



AGENDA
CUYAHOGA COUNTY ECONOMIC DEVELOPMENT & PLANNING COMMITTEE MEETING
MONDAY, SEPTEMBER 30, 2013
CUYAHOGA COUNTY JUSTICE CENTER
COUNCIL CHAMBERS – 1ST FLOOR
3:00 P.M.

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. PUBLIC COMMENT RELATED TO THE AGENDA**
- 4. APPROVAL OF MINUTES FROM SEPTEMBER 18, 2013 MEETING**
- 5. MATTERS REFERRED TO COMMITTEE**
 - a) R2013-0211: A Resolution authorizing two Economic Development Redevelopment Ready Loans, each in the amount not-to-exceed \$1,000,000.00, to Parmatown Station LLC for asbestos abatement, partial demolition and renovations of property located at the southwest corner of Ridge and Ridgewood Roads, Parma; authorizing the Deputy Chief of Staff of Development or Director of Development to execute all documents consistent with said loans and this Resolution; and declaring the necessity that this Resolution become immediately effective.
 - b) R2013-0212: A Resolution authorizing an Economic Development Redevelopment and Modernization Loan in the amount not-to-exceed \$680,000.00 to Playhouse Square 1317 LLC for renovation of property located at 1317 Euclid Avenue, Cleveland; authorizing the Deputy Chief of Staff of Development 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.
 - c) R2013-0213: A Resolution making awards to various municipalities in the total amount of \$1,050,000.00 for various municipal grant projects

for the 2014 Community Development Block Grant Municipal Grant Program for the period 10/1/2013 - 9/30/2014; authorizing the County Executive to execute the agreements and all other documents consistent with said awards and this Resolution; and declaring the necessity that this Resolution become immediately effective:

- 1) City of Bedford in the amount of \$150,000.00 for the Ellenwood Community Center Renovation Project.
- 2) City of Berea in the amount of \$150,000.00 for the North Rocky River Drive Corridor Improvement Project.
- 3) City of Brook Park in the amount of \$150,000.00 for the West 147th and Elm Avenue Full Depth Concrete Repairs Project.
- 4) City of Maple Heights in the amount of \$150,000.00 for the Neighborhood Infrastructure Improvement Project.
- 5) City of Olmsted Falls in the amount of \$150,000.00 for the Olmsted Falls Senior Center Project.
- 6) City of Warrensville Heights in the amount of \$150,000.00 for the Clarkwood Area Streetlight Replacement Safety Project.
- 7) Village of Glenwillow in the amount of \$150,000.00 for the Pergl Road Reconstruction Project.

6. MISCELLANEOUS BUSINESS

7. OTHER PUBLIC COMMENT

8. ADJOURNMENT

In accordance with Section 108.01 of the Cuyahoga County Code, complimentary parking in the Huntington Park Garage will be available for the public on any day when the Council or any of its committees holds meetings. Please see the Clerk to obtain a parking pass.



MINUTES

CUYAHOGA COUNTY ECONOMIC DEVELOPMENT & PLANNING COMMITTEE MEETING
WEDNESDAY, SEPTEMBER 18, 2013
CUYAHOGA COUNTY JUSTICE CENTER
COUNCIL CHAMBERS – 1ST FLOOR
1:00 P.M.

1. CALL TO ORDER

Chairman Schron called the meeting to order at 1:14 p.m.

2. ROLL CALL

Mr. Schron asked Assistant Deputy Clerk Carter to call the roll. Committee members Schron, Jones, Greenspan and Rogers were in attendance and a quorum was determined. Committee member Simon entered the meeting shortly after the roll call was taken. Councilmember Miller was also in attendance.

3. PUBLIC COMMENT RELATED TO THE AGENDA

There was no public comment related to the agenda.

4. APPROVAL OF MINUTES FROM AUGUST 5, 2013 MEETING

A motion was made by Mr. Jones, seconded by Mr. Greenspan and approved by unanimous vote to approve the minutes of the August 5, 2013 meeting.

5. MATTERS REFERRED TO COMMITTEE

- a) R2013-0199: A Resolution authorizing the issuance and sale of Taxable Economic Development Revenue Bonds, Series 2013A (Steelyard Commons Project) in an aggregate principal amount not-to-exceed \$5,000,000.00 for the purpose of providing moneys to pay costs of a "Project" within the meaning of Ohio Revised Code Chapter 165; authorizing the preparation and use of a preliminary official statement, authorizing the preparation, execution and use of an official statement; approving and authorizing the execution of a cooperative agreement, a

bond purchase agreement, a bond registrar agreement and a continuing disclosure agreement; authorizing other actions related to the issuance of the bonds; and declaring the necessity that this Resolution become immediately effective.

Mr. Schron introduced a proposed substitute to Resolution No. R2013-0199 on the floor. Discussion ensued. A motion was then made by Mr. Jones, seconded by Mr. Schron and approved by unanimous vote to accept the proposed substitute.

