



Neighborhood & Economic Development Committee Minutes
Wednesday, June 14, 2023
6 P.M.

Members Present: Carmella Williams, Chair, Council Member
Anne Williams, Council Member
Nancy R. Moore, Council Member
Eric Bevilacqua, Committee Member
Dr. Donna Whyte, Committee Member

Others Present: David E. Weiss, Mayor
Kyle Krewson, Director of Building & Housing
Laura Englehart, Director of Economic Development

The meeting was called to order by Chair, Carmella Williams at 6:02 p.m.

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Approval of the May 10, 2023 Meeting Minutes

Chair, Carmella Williams:

Good evening everyone. Welcome to the June Neighborhood and Economic Development meeting. Today is June 14th, and it's about 6:02 PM We'll go ahead and call the meeting to order. First item on the agenda tonight is to approve our minutes from last month's meeting. Are there any changes or corrections to the minutes? If there are not, is there a motion to accept the minutes as written?

Nancy Moore, Council Member:

So moved.

Chair, Carmella Williams:

Thank you Council Member Moore. Is there a second? Okay. I saw Dr. Whyte's hand, the tie will go to Dr. Whyte. Moved by Council Member Moore, seconded by Dr. Whyte. All those in favor say aye, raise your hand. Thank you the minutes are approved.

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CITY OF SHAKER HEIGHTS

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Application to Acquire City-Owned Vacant Parcels for Construction of Custom Built Single-family Homes by Keystate Development DBA Keystate Homes

The second item on the agenda is an application to acquire city owned vacant parcels for construction of custom built single family homes by Key State Development. Mr. Krewson will be presenting.

Kyle Krewson, Director B&H:

Good evening everyone, we have the city presenting an application from Key State Homes, Key State Development for a Development Use Agreement. We previously had an agreement with them that we entered into in 2021 for Keystate to build custom homes on City lots. That agreement expired. It was a one year agreement with an option to extend for a year which was executed. It has since expired April 19th of this year. We're requesting that the City enters into a Development Use Agreement with Mr. Andrew Gottlieb of Key State Homes for the purposes of building new single family infill homes. That's what we will be discussing tonight. We would structure this agreement in much the same way that the Knez agreement is structured, in that Keystate would be able to reserve up to three parcels at a point in time.

Once they receive all of their approvals to develop a lot, and the property transfers, they could then request to reserve another lot which they would then market. Initially they are requesting three properties. One is 2900 Warrensville Center Road, one is at 3305 Lee Road and the third is at 3292 Milverton Road. We would sell these properties for a dollar and they would be able to market these properties for a period of three years. What's a little bit unique with Key State versus some of the other developers in town is that they only build custom homes; they're not built on speculation. They wait until at such a point in time when they have a client, they enter an agreement with a client to build on that property and then they design the custom home for that owner and obtain all their necessary approvals. Their price range for homes is typically \$500,000 and up. Any designs will be subject to review by the Architectural Board of Review and the City Planning Commission.

Of those three properties I mentioned previously, there's an exhibit in your memo that includes a map and some photos of those vacant lots. What's unique about 3305 Lee Road, they've had that under contract previously to develop that site. I believe they now have a client that's interested in that property.

As we looked at that property a bit closer the neighboring parcel at 3311 Lee Road, which is a single family home, those two properties 3305 and 3311 were previously under the same ownership. At some point in time they were foreclosed at separate times. The long story short is that the driveway at 3311 Lee Road does encroach about seven to eight feet onto the city owned property at 3305 Lee Road. We've been in discussions with Key State and the owner at to turn over 10 feet of that property to the neighbor at 3311 so they don't have to rip out their driveway.

The parcel that would remain under contract with Key State would still have a 60 foot frontage, which conforms to zoning for that area. That will go through the normal side yard process likely next month. Giving you a heads up that's what is bit unique about 3305 Lee Road. Otherwise, the

other two properties are kind of run of the mill vacant properties that Key State would have an option to develop and would actively market. As with our other agreements with other developers there would be provisions in the agreement that they would need to comply with all city ordinances related to trees, requiring a shade tree, replacing any damaged or removed trees. The agreement would be structured such that they would not be allowed to seek a variance from the Planning Commission and BZA if they were to remove a shade tree that they wanted to not replace.

