



AGENDA
CUYAHOGA COUNTY COMMUNITY DEVELOPMENT & HOUSING
COMMITTEE MEETING
MONDAY, MAY 19, 2025
CUYAHOGA COUNTY ADMINISTRATIVE HEADQUARTERS
C. ELLEN CONNALLY COUNCIL CHAMBERS – 4TH FLOOR
9:30 AM

Committee Members:

Michael J. Houser, Sr., Chair – District 10
Pernel Jones Jr., Vice Chair – District 8
Patrick Kelly - District 1
Robert E. Schleper, Jr. - District 6
Sunny M. Simon - District 11

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. PUBLIC COMMENT**
- 4. APPROVAL OF MINUTES FROM THE APRIL 28, 2025 MEETING**
- 5. MATTERS REFERRED TO COMMITTEE**
 - a) R2025-0172: A Resolution awarding a Community Development Fund Grant award in the amount not-to-exceed \$1,000,000 to the Cuyahoga County Land Reutilization Corporation for the purpose of the Stimulating Housing Markets in District 10 Project; and declaring the necessity that this Resolution become immediately effective.
 - b) R2025-0173: A Resolution awarding a Community Development Fund Grant award in the amount not-to-exceed \$315,000, to the City of Berea for the purpose of the Coe Lake Concession & Restroom Facility Improvement Project; and declaring the necessity that this Resolution become immediately effective.

- c) R2025-0174: A Resolution awarding a Community Development Fund Grant award in the amount not-to-exceed \$500,000, to the Birthing Beautiful Communities for the purpose of the Construction of a Birth Center Project; and declaring the necessity that this Resolution become immediately effective.
- d) R2025-0175: A Resolution awarding a Community Development Fund Grant award in the amount not-to-exceed \$250,000, to the Cleveland Public Theatre for the purpose of the Cleveland Public Theatre Capital Campaign Project; and declaring the necessity that this Resolution become immediately effective.
- e) R2025-0176: A Resolution awarding a Community Development Fund Grant award in the amount not-to-exceed \$300,000, to the Greater Cleveland Habitat for Humanity, Inc. for the purpose of the renovation of the Cleveland Habitat Building Project; and declaring the necessity that this Resolution become immediately effective.

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. Download the [Metropolis smartphone app](#) and create an account to have parking validated at meetings. Please scan the QR code posted in Council Chambers to input your license plate information for parking to be validated by Metropolis, a non-County entity. You will be responsible for the cost of parking if you are unable to utilize this online parking service.*

***Council Chambers is equipped with a hearing assistance system. If needed, please see the Clerk to obtain a receiver.*



MINUTES

**CUYAHOGA COUNTY COMMUNITY DEVELOPMENT & HOUSING
COMMITTEE MEETING
MONDAY, APRIL 28, 2025
CUYAHOGA COUNTY ADMINISTRATIVE HEADQUARTERS
C. ELLEN CONNALLY COUNCIL CHAMBERS – 4TH FLOOR
10:00 AM**

1. CALL TO ORDER

Vice Chairman Jones called the meeting to order at 10:05 a.m.

2. ROLL CALL

Mr. Jones asked Assistant Deputy Clerk Georgakopoulos to call the roll. Committee members Jones, Kelly and Schleper were in attendance and a quorum was determined. Committee member Simon arrived after the roll call was taken. Committee Chairman Houser was absent.

3. PUBLIC COMMENT

There were no public comments given.

4. APPROVAL OF MINUTES FROM THE MARCH 31, 2025 MEETING

A motion was made by Mr. Kelly, seconded by Mr. Schleper, and approved by unanimous vote to approve the minutes from the March 31, 2025 meeting.

5. MATTERS REFERRED TO COMMITTEE

- a) R2025-0162: A Resolution authorizing a contract with CHN Housing Capital in the amount not-to-exceed \$872,431.00 for administration of the Down Payment Assistance Program to eligible homebuyers in Cuyahoga Urban County communities and the City of Parma for the period 5/1/2025 – 4/30/2027; authorizing the County Executive to execute Contract No. 5141 and all other documents consistent with said

award and this Resolution; and declaring the necessity that this Resolution become immediately effective.

Ms. Kellie Glenn, Administrator for the Department of Housing and Community Development, addressed the Committee regarding Resolution No. R2025-0162. Discussion ensued.

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

On a motion by Mr. Kelly with a second by Mr. Schleper, Resolution No. R2025-0162 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.

- b) O2025-0001: An Ordinance amending Section 714.02(E) of the Cuyahoga County Code to prioritize municipal corporations and townships in Cuyahoga County when evaluating applications to the Cuyahoga County Community Development Supplemental Grant ("CDSG") Program.

There was no legislative action taken on Ordinance No. O2025-0001.

6. MISCELLANEOUS BUSINESS

There was no miscellaneous business.

7. ADJOURNMENT

With no further business to discuss, Vice Chairman Jones adjourned the meeting at 10:12 a.m., without objection.

County Council of Cuyahoga County, Ohio

Resolution No. R2025-0172

Sponsored by: Councilmembers Miller and Houser	A Resolution awarding a Community Development Fund Grant award in the amount not-to-exceed \$1,000,000 to the Cuyahoga County Land Reutilization Corporation for the purpose of the Stimulating Housing Markets in District 10 Project; and declaring the necessity that this Resolution become immediately effective.
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WHEREAS, the Cuyahoga County Land Reutilization Corporation requests a Community Development Fund Grant for the purpose of the Stimulating Housing Markets in District 10 project; and

WHEREAS, the Cuyahoga County Land Reutilization Corporation is estimating the start date of the project will be July 1, 2025, and the project will be completed by December 31, 2028; and

WHEREAS, the Cuyahoga County Land Reutilization Corporation estimates the total cost of the project is \$1,000,000; and

WHEREAS, the Cuyahoga County Land Reutilization Corporation requested \$1,000,000 from the Community Development Fund Grant to complete this project; and

WHEREAS, the Cuyahoga County Council desires to provide a Community Development Fund Grant in the amount of \$1,000,000 to the Cuyahoga County Land Reutilization Corporation to ensure this project is completed; and

WHEREAS, the Cuyahoga County Community Development Fund is funded by the gross casino revenues distributed to Cuyahoga County; and

WHEREAS, the Community Development Fund has available proceeds to fund projects that better Cuyahoga County, and Council has determined the Project is an appropriate use of the County's Community Development Fund resources; 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.

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

SECTION 1. That the Cuyahoga County Council hereby awards a Community Development Fund Grant in the amount not-to-exceed \$1,000,000 to the Cuyahoga County Land Reutilization Corporation funded from the Community Development Fund for the purpose of the Stimulating Housing Markets in District 10 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 and/or his designee is authorized to execute all necessary agreements and documents consistent with said award and this Resolution.