Mr. Nate Kelly, Deputy Chief of Staff for Development, Mr. Larry Benders, Director of Development, Mr. Matt Rubino, Director of the Office of Budget & Management, Mr. Greg Huth, Assistant Prosecuting Attorney, Ms. Sara Parks Jackson, Program Officer, and Mr. Chris Goodrich, Executive Vice President at First Interstate Properties, LTD; addressed the Committee regarding Resolution No. R2013-0199.

Committee members and Councilmembers asked questions of Mr. Kelly, Mr. Benders, Mr. Rubino, Mr. Huth, Ms. Jackson and Mr. Goodrich pertaining to the item, which they answered accordingly. Discussion ensued.

On a motion by Mr. Jones with a second by Mr. Rogers, Resolution No. R2013-0199 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 rules, as substituted. Additionally, Mr. Jones requested that his name be added to the legislation as a co-sponsor.

- b) R2013-0092: A Resolution authorizing a Casino Revenue Fund Loan in the amount not-to-exceed \$4,000,000.00 to Playhouse Square District Development Corporation for streetscape improvements; authorizing the Deputy Chief of Staff of Development or Director of Development to execute all documents consistent with said grant and this Resolution; and declaring the necessity that this Resolution become immediately effective.

Mr. Kelly and Mr. Rubino addressed the Committee regarding Resolution No. R2013-0092. Committee members and Councilmembers asked questions of Mr. Kelly and Mr. Rubino pertaining to the item, which they answered accordingly. Discussion ensued.

A motion was made by Mr. Greenspan, seconded by Mr. Jones and approved by unanimous vote to amend Resolution No. R2013-0092 by changing the loan amount from \$4,000,000.00 to \$3,864.650.00 throughout the resolution.

On a motion by Mr. Jones with a second by Mr. Rogers, Resolution No. R2013-0092 was considered and approved by unanimous vote to be referred to the full Council agenda for second reading, as amended. Additionally, Mr. Jones requested that his name be added to the legislation as a co-sponsor.

6. MISCELLANEOUS BUSINESS

Mr. Greenspan requested Mr. Rubino to address the Committee at a later date regarding future bonding capacity of the County.

Mr. Jones requested the Department of Development notify Council and staff of any ribbon cuttings and other events of that nature.

7. OTHER PUBLIC COMMENT

No other public comments were given.

8. ADJOURNMENT

With no further business to discuss, Chairman Schron adjourned the meeting at 2:36 p.m., without objection.

County Council of Cuyahoga County, Ohio

Resolution No. R2013-0211

<p>Sponsored by: County Executive FitzGerald/Department of Development</p> <p>Co-sponsored by: Councilmember Germana</p>	<p>A Resolution authorizing two Economic Development Redevelopment Ready Loans, each in the amount not-to-exceed \$1,000,000.00, to Parmatown Station LLC for asbestos abatement, partial demolition and renovations of property located at the southwest corner of Ridge and Ridgewood Roads, Parma; authorizing the Deputy Chief of Staff of Development or Director of Development to execute all documents consistent with said loans 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 two Economic Development Redevelopment Read Loans each in the amount not-to-exceed \$1,000,000.00; total not-to-exceed amount of \$2,000,000.00, to Parmatown Station LLC for asbestos abatement, partial demolition and renovations of property located at the Southwest corner of Ridge and Ridgewood Roads, Parma; and,

WHEREAS, the primary goals of this project are to conduct asbestos abatement, partial demolition and renovations to the former Parmatown Mall located at the southwest corner of Ridge and Ridgewood Roads in Parma for redevelopment as the Shoppes of Parma; and,

WHEREAS, this project will create fifteen (15) new full-time equivalent jobs through the renovations to the four-story medical office building and, the remainder of the project is anticipated to create up to 1,750 jobs; and,

WHEREAS, the total project costs are estimated at \$75,900,000.00 and the County will loan \$2,000,000.00. One of the loans has a fixed interest rate of 2% for ten years, and the second loan has a fixed interest rate of 4% for ten years; 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. That the Cuyahoga County Council hereby authorizes two Economic Development Redevelopment Ready Loans, each in the amount not-to-exceed \$1,000,000.00; total not-to-exceed amount of \$2,000,000.00, to Parmatown Station LLC for asbestos abatement, partial demolition and renovations of property located at the Southwest corner of Ridge and Ridgewood Roads, Parma.

SECTION 2. That the Deputy Chief of Staff of Development or the Director of Development is authorized to execute all documents required in connection with said loan agreement on behalf of the County Executive.