Staff has reviewed this application. Key State Homes has been building homes since 1978. They've recently constructed the St. Jude Dream Home on Fairmount, an investment of over \$700,000. They do work throughout northeast Ohio and the applicant's proposal is consistent with the city's goal of developing new homes on vacant lots which strengthens the city's neighborhoods, increases the tax base, and reduces the cost of maintaining vacant lots. The city's not currently holding any of these three properties for strategic purposes and staff considers the construction of single family infill homes an improvement over the city maintaining those lots. Therefore, staff's requesting that the Neighborhood and Economic Development Committee recommend that City Council the acceptance of the application by Mr. Gottlieb in Key State Development, doing business as Key State Homes, and enter into a purchase agreement with Key State Development to acquire vacant parcels citywide for construction and custom built single family homes to sell to owner-occupied purchasers.

I'm here to answer any questions.

Chair, Carmella Williams:

Dr. Whyte, go ahead.

Dr. Donna Whyte, Cmte. Member:

It's always exciting to know there will be new development in the city. I want to ask the question about the lot on Milverton. Is that a double lot or is one part of that lot privately owned already? We can usually tell because of the landscaping that may be on it, it looks like a double lot. Are we talking about just one lot that is going to be where the house would be built?

Kyle Krewson, Director B&H:

That's a great question, I don't have the answer right now, but we can continue discussion. I can look that up and get your response as to the other parcel.

Dr. Donna Whyte, Cmte. Member:

I'll be interested in seeing the development because the price point seems a little high for the area, but maybe the houses on that side of Chagrin are larger than the houses on the south side of Chagrin.

Chair, Carmella Williams:

Thank you Dr. White, excellent question. While Director Krewson looks for that answer I'll ask are there any other questions from committee members? Go ahead Council Member Moore.

Nancy Moore, Council Member:

This may require Director Krewson to answer. I thought Key State had options on several parcels on Chagrin and if not Key State, I wondered if you would recall who the developer was that asked to have options on properties that were already vacant. The reason why I'm wondering, it surprised me that they wanted options on Chagrin number one, and that they really thought the price point was what they thought on Chagrin. It's kind of to Dr. Whyte's question about the price point that is mentioned in the article for these three properties, custom built.

Kyle Krewson, Director B&H:

That's a good question. I don't recall which properties they previously had under contract. I do know that there was a property on Chagrin, 1807 Chagrin Road, a side-by-side duplex. Key State was previously interested in purchasing that half, it was an existing structure, half of a city owned structure. The other properties, I'm not sure, I'd have to go back and look. I can get you an answer on that.

Nancy Moore, Council Member:

They were vacant and they wanted options to develop them, it was a while ago. Ann remembers it too.

My question is about Key State, how many options do they currently exercise, on which parcels? Are these the only parcels that they're asking for? Or are those parcels on Chagrin? I remember the name Mr. Gottlieb, that's why I'm associating it with the Chagrin properties.

Kyle Krewson, Director B&H:

The way their contract was structured previously, they had an option on five properties, it was a one year contract and they had the option for a one year extension. The Fairmont property was a completely separate agreement. But they did have an option on five properties. That is the way that agreement was structured which was limited just to those five properties. They couldn't trade them, they couldn't select other ones that they wanted to develop. We're structuring this one a little bit different to reflect and mirror the Knez agreement where they can reserve three at the time. But Keystate can, if they want, switch properties at any point in time, or if one is goes under contract they can then select another one and keep adding, kind of revolving over the course of a three year period. .

The previous question, the lot to the west of 3292 Milverton is city owned and available for infill only. That's at 3286 Milverton.

Anne Williams, Council Member:

Also Director Krewson, following up on the question of the five properties that were under the previous agreement with Key State, have those been developed? Are those released now that that contract is expired? So those five are back in the pool of available properties.

