



## **MINUTES**

**CUYAHOGA COUNTY COMMITTEE OF THE WHOLE MEETING  
TUESDAY, AUGUST 13, 2013  
CUYAHOGA COUNTY JUSTICE CENTER  
COUNCIL CHAMBERS – 1<sup>ST</sup> FLOOR  
2:00 PM**

### **1. CALL TO ORDER**

**The meeting was called to order by Council President Connally at 2:03 p.m.**

### **2. ROLL CALL**

**Council President Connally asked Clerk Schmotzer to call the roll. Councilmembers Brady, Schron, Conwell, Rogers, Greenspan, Miller and Connally were in attendance and a quorum was determined. Councilmembers Germana and Jones entered the meeting shortly after the roll call was taken. Councilmember Gallagher was absent from the meeting. A motion was then made by Council President Connally, seconded by Mr. Schron and approved by unanimous vote to excuse Mr. Gallagher's absence.**

### **3. PUBLIC COMMENT RELATED TO AGENDA**

**The following citizens addressed Council regarding issues of concern to them relating to Resolution No. R2013-0169, a Resolution making an award on RQ24534 to Welcome House, Inc. in the amount of \$650,000.00 for sale of the County Archives Building:**

- a) Mr. Ken Fogle**
- b) Mr. Rick Foran**
- c) Mr. Dennis Mylott**
- d) Mr. Aaron Marks**
- e) Mr. Tony Thomas**
- f) Mr. Glenn Billington**
- g) Mr. David Ellison and**
- h) Mr. Nick Alexander**

#### 4. MATTERS REFERRED TO COMMITTEE

- a) R2013-0169: A Resolution making an award on RQ24534 to Welcome House, Inc. in the amount of \$650,000.00 for sale of the County Archives Building; authorizing a Lease for said building in the amount of \$12.00 for a 12-month period commencing on the closing date of said sale; authorizing the County Executive to take all necessary actions and to execute all documents necessary to consummate the contemplated transactions; authorizing the Director of Public Works to administer the project; and declaring the necessity that this Resolution become immediately effective.

**Mr. Ryan Jeffers, First Vice President of CBRE, and Ms. Bonnie Teeuwen, Director of Public Works, addressed Council regarding Resolution No. R2013-0169. Discussion ensued.**

**Councilmembers asked questions of Mr. Jeffers and Ms. Teeuwen pertaining to the item, which they answered accordingly.**

**On a motion by Mr. Schron with a second by Ms. Conwell, Resolution No. R2013-0169 was considered and approved by majority roll-call vote to be referred to the full Council agenda with a recommendation for passage under second reading suspension of the rules with Councilmembers Germana, Schron, Conwell, Jones, Rogers and Miller voting in the affirmative and Councilmembers Brady, Greenspan and Connally casting dissenting votes.**

- b) R2013-0170: A Resolution making an award on RQ24534 to Halle Industrial Park, LLC in the amount of \$10,069,265.64 for lease of space for the period anticipated to be 6/1/2014 - 6/30/2024; authorizing the County Executive to take all necessary actions and to execute all documents necessary to consummate the contemplated transactions; authorizing the Director of Public Works to administer the project; and declaring the necessity that this Resolution become immediately effective.

**Mr. Jeffers and Ms. Teeuwen addressed Council regarding Resolution No. R2013-0170. Discussion ensued.**

**Councilmembers asked questions of Mr. Jeffers and Ms. Teeuwen pertaining to the item, which they answered accordingly.**

**A motion was then made by Mr. Schron and seconded by Ms. Conwell to refer Resolution No. R2013-0170 to the full Council agenda with a recommendation for passage under second reading suspension of the rules. The motion failed by a roll-call vote of 1 yea and 8 nays with Councilmember Germana voting in the affirmative**

and Councilmembers Brady, Schron, Conwell, Jones, Rogers, Greenspan, Miller and Connally casting dissenting votes.

No further legislative action was taken on Resolution No. R2013-0170.

## 5. PRESENTATION

- a) Convention Center Hotel Project – Jeffrey Appelbaum

Mr. Jeffrey Applebaum addressed Council regarding temporary moving costs and various other aspects associated with the Convention Center Hotel Project including the scope, hotel operator, schedule and proposed financing arrangements. Discussion ensued.

Councilmembers asked questions of Mr. Applebaum pertaining to the item, which he answered accordingly.

County Executive FitzGerald then provided comment and insight into the project and timetable.

A short recess was taken after which Council President Connally then reconvened the meeting.

## 6. DISCUSSION / EXECUTIVE SESSION

- a) Matters required to be kept confidential under federal or state law: privileged attorney-client communications, trade secrets, and R.C. 307.862(C).

A motion was then made by Mr. Brady, seconded by Mr. Germana and approved by unanimous roll-call vote to move to Executive Session for the purpose of discussing matters required to be kept confidential under federal or state law: privileged attorney-client communications, trade secrets, and R.C. 307.862(C), and for no other purpose whatsoever. Executive Session was then called to order by President Connally at 4:32 p.m. The following Councilmembers were present: Brady, Germana, Conwell, Jones, Rogers, Greenspan, Miller and Connally. Councilmember Simon was in attendance sometime after roll-call was taken. Councilmember Schron was absent from Executive Session. The following additional attendees were present: Law Director Majeed Makhoul; Director of Public Works Bonnie Teeuwen; Jeffrey Applebaum and Patrick Sweeney, representing Thompson Hine and PMC; David O'Neal, representing Conventional Wisdom; and Chief of Staff Joseph Nanni, Legislative Budget Advisor Trevor McAleer and Research & Policy Analyst Kahlil Seren. At 5:07 p.m., Executive Session was adjourned, without objection, and Council President Connally then reconvened the meeting.

7. MISCELLANEOUS BUSINESS

**There was no miscellaneous business.**

8. PUBLIC COMMENT UNRELATED TO AGENDA

**There was no public comment given unrelated to the agenda.**

9. ADJOURNMENT

**With no further business to discuss, the meeting was adjourned at 5:08 p.m., without objection.**