms. Rachelle Milner, Executive Director of West Side Community House, addressed the Committee regarding Resolution No. R2023-0172. Discussion ensued.**

**Committee members asked questions of Ms. Milner pertaining to the item, which she answered accordingly.**

**On a motion by Mr. Jones with a second by Mr. Gallagher, Resolution No. R2023-0172 was considered and approved by unanimous vote to be referred to the full Council agenda for second reading.**

- c) R2023-0175: A Resolution awarding a total sum, not to exceed \$50,000, to the St. Clair Superior Development Corporation for the St. Clair Superior Wayfinding Plan and Sign Design Program from the District 7 ARPA Community Grant Fund; and declaring the necessity that this Resolution become immediately effective.

**Mr. Jeremy Taylor, Executive Director of the St. Clair Superior Development Corporation, addressed the Committee regarding Resolution No. R2023-0175. Discussion ensued.**

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

**On a motion by Mr. Jones with a second by Ms. Simon, Resolution No. R2023-0175 was considered and approved by unanimous vote to be referred to the full Council agenda for second reading.**

- d) R2023-0176: A Resolution awarding a total sum, not to exceed \$30,000, to the Building & Leveraging Opportunities Foundation for Project Fresh Start – Empowering Families Through Homeownership from the District 9 ARPA Community Grant Fund; and declaring the necessity that this Resolution become immediately effective.

**Mr. Orlando Grant, Board Chairman of the Building & Leveraging Opportunities Foundation, addressed the Committee regarding Resolution No. R2023-0176. Discussion ensued.**

**Committee members and Councilmember asked questions of Mr. Grant pertaining to the item, which he answered accordingly.**

**On a motion by Mr. Jones with a second by Ms. Simon, Resolution No. R2023-0176 was considered and approved by unanimous vote to be referred to the full Council agenda for second reading.**

#### **6. MISCELLANEOUS BUSINESS**

**There was no miscellaneous business.**

#### **7. ADJOURNMENT**

**With no further business to discuss, Chairwoman Stephens adjourned the meeting at 11:03 a.m., without objection.**

# County Council of Cuyahoga County, Ohio

## Resolution No. R2023-0188

Sponsored by: <b>Councilmember Turner</b>	<b>A Resolution</b> awarding a total sum, not to exceed \$10,000, to Enlightened Solutions for Project Noir from the District 9 ARPA Community Grant Fund; and declaring the necessity that this Resolution become immediately effective.
---	---

**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 9 ARPA Community Grant Fund in the amount of \$10,000 to Enlightened Solutions for Project Noir; and

**WHEREAS**, Enlightened Solutions estimates approximately 150 people will be served annually through this award; and

**WHEREAS**, Enlightened Solutions estimates the total cost of the project is \$235,082; and

**WHEREAS**, Enlightened Solutions indicates the other funding source(s) for this project includes:

- A. \$10,000 from the St. Luke’s Foundation;
- B. \$50,000 from the Fowler Family Foundation;
- C. \$25,550 from individual giving;
- D. \$50,000 from the Cleveland Foundation, Black Futures Fund; and

**WHEREAS**, Enlightened Solutions is estimating the start date of the project will be July 2023 and the project will be completed by June 2024; and

**WHEREAS**, Enlightened Solutions requested \$10,000 from the District 9 ARPA Community Grant Fund to complete this project; and

**WHEREAS**, the Cuyahoga County Council desires to provide funding in the amount of \$10,000 to Enlightened Solutions 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 \$10,000 to Enlightened Solutions from the General Fund made available by the American Rescue Plan Act revenue replacement provision for Project Noir.