Kyle Krewson, Director B&H:

That's correct. They have not developed any of those five and those will remain in the City's landbank. They're open for anybody just locked for development.

Anne Williams, Council Member:

This is probably in the memo and I missed it, what's the term of this agreement?

Kyle Krewson, Director B&H:

Three years.

Laura Englehart, Econ. Development Director:

Council Member Williams, it appears as though there's an attendee with a comment raising their hand.

Kyle Krewson, Director B&H:

This is actually Key State Homes, Andrew Gottlieb, let me allow him to talk. Mr. Gottlieb you can unmute yourself, you're able to speak.

Mr. Andrew Gottlieb:

I apologize for the delay. I'm here to answer any questions and help support any comments that I can.

Kyle Krewson, Director B&H:

Mr. Gottlieb there was a question earlier, I'm not sure if you heard it, the question was in regards to your properties previously under contract, five properties, I believe some on Chagrin. Is that correct? And you're no longer interested in pursuing development of those properties?

Mr. Andrew Gottlieb:

At this time we were looking at the single family lots, not to say in the future that we might have interest it's just as of right now we want to focus on a product that we think would fit the other lots a little bit better. Who knows what the future has, but as of right now no. We're focused on the three lots that we requested.

Nancy Moore, Council Member:

The question is, how many options, if this is recommended today these three lots, how many options would you currently have if these three lots are recommended to City Council to approve?

Kyle Krewson, Director B&H:

It would be the three. The previous agreement expired in April. This is meant to replace that agreement.

Nancy Moore, Council Member:

And the previous agreement did include the lots on Chagrin?

Mr. Andrew Gottlieb:

Correct, I believe so.

Chair, Carmella Williams:

Mr. Gottlieb, if I could ask a quick question. The previous properties that you held, that had been released, did you find that the market did not support those properties? I know with this particular set our understanding is you're basically building to sell. Was that the same standard for the previous set of properties? Or was there a different standard, did you just find that there wasn't a market for that that fit?

Mr. Andrew Gottlieb:

Our product that we envisioned for Chagrin was a universal product that we had on the other lots and did not get any interest on the Chagrin Boulevard lots. If I were going to revisit it and was going to come back at later time, we would probably come to some sort of product that would be probably smaller in square footage.

Chair, Carmella Williams:

Thank you. There was a question or comment raised earlier on the three that we're discussing this evening about that price point. Has your research indicated that there is a market for that? Obviously you're pursuing it, so I assume the answer is yes, but do you feel that this product, there will be a market that will draw that buyer for this particular product?

Mr. Andrew Gottlieb:

I do. We have an interested party on the site currently for one of the lots. They did sign and gave us a deposit. We believe that one will sell. The other lot, I'm actually would like to build my own personal residence and we started the process last week with the architect. We're hoping that everything moves forward.

The last lot is Milverton. Our real estate agent who lives in Shaker and is very familiar with the neighborhood, he's the one who felt that was a good fit for a potential sale.

Chair, Carmella Williams:

Thank you. Are there any other questions from committee members? With there being no question, the ask of us tonight is that the committee recommend to Council the acceptance of the application by Mr. Andrew Gottlieb and Key State Development and enter into a purchase agreement with Key State Development to acquire a vacant parcel citywide for construction of custom built single family homes to sell to owner-occupant purchasers. Is there a motion to recommend acceptance of this application? I think I saw Council Member Moore nodding

Nancy Moore, Council Member:

Yes, I'll be happy to move approval.

Anne Williams, Council Member:

I'll second.

Chair, Carmella Williams:

Thank you. Moved by Council Member Moore, seconded by Council Member Williams. Are there any objections, abstentions? If not, all those in favor say aye or raise your hand.

Thank you. And Mr. Bevilacqua is raising his virtual hand for the record. That passes with unanimous approval. Thank you Mr. Gottlieb, we appreciate your time and look forward to seeing these properties come to fruition.

Mr. Andrew Gottlieb:

And so you know the first house that we did will be featured in Shaker Life next week. Take a look at those photos.