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, 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 4. 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: September 24, 2013
Committee(s) Assigned: Economic Development & Planning

Additional Sponsorship Requested on the Floor: September 24, 2013

Journal _____
_____, 20__

County Council of Cuyahoga County, Ohio

Resolution No. R2013-0212

Sponsored by: County Executive FitzGerald/Department of Development	A Resolution authorizing an Economic Development Redevelopment and Modernization Loan in the amount not-to-exceed \$680,000.00 to Playhouse Square 1317 LLC for renovation of property located at 1317 Euclid Avenue, Cleveland; authorizing the Deputy Chief of Staff of Development 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.
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WHEREAS, the County Executive/Department of Development has recommended an Economic Development Redevelopment and Modernization Loan in the amount no-to-exceed \$680,000.00 to Playhouse Square 1317 LLC for renovation of property located at 1317 Euclid Avenue, Cleveland; and,

WHEREAS, the primary goals of this project are to renovate additional floors of the building located at 1317 Euclid Avenue in Cleveland to facilitate the creation of additional lease space for Dwellworks; and,

WHEREAS, through the continued expansion of the business, this project is anticipated to create 39 new full-time equivalent jobs within three (3) years of project completion and these jobs must be maintained for ten (10) years; and,

WHEREAS, the total project costs are estimated at \$1,687,529.00 and the County will loan \$680,000.00 with an initial fixed interest rate of 1% over a ten (10) year term; 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. That the Cuyahoga County Council hereby authorizes an Economic Development Redevelopment and Modernization Loan in the amount no-to-exceed \$680,000.00 to Playhouse Square 1317 LLC for renovation of property located at 1317 Euclid Avenue, Cleveland.

SECTION 2. That the Deputy Chief of Staff of Development or the Director of Development is authorized to execute all documents required in connection with said loan agreement on behalf of the County Executive.

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, 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 4. 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: September 24, 2013
Committee(s) Assigned: Economic Development & Planning

Journal _____
_____, 20__

County Council of Cuyahoga County, Ohio

Resolution No. R2013-0213

<p>Sponsored by: County Executive FitzGerald/Department of Development</p> <p>Co-sponsored by: Councilmembers Miller, Jones and Gallagher</p>	<p>A Resolution making awards to various municipalities in the total amount of \$1,050,000.00 for various municipal grant projects for the 2014 Community Development Block Grant Municipal Grant Program for the period 10/1/2013 - 9/30/2014; authorizing the County Executive to execute the agreements and all other documents consistent with said awards 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 awards to various municipalities, each in the amount of \$150,000.00; total amount of \$1,050,000.00, for various municipal grant projects for the 2014 Community Development Block Grant (“CDBG”) Municipal Grant Program for the period 10/1/2013 – 9/30/2014; and,

WHEREAS, the participants of the 2014 CDBG Municipal Grant Program have been chosen from the fifty one (51) communities that are members of the Cuyahoga Urban County; and,

WHEREAS, each of those 51 communities are eligible to apply to receive a grant in an amount not-to-exceed \$150,000.00; and,

WHEREAS, the Department of Development reviews and analyzes each of the applications based on scoring criteria which evaluates participants based on project description, proposed project feasibility, and implementation plan; and,

WHEREAS, based on the scoring criteria, the following is a list of the municipal grant projects recommended for awards:

- a) City of Bedford in the amount of \$150,000.00 for the Ellenwood Community Center Renovation Project;
- b) City of Berea in the amount of \$150,000.00 for the North Rocky River Drive Corridor Improvement Project;

- c) City of Brook Park in the amount of \$150,000.00 for the West 147th and Elm Avenue Full Depth Concrete Repairs Project;
- d) City of Maple Heights in the amount of \$150,000.00 for the Neighborhood Infrastructure Improvement Project;
- e) City of Olmsted Falls in the amount of \$150,000.00 for the Olmsted Falls Senior Center Project;
- f) City of Warrensville Heights in the amount of \$150,000.00 for Clarkwood Area Streetlight Replacement Safety Project;
- g) Village of Glenwillow in the amount of \$150,000.00 for the Pergl Road Reconstruction Project; and,

WHEREAS, the awards are funded 100% from federal Community Development Block Grant Funds; 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. That the Cuyahoga County Council hereby makes awards to various municipalities, each in the amount of \$150,000.00; total amount of \$1,050,000.00, for various municipal grant projects for the 2014 Community Development Block Grant (“CDBG”) Municipal Grant Program for the period 10/1/2013 – 9/30/2014 as follows:

- a) City of Bedford in the amount of \$150,000.00 for the Ellenwood Community Center Renovation Project;
- b) City of Berea in the amount of \$150,000.00 for the North Rocky River Drive Corridor Improvement Project;
- c) City of Brook Park in the amount of \$150,000.00 for the West 147th and Elm Avenue Full Depth Concrete Repairs Project;
- d) City of Maple Heights in the amount of \$150,000.00 for the Neighborhood Infrastructure Improvement Project;
- e) City of Olmsted Falls in the amount of \$150,000.00 for the Olmsted Falls Senior Center Project;

- f) City of Warrensville Heights in the amount of \$150,000.00 for Clarkwood Area Streetlight Replacement Safety Project; and,
- g) Village of Glenwillow in the amount of \$150,000.00 for the Pergl Road Reconstruction Project.

SECTION 2. That the County Executive is authorized to execute agreements in connection with said awards and all documents consistent with this Resolution.

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, 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 4. 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: September 24, 2013
Committee(s) Assigned: Economic Development & Planning

Additional Sponsorship Requested on the Floor: September 24, 2013

Journal _____
_____, 2013