



COUNCIL UPDATE

January 7, 2021

MEETINGS & REMINDERS

Please note meetings are being held as webinars and conference calls. Information for residents to participate may be found on the clevelandheights.com calendar.

| | | | | |
|---------------------|---|---------------------------------|---|------------------------|
| Thursday, January 7 | - | 5:30 p.m. | - | Landmark Commission |
| | - | 6:00 p.m. | - | Meet Your Police |
| Monday, January 11 | - | 6:30 p.m. | - | Committee of the Whole |
| Monday, January 18 | - | Dr. Martin Luther King, Jr. Day | | |
| Tuesday, January 19 | - | 6:30 p.m. | - | Committee of the Whole |
| | - | 7:30 p.m. | - | City Council |

UPCOMING

| | | | | |
|----------------------|---|-----------|---|------------------------------|
| Thursday, January 28 | - | 7:00 p.m. | - | Democracy Day Public Hearing |
|----------------------|---|-----------|---|------------------------------|

UPDATES

- Director Terry Allan of the County Board of Health is updating the cities periodically on the status of COVID and the process regarding the vaccine distribution. (Please see attached his latest informational memo). In addition, the County requested that paramedics sign up to administer vaccines when the larger distribution centers are established. Some of our paramedics will be involved and paid overtime by the City with the possibility of reimbursement by Cares funds in 2021.
- There were two proposals received by the December 30, 2020 deadline in response to the RFQ/RFP for the redevelopment of the Cedar Lee- Meadowbrook (CLM) site. Please see attached the Analysis of the Proposals and the Recommendation of the Economic Development Director. The proposals will be posted on the City's website.



Committee of the Whole

January 11, 2021

6:30 p.m.

Agenda

Online Only

1. Title discussion
2. Communication from the public
3. Snow ban discussion
4. Other

We are currently in the process of working to vaccinate members of the 1A group, which is very large in the county.

Hospitals are vaccinating their staff and CVS and Walgreens are vaccinating staff and residents in nursing homes. Local health departments are vaccinating EMS, and range of other groups listed below. In the large urban counties, it is estimated that it may take until the end of February to vaccinate our 1A population, which also includes about 300 group homes for the developmentally disabled and many of those folks are not mobile and we need to go to them to vaccinate.

Today and tomorrow, we are vaccinating 800 people each day by appointment at the fairgrounds. The appointments are essential because of pent up demand, traffic, throughput capacity, etc. People can pre-register for future clinics if they qualify for 1A on our website here: www.ccbh.net/vax

We are asking everyone's patience, as this is an unprecedented, international logistical challenge.



Ohio's Vaccination Program - A Phased Approach

During Phase 1 vaccine supply will be limited.

Vaccine administration will be focused on reaching critical groups.

PHASE 1A  

- Health care workers and personnel, who are routinely involved in the care of COVID-19 patients
- Residents and staff at nursing homes
- Residents and staff at assisted living facilities
- Patients and staff at state psychiatric hospitals
- People with intellectual disabilities and those with mental illness, who live in group homes or centers and staff at those locations
- Residents and staff at our Ohio veterans homes
- EMS responders

All available vaccines will be administered to those who choose to receive it.

   

1B is a significantly larger group and will likely include a broader range of entities providing these vaccinations in order to handle the anticipated volume. The Governor has said that 1B may start in a couple weeks in Ohio. The large urban counties will still be vaccinating in the 1A group for a while. There are about 230,000 people over 65 in the county and over 20,000 adults who work in schools. This is a huge group that will take months to reach. Having adequate vaccine a wider range of entities joining public health to vaccinate this group, such as hospitals, pharmacies and community health centers, will be essential.



Ohio's Vaccination Program
- A Phased Approach

During Phase 1 vaccine supply will be limited.

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PHASE 1B 

GOAL: Save Lives

- Ohioans age 65 and older
- Those living with severe congenital, developmental, or early-onset medical disorders.

GOAL: In-Person School by March 1st

- Adults who work in schools

All available vaccines will be administered to those who *choose* to receive it.

