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## Cleveland Board of Control

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Agency: [Cleveland Board of Control](#)

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## Summary

- Next week's meeting was moved to Tuesday at 3 p.m.
- A new program to help the city's South Side won approval.
- Affordable single-family housing and other economic developments were approved.

## Follow-Up Questions

- How exactly will the Human Resources Department make vacation days “retroactive”?
- What is considered affordable housing?

## Notes

Those in attendance, unless otherwise noted:

- Director of Law Mark Griffin
- Secretary Jeffrey Marks
- Director of Public Utilities Martin Keane
- Director of Port Control Bryant Francis
- Director of Public Works Frank Williams
- Assistant Director of Public Health Brian Kimball
- Director of Public Safety Karrie Howard
- Director of Community Development Alyssa Hernandez
- Director of Human Resources Matthew Cole
- Director of Finance Ahmed Abonamah
- Director of Aging Mary McNamara
- Director of the Mayor's Office of Capital Projects James DeRosa

## **The Scene**

Once the attendance was taken, there was a special announcement made by the Director of Law Mark Griffin. Griffin said meetings are typically held every Wednesday at 3 p.m. Next Wednesday would be the Wednesday before Thanksgiving break. He asked for another director to cosponsor with him a change to next week's meeting schedule. He proposed meeting Tuesday, Nov. 21, at 3 p.m.

Many raised their hands and supported Griffin's proposal. There was no opposition, so Griffin announced that next week's meeting will be changed to Tuesday at 3 p.m. A written notice will be sent out.

Once scheduling was sorted out, Director of Public Utilities Martin Keane spoke to his resolutions on the [agenda](#).

Public Utilities had two resolutions. One was for a standard purchase contract of wood poles that would be contracted through Stella Jones Corp. of Tacoma, Wash. The total amount for this contract is \$261,163.88.

The second resolution was for a two-year contract for rigging services with [Norris Brothers Construction Inc. of Cleveland](#). Midwest Equipment was named as a subcontractor. The cost of the contract is \$176,942.68.

Both of these resolutions were recommended for approval by Keane. Both resolutions were approved unanimously.

Next, Director of the Mayor's Office of Capital Projects James DeRosa spoke about his department's recommendations.

First, he addressed authorizing a second modification to a current contract with AECOM Technical Services for engineering services. The modification is for additional professional services to explore alternatives to access [South Whiskey Island](#). This resolution sought to increase the contract amount and approve MCDA Consulting as a subcontractor. The change would increase the contract by \$145,071. The contract is regarding replacing the Willow Avenue lift bridge, according to DeRosa.

"It's quite a complicated situation with neighborhood concerns related with the truck traffic," DeRosa said. He said the modification will attempt to take the trucks completely from the neighborhood if an alternative route can be found. Griffin asked if this would interrupt truck access. DeRosa assured that it would not. The proposed change would

make the total contract \$867,565.

The department's second resolution was to approve a contract with Perk Co. of Cleveland. This contract is for public improvement of Circle Square infrastructure. This resolution would also approve various subcontractors.

Griffin said of this proposal, "I see that the lowest bidder is \$1.2 million less than the next bidder. That is fantastic."

Griffin noted that this contractor is surpassing some pretty high goals and asked what could be done to have the same results on other contracts.

DeRosa said there should be more conversations on expectations and encouragement. These resolutions were also approved unanimously by the board.

Then the Department of Public Health Assistant Director Brian Kimball spoke to the department's resolution to improve the standard purchase contract with Apex Instruments Inc. The resolution was for the trailer mounted air quality monitoring shelter.

Commissioner of Air Quality David Hearne was present to answer questions. Griffin asked the question that everybody wanted to know: [What is a trailer mounted air quality monitoring shelter?](#) Hearne stood to answer, "It's for air monitoring equipment."

He added that the trailer is to house the equipment that was acquired by a grant to monitor air quality. The contract is for \$56,163.37. This resolution was approved unanimously.

Next up was Director of Public Safety Karrie Howard with the resolutions from his department. The first resolution is to fix the compensation for ZOLL Data Systems for a 17-month contract that started on Aug. 1, 2023. This resolution was needed to maintain licenses and technical support services for the [fire research management system](#). The contract is not to exceed \$84,463.90. This allows for the records pertaining to the Division of Fire to be held digitally. There was no opposition from the board, and this resolution was approved unanimously.