SECTION 5. The Community Development Fund grant funds shall only be distributed once the awardee has secured all other funding sources necessary to complete the project, and subject to the terms of a grant agreement approved by the Department of Law.

SECTION 6. 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 7. 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 8. 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 9. 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 13, 2025

Committee(s) Assigned: Community Development & Housing

Journal _____
_____, 20__



Cuyahoga County Council
 2079 East 9th Street, 8th Floor • Cleveland Ohio 44115
 (216) 698-2010

COMMUNITY DEVELOPMENT APPLICATION

APPLICANT INFORMATION	
Name of Requesting Entity (City, Business, Non-Profit, etc.): Cuyahoga Land Bank	
Address of Requesting Entity: 812 Huron Rd E, Ste 800 Cleveland, Ohio 44115	
Address or Location of Project if Different than Requesting Entity: Various	
County Council District # of Address or Location of Project: District 10	
Contact Name of Person Filling out This Request: Ricardo León President & CEO	
Contact Address if different than Requesting Entity: 	
Email: rleon@cuyahogalandbank.org	Phone: 216-698-8636
Federal EIN: 26-4753241	Date: March 24, 2025

PROJECT DESCRIPTION

(Include the project name, a description of the project, and timeline of milestones/tracking of the project)

Project Name: Stimulating Housing Markets in District 10

Project Description: District 10 faces many of the same housing challenges as the rest of the County:

- need for quality affordable housing in stronger markets;
- need for market rate housing to build markets in challenged neighborhoods;
- insufficient private investment in weaker housing markets.

The Cuyahoga Land Bank is uniquely positioned to address all three of these challenges and has experience stimulating housing markets throughout Cuyahoga County. We have analyzed the various housing sub-markets in District 10 and have identified a series of interventions which we can carry out to strengthen housing throughout key areas of the District, resulting in **30 single family homes being either built or renovated**. These interventions would include:

- increasing the availability of affordable housing through new construction and/or renovations;
- building new market rate housing to build real estate markets and incentivize development;
- attracting private investment (development) through incentives.

We will use the project funds for appraisal gap financing and builder incentives:

- Approx. \$900,000 of these funds will be used for appraisal gap financing on 20 single-family homes to be renovated or built by the Land Bank.
- Approx. \$100,000 will be used for builder incentives on approx. 10 homes.

The incentives used will vary depending on what maximizes impact in each location. Sustainability upgrades, appraisal gap funding, land buy downs, or architectural upgrades are examples of the types of incentives we envision.

The market rate home sales, located in concentrated targeted areas for maximum impact, will help to jump start the local market, increasing housing values and restoring wealth to homeowners. Examples of locations where market rate housing would occur include the Circle East District (East Cleveland and Cleveland), Glenville and Cleveland Heights. Affordable home sales will meet the County's need for high-quality owner-occupied housing that is accessible to individuals at lower incomes. Examples of where these will occur are Euclid Green and Collinwood. Because of the variety of approaches to be used in this project, it will also provide a blueprint for how to deploy different strategies across different housing markets throughout the County.

Project Timeline & Milestones:

	2025				2026				2027				2028			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Finalize identification of target markets																
Implement builder incentives on 10 homes																
Pre-Development for Phase 1 homes																
Construction for Phase 1 homes																
Pre-Development of Phase 2 homes																
Construction of Phase 2 homes																
Home Sales																

Project Start Date: July 1, 2025

Project End Date: December 31, 2028

IMPACT OF PROJECT

(Include any community benefits, economic impact, and/or environmental impact)

With the \$1 million in funding for Stimulating Housing Markets in District 10, the Land Bank anticipates renovating or building 30 homes that, without this funding, would not be possible. In 2024, the average total construction cost of a Land Bank renovation was approximately \$260,000 and the average total construction cost of a Land Bank new construction was approximately \$320,000. If we assume a split of 10 renovations and 20 new construction homes in District 10, the total construction cost will be approximately \$9 million. Of course, the final number of homes in each category will depend on market availability of vacant homes or land that the Land Bank can acquire in a cost-efficient manner. In summary, \$1 million funding is helping to deliver \$9 million in residential development that would not have happened but for the gap grant, equating to a total impact of \$8 million.

The Cuyahoga Land Bank's recent 15-year Economic Impact Analysis also found that Land Bank renovations and new constructions have a significant impact on surrounding communities by contributing positively to nearby property values. Each Land Bank renovation was estimated to have an average impact of \$360,000 on surrounding property values, while each Land Bank new construction was estimated to have an average impact of \$590,000 on surrounding property values. With 10 renovations and 20 new constructions developed in District 10 through this program, nearby homeowners will see a total property value impact of \$15.4 million.

In addition to the dollar value associated with impact, funding market rate and/or affordable homes throughout District 10 is anticipated to have the following impacts:

- Preserve or increase the supply of high-quality affordable housing for owner occupants;
- Reduce barriers to home ownership by bridging the appraisal gap and therefore ensuring that new market rate homes are accessible to buyers;
- Strengthen local housing markets and increase supply of new homes that otherwise would not exist;
- Create opportunities for homeownership and building generational wealth among District 10 families by increasing the value of their homes;
- Shrink or eliminate the appraisal gap in targeted areas, setting the stage for private developers to enter the market and therefore leveraging our funding to induce additional private market development activity to further strengthen the market;
- Set the standard for renovations and new construction in District 10; and
- Transform vacant homes or land from an eyesore and source of concern for neighbors into high-quality homeownership opportunities that help restore the county's tax base.

The benefits of home ownership are numerous, including wealth creation, reduced crime, increased community stability, economic growth, community engagement, stronger property values, and social cohesion, in addition to the impacts noted above. Through our targeted approach with both the appraisal gap and builder incentive funding, we intend to catalyze additional growth in District 10, benefitting these communities and Cuyahoga County as a whole, while also providing a blueprint for deploying various strategies to address appraisal gaps and affordable housing throughout the County.