**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







# Cuyahoga County Council

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

## COUNTY AMERICAN RESCUE PLAN ACT APPLICATION

<b>APPLICANT INFORMATION:</b>	
<b>Name of Requesting Entity (City, Business, Non-Profit, etc.):</b> Enlightened Solutions	
<b>Address of Requesting Entity:</b> 2814 Detroit Avenue, Cleveland, Ohio 44113	
<b>County Council District # of Requesting Entity:</b> Ward 7	
<b>Address or Location of Project if Different than Requesting Entity:</b>  This initiative is meant to extend its reach to Northeast Ohio, and it does not have a particular location or address. Our roundtable conversations are expected to take place in different neighborhoods located in Cuyahoga County.	
<b>County Council District # of Address or Location of Project if Different than Requesting Entity:</b>  <b>Address of Entity:</b>	
<b>Contact Name of Person Filling out This Request:</b> Bethany Studenic	
<b>Contact Address if different than Requesting Entity:</b> Same as the above address.	
<b>Email:</b> bethany@enlightened-solutions.com	<b>Phone:</b> 330.466.6780
<b>Federal IRS Tax Exempt No.:</b> 83-2196569	<b>Date:</b> June 14, 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):**

### **Enlightened Solutions Project Noir Expanded**

#### **Why The Project Is Needed:**

When Bloomberg's CityLab analyzed data describing "livability" for Black women across the US, they found that "the stark inequities between white men and black women are felt everywhere in the U.S., and no region feels that worse than the Midwest, where the metros with the largest black women populations consistently show up as among the worst for those women. Pittsburgh and Cleveland duke it out at the bottom of the rankings for health outcomes, educational outcomes, and overall outcomes."

Poor livability measures often translate into inequities for black women in terms of income status, health conditions, and educational accomplishment. In Greater Cleveland, we see disparities in maternal and infant mortality rates, workplace advancement and salaries, and mental and physical health outcomes.

**Workplace:** Through our Project Noir research, we compiled data that showed that Black Women in Cleveland are routinely passed over for promotions, paid less, asked to train their counterparts, excluded from training and opportunities for growth, and penalized for utilizing benefits at an alarming rate in our community.

**Healthcare:** When seeking medical assistance, Black Women reported being unnecessarily interrogated about their sexual and reproductive health, accused of fabricating symptoms, and overall poorly diagnosed, treated, and cared for. As recently as 2019, medical textbooks noted as truth that black people tended to exaggerate their symptoms and pain levels. This results in a foundational lack of trust in the healthcare system for Black Women and their families.

**Education:** And finally, in the educational system, we found that Black Women and girls felt discouraged, policed, disciplined, belittled, and manipulated, and were encouraged to think small and aim low. Obstacles are purposely placed - educational gaslighting, discriminatory policies, and intentional deprivation of academic resources prevent Black women from achieving professional success.

Our vision is that by amplifying the need to lift up the voices of those most marginalized within these systems, and creating enlightened solutions through more in-depth research, advocacy and self-determination and organizational change via true, diversity, equity and inclusion training and practice, we will create an opportunity for all people in our community to realize their full potential.

#### **Organizational Goals and Activities Planned for the Project over the next 24 Months:**

1. Gather and report updated data through Project Noir Expanded; this data can be leveraged for several uses with our partners such as the City of Cleveland's Commission for Black Women and Girls, Federal Reserve Bank, Cleveland Metropolitan Bar Association, and corporate and community DEI engagements;
2. Re-engage and expand our interactions with the community and build upon our successful work in Cuyahoga and surrounding counties through canvassing and convenings;
3. Build systemic literacy for diversity, equity and inclusion in these communities through speaking engagements and trainings;

4. Assist individuals in navigating exclusionary systems through roundtable discussions and individualized plans; These plans may include consultations to make safety and mitigation plans, ongoing processing and trauma support, authoring and review of formal complaints, and physical representation in Human Resources meetings.
5. Develop a toolkit with checklists and tools for advocacy among marginalized individuals; including an expansion of our [original safety planning sheet](#);
6. Organize for greater economic and social liberation, by crafting powerful solutions and systems that are fair to all, starting with the liberation of the most marginalized.

### **Methods for Project Evaluation**

For the evaluation of these goals, Enlightened Solutions utilizes evidence-based practices while layering innovative and responsive frameworks as needed. We employ an emergent design approach to our work, meaning we respond to the community's needs, rather than prescribing solutions. In addition, our work is trauma-informed, as we structure our questions, support, and care around an acknowledgment of shared systemic trauma.