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Arcadia Redevelopment at 3393 Warrensville Center Road-Development & Use Agreement and TIF Ordinance

Chair, Carmella Williams:

Moving on to item three, the Arcadia Redevelopment at 3393 Warrensville Center Road, Development and Use Agreement and TIF Ordinance. This will be presented by Director Englehart.

Laura Englehart, Econ. Development Director:

Thank you. The Arcadia Mixed Use Development Project which is proposed for the former Qua site is continuing to progress. Tonight I'm presenting some of the proposed terms for a Development and Use Agreement and a TIF ordinance for the project. The developer is Metropolitan Holdings and the Vice President of Development, Joe McCabe, is on the line this evening if we need to bring him over for any questions. We have presented these deal terms publicly at a work session of City Council on May 22nd and introduced legislation on first reading at Council special meeting two days ago on Monday evening June 12th. Council is very familiar and we've had lots of public discussions about this deal over the last year and a half. I will try to keep my remarks brief since a number of folks are very well versed and aware of the project and what's going on.

I know a few of the committee members may be hearing the deal terms specifically tonight for the first time, I want to run through them. The request this evening is for this committee to recommend that Council, first authorize the city to enter into a Development and Use Agreement, which I'll call the DNU going forward. Secondly, to adopt a new Tax Increment Financing ordinance that follows the same structure that City Council and the school board already agreed to a number of years ago for this site but has two technical fixes for this particular project that I'll walk through this evening.

I mentioned the schedule to date and where we are. This will then go to the Finance Committee upon recommendation this evening. We do expect to come back to City Council on June 26th for second reading and we will intend to request final approval as an emergency at that meeting so the deal can continue and progress.

Before I outline the DNU terms I do want to provide very brief background on the site. The memo goes into much more detail, I think you are all aware that the site itself has been vacant and unused as a property since about 2005 when the old Qua Buick dealership closed. It did end up going through a sheriff sale process and the city eventually acquired it back in 2013. This property has essentially been vacant for nearly 20 years at this point. We're very excited to move forward with an exciting development project that will continue the momentum in the Van Aken District and add to the pedestrian activity and density in the district. There's a lot more in the memo about the project itself, but quickly there will be ground floor retail to further activate the street and add to the district that we've been creating over the years.

RDL Architects are moving its offices into the second floor of the building and they're also the project architect and have designed the project. There are approximately 140 rental units. There is an affordability component to this project. We're excited about creating a mixed income building and making it accessible to all of our residents and to invite people into our community at all income levels. I'll talk about that in a moment. The material Development and Use Agreement terms that I'd like to raise with you this evening are the TIF, the affordability component, and the purchase price. Very quickly I'll walk through those and then stop and take questions. The TIF, Tax Increment Financing, as mentioned, there's already an agreement in place between the city and the schools, and a school compensation agreement that sets forth a structure in which the developer pays the full value of property taxes. Those taxes are converted into payments in lieu of taxes or pilots. 82% of those pilots will go back into the project to finance it and be paid to the developer. 18% of pilots are paid directly to the shaker schools, for a 30 year period, the length of the term. That agreement, which was already agreed in 2016, would stay exactly the same. The two technical changes that I mentioned are first amended language that starts the TIF for this project specifically, we all agreed to a 30 year term which is necessary for this project to work. The new language in the TIF ordinance and the school compensation agreement will say that the TIF starts when there is new value from the new construction of the building put on the tax bill. The 30 year clock starts at that point.

Second, the TIF needs to apply to the entirety of the site. Right now, that site has two separate parcels that are going to be consolidated into one parcel. Currently, the TIF applies to the larger of the two parcels and needs to apply to the fully consolidated site for the project to move forward. Those are the two technical changes on the TIF. I did present that the Mayor and I went to the school board meeting last night and received their approval to amend the school compensation agreement with those terms and maintaining the structure of the TIF as otherwise presented this evening. Approval was obtained last night from the schools, and we will upon approval by city council, amend the school compensation agreement to reflect that. Finally on this point, the estimated benefit to the schools based on an estimated early valuation that we anticipate the project will be valued at after the project is fully stabilized is approximately \$374,000 annually to the school district from both the pilots and the new taxes that will be paid on the land value.

