

Proposed: 6/20/2023

RESOLUTION NO. 111-2023(PD), *Second Reading*

By Mayor Seren

A Resolution authorizing the Mayor to commit \$1,500.000.00 of the City's ARPA funds for the Cain Park Village Stamp Project, and declaring the necessity that this legislation become immediately effective as an emergency measure.

WHEREAS, the City issued a Request for Proposals/Request for Qualifications (RFP/RFQ) for the redevelopment of the Taylor Tudor Plaza (the "Site") on August 27, 2021 with responses due on December 10, 2021; and

WHEREAS, the Site is strategically located along the South Taylor Road corridor and is adjacent to Cain Park; and

WHEREAS, in order to allow for a comprehensive revitalization of the Taylor Road corridor, the RFP/RFQ included, among other elements, the opportunity for a respondent to propose a vision for the inclusive development of added property in the vicinity of the Site ("Added Property"); and

WHEREAS, after evaluating all of the responses/proposals and interviewing all of the respondents, the staff committee recommended WXZ Development, Inc. ("WXZ") as the most qualified respondent and the respondent with the most comprehensive vision for the area through its clear inclusion of Added Property; and

WHEREAS, on April 18, 2022, Council passed Resolution No. 54-2022 authorizing the Mayor to negotiate a Memorandum of Understanding with WXZ; and

WHEREAS, WXZ's proposal includes several public space improvements intended to improve pedestrian safety as well as promote mobility *to*, and activity *at*, Cain Park. One such public space improvement in WXZ's proposal is a universally- accessible pathway known as a stamp proposed to be located at the Eastern end of Cain Park to take the place of the existing paved path (see Exhibits "A", "B", "C", and "D" attached); and

WHEREAS, currently there are no ADA-accessible pathways into Cain Park at the eastern end along South Taylor Road and it is in the best interests of the City to ensure that not only all are welcome, but that all are able to easily access and enjoy City-owned assets such as Cain Park; and

WHEREAS, on March 21, 2022, Council passed Resolution No. 29-2022 authorizing the Mayor to execute a contract with Guidehouse Inc. for consulting services related to the use of American Rescue Plan Act State and Local Fiscal Recovery Funding ("ARPA"); and

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WHEREAS, preliminary hard construction cost estimates for the Cain Park Village Stramp are approximately One Million Five Hundred Thousand Dollars (\$1,500,000.00) as of April 6, 2023; and

WHEREAS, Guidehouse Inc. has reviewed the Cain Park Village Stramp plans and concept through meetings with City staff, WXZ, and WXZ's design team at RDL Architects and have concluded that the use of ARPA funds for the Cain Park Village Stramp project are permissible; and

WHEREAS, on February 27, 2023, Mayor Seren submitted to Council a list of recommended uses of ARPA funds. Included in this list is the recommended expenditure of One Million Five Hundred Thousand Dollars (\$1,500,000.00) for the construction of the Cain Park Village Stramp; and

WHEREAS, the City does not possess current and accurate boundary surveys, topographic surveys, or other technical information pertaining to the eastern end of Cain Park; and

WHEREAS, City staff have collaborated with WXZ on the steps necessary to construct the Cain Park Village Stramp and upon the City's commitment of One Million Five Hundred Thousand Dollars (\$1,500,000.00) for the Stramp's hard construction costs, WXZ is offering to execute certain steps, on the City's behalf, to deliver to the City schematic drawings, surveys, and related documents necessary to go to bid for the construction of the Stramp (see Exhibit "E", attached).

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Cleveland Heights, Ohio, that:

SECTION 1. The Council determines that it is in the best interests of the City, and the Mayor is hereby authorized, to commit One Million Five Hundred Thousand Dollars (\$1,500,000.00) of the City's ARPA funds toward the hard construction costs of the Cain Park Village Stramp.

SECTION 2. This Council hereby determines that it is in the best interests of the City and shall, in the opinion of this Council, be cost-effective to permit WXZ to execute on the City's behalf the necessary due diligence, surveying, design, and architectural work required to deliver to the City a bid package for the construction of the Cain Park Village Stramp. The specific tasks WXZ is hereby permitted to complete on the City's behalf are outlined in the attached Exhibit "E".

SECTION 3. Notice of the passage of this Resolution shall be given by publishing the title and abstract of its contents, prepared by the Director of Law, once in one newspaper of general circulation in the City of Cleveland Heights.

SECTION 4. It is necessary that this Resolution become immediately effective as an emergency measure necessary for the preservation of the public peace, health and

safety of the inhabitants of the City of Cleveland Heights, such emergency being the need to permit WXZ to engage the necessary third-party consultants to execute the tasks as described above and further outlined in the attached Exhibit "E" in order to advance construction of the Cain Park Village Stamp at the earliest possible time. Wherefore, provided it receives the affirmative vote of five or more of the members elected or appointed to this Council, this Resolution shall take effect and be in force immediately upon its passage; otherwise, it shall take effect and be in force from and after the earliest time allowed by law.