FINANCIAL INFORMATION

Total project budget including sources and uses of funds (list each source and dollar amount separately):

Total amount requested from the County Community Development Fund:

\$1,000,000

Have you applied or do you plan on applying for other financial assistance for this project from Cuyahoga County: (if yes, please provide the details):

No

Date by which County Funds are needed for the project to move forward effectively:

July 1, 2025

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:

Ricardo León

Signature:

Date:

March 24, 2025

County Council of Cuyahoga County, Ohio

Resolution No. R2025-0173

Sponsored by: Councilmembers Miller and Gallagher	A Resolution awarding a Community Development Fund Grant award in the amount not-to-exceed \$315,000, to the City of Berea for the purpose of the Coe Lake Concession & Restroom Facility Improvement Project; and declaring the necessity that this Resolution become immediately effective.
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WHEREAS, the City of Berea requests a Community Development Fund Grant for the purpose of the Coe Lake Concession & Restroom Facility Improvement project; and

WHEREAS, the City of Berea is estimating the start date of the project will be December 15, 2025 and the project will be completed by May 15, 2026; and

WHEREAS, the City of Berea estimates the total cost of the project is \$630,000; and

WHEREAS, the City of Berea requested \$315,000 from the Community Development Fund Grant to complete this project; and

WHEREAS, the City of Berea indicates the other funding source(s) for this project includes \$315,000 from the Gail R. Staron Trust Donation; and

WHEREAS, the Cuyahoga County Council desires to provide a Community Development Fund Grant in the amount of \$315,000 to the City of Berea to ensure this project is completed; and

WHEREAS, the Cuyahoga County Community Development Fund is funded by the gross casino revenues distributed to Cuyahoga County; and

WHEREAS, the Community Development Fund has available proceeds to fund projects that better Cuyahoga County, and Council has determined the Project is an appropriate use of the County's Community Development Fund resources; 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.

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

SECTION 1. That the Cuyahoga County Council hereby awards a Community Development Fund Grant in the amount not-to-exceed \$315,000 to the City of Berea funded from the Community Development Fund for the purpose of the Coe Lake Concession & Restroom Facility Improvement 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 and/or his designee is authorized to execute all necessary agreements and documents consistent with said award and this Resolution.

SECTION 5. The Community Development Fund grant funds shall only be distributed once the awardee has secured all other funding sources necessary to complete the project, and subject to the terms of a grant agreement approved by the Department of Law.

SECTION 6. 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 7. 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 8. 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 9. 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 13, 2025

Committee(s) Assigned: Community Development & Housing

Journal _____
_____, 20____



Cuyahoga County Council
2079 East 9th Street, 8th Floor • Cleveland Ohio 44115
(216) 698-2010

COMMUNITY DEVELOPMENT APPLICATION

APPLICANT INFORMATION	
Name of Requesting Entity (City, Business, Non-Profit, etc.): ➤ City of Berea	
Address of Requesting Entity: ➤ 11 Berea Commons, Berea, OH 44017	
Address or Location of Project if Different than Requesting Entity: ➤ 85 South Rocky River Drive	
County Council District # of Address or Location of Project: ➤ County Council District 5	
Contact Name of Person Filling out This Request: ➤ Tony Armagno, P.E. Director of Public Works/City Engineer	
Contact Address if different than Requesting Entity:	
Email: ➤ aarmagno@cityofberea.org	Phone: ➤ 440-826-5814
Federal EIN: ➤ 34-60000246	Date: ➤ March 20, 2025

PROJECT DESCRIPTION

(Include the project name, a description of the project, and timeline of milestones/tracking of the project)

The City of Berea respectfully requests Community Development funding for the **Coe Lake Concession & Restroom Facility Improvement**. The project includes exterior and interior renovations to the existing concession and restroom facility. The project will include an expanded concessions area, an updated exterior with Berea Sandstone veneer, a new roof matching nearby structures, insulation and heating upgrades, and the relocation of chlorine tanks.

The City of Berea has hired Verdantas Architecture to assess the 1,950 square foot building and to provide recommendations for the renovation. The primary components of the renovation recommendations include:

- Remove the existing brick veneer.
- Relocate the southern exterior walls and four columns to expand concessions.
- Add new exterior doors to hallways.
- Clean floor and apply new epoxy finish.
- Insulate exterior walls, roof, and pump room ceiling
- Interior improvements include new sinks and mirrors, wall splashguards, a janitorial mop sink and closet, and a new hose bibb for cleaning.
- Install drop ceilings while maintaining skylights.
- Install Berea Sandstone wainscoting around building and northern columns.
- Build an enclosure with a roof on the westside for chlorine tanks and mechanical equipment.
- Replace damage concrete deck on west side of structure.
- Add a heating system for cold weather and exhaust system to cool concessions area during hot weather.
- Install roofing shingles to match nearby Coe Lake Pavilion, Gazebo, and Treehouse.
- Add gutters and downspouts to splash blocks.

Attached is a report prepared by Verdantas that includes a project scope summary and an estimated project cost.

Project Start Date:
December 15, 2025 (Construction Start)

Project End Date:
May 15, 2026

IMPACT OF PROJECT

(Include any community benefits, economic impact, and/or environmental impact)

With the help of over \$1.6 Million in casino revenue allocations from the Cuyahoga County Council and CDSG grants, Coe Lake Park has been developed into the most utilized recreational space within the City of Berea, and one of the top in the region. The facilities on site include the Coe Lake Amphitheater, Pavilion, Gazebo, Outdoor Pool, Mucklo Playground, the Municipal Parking Lot and the recently completed Kiwanis Treehouse at Coe Lake. There are many facilities adjacent to the park including Berea City Hall and Police Station, the Berea Municipal Court, the Cuyahoga County Library, and Generations Senior Living. Tens of thousands of users visit Coe Lake each year and make up a very broad demographic including individuals from the public, education, healthcare, and commercial sectors. The renovation of the Coe Lake Concession & Restroom Facility will provide another amenity for current park visitors and residents throughout the area.

In addition to improving our health and strengthening our communities, park improvements provide an economic benefit as well. The City has already realized the economic growth that investments in infrastructure and recreation can bring from improvements made at Coe Lake Park. Thousands of additional people visit the City each year to shop at stores and eat at restaurants in Berea's business districts. These improvements have helped sustain existing businesses and fill empty storefronts. There is a desire for local businesses to be near the park to benefit from visitors attending festivals, concerts, weddings, and other large events, along with everyday users of the pool and playground.

With more visitors to the park each year, the demand for concessions and a modernized restroom facility has increased. Currently, the facility is not heated and therefore closed each year from late fall to spring. The renovations included in this project will allow the facility to be open year-round for events and daily users of the park. New and expanded menu options will be available with the expansion of the concession area. New doors, sinks, and bathroom stalls will enhance handicap accessibility in the restroom and pool showers. The new roof and relocation of the chlorine tanks will increase the useful life of the facility. And the exterior renovations, including the use of Berea Sandstone, will provide a consistent architectural look to all the facilities in the park.

In 2024, the City was notified that Gail R. Staron (sister of former Berea Mayor Jack Kafer), left approximately \$375,000 to the City of Berea upon her death. The funds are required to be used for the improvement of Coe Lake Park. Most of those funds, \$315,000, will be used to pay for the project costs to renovate the Coe Lake Concession & Restroom Facility. We are requesting the remaining \$315,000 to complete this important improvement project.