Right now this is a tax exempt city owned parcel and no taxes are being paid on the land or the building. We anticipate that this will be a big benefit for the schools annually and over the 30 year term, it's approximately 11.1 million to the schools over that term.

Moving to the affordability component, the Development and Use Agreement that we're proposing will specifically set aside 25 units as affordable. Specifically 13 of those units will be set aside for households that earn 80% of area median income or AMI, and 12 units will be set aside for households earning a hundred percent of area median income, for a period of 20 years. Those units will look and feel no differently than the other base units that will be at market rate. You won't know which units in the building are affordable versus market rate just by walking in or being a resident. Finally, the purchase price in the D&U is \$800,000 that the developer will pay directly to the city for the land to purchase the property. It would be paid in installments and that would be accelerated if there's a refinancing or a sale of the property. We also added an additional opportunity to recapture up to a million dollars and get paid an additional \$200,000 toward the purchase price in the event the project is successful. If there's a refinancing and the developer hits certain profit margin requirements then the city would essentially share in that upside of their refinancing and recoup our full purchase price of a million dollars, which was originally intended in our original letter of intent last year. I'll stop there. I'm sure there are more things that I could discuss but I'd like to answer your questions. Ultimately this evening I'll be requesting approval from this committee for city council to approve entering into the D&U and passing the new TIF ordinance with the changes described.

Chair, Carmella Williams:

Thank you Director, excellent summary and lots of details in that memo. I know there are members of the committee that may not have heard about this particular development or have a lot of details, so I'll open the floor for questions. Go ahead Dr. Whyte.

Dr. Donna Whyte, Cmte. Member:

I don't have a question. I want to make a comment about the affordability component, and particularly because of the location, to have housing that has a significant feature, the affordability, that will attract many residents who would otherwise feel that they would not be able to afford it. I really am very pleased at that aspect of the project.

Chair, Carmella Williams:

Thank you Dr. Whyte. Those of you that may have listened to our most recent council meeting, Council Member Moore highlighted that was the result of some conversations with Council, Director Englehart and the developer that was one of the things that we thought was important. It's an example of what wonderful things can happen when people take some time to talk them through. Thank you for pointing that out.

Are there any other questions, comments? If not, as the director outlined, we are being asked to recommend for City Council to authorize the city to enter into a Development and Use Agreement with Metropolitan Holdings or its affiliates, as well as to adopt a TIF ordinance and authorize the city to enter into a fourth amendment to the school compensation agreement with Shaker schools, all reflecting the terms presented in this memo. Is there a motion to enter into this agreement?

Dr. Whyte I see your hand. Is there a second? Thank you Council Member Moore. Are there any objections? All those in favor say aye or raise your hand. That passes with unanimous approval. Thank you Director.

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2023 Cuyahoga County Community Development Supplemental Grant (CDSG) Award: Appropriation and Amendment to Home Repair Resource Center (HRRC) Agreement

Chair, Carmella Williams:

Don't go far because you're presenting the last item on the agenda as well, the 2023 Cuyahoga County Community Development Supplemental Grant or CDSG Award: Appropriation and Amendment to Home Repair Resource Center, also known as HRRC Agreement.

Laura Englehart, Econ. Development Director:

Thank you. I noticed as I was signing on this evening that it appears as though only one page of the memo may have been on the public agenda, it may have been cut short and you may not have the full memo. I will make sure that that gets corrected on the public agenda. There may be a couple things I say tonight that you did not get a chance to read. I'll try to be clear but also concise. The city applied and was successfully awarded a \$50,000 grant from Cuyahoga County through its CDSG program. It's the Community Development Supplemental Grant program. We applied to supplement the city's existing home repair grant programs. This evening I'm requesting approval from this committee for Council to appropriate the funds of \$50,000 from the general fund which will later be reimbursed by the county.