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MELODY JOY HART  
President of the Council

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ADDIE BALESTER  
Clerk of Council

PASSED:

Presented to Mayor: \_\_\_\_\_

Approved: \_\_\_\_\_

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KAHLIL SEREN  
Mayor

## Exhibit A: Aerial of Stamp Location



## Exhibit B: Focused Aerial of Stramp Location

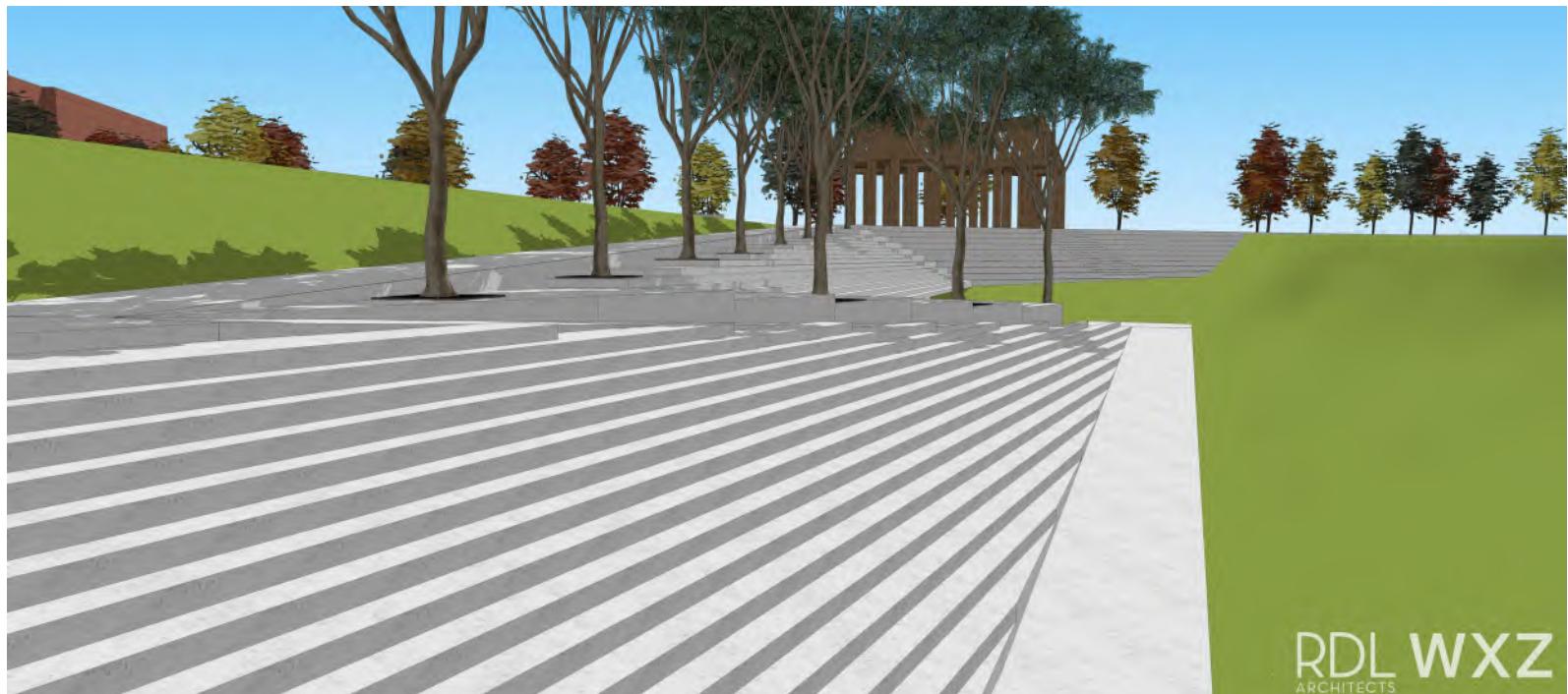


Proposed Stramp Location

## Exhibit C: Cain Park Village Site Plan With Stamp Highlighted



Exhibit D: Cain Park Village Stamp Conceptual Rendering



23 May 2023

Eric Zamft, AICP  
Director of Planning & Development  
City of Cleveland Heights  
40 Severance Circle  
Cleveland Heights, OH 44118

Director Zamft,

I am pleased to provide you this overview of the work that WXZ Development, Inc. is willing to complete in furtherance of our collaborative efforts to construct the stramp at the Eastern entrance of Cain Park. The stramp is a critical public infrastructure upgrade as well as an amenity. Not only will it serve as an ADA-compliant pathway so that Cain Park truly is welcoming to all, it will also serve as a unique and functional amenity that will catalyze activity and patronage at this end of the Park. Furthermore, the stramp serves as a prime example of what is possible when local businesses work collaboratively with the City and community stakeholders towards a common goal, in this case the revitalization of an important Cleveland Heights commercial district, Cain Park Village.

Based on the City's commitment of \$1,500,000 for construction of the stramp, WXZ will execute the following tasks:

- Engage the services of an architecture and planning firm; landscape architect; civil engineer; and surveyor.
- The surveyor will be responsible for delivering a series of surveys (i.e. boundary and topographic surveys) of the proposed stramp location within Cain Park.
- The surveys are the critical first step that will allow the civil engineer and landscape architect to begin their design work.
- The landscape architect will design the stramp itself and all accompanying features and/or structures, if any.
- The civil engineer and landscape architect will work together to create, assemble, and deliver the schematic design package.

Please let me know if I can provide any other information at this time. Thank you,  
Director Zamft.

Sincerely,  
Matthew Wymer

**WXZ**  
Design. Develop. Manage.

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