

# County Council of Cuyahoga County, Ohio

## Resolution No. R2020-0105

<p>Sponsored by: <b>Councilmember Schron, Jones, Miller and Simon</b></p> <p>Co-sponsored by: <b>Councilmembers Brown and Stephens</b></p>	<p><b>A Resolution</b> authorizing an Economic Development Fund Business Growth and Attraction Loan in the amount not-to-exceed \$3,500,000.00 to GJ Real Estate, LLC for the benefit of a manufacturing facility project to be located at 5700 Lee Road, South, in the City of Maple Heights; authorizing the County Executive and/or Director of Development to execute all documents consistent with said loan and this Resolution; and declaring the necessity that this Resolution become immediately effective.</p>
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WHEREAS, the County Executive/Department of Development has recommended an Economic Development Fund Business Growth and Attraction Loan in the amount not-to-exceed \$3,500,000.00 to GJ Real Estate, LLC for the benefit of a manufacturing facility project to be located at 5700 Lee Road, South, in the City of Maple Heights; and

WHEREAS, the primary goal of this loan is to assist with the development and equipping of an approximately 320,000 square foot manufacturing and warehousing facility at 5700 Lee Road, South, Maple Heights, in Council District 8; and

WHEREAS, the project is anticipated to create 100 new full-time permanent jobs within three (3) years after the project's completion (Job Creation Phase I) and an additional 100 new full-time permanent jobs within six (6) years after the project's completion (Job Creation Phase II); and

WHEREAS, the total cost of the project is approximately \$25,000,000.00, of which the County will loan \$3,500,000.00 with a term of 20 years at an interest rate of 2.5% per annum; and

WHEREAS, in the case of fulfillment of the project's completion and the required Job Creation Phase I covenants, no more than \$250,000.00 of the Loan principal shall be forgiven at the conclusion of Job Creation Phase I; and

WHEREAS, in the case of fulfillment of the project's completion and the required Job Creation Phase II covenants, no more than an additional \$250,000.00 of the Loan principal shall be forgiven at the conclusion of Job Creation Phase II; and

WHEREAS, the proposed funding source for the loan is the Economic Development Fund (aka Job Creation Fund); and

WHEREAS, this project will be subject to the following, as applicable, and without limitation: the County's SBE Policy, adopted October 29, 2009; execution of a Workforce Development Agreement; and submission of annual job creation reporting; 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 authorizes an Economic Development Fund Business Growth and Attraction Loan in the amount not-to-exceed \$3,500,000.00 to GJ Real Estate, LLC for the benefit of a manufacturing facility project to be located at 5700 Lee Road, South, in the City of Maple Heights.

**SECTION 2.** That the County Executive and/or the Director of Development are authorized to execute all documents consistent with said loan and this Resolution.

**SECTION 3.** That this Resolution shall sunset twelve (12) 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 Mr. Schron, seconded by Mr. Miller, the foregoing Resolution was duly adopted.

Yeas: Miller, Tuma, Gallagher, Schron, Conwell, Jones, Brown, Stephens, Simon,  
Baker and Brady

Nays: None



7/7/2020

County Council President

Date

County Executive

Date



7/7/2020

Clerk of Council

Date

First Reading/Referred to Committee: June 9, 2020  
Committee(s) Assigned: Economic Development & Planning

Legislation Substituted in Committee: June 15, 2020

Additional Sponsorship Requested: June 15, 2020

Committee Report/Second Reading: June 23, 2020

Additional Sponsorship Requested on the Floor: July 7, 2020

Journal CC039  
July 7, 2020

[Clerk's Note: Electronic signatures affixed in accordance with Cuyahoga County  
Code Chapter 110]

[Clerk's Note: Legislation effective as of July 18, 2020, in accordance with  
Cuyahoga County Charter, Section 3.10(8).]