The grant is structured as a reimbursement and second to authorize an amendment to the city's current contract with the Home Repair resource center. HRRC is our partner in providing home repair resources, grants and technical assistance to our residents. The contract would be amended to add the money and have them distribute those funds as grants for our home repair projects to our residents. We do have four current main programs, only three bullets were at the bottom of your list. I'll talk about the other programs as well. Again, we'll get that memo updated. We have an exterior maintenance program, a senior exterior maintenance program, a senior safety program, and a paint program. All historically the city has funded for many years. Historically we've provided \$50,000 annually for those programs.

All of the ones that I mentioned are violation based programs. If you have been cited by the housing department to make a repair on the exterior of your home, these funds are available to help correct those violations. We also have the Moreland Model Block program, which we piloted and started in

2019 that is not violation based. It is specifically for residents in Southern Moreland, owner-occupied homes, to make exterior improvements. It was a program that we created with residents and in response to the desire to uplift the neighborhood as new infill housing is constructed throughout Southern Moreland. This year the Home Repair Resource Center under our current contract is authorized to distribute city funded city dollars that are currently in the economic development department's operating budget and already appropriated up to \$90,000 in grants for all of those programs.

This additional funding from the CDSG program adds \$50,000 that will now be available to our residents. We have not had, in recent memory, this amount of funding to distribute for home repair. It is pretty significant. I'm asking for the \$50,000 in CDSG grants to be added to the HRRC contract. There is a one nuance, we have \$90,000, we received an additional \$50,000 but it's not quite adding those two numbers together because we are paying a project fee of 10% to the Home Repair Resource Center as our partner to administer these grants. The total amount of money that will be available for our residents for home repair will be \$135,000. We have never had that much to give out in recent years. I'm excited to make sure we let our residents know about that.

We have some proactive strategies we're already employing to do that. First, every violation notice that the Building and Housing Department sends out includes information on home repair grants and who to contact. That goes to everyone every time they receive that violation notice. That's a longstanding practice that will continue to occur. New proactive strategies that we are preparing right now, to send out a letter to all households that have open violations making them aware that there are now additional funds available to help them correct those violations. Hopefully that letter will be going out shortly and we'll direct more folks to these funds that are now available. Additionally we are doing a lot of proactive engagement and outreach with residents in southern Moreland to expand the usage of the Moreland Model Block Program.

To date we have seen significant increase in interest in that program this year compared to the prior years that we have implemented it. Lastly, a new pilot that we are embarking, specifically on Sudbury Road which is a short block in Moreland. There are currently six vacant lots on a very short block and six new infill homes are proposed, almost approved. They are contracted, they've gone through the majority of their design approvals actually returning to the ABR on two of those homes next week, the Architectural Board of Review. We do expect homes to start construction on that street later this year in a couple months. Six homes being constructed on one very short street is pretty significant and isn't happening anywhere else in our community.

We'd like to pilot, since we have additional grant funds this year, kind of an infill add-on pilot in which Moreland Model Block was created to address those issues of current residents wanting to improve their homes and providing additional resources. For owner occupants on Sudbury, we're going to give them the smallest match required. The program is structured so if you work with more neighbors, your match is decreased to encourage community engagement and neighbors working together. Anyone who applies on Sudbury will automatically get the lowest required match, which is a 10% contribution from the homeowner. We are going to increase the Moreland Model Block amount by a thousand dollars for each of the Sudbury residents that chooses to apply this year.

There are 13 homes that are owner occupied on Sudbury, if every single one of them were to apply it would be about \$49,000. Essentially that would be the additional money we just received. The reason we're doing all of this is to be proactive, to get these funds into the hands of the folks that can use it to improve their homes.

I'm here to request a recommendation from this committee for Council to approve an appropriation and an amendment to the contract with Home Repair Resource Center for the new \$50,000 grant to be distributed to Shaker residents for home repairs.

Chair, Carmella Williams:

Thank you Director. We appreciate that summary and the benefits of all you described as the beautification of the neighborhood, increased pride in home ownership and in support for our residents to ensure that we have quality housing stock and solid neighborhood. Definitely appreciate hard work of you and your department and all of the city staff in this regard. Are there any questions from members of the committee? Go ahead Dr. Whyte.