In addition to collecting and publishing data on challenges, our goal is to improve the mental health of participants experiencing systemic trauma and to assist them with achieving identified goals within systems like retaining employment, finding a new job, or reporting harassment.

- Due to participating in the expanded Project Noir surveying and community roundtables, 80% of 150 women will report greater self-determination after attending a series of six educational and advocacy community roundtables to alleviate systemic oppression.
- Through captured data, 80% of the program participants will report this program will reduce feelings of isolation in systemic trauma.
- Through captured data, 25% of the program participants will report an increase in economic mobility resulting from participating in our program.
- We will assist at least 25 community members through personalized workforce planning, emphasizing reaching marginalized members in achieving their goals co-developed with Enlightened Solutions staff.

Finally, we will create a toolkit to be dispersed to Project Noir Expanded participants and the community-at-large. This toolkit will include checklists, safety guides, and how-to instructions on personal and professional advocacy and self-determination. For example, we are developing an equitable policy manual for employers by way of the information gathered through our support groups, and survey data.

<b>Project Start Date:</b> <b>July 01, 2023</b>	<b>Project End Date:</b> <b>June 30, 2024</b>
--	--

## **IMPACT OF PROJECT:**

**Who will be served:**

We encounter marginalized populations in a large variety of settings, inclusive of diverse neighborhoods. We are conducting the Project Noir survey to hear from Black women from various social and economic backgrounds. We value their voices and believe they should be heard. To ensure the privacy and safety of our participants, we will conduct the survey anonymously. The feedback we receive will be utilized to invite individuals to community roundtables where we can engage in further dialogue and gain additional perspectives. Although our main focus is on Black women, we welcome participation from people of all genders and backgrounds. Our ultimate goal is to broaden our efforts and enhance our ability to support and empower marginalized communities, with a particular emphasis on prioritizing the experiences of Black women.

Our direct support participants include individuals who faced systemic marginalization at work, healthcare professionals, and professional students. We know Northeast Ohio residents need support in navigating exclusionary systems and our organizational goal is to expand our capacity within this realm.

**How many people will be served annually:**

We will reach **150 women** through a minimum of six community roundtables focusing on systemic exclusion. Through these roundtable discussions, we anticipate identifying a **minimum of 25 women** who will benefit from our navigation services. Those services include creating individualized plans with connections to mental health and legal resources.

In tandem, we will launch an expanded Project Noir survey to a **minimum of 450 women** to renew our data and begin expanding our understanding of local exclusionary tactics. This survey will be separated into three parts, allowing us to drill down further than ever into the community's bottlenecks and challenges.

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

In order to protect the privacy and safety of the participants, our survey is conducted anonymously. Although this approach makes it difficult to verify income levels, it enables us to concentrate our efforts on the needs of Black Women in our area. In our original survey, 50% of respondents indicated they served in entry-level or staff roles. These women face a range of obstacles due to their intersectional identities of race and gender. Our approach focuses on providing support to those who receive the least support first, and then expanding our practices to other groups as our work grows. We anticipate that the project's efforts will benefit individuals with varying income levels, including those with low, moderate, and high incomes.

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

This project provides an opportunity for community members to share their perspective and experiences with local systems. This positioning in the community allows us to give voice to the community's experience, especially when that experience does not align with the talking points of local institutions. This allows us to drive accountability in this region, by pushing back on systems that claim equality has been attained, or that inequality is not as bad or urgent as it truly is for those who are actively experiencing it.

Acknowledging the significant barriers that racism can create to health and well-being, particularly for marginalized racial or ethnic groups, is crucial. At Enlightened Solutions, we understand the impact of these disparities on Cleveland's people of color and low-income communities. Sadly, many of these communities are compelled to reside and work in environments where disparities are widespread, owing to discrimination in policy-making, law enforcement, and deliberate targeting. Cleveland has been ranked as the worst place for livability for Black Women and Girls, and it's one of the reasons why.

