



AGENDA
CUYAHOGA COUNTY ECONOMIC DEVELOPMENT & PLANNING
COMMITTEE MEETING
TUESDAY, MAY 30, 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) R2023-0151: A Resolution amending Resolution No. R2022-0445 dated 12/8/2022, which authorized an Economic Development Loan in the amount not-to-exceed \$1,700,000.00 to FMCFP LLC, or its designee, to assist with funding project costs of a mixed-use development project located at 10300 Cedar Avenue, in the City of Cleveland, to amend the terms of the loan as originally presented; and declaring the necessity that this Resolution become immediately effective. [See Page 6]

6. DISCUSSION

7. MISCELLANEOUS BUSINESS

8. 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. R2023-0151

<p>Sponsored by: County Executive Budish/Department of Development</p>	<p>A Resolution amending Resolution No. R2022-0445 dated 12/8/2022, which authorized an Economic Development Loan in the amount not-to-exceed \$1,700,000.00 to FMCFP LLC, or its designee, to assist with funding project costs of a mixed-use development project located at 10300 Cedar Avenue, in the City of Cleveland, to amend the terms of the loan as originally presented; and declaring the necessity that this Resolution become immediately effective.</p>
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WHEREAS, on December 8, 2022, County Council adopted Resolution No. R2022-0445, which authorized an Economic Development Loan in the amount not-to-exceed \$1,700,000.00 to FMCFP LLC, or its designee, to assist with funding project costs of a mixed-use development project located at 10300 Cedar Avenue, in the City of Cleveland; and

WHEREAS, the County now desires to amend the terms of the loan as originally presented to remove the requirement for a shared-second position mortgage due to the project's complex financing and importance for providing access to healthy food; and

WHEREAS, the primary goal of this loan is assists in funding project costs of a mixed-use development in the Cleveland's Fairfax neighborhood; and

WHEREAS, this project is anticipated to create 45 new jobs,199 new apartment units and a grocery store to fill an unmet demand for incoming residents, nurses and medical students that will be joining the Cleveland Clinic; and

WHEREAS, the total cost of the project is approximately \$60,122,000.00 of which the County will loan \$1,700,000.00 with a term of 20 years at an interest rate of 2% interest only for the first 3 years, the remaining 17 years will be fully-amortizing at the 2% interest; and

WHEREAS, the project is funded by 100% Economic Development Fund; and

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

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

SECTION 1. That the Cuyahoga County Council hereby amends Resolution R2022-0445 dated 12/8/2022 and authorizes an Economic Development Loan in an amount not-to-exceed \$1,700,000.00 to FMCFP LLC, or its designee, to assist with funding project costs of a mixed-use development project located at 10300 Cedar Avenue, in the City of Cleveland, which will include 199 apartment units and a 40,000 square foot first floor Meijer Grocery Store, on the terms presented this date.

SECTION 2. That the County Executive and/or the Director of Development is authorized to execute all documents consistent with said loan and this Resolution. 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 3. That this Resolution shall sunset twenty-four (24) months after County Council approval should the authorized action have not occurred by that date. In the event this Resolution sunsets prior to the authorized action taking place, the Director of Development shall notify the Clerk of Council in writing. The Clerk of Council shall record the sunseting of this Resolution in the Council's journal.

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

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

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

Yeas:

Nays:

County Council President

Date

County Executive

Date

Clerk of Council

Date

First Reading/Referred to Committee: May 23, 2023
Committee(s) Assigned: Economic Development & Planning

Journal _____
_____, 20____

Department of Development requesting modification of the terms of an Economic Development loan to FMCFP LLC or its designee, in the amount of not to exceed \$1,700,000, originally authorized by Resolution No. R2022-0445 dated 12/8/2022, to remove the requirement for a shared second position mortgage on real property.

This modification is needed because the very complex financing structure for this project is not fully compatible with the usual requirement for a mortgage on real property. Specifically, another major investor in the project has indicated to the developer that a mortgage for the County loan could jeopardize its ability to invest.

The goal of the project remains unchanged – to support development of a full-service grocery store in a neighborhood currently underserved with fresh food. The full project includes the grocery store and apartments targeted to Cleveland Clinic staff.

The original loan was approved by Council under the normal legislative process.

The borrower is:
FMCFP LLC
200 Park Ave., Suite 220
Orange Village, Ohio 44122

The principals of the borrower are Adam Fishman and Randy Ruttner.

This is a new project for Cuyahoga County, located in County Council District 7.

The project will be 100% funded from the Economic Development Fund.