FINANCIAL INFORMATION

Total project budget including sources and uses of funds (list each source and dollar amount separately):

- **Total Project Cost = \$630,000 (see attached cost estimate by Verdantas)**
- **Funding:**
 - **Gail R. Staron Trust Donation = \$315,000 (see attached Notice of Trust letter)**
 - **County Community Development Fund Request = \$315,000**

Total amount requested from the County Community Development Fund:

- **\$315,000**

Have you applied or do you plan on applying for other financial assistance for this project from Cuyahoga County: (if yes, please provide the details):

- **No.**

Date by which County Funds are needed for the project to move forward effectively:

- **September 1, 2025**

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:

➤ Tony Armagno, P.E.

Signature:



Date:

➤ March 20, 2025

County Council of Cuyahoga County, Ohio

Resolution No. R2025-0174

Sponsored by: Councilmembers Conwell, Miller, and Houser	A Resolution awarding a Community Development Fund Grant award in the amount not-to-exceed \$500,000, to the Birthing Beautiful Communities for the purpose of the Construction of a Birth Center Project; and declaring the necessity that this Resolution become immediately effective.
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WHEREAS, the Birthing Beautiful Communities requests a Community Development Fund Grant for the purpose of the Construction of a Birth Center project; and

WHEREAS, the Birthing Beautiful Communities is estimating the start date of the project will be Second Quarter 2023 and the project will be completed by Second Quarter 2026; and

WHEREAS, the Birthing Beautiful Communities estimates the total cost of the project is \$12,983,059; and

WHEREAS, the Birthing Beautiful Communities requested \$500,000 from the Community Development Fund Grant to complete this project; and

WHEREAS, the Birthing Beautiful Communities indicates the other funding source(s) for this project includes:

- A. \$1,000,000 (Incurred)
- B. \$1,500,000 (Cleveland foundation)
- C. \$800,000 (State of Ohio)
- D. \$2,000,000 (Mackenzie Scott)
- E. \$1,000,000 (ARPA Funds)
- F. \$109,500 (Individual Pledges)
- G. \$750,000 (City Funds)
- H. \$250,000 (NEORSD)
- I. \$2,500,000 (County Money Grants/Loan)
- J. \$3,082,700 (NMTC Source); and

WHEREAS, the Cuyahoga County Council desires to provide a Community Development Fund Grant in the amount of \$500,000 to the Birthing Beautiful Communities to ensure this project is completed; and

WHEREAS, the Cuyahoga County Community Development Fund is funded by the gross casino revenues distributed to Cuyahoga County; and

WHEREAS, the Community Development Fund has available proceeds to fund projects that better Cuyahoga County, and Council has determined the Project is an appropriate use of the County's Community Development Fund resources; 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.

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

SECTION 1. That the Cuyahoga County Council hereby awards a Community Development Fund Grant in the amount not-to-exceed \$500,000 to the Birthing Beautiful Communities funded from the Community Development Fund for the purpose of the Construction of a Birth Center 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 and/or his designee is authorized to execute all necessary agreements and documents consistent with said award and this Resolution.

SECTION 5. The Community Development Fund grant funds shall only be distributed once the awardee has secured all other funding sources necessary to complete the project, and subject to the terms of a grant agreement approved by the Department of Law.

SECTION 6. 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 7. 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 8. 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 9. 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 13, 2025

Committee(s) Assigned: Community Development & Housing

Journal _____
_____, 20____



Cuyahoga County Council
2079 East 9th Street, 8th Floor • Cleveland Ohio 44115
(216) 698-2010

COMMUNITY DEVELOPMENT APPLICATION

APPLICANT INFORMATION	
Name of Requesting Entity (City, Business, Non-Profit, etc.): Birthing Beautiful Communities	
Address of Requesting Entity: 3043 Superior Ave, Cleveland, OH 44114	
Address or Location of Project if Different than Requesting Entity:	
County Council District # of Address or Location of Project: 7	
Contact Name of Person Filling out This Request: Jazmin Long	
Contact Address if different than Requesting Entity: N/A	
Email: jlong@birthingbeautiful.org	Phone: 216-400-4090
Federal EIN: 47-4453278	Date: 02/26/2025

PROJECT DESCRIPTION

(Include the project name, a description of the project, and timeline of milestones/tracking of the project)

Birthing Beautiful Communities (BBC) is Northeast Ohio's only community-based doula program dedicated to improving the quality of life for Black mothers, babies, and families. Since 2014, BBC has worked to address and improve systemic and community structures that contribute to poor birth outcomes through culture, education, advocacy, support, and engagement. We provide free services to over 890 new and expectant mothers and families each year that includes perinatal support doula services; childbirth and parenting workshops; life goal planning; transportation and healthy eating; lactation consultation; postpartum support; and classes and support groups to address self-care and anxiety.

Birthing Beautiful Communities (BBC) is a leader in infant and maternal health, providing perinatal services to pregnant and postpartum families. The organization provides extensive doula services to support families at the highest risk for infant mortality.

By providing Northeast Ohio families with a range of innovative health, social service, and educational services in one location, BBC is addressing an unmet need throughout Ohio. Offering these comprehensive services to families in one location means more financial efficiency, better health and social outcomes, and more quality access to care. Also, when resources are focused on quality and early prevention, the local, state, and federal government sees remarkable "cost offsets" from costly interventions associated with the child welfare, juvenile justice, public health, and mental health systems.

The United States has been facing a maternal and infant health crisis for many years with significant disparities in infant morbidity and mortality. In many Cuyahoga County zip codes, some infants are three times more likely to die in the first 12 months. Neither income nor education are protective factors when it comes to these disparities in birth and health outcomes, further reinforcing the central role of implicit bias in healthcare. This is a critical time for women and babies as their health outcomes are indicators of national, state and community health. If mothers and babies are not thriving, or even living, then that is a direct indication that the community, state and/or nation is not well. BBC is committed to changing the narrative of maternal and infant health in the community with the construction of a birth center. The establishment of a birth center is an important next step in providing patient centered, cost-effective, and high-quality maternity care.

A birth center is a facility that provides a home-like setting for women to give birth with the assistance of trained midwives. The focus of a birth center is to provide individualized, family-centered care to women during pregnancy, childbirth and postpartum. The Birth Center complements the doula work of Birthing Beautiful Communities and goes further: providing added support to mothers and babies during one of the most important times in their lives.

The Birth Center currently proposed will be approximately 13,000sq.ft. and will include both healthcare facilities and administrative offices. The goal is to have the Birth Center fully operational by Q2-2026.

Project Start Date: Q2 - 2023

Project End Date: Q2 - 2026

IMPACT OF PROJECT

(Include any community benefits, economic impact, and/or environmental impact)

This capital campaign aims to raise financial support for the construction, operations, and sustainment of a state-of-the-art, 15,000 sq. ft. campus that will house a freestanding birth center, administrative offices, and community space for Birthing Beautiful Communities (BBC).