Director of Public Works Frank Williams presented the next resolutions.

First, he wanted to approve the contract with [Great Lakes Petroleum Co.](#) for diesel for two years. The amount of this contract is \$11,043,783.44.

Second, the department was seeking approval for a requirement contract with Feghali Brothers. This is for capital maintenance and repair of city facilities—carpentry. This is a one-year renewal option and would also be approving Inca Construction as a subcontractor in the amount of \$510,000.

Third, was the approval of \$342,000 to McPhillips Plumbing, Heating & Air Conditioning. This contract is for capital maintenance and repair of city facilities' HVAC for one year with the option to renew.

In another resolution they are looking to approve \$484,000 to the same contractor to repair the plumbing as well. To this contractor alone, that is a total of \$826,000.

The fifth resolution from this department sought to approve a requirement contract to Warren Roofing and Insulating Co. for capital maintenance and repair of the roofs of city facilities. This is also a one-year contract, with the total of \$182,000, with the option to renew.

Lastly, Williams requested approval of a requirement contract to Cleveland Hermetic and Supply for HVAC/R supplies and items. This is a two-year contract, with the option to renew after one year. This contract totals \$490,000.

Griffin asked about the substantial use of resources and asked if sometime in the near future someone could see if that could be revised. There were no further questions, and all of these resolutions were approved unanimously.

Last on the agenda was the Director of Community Development Alyssa Hernandez.

First was the authorization of the department to partner with four companies to design architectural drawings for infill housing. This will be a two-year partnership. One of the companies in this agreement is [Rebuild Cleveland](#). They will give architectural drawings in exchange for being allowed to develop 10 homes.

“So that will be an exchange there and that will be a win-win situation,” Hernandez said.

The next company in this partnership is West of West, which is based in California but has some roots in Cleveland. The amount for this company is \$65,000. Also, there is J. Kurtz Architects LLC, a Cleveland company. The amount for this company is \$31,000. Lastly, there is Byron D. Meyers Architects LLC with the amount of \$20,500. It is also local. The

department is requesting from these companies architectural drawings that can be pre-approved and built on vacant lots.

The next resolution was for several lots that are for single-family house construction. The city will be getting \$82,800 for the lots from Ager Redemist, LLC.

Then there was yard expansion or green space development on eight properties for \$200 per [parcel](#).

Griffin thanked Hernandez and the Community Development Department on pricing the lots sold to Ager Redemist, LLC at market value, \$82,800. Griffin then asked, "Where is that located and what's that project going to be?"

Hernandez said the property is in Ward 13 on Barber Avenue, West 32nd Street, and Joy Court.

"Do you know whether that would be townhouses, single-family homes or apartments?" Griffin asked.

Hernandez answered that these would be single-family homes. She added that since the city wants to promote affordable housing, the lot price is lower. Being that the market rate was applied to these properties, she said it is likely that these houses will not be subsidized.

Griffin then directed his questions to the first resolution Hernandez presented. He asked if those were also likely to be single-family homes. Hernandez said, "It could be a number of things." There were many questions and not many solid answers.

Hernandez said the department wants to prepare to use and develop on vacant lots to get affordable housing to the residents of Cleveland ASAP. She said many things still need to be determined. Although there didn't appear to be a clear understanding of the plans, the resolutions were approved unanimously by the board.

After all of the items that were on the agenda were completed, there were two walk-ons.

Director of Human Resources Matthew Cole began. Cole sought to adopt an amendment concerning vacation days. The amendment would provide the Director of Human Resources with the ability to make vacation benefits retroactive until Jan. 1, 2023. There will be specific instructions later.

“Can you speak generally about whether this makes Cleveland a more competitive employer with respect to attracting and retaining employers throughout the city?” Director Griffin asked.

Cole said that is exactly the plan. The resolution was approved unanimously.

There was also a walk-on concerning the [Southeast Side](#) of the city. There were some auditory issues at this point in the livestream. The resolution was about the city providing strategic acquisition grants and loans for small minority businesses.

Griffin asked for more clarification as to why this was important and what type of impact this could have. The representative said that the South Side of the city has experienced disrepair and disinvestment for two decades and this program will send investment back into those communities, particularly on Harvard Avenue, Miles Avenue, Lee Road, Kinsman Road, and East 131st Street.

Both walk-ons were approved unanimously and the meeting was called to an end.

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