Dr. Donna Whyte, Cmte. Member:

Are any of the grants income based? Do people have to qualify, particularly those that are for the paint vouchers and some of those opportunities for residents?

Laura Englehart, Econ. Development Director:

Yes. All of the programs, except Moreland Model Block, have an income eligibility requirement. We use HUD income guidelines at 80% of area median income.

Dr. Donna Whyte, Cmte. Member:

The other question I have, because your opportunity for people particularly homeowners on Sudbury, is very attractive. Do those individuals have to be eligible because they have not received the Model Block grant in the past?

Laura Englehart, Econ. Development Director:

That is correct. There were no homes on Sudbury that have participated in Moreland Model Block previously at this time. We did add to the Moreland Model Block program this year that you are eligible to apply every five years and the program started four years ago. So next year will be the first year that folks in that first group will be able to reapply if they're interested.

Dr. Donna Whyte, Cmte. Member:

We will do our part in the neighborhood to encourage our neighbors to take advantage. I took advantage of it a few years ago, it's a wonderful benefit.

Chair, Carmella Williams:

Thank you Dr. Whyte. Go ahead Council Member Moore.

Nancy Moore, Council Member:

I wondered these are dollars to be used this year?

Laura Englehart, Econ. Development Director:

Yes. The CDSG dollars will be contracting with the county. Actually this committee and city council already approved us to enter into that contract when we came to you originally wanting to apply for that grant. We will shortly be entering into the contract with the county that will go through March 31st, 2024. Any project that is completed before March 31st, 2024 that gets started this year will be eligible for that money. We do intend, since we have both county money and city money, and the county money can be reimbursed, we intend to do from a process and procedure standpoint is from the point the contract is effective, we will submit every completed project for reimbursement to the county and get that reimbursement completed first. We anticipate we will receive all of that money back this year, but we have until March 31st of next year to get that reimbursement. Or the city funds, the way the contract is structured with Home Repair Resource Center, is any resident who applies in this calendar year 2023 and receives what we call a notice to proceed is eligible to use our 2023 dollars as long as the project is completed within a year.

Nancy Moore, Council Member:

That's helpful. The concern that I have is that many contractors are already booked for well over the next year. To try and get a contractor now that has a good reputation and nail them for before the winter sets in is just about an impossible order. I'm very concerned that if now we finally have these extra dollars available I hope that the Home Repair Resource Center has a very available list of contractors that are not booked up. I can't imagine that the amount of demand, say for exterior painting, is going to be able to be met at this point in the year.

Laura Englehart, Econ. Development Director:

It will be a challenge. It has been a challenge before we received these grant dollars. There is both a list of all contractors registered with the city on the building and housing webpage, the Home Repair Resource Center has an additional relationship based list of contractors as well. But that said it will be challenging with the timeframe we have.

Chair, Carmella Williams:

Thank you Council Member Moore, go ahead Council Member Williams.

Anne Williams, Council Member:

Thank you for the efforts in obtaining this grant. I was really excited to see that we received \$50,000 and it's really exciting to see that we have such an increase in the grant money available to our residents. Thank you to everyone for the efforts on that.

Chair, Carmella Williams:

Well said Council Member Williams. If there are no other questions or comments we are being asked to recommend to Council to appropriate \$50,000 from the general fund, which will be later reimbursed by the county CDSG program, and to authorize an amendment to the city's current contract with Home Repair Resource Center to increase the contract amount by \$50,000. All such

added funds reserved as grant funds available to Shaker Heights resident for brick and mortar repairs. Is there a motion for such recommendation?

Anne Williams, Council Member:

So moved.

Chair, Carmella Williams:

Thank you Council Member Williams. Is there a second?

Nancy Moore, Council Member:

I'll second.

Chair, Carmella Williams:

Thank you Council Member Moore. Are there any objections? All those in favor say aye or raise your hand.

That passes with unanimous approval. With that our meeting is concluded. Thank you all for your time this evening. Everyone take care and I will see you next month.

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There being no further business, the meeting was adjourned at 6:50 p.m. The next meeting will be July 12, 2023.



Carmella Williams, Chair
Neighborhood & Economic Development Committee