The theme for this campaign is - *Village of Joy, Empowering Communities & Illuminating Futures*. Since 2014, BBC has been an anchor of support, community, and empowerment for mothers throughout Northeast Ohio during the perinatal period. The construction of this campus will create equitable birthing solutions for Black families to address infant and maternal mortality.

This project is unique and special because it touches every facet of community well-being, from health and economic empowerment to cultural preservation and environmental sustainability.

Health & Well-Being

The birth center will offer a holistic, culturally centered model of care, prioritizing maternal health through midwifery, doula support, and wellness programming.

- *Holistic Support* - The Birth Center will provide space for the entire BBC team to be in one space, providing workshops, trainings, and other events for the more than 800 mothers, babies, and families in need of perinatal support.

Economic Empowerment

The Birth Center will be an economic driver that creates jobs, trains perinatal professionals, and provides career pathways in maternal and infant health.

- *Job Creation* - It is estimated that about 15 new jobs will be created in addition to the 31 administrative positions and nearly 50 doula contractors already a part of BBC.
- *Medical Tourism* - As one of the only birth centers in Ohio, there is great potential for medical tourism. It is anticipated that women and families will travel from nearby counties and states to have their birthing experience with BBC.
- *Community Revitalization* - This project will take place in Hough, a community with a rich history, barriers to success, and great opportunities.

Environment

Supporting the capital campaign means investing in a sustainable, community-centered birth center designed with holistic care in mind. The facility will prioritize environmentally friendly practices by:

- *LEED Certification* - This project will be a green building that is LEED Silver-certified. LEED (Leadership in Energy and Environmental Design) certification verifies that the building is designed and built to improve community and public health and that strategies were used to reduce toxic exposure, improve air quality, and improve occupants' well-being.
- *Permeable Pavers* - This project will be designed and constructed using green infrastructure stormwater control measures to remove stormwater from the combined sewer system. The ultimate goal is to protect our environment and create healthier, more sustainable communities.

This project is unique and special because it touches every facet of community well-being, from health and economic empowerment to cultural preservation and environmental sustainability. Additionally, this birth center will serve as a lasting institution, reshaping maternal care for generations to come.

FINANCIAL INFORMATION

Total project budget including sources and uses of funds (list each source and dollar amount separately):

Uses		
	Project budget	\$ 12,233,059
	FFE at BBC	500,000
	Bridge loan interest & fees	250,000
		\$ 12,983,059

Sources		
	Preincurred	\$ 1,000,000
	Cleveland Foundation *	1,500,000
	State of Ohio	800,000
	MacKenzie Scott	2,000,000
	ARPA funds*	1,000,000
	Individual pledges	109,500
	City Funds *	750,000
	NEORSD	250,000
	county money (grant/loan)	2,500,000
	NMTC Source	3,082,700
	TBD Source	(9,141)
		\$ 12,983,059

Total amount requested from the County Community Development Fund:

\$500,000

Have you applied or do you plan on applying for other financial assistance for this project from Cuyahoga County: (if yes, please provide the details):

Yes, we are seeking a \$2M loan from the Dept. of Economic Development

Date by which County Funds are needed for the project to move forward effectively:

The organization plans to leverage the New Markets Tax Credits program to receive more than \$3M in equity in this project, noted in the sources. We are taking a loan from the County to close the gap. It would be ideal to receive confirmation of a grant by Mid-April. This is a shovel ready project with plans to begin construction in April of 2025.

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: Jazmin Long

Signature:



Date: 02/28/2025

County Council of Cuyahoga County, Ohio

Resolution No. R2025-0175

Sponsored by: Councilmembers Miller, Houser, and Sweeney	A Resolution awarding a Community Development Fund Grant award in the amount not-to-exceed \$250,000, to the Cleveland Public Theatre for the purpose of the Cleveland Public Theatre Capital Campaign Project; and declaring the necessity that this Resolution become immediately effective.
---	---

WHEREAS, the Cleveland Public Theatre requests a Community Development Fund Grant for the purpose of the Cleveland Public Theatre Capital Campaign project; and

WHEREAS, the Cleveland Public Theatre is estimating the start date of the project will be November 3, 2025, and the project will be completed by August 31, 2026; and

WHEREAS, the Cleveland Public Theatre estimates the total cost of the project is \$11,923,750; and

WHEREAS, the Cleveland Public Theatre requested \$250,000 from the Community Development Fund Grant to complete this project; and

WHEREAS, the Cleveland Public Theatre indicates the other funding source(s) for this project includes:

- A. \$4,000,000 (Jack, Joseph, and Morton Mandel Supporting Foundation)
- B. \$2,000,000 (Easte of Joan Yellen Horvitz)
- C. \$500,000 (State of Ohio)
- D. \$180,000 (John P. Murphy Foundation)
- E. \$40,000 (Nord Family Foundation)
- F. \$183,750 (Individual Donors – anticipated)
- G. \$1,000,000 (Cleveland Foundation – anticipated)
- H. \$500,000 (George Gund Foundation – anticipated)
- I. \$350,000 (KeyBank Foundation – anticipated)
- J. \$250,000 (City of Cleveland – anticipated)
- K. \$750,000 (Other Foundations – anticipated)
- L. \$1,700,000 (New Market Tax Credits – anticipated); and

WHEREAS, the Cuyahoga County Council desires to provide a Community Development Fund Grant in the amount of \$250,000 to the Cleveland Public Theatre to ensure this project is completed; and

WHEREAS, the Cuyahoga County Community Development Fund is funded by the gross casino revenues distributed to Cuyahoga County; and

WHEREAS, the Community Development Fund has available proceeds to fund projects that better Cuyahoga County, and Council has determined the Project is an appropriate use of the County's Community Development Fund resources; 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.

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

SECTION 1. That the Cuyahoga County Council hereby awards a Community Development Fund Grant in the amount not-to-exceed \$250,000 to the Cleveland Public Theatre funded from the Community Development Fund for the purpose of the Cleveland Public Theatre Capital Campaign 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 and/or his designee is authorized to execute all necessary agreements and documents consistent with said award and this Resolution.

SECTION 5. The Community Development Fund grant funds shall only be distributed once the awardee has secured all other funding sources necessary to complete the project, and subject to the terms of a grant agreement approved by the Department of Law.