As an organization, we firmly believe that system change is essential to addressing these issues. We advocate at every level and leverage every opportunity to bring awareness to the broken systems in Cleveland, working hard to find solutions that protect communities of color from racial inequities based on their zip code. Our work alongside the City Council and the Mayor to establish a Commission for Black Women and Girls is aimed at addressing all factors that oppress and impact their health and safety in the City of Cleveland.

Enlightened Solutions recognizes that an educated population is a powerful tool. Supporting and empowering a well-educated community of advocates can enable us to collectively take action to upend Greater Cleveland's livability and impact urban core racism as a health crisis issue. That's where Project Noir Expanded comes in. It's the opportunity for us to make a real impact and effect change in Cleveland's communities of color, and address Racism as a Health Crisis.

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

Enlightened Solutions is a Black-led and women co-led organization with co-founders Chinenye Nkemere and Bethany Studenic, JD/LISW as full-time paid co-leaders. In addition, our team consists of four paid consultants and two paid part-time interns. 20 community volunteers assist as needed. Funding this project allows Enlightened Solutions to maintain its current staff of 5 employees, however at a full-time level.

**Address of Entity:**

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

Enlightened Solutions' research and programs are for all women, and we find a high propensity of our participants are millennials and Gen Z women and girls who care deeply about climate change and are disproportionately impacted living in marginalized communities. They want to see a difference, not just in the workplace, healthcare, and educational systems, but in policies promoting social justice and protecting our planet. Every step of the way, we are there to create the environment most needed to thrive.

Several Project Noir participants discussed how ecological injustice has impacted their lives. One participant shared her story of growing up in a brownfield, losing family at an early age to disease, and then discovering she is unable to have children because of her exposure. Climate justice often seems like a nebulous concept, but the reality is that it is directly impacting lives in our city on a daily basis.

Enlightened Solutions understands and recognizes through policies, rules, and regulations, people of color and low-income communities in Cleveland are too often forced to live near sources of toxic waste and pollution. The discrimination in environmental policy-making, the enforcement of regulations and laws, and the deliberate targeting of communities of color are prevalent and a part of the reason Cleveland is ranked as the worst place for livability for Black Women and Girls. This alone is why system change is so important to us as an organization. We advocate at every level and leverage every opportunity to bring awareness to the broken systems in Cleveland and work hard to find solutions to protect communities of color from climate change and racial inequities based on their zip code.

Advocating alongside the City Council and the Mayor for the Commission for Black Women and Girls, we seek to address all factors that oppress and impact their health and safety in the City of Cleveland. We must preserve the image of a "Green City on a Blue Lake," not just the plentiful natural resources, green policies, and walkable communities that reduce our footprint and bring us fresh water, clean air, and an environment with reduced risks of natural disasters.

An educated population is a powerful tool. Enlightened Solutions believes that by supporting a well-educated community of advocates taking collective action to upend Greater Cleveland's livability, we can impact the urban core's environmental issues that are most important to our participants.

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

In 2020 we launched the first iteration of Project Noir, and we have learned over the past two years that more in-depth analysis is needed since our launch. Project Noir was just the first pass at understanding common barriers. There is much more to uncover.

The most common response to systemic oppression that Project Noir participants shared was self-blame. Overwhelmingly, Black Women internalize systemic oppression as individual shortcomings. Many participants reported feeling alone and as if there was something wrong with them. When they read our findings, so many women shared that this was the first time they realized it was not their fault.

**"I've always thought it was me. I work so hard but I thought if I keep failing it must be my fault. I've felt so defeated and alone. When I saw this data and it listed so many things I've been through...I realized it wasn't me after all."** - Project Noir Survey Participant

As we continue our work by surveying and connecting with the Community through our Project Noir, we will have gained enough data to target and identify areas necessary to help Cleveland, and Cuyahoga County unearth the challenges its most marginalized communities face. It will also serve as a catalyst for future community-led Project Noir activities that not only lift the voices of Black Women and Girls, but begin to empower and add to their self-determination by showing them they are not alone and that it is not their fault.