TOGETHER Ohio  MIKE DEWINE GOVERNOR OF OHIO  Department of Health coronavirus.ohio.gov



CLEVELAND HEIGHTS

January 5, 2021

To: **Susanna Niermann O'Neil**
City Manager

From: **Timothy M. Boland**
Director of Economic Development

Subject: Review of Proposals for Cedar-Lee-Meadowbrook (CLM) Redevelopment Site

The City issued a Request for Qualifications and Preliminary Development Proposals (RFQ/RFP) regarding the redevelopment of the CLM site on October 22, 2020, and received two (2) proposals by the December 30, 2020 deadline.

As a result of my review of the proposals I have summarized my findings and recommendation below:

Proposal #1: Developer: Flaherty & Collins (F&C) Properties / Architect: City Architecture

F&C proposes to partner with City Architecture to create a high density / mixed-use development in one phase over the entire 4.80-acre CLM site. The project would consist of a \$50,000,000 capital investment, a mix of 4-5 story buildings, 200-225 market rate luxury apartment units, with 300 new residents, and approximately 10,000 square feet of new commercial space. The proposal includes a new 1/3-acre park / green space at the corner of Meadowbrook & Lee, with a robust plan for integrating the existing parking garage into the project by wrapping certain elevations with new facades and residential uses. Construction is proposed to commence in February of 2022 and be completed by the end of 2023.

Of course, the City has experience with this developer and an ongoing relationship with them with the Top of the Hill project. F&C is proposing to follow a similar playbook with the CLM project as followed with the TOH project, including 30-year TIF financing and providing corporate and personal guaranties as needed, and a ground lease arrangement.

F&C currently has a 30 project / \$2,000,000,000 portfolio. I feel that the proposed use of a local architect, especially one as highly regarded as City Architecture, could also be a plus for the project. While the architect on TOH, Eppstein Uhen, has done a magnificent job on that project, having a different architect will avoid the possibility of a “canned” approach to design between TOH and CLM. They are two distinct neighborhoods/districts and the ultimate design should reflect this.

Proposal #2: Developer: City Six & M. Panzica Development / Architect: LDA

This Development team is proposing to develop the area bounded by Lee and Meadowbrook, the southern 1.07 acres of the site as Phase I, with an “eventual” but unspecified Phase II development of



CLEVELAND HEIGHTS

the northern 3.37 acres to potentially occur at some point in the future. Capital investment of \$21,000,000 is proposed. The site would be developed with a 5-story, 112 +/- unit apartment building with ground floor retail. The building would be "V" shaped with a public plaza fronting on Lee Road. 1st floor retail (20,700 sq. ft. of commercial) is proposed with a neighborhood gateway across Tullamore serving as a covered connection to the existing parking garage.

The Development Team is proposing that the City's property would be contributed by the City. They seek CRA Tax Abatement of a 15-year term / 100% through the City's Grow Program in lieu of TIF financing. Phase I construction is projected to commence in December of 2021 and be completed in October of 2022. Again, no timeframe or commitment for a Phase II has been provided. The Developer does not feel a personal guaranty of completion or equivalent is necessary to complete this project. It appears that a Phase II is dependent on the success of Phase I.

Over 15 years, M. Panzica has structured the acquisition and development of over \$500,000,000 of development projects. The Team has extensive Neighborhood & Urban Infill Development Experience. M Panzica and LDA have extensive experience in Little Italy and Ohio City with the La Collina, Baricelli Inn Apartments, and Church & State projects respectively.

Recommendation:

Moving forward with F&C / City Architecture at this time provides the City with a tremendous opportunity to proceed with a transformative addition to the Cedar-Lee District through catalytic redevelopment of the entire CLM site with a Development Team possessing a strong track record of successful projects.

I would have been more inclined to recommend interviewing both teams if the "City Six/M. Panzica" Team had proposed redeveloping the entire 4.80-acre site, but bifurcating the site into two phases does not provide as high a degree of confidence of complete site redevelopment as is generated by the F&C Team's proposal.

After so many years and attempts at redeveloping this site, I believe the City would achieve a high probability of certainty of execution of a quality development if the F&C/City Architecture Team were selected. Staff is ready to proceed with negotiations of a Memorandum of Understanding (MOU) followed by a Development Agreement at this time.

I would be happy to discuss or answer any questions.

Thank you.

Tim