SECTION 6. 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 7. 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 8. 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 9. 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 13, 2025

Committee(s) Assigned: Community Development & Housing

Journal _____
_____, 20____



Cuyahoga County Council
2079 East 9th Street, 8th Floor • Cleveland Ohio 44115
(216) 698-2010

COMMUNITY DEVELOPMENT APPLICATION

APPLICANT INFORMATION	
Name of Requesting Entity (City, Business, Non-Profit, etc.): Cleveland Public Theatre	
Address of Requesting Entity: 6415 Detroit Avenue Cleveland, OH 44102	
Address or Location of Project if Different than Requesting Entity: N/A	
County Council District # of Address or Location of Project: District 3	
Contact Name of Person Filling out This Request: Melissa Waddell, Director of Development	
Contact Address if different than Requesting Entity:	
Email: development@cptonline.org	Phone: 216-631-2727 x 120
Federal EIN: 34-1359225	Date: 3/20/25

PROJECT DESCRIPTION

(Include the project name, a description of the project, and timeline of milestones/tracking of the project)

Cleveland Public Theatre Capital Campaign

Cleveland Public Theatre (CPT) is embarking on a capital project that will increase the number of community members we serve, enhance educational opportunities for youth, and create accessible spaces in which our diverse stakeholders know they are celebrated and embraced.

CPT's buildings are historic and have important cultural heritage but require significant capital improvements:

Renovations to our **classroom space** will incorporate state-of-the-art theatre equipment, such as a reinforced dance floor, a raised stage platform, and a professional theatre lighting kit. Multiple new restrooms and a designated classroom kitchenette will allow for new class offerings, including weekend events, as students will not need to share restroom facilities with other artists and patrons on performance days. These critical improvements will support the growth of our education programs, center student wellness and accessibility, and ensure that our students (most of whom come from families defined as low- to middle-income) have the same opportunities as their peers from better-resourced communities. The classroom hosts hundreds of students each year in free out-of-school arts enrichment, fostering skills in literacy comprehension, cultural understanding, and social-emotional development to promote academic and professional achievement.

A renovated classroom space will also provide an additional venue to engage the teenagers in our summer training program, who are requesting ongoing work study throughout the school year. We envision a deeply impactful year-round program for these older youth that incorporates this space.

An **expanded first-floor lobby and restrooms** will create a more functional and welcoming environment for our attendees, a substantial number of whom have not experienced live theatre in their adult lives. Currently, there is only one single-stall ADA compliant restroom in this space, and there is no direct route from the box office to our 2nd floor theatre - patrons must exit the building and reenter from another door. A unified lobby and additional restrooms will not only enhance accessibility for our artists, patrons, and students, but we also project an increase in overall performance attendance for new and returning theatregoers, spurring economic activity in the neighborhood.

A substantial expansion to the **former St. Mary's Orthodox Church** on the east side of the theatre's property will incorporate a new lobby (including a wheelchair lift), three accessible restrooms, and a backstage area. Currently, the building is in critical disrepair, is not ADA compliant, and has no public restroom. Activating the Church will expand our capacity to facilitate year-round programming, support the creation of new work, and establish new performance spaces for education and outreach activities.

The Church plays a central role in the Día de Muertos festival co-hosted by CPT each fall, celebrating our local Latiné community and drawing thousands of visitors to Gordon Square. A renovated space will expand programming capabilities and secure the future of Día de Muertos events.

As a venue for artistic exploration and innovation, the Church will soon host a new intensive Directors Fellowship, supporting emerging and mid-career professionals as they develop original work. Artists affirm that access to rehearsal space is critical to creating work that includes physical storytelling, reimagines the relationship between artist and audience, and generally exists outside of the mainstream theatre framework. By dedicating our fully functional Church to the expansion of this work, CPT aims to increase artistic offerings for our audiences and advance the national field.

A redesigned, dynamic **exterior** will feature an illuminated blade sign, additional signage on the East side of the building, and a dynamic LCD display that spans the length of the building. The new frontage of our building will better reflect the art created inside: it will celebrate our artists and students, invite passersby to connect with their work, and revitalize the aesthetic of the neighborhood.

We expect to break ground on the church property on November 3, 2025. Renovations there will continue as we begin renovations to our main building in March 2026. Renovations will be complete by August 31, 2026.

Project Start Date:
11/3/2025

Project End Date:
Page 33 of 44

IMPACT OF PROJECT

(Include any community benefits, economic impact, and/or environmental impact)

We anticipate that this renovation project will have the following outcomes:

- **Increase total number of people directly served through live, In person performance (currently 21,000) by 35%.**
- Increase total number of people served through online, TV or radio programming, and casual viewers who observe our work in public spaces by 25%.
- Create five full-time jobs, 12 part-time jobs, and approximately 250 additional independent contracts per year.
- Serve 185 additional youth in deep, long-term engagement.
- Upgrade classroom spaces to ensure that students (demographics detailed below) have access to the same state-of-the-art facilities as their peers from higher income suburbs.
- Bring the historic church property on its campus into full ADA compliance, improving access to arts participation for guests who require accessible spaces.
- Maintain our role as an anchor of the Gordon Square Arts District, continuing to attract visitors and economic investment.

Current/Future Participants (#)	City of Cleveland Residents	Low Income	Moderate Income	Black	Other Non-White	Female Head of Household
STEP	61/122	39/78	7/14	40/79	21/43	33/65
CAN Academy	90/135	40/60	50/75	60/90	30/45	50/75
CMHA CAN	210/280	210/280	0/0	200/266	32/42	168/224

FINANCIAL INFORMATION

Total project budget including sources and uses of funds (list each source and dollar amount separately):

Project Budget

PRIORITY ONE

1A Lobby/Classroom	1,858,665
1B Façade/Identity	827,696
1C Church	2,397,819
Campaign Costs: 8% of total (not including mortgage)	508,400
Building/Operating Reserve: 12% of total (not including mortgage)	762,600
Subtotal	6,355,180
Mortgage Repayment	250,000
Total: Priority One	6,605,180

PRIORITY TWO

Gordon Square Theatrical	1,617,000
Rooftop Terrace	513,915
Campaign Costs: 8% of total	213,100
Building/Operating Reserve: 12% of total	319,600
Total: Priority Two	2,663,615
Total: Priorities One and Two	9,268,795

PRIORITIES THREE AND FOUR

Parish and Church Site	609,426
Backstage - JLT and GST	1,514,529
Campaign Costs: 8% of total	212,400
Building/Operating Reserve: 12% of total	318,600
Total: Priorities Three and Four	2,654,955

TOTAL: ALL PRIORITIES **11,923,750**

Funding Sources

Jack, Joseph, and Morton Mandel Supporting Foundation	\$4,000,000	Confirmed
Estate of Joan Yellen Horvitz	\$2,000,000	Confirmed
State of Ohio	\$500,000	Confirmed
John P. Murphy Foundation	\$180,000	Confirmed
Nord Family Foundation	\$40,000	Confirmed
Individual Donors	\$170,000/\$183,750	Confirmed/Anticipated
Cleveland Foundation	\$1,000,000	Anticipated
George Gund Foundation	\$500,000	Anticipated
KeyBank Foundation	\$350,000	Anticipated
City of Cleveland	\$250,000	Anticipated
Cuyahoga County	\$250,000	Anticipated
Other Foundations	\$750,000	Anticipated
New Market Tax Credits	\$1,750,000	Anticipated

Total **Page 35 of 44** **11,923,750**

Total amount requested from the County Community Development Fund:

\$250,000

Have you applied or do you plan on applying for other financial assistance for this project from Cuyahoga County: (if yes, please provide the details):

Cleveland Public Theatre inquired about county ARPA funding for this project prior to 2023, but we did not officially apply as the deadline for submission had already passed.