**FINANCIAL INFORMATION:**

**Total Budget of Project:**

\$235,082.00

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

St. Lukes' Foundation - \$10,000  
Fowler Family Foundation - \$50,000  
Individual Giving - \$25,550  
Cleveland Foundation, Black Futures Fund - \$50,000

**Total amount requested of County Council American Resource Act Dollars:**

Enlightened Solutions is seeking \$10,000 in financial support from Cuyahoga County. The \$10,000 support and funding from this grant will enable us to provide more opportunities for the community to be directly involved with Project Noir. It will allow us to broaden our reach through more in-depth data collection across our three primary target areas: Healthcare, Workplaces, and Education. This results in our ability to provide increased resolution to the bottlenecks and challenges Black Women face in our region.

In addition, this funding will support the growth of this project and host the much-needed community roundtables that will enable us to identify the most common barriers faced in the systems of our three target areas.

In summary, we believe Project Noir and Enlightened Solutions are consistent with the mission and interest of Cuyahoga County and hope you will find in your hearts and budget to support our work. We want to create an ongoing partnership with the County to support addressing Racism as a Public Health Crisis and are optimistic this will happen.

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

The ongoing support from foundations, individual donors, and corporations has given us renewed hope for the continuation of this project. We are grateful to the community for their desire to see systems change by providing financial resources for us to do so. We have been invited by the Nord Family Foundation, and the George Gund Foundation to apply for capacity building funds, on a multi-year basis. Our financial model also includes earned income from DEI consulting and research. As our visibility in the community grows, we anticipate the earned income to expand.

**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: Bethany Studenic**

**Signature:**

*Bethany Studenic*

**Date:**

**June 14, 2023**

## Additional Documents

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

N/A



# County Council of Cuyahoga County, Ohio

## Resolution No. R2023-0191

Sponsored by: <b>Councilmember Stephens</b>  Co-sponsored by: <b>Councilmember Turner</b>	<b>A Resolution</b> awarding a total sum, not to exceed \$100,000, to the McGregor Foundation for the McGregor Independent Living Project from the District 10 ARPA Community Grant Fund; and declaring the necessity that this Resolution become immediately effective.
---	--

**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 10 ARPA Community Grant Fund in the amount of \$100,000 to the McGregor Foundation for the McGregor Independent Living Project; and

**WHEREAS**, the McGregor Foundation estimates approximately 80 people will be served annually through this award; and

**WHEREAS**, the McGregor Foundation estimates approximately eight permanent and temporary jobs will be created or retained through this project; and

**WHEREAS**, the McGregor Foundation estimates the total cost of the project is \$34,300,000; and

**WHEREAS**, the McGregor Foundation indicates the other funding source(s) for this project includes:

- A. \$7,500,000 from the McGregor Foundation sponsor loan;
- B. \$15,000,000 in tax credit equity;
- C. \$3,000,000 from HUD Capital Advance;
- D. \$4,500,000 from a seller note for the renovated building purchase;
- E. \$450,000 from the Cuyahoga County HOME funds; and

**WHEREAS**, the McGregor Foundation is estimating the start date of the project will be March 2022 and the project will be completed by August 2023; and

**WHEREAS**, the McGregor Foundation requested \$100,000 from the District 10 ARPA Community Grant Fund to complete this project; and

**WHEREAS**, the Cuyahoga County Council desires to provide funding in the amount of \$100,000 to the McGregor Foundation 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 \$100,000 to the McGregor Foundation from the General Fund made available by the American Rescue Plan Act revenue replacement provision for the McGregor Independent Living 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.