Date by which County Funds are needed for the project to move forward effectively:

To maximize available new market tax credits, a pledge must be received by December 31, 2025. Actual dollars would not be needed until June 30, 2026.

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:

Melissa Waddell

Signature:



Date:

3/20/25

County Council of Cuyahoga County, Ohio

Resolution No. R2025-0176

Sponsored by: Councilmembers Miller, Houser, and Sweeney	A Resolution awarding a Community Development Fund Grant award in the amount not-to-exceed \$300,000, to the Greater Cleveland Habitat for Humanity, Inc. for the purpose of the renovation of the Cleveland Habitat Building Project; and declaring the necessity that this Resolution become immediately effective.
---	--

WHEREAS, the Greater Cleveland Habitat for Humanity, Inc. requests a Community Development Fund Grant for the purpose of the renovation of the Cleveland Habitat Building project; and

WHEREAS, the Greater Cleveland Habitat for Humanity, Inc. is estimating the start date of the project will be October 26, 2023, and the project will be completed by December 31, 2025; and

WHEREAS, the Greater Cleveland Habitat for Humanity, Inc. estimates the total cost of the project is \$3,702,102; and

WHEREAS, the Greater Cleveland Habitat for Humanity, Inc. requested \$600,000 from the Community Development Fund Grant to complete this project; and

WHEREAS, the Greater Cleveland Habitat for Humanity, Inc. indicates the other funding source(s) for this project includes:

- A. \$1,362,000 (Loan through First Federal)
- B. \$500,000 (City of Cleveland ARPA)
- C. \$507,500 (State of Ohio Community Investment Funds)
- D. \$175,000 (Cuyahoga County ARPA)
- E. \$532,542 (Habitat Equity)
- F. \$25,000 (Denise and Miguel Zubizarreta Fund); and

WHEREAS, the Cuyahoga County Council desires to provide a Community Development Fund Grant in the amount of \$300,000 to the Greater Cleveland Habitat for Humanity, Inc. to ensure this project is completed; and

WHEREAS, the Cuyahoga County Community Development Fund is funded by the gross casino revenues distributed to Cuyahoga County; and

WHEREAS, the Community Development Fund has available proceeds to fund projects that better Cuyahoga County, and Council has determined the Project is an appropriate use of the County's Community Development Fund resources; 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.

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

SECTION 1. That the Cuyahoga County Council hereby awards a Community Development Fund Grant in the amount not-to-exceed \$300,000 to the Greater Cleveland Habitat for Humanity, Inc. funded from the Community Development Fund for the purpose of the renovation of the Cleveland Habitat Building 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 and/or his designee is authorized to execute all necessary agreements and documents consistent with said award and this Resolution.

SECTION 5. The Community Development Fund grant funds shall only be distributed once the awardee has secured all other funding sources necessary to complete the project, and subject to the terms of a grant agreement approved by the Department of Law.

SECTION 6. 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 7. 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 8. 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 9. 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 13, 2025

Committee(s) Assigned: Community Development & Housing

Journal _____
_____, 20____



Cuyahoga County Council
2079 East 9th Street, 8th Floor • Cleveland Ohio 44115
(216) 698-2010

COMMUNITY DEVELOPMENT APPLICATION

APPLICANT INFORMATION

Name of Requesting Entity (City, Business, Non-Profit, etc.):

Greater Cleveland Habitat for Humanity, Inc.

Address of Requesting Entity:

2110 West 110th St. Cleveland, OH 44102

Address or Location of Project if Different than Requesting Entity:

Same as above.

County Council District # of Address or Location of Project:

3

Contact Name of Person Filling out This Request: Bob Whitney

Contact Address if different than Requesting Entity: Same as above. 2110 West 110th St. Cleveland, OH 44102

Email: bwhitney@clevelandhabitat.org

Phone: 216-973-0214

Federal EIN: 31-1209423

Date: 3/17/2025

PROJECT DESCRIPTION

(Include the project name, a description of the project, and timeline of milestones/tracking of the project)

Cleveland Habitat Building Project

Greater Cleveland Habitat for Humanity is a staple in Cuyahoga County for providing affordable homeownership opportunities to residents as well as by operating its two ReStores, which are essential resources for purchasing household goods at affordable prices. With the large housing shortage in Cuyahoga, and the high costs of household goods, these Community Development funds give County Council an outstanding opportunity to support affordable housing. **Cleveland Habitat respectfully requests \$600,000 in Community Development funding to assist with the purchase and renovation of Habitat's headquarters building containing our administrative headquarters and our largest ReStore, which will also indirectly support our many construction projects throughout Cuyahoga for our affordable homeownership program.** These funds would greatly assist as we expand our homeownership program in Northeast Ohio. This support would allow us to better serve ReStore customers and their housing needs, and would allow us to dedicate more resources to the families and neighborhoods we serve through our affordable homeownership program.

Although Cleveland Habitat's affordable homeownership program has helped over 350 Cuyahoga County families including 1,000 children become homeowners since 1987, Habitat didn't own the actual building it inhabits until October 2023. Currently, we are paying **6.44% interest** on a 10-year mortgage, with a minimum monthly payment of \$15,000, or 180,000 annually. We still owe over \$1.4 million on this mortgage. Receiving funding support to pay that mortgage quicker would be a huge benefit to our mission, and would allow us to allocate significantly more funding directly to building homes.

In 2023, we sought \$500,000 from the County through ARPA funds to support our building's purchase. We were grateful to receive \$175,000 at that time, but we are still fundraising for the project. **Therefore, we are requesting that remaining \$325,000 to support acquisition costs so that we can pay our building off faster and free up funds for our homeownership and critical home repair program.**

Additionally, we're requesting an additional **\$275,000 in funding to provide important repairs to our newly purchased building.** The building is over one hundred years old and is in need of renovations including roof repair, floor refinishing, HVAC updates, elevator repair, updated signage, and other repairs. We are planning over \$800,000 in repairs in the coming years. When completed, the project will be a huge benefit both to our organization and our ReStore customers. On average, about 50,000 customers shop annually at our Cleveland ReStore to purchase home improvement items at prices significantly more affordable than traditional retailers. The ReStore is an essential community asset that thousands of people use every year to furnish their homes and purchase much-needed goods.