First Reading/Referred to Committee: July 6, 2023  
Committee(s) Assigned: Community Development

Additional Sponsorship Requested: July 6, 2023

Journal \_\_\_\_\_

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



## Cuyahoga County Council

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

### COUNTY AMERICAN RESCUE PLAN ACT APPLICATION

<b>APPLICANT INFORMATION:</b>	
<b>Name of Requesting Entity (City, Business, Non-Profit, etc.):</b> <a href="#">The McGregor Foundation</a>	
<b>Address of Requesting Entity:</b> <a href="#">14900 Private Drive, East Cleveland, Ohio 44112</a>	
<b>County Council District # of Requesting Entity:</b> <a href="#">10</a>	
<b>Address or Location of Project if Different than Requesting Entity:</b> <a href="#">14860 Private Drive, East Cleveland, OH 44112</a>	
<b>County Council District # of Address or Location of Project if Different than Requesting Entity:</b>	
<b>Contact Name of Person Filling out This Request:</b> <a href="#">Ann Conn</a>	
<b>Contact Address if different than Requesting Entity:</b>	
<b>Email:</b> <a href="mailto:ann.conn@mcgregoramasa.org">ann.conn@mcgregoramasa.org</a>	<b>Phone:</b> <a href="tel:216-851-8200">216-851-8200</a>
<b>Federal IRS Tax Exempt No.:</b> <a href="#">34-0714356</a>	<b>Date:</b> <a href="#">6/15/2023</a>

## 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):**

McGregor Independent Living

The project includes development of 80 new units of affordable housing on our East Cleveland senior campus in two different sites. The first is the construction of a new 51,000 square-foot building to support 54 affordable units. The second part of the project includes the renovation of 26 apartments in an existing building located on the same campus. In addition, the renovation includes upgrades to the mechanical and electrical systems of the current building to help reduce the carbon footprint of the living options and reduce overall operating costs. Lastly, the project includes minor updating to an additional 26 affordable units which were placed in service in 2006 to include HVAC replacements, painting, flooring and LED lighting updates. The project will also include beautiful landscaping, walking paths, and eco-friendly parking lots which are funded through a grant from the Northeast Ohio Regional Sewer District.

The construction began on March 1, 2022 and is anticipated to be completed by August 2023.

**Project Start Date:**

3/1/2022

**Project End Date:**

8/15/2023

## **IMPACT OF PROJECT:**

### **Who will be served:**

All units will support households with individuals who are age 62 or older and at or below 60% of the Area Median Income or \$35,880.

### **How many people will be served annually:**

The project includes 80 new affordable apartments which will support at least 80 individuals.

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

Yes. This project will help alleviate poverty within the senior population through the assistance of the HUD 202 subsidy award. This subsidy program provides both a capital contribution to the project and monthly rental assistance to individuals who are age 62 and older and live below 50% of Area Median Household Income (AMHI) or \$29,900. The resident is only required to pay 1/3 of their monthly income for rent and utilities allowing more of their income to be available for other essential expenses like food and medicine.

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

The project is located on the McGregor senior campus which includes independent, assisted living, skilled nursing, long-term care nursing, end of life services and the Program for All-inclusive Care for the Elderly. These units will allow individuals to join the campus and benefit from the health and activity programs of the entire campus offerings.

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

8 created and retained jobs

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

The renovation includes upgrades to the mechanical and electrical systems of the current building to help reduce the carbon footprint of the living options and reduce overall operating costs. In addition, the project includes minor updating to an additional 26 affordable units including HVAC replacements and LED lighting. The project will also include a beautiful eco-friendly stone paver parking lots which are funded through a grant from the Northeast Ohio Regional Sewer District.

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

## **FINANCIAL INFORMATION:**

**Total Budget of Project:**

\$34.3 million

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

The project total is just over \$34.3 million. McGregor is committing \$7.5 million in a sponsor loan alongside \$15 million in tax credit equity, \$3 million in HUD Capital Advance and \$5.9 million in a seller note for the renovated building purchase. In addition, Cuyahoga County committed \$450,000 in HOME funds with the original commitment from the City of East Cleveland of \$100,000 in HOME funds. Unfortunately, the City will not be able to release their funds due to a technical requirement on their HOME funds which has left a gap in the project budget.

**Total amount requested of County Council American Resource Act Dollars:**

\$100,000

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

The project will be sustained through rents that are supported through the HUD 202 program which supports annual rents that are based on the underlying expenses of the costs of running the building. In addition, the project is supported through the tax-credit program.



**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:**

Ann Conn

**Signature:**

*Ann Conn*

**Date:**

6/15/2023

**Additional Documents**

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