Additionally, these funds will provide support to two new spaces in our HQ that are critical to our mission. One is our new **training space renovation.** We are retrofitting a portion of our building that was once storage, and are converting it to space to be used for our Habitat homebuyer workshops and office spaces. This space will be used to host our homebuyer workshops that we provide to our families and their support systems on topics including home maintenance, financial education, and home safety. Additionally, funds will also support the creation of our new **"Wall-Build Area"** that we're creating within our HQ. **Because of this area, construction staff and volunteers are now able to build walls for our new construction affordable homeownership projects year-round, no matter the weather.** We plan to build walls for at least 10 homes and 10 garages in that space this year, and many more in years to come. It creates a great opportunity to keep construction moving in the winter months and to engage volunteers in a controlled environment throughout the year.

Timeline:

- Habitat can pay any funds received towards its acquisition costs immediately upon receipt of the funds.
- Habitat is already renovating our building in multiple areas. We anticipate completing all the repairs that we are applying for funding support for within this application by the end of 2025.
- We anticipate completing all repairs included in the total project budget by the end of 2026.

Project Start Date: 10/26/23 (date Habitat purchased building)

Project End Date: 12/31/25

IMPACT OF PROJECT

(Include any community benefits, economic impact, and/or environmental impact)

The Cuyahoga community will benefit in many ways from this project. First, everyone is welcome to shop at our ReStores. In the last 2 years, our Cleveland ReStore alone has averaged over \$1.6 million in gross revenue, allowing an average of nearly **50,000 customers** annually to purchase home improvement items at prices significantly more affordable than traditional retailers. While anyone can shop at our ReStores, and people of all backgrounds come from throughout the region, most of our shoppers are low and middle income. Amid historic inflation, our stores have been crucial for residents to buy what they need to maintain their homes.

This funding will also allow us to focus more unrestricted funds on our affordable homeownership program and repair programs, with our plan to serve 400+ Cleveland households from 2023-2027. All Habitat homebuyers are low-moderate income (30-80% AMI).

Furthermore, these funds will support our affordable homeownership program through the creation of two new spaces in our HQ referenced above: our new training space and our new wall-build area. For the training space, we're retrofitting a portion of our building that was once storage, and are converting it to space to be used for our Habitat homebuyer workshops (topics include home maintenance, financial education, home safety, and other topics) and office spaces. For the wall-build area, it creates a new space within our HQ where our construction staff and volunteers will be able to build walls for our new construction projects year-round. We plan to build walls for at least 10 homes and 10 garages in the space this year, and many more in years to come. This area will provide huge support to expedite our home-building process and produce homes faster and more efficiently.

Additionally, this project and our ReStore also benefit the environment. A large majority of the items sold at our ReStore are donated. In 2024, 3.5 million pounds of donated items were diverted from landfills and sold at the ReStore. We expect that number to be similar in the years to come, and it could possibly expand as our building is renovated.

As noted above, support for our HQ will also indirectly support homeownership projects that we have underway in multiple Cuyahoga communities as part of our 400-Home Initiative. Currently, Habitat has affordable homeownership projects underway, in development, or recently finished in the following neighborhoods and cities. In Cleveland: Buckeye, Jefferson-Puritas, Detroit-Shoreway, North Collinwood, Mount Pleasant, Union Miles, Clark-Fulton, and Lee-Harvard. We also have projects underway in the cities of Euclid and Garfield Heights. Since 1987, we have worked in over 20 different Cuyahoga neighborhoods.

Overall, this project expands our capacity at a time when affordable housing is scarce. It helps create desperately needed affordable homeownership opportunities in Cuyahoga. It also supports jobs as we currently have 78 employees, and that number increases to 85 when we're at full capacity. This funding would provide a stronger foundation for Habitat and will allow us to allocate significantly more funds towards building homes. Additionally, it will help us serve our families better and build our homes quicker through the newly-renovated areas.

FINANCIAL INFORMATION

Total project budget including sources and uses of funds (list each source and dollar amount separately): Total Project cost is \$3,702,102. Full budget included in attached Excel doc.

Sources for Building Acquisition: This includes the purchase price of \$2,800,000 and closing costs of \$62,060.

Habitat Equity/Loan through First Federal: \$1,362,060 (+ interest costs due to 6.44% interest rate on mortgage)

City of Cleveland ARPA: \$500,000 – Funds received

State of Ohio – One-Time Strategic Community Investment Funds - \$500,000 – Funds received

Cuyahoga County Council ARPA: \$175,000 – Funds received

Cuyahoga County Community Development Fund - \$325,000 – Applying for funds

Uses for Building Acquisition: This includes the purchase price of \$2,800,000 and closing costs of \$62,060.

All funds are used to pay towards the cost of the building we purchased in October 2023. We continue to pay a mortgage at 6.44% interest.

Sources for Building Renovation – \$840,042 total

Habitat Equity –\$532,542

Private Donation – Denise and Miguel Zubizarreta Fund - \$25,000 – Funds received. Working with donor to finalize allocation of funding.

State of Ohio - One-Time Strategic Community Investment Funds - \$7,500 – Funds received

Cuyahoga County Community Development Fund - \$275,000 – Applying for funds

Uses for Building Renovation – \$840,042 total

Roof Repair - \$315,000

HVAC Updates – \$13,500

Conversion of Storage Space to Programming Space – \$250,000

Creation of Wall-Build Area - \$10,000

Floor Refinishing – \$64,880

Parking Lot Repair - \$5,000

Signage/Lighting Update – \$40,000

Elevator Repair - \$9,520

ReStore Equipment (Baler, Shopping Carts) - \$15,000

Carpet Replacement - \$10,500

Surveillance & Security Update - \$10,000

Contingency – \$74,340

Professional Services and Consulting Fees - \$22,302

Total amount requested from the County Community Development Fund:

\$600,000

Have you applied or do you plan on applying for other financial assistance for this project from Cuyahoga County: (if yes, please provide the details):

Yes. We applied for \$500K in ARPA in 2023, strictly for our building acquisition. We received \$175K from that application, but have still been fundraising for our acquisition costs and the loan we have to pay back for the building.

Date by which County Funds are needed for the project to move forward effectively:

Our timeline is flexible, but we would hope to receive funds as quickly as possible. The quicker we receive the funds, the quicker the work can proceed and be completed. We would hope to receive the funds in the second or third quarter of 2025.

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:

John Litten

Signature:



Date:

3/17/25