

Documenters

POWERED BY CITY BUREAU & SIGNAL CLEVELAND

Joint Committee

Documenter name: Chanel Wiley

Agency: [Cleveland City Council](#)

Date: July 30, 2024

[See more about this meeting at Documenters.org](#)

Summary

- Council members expressed concern about rising rents in Cleveland.
- Council members said they want minorities and people of color to be hired to work on the proposed Bedrock development project.
- They stressed the importance of housing affordability.

Follow-Up Questions

- How long has Chair Blaine Griffin been in office? *[Editor's note: Griffin has served on Cleveland City Council since 2017.]*
- How many times a month does this team meet?

Notes

Joint Committee

Tuesday, July 30, 2024

9:30 a.m. — 11:30 a.m. EDT

Location: Cleveland City Hall, Mercedes Cotner Room 217

YouTube: <https://www.youtube.com/watch?v=cjM3r8Fh10A>

Agenda: <https://cleveland.documenters.org/documents/agenda-163814/>

Council meetings

This was a joint meeting between council's [Finance, Diversity, Equity & Inclusion Committee](#) and its [Development, Planning and Sustainability Committee](#).

Finance Committee members:

- Blaine Griffin, chair
- Kerry McCormack, vice chair

- Kevin Bishop
- Kevin Conwell
- Anthony Hairston
- Brian Kazy
- Michael Polensek
- Jasmin Santana
- Jenny Spencer

DPS Committee members:

- Anthony Hairston, chair
- Jasmin Santana, vice chair
- Stephanie Howse-Jones
- Kris Harsh
- Joe Jones
- Kerry McCormack
- Jenny Spencer

Griffin called the meeting to order at 9:30 a.m. and called the roll of all attendees. Griffin then called:

[Emergency Ordinance 746-2024](#): To remove certain [parcels](#) of property from the [Shore-to Core-to-Shore TIF District](#) recently created by Ordinance 38-2024, which was passed on March 25; to declare certain improvements to real property to be a public purpose and exempt from taxation; and more.

PowerPoint –

<https://www.documentcloud.org/documents/25020152-draft-bedrock-tif-presentation-july-23-2024>

This is for Bedrock Project [tax-increment financing \(TIF\)](#), which is a multi-year project. The legislation authorizes the city to spend no more than 40% of proceeds from the already-established Shore-to-Core-to-Shore TIF District on public improvements as part of the riverfront development plan, according to Cleveland Chief Integrated Development Officer Jeff Epstein. The administration would need council to authorize all bond issuances and any additional funding over 40%. The city commitment of public infrastructure is capped at \$400 million, with 2% inflation on the unallocated portion of the \$400 million cap.

A few benefits talked about during this meeting, as stated in the [presentation slides](#):

- The community benefits agreement is comprehensive, including commitments to minority- and women-owned businesses and Cleveland small businesses; over \$25 million in neighborhood equity funding; affordable housing units; public art and other benefits.
- Improve density in Cleveland with 2,000 new housing units, improve downtown as a place to live, work and be, and create connections from shore to shore through downtown Cleveland.
- Over 12 acres of publicly accessible, transit-adjacent recreational spaces along the Cuyahoga River including new plazas and parks, bike infrastructure with trail connections, riverwalk and bulkhead improvements.

Epstein spoke about finances:

1. 30-year initial period with a 15-year extension period
2. State law permits TIFs up to 60 years
3. 2027 is the anticipated completion date for the first vertical building, the new [Cavs/Cleveland Clinic Global Peak Performance Center](#) (projects are built, then they will begin generating TIF proceeds)

Meeting shift to talk about the demographics of workers on the project

Council Member Kevin Conwell spoke briefly about the importance of people of color and women working on the projects and how developers have broken commitments in the past. Conwell said he would protest the project if Bedrock and the city don't deliver to that end. He asked for this project to be monitored and give opportunities to people of color.

Griffin spoke about having more people of color working and thriving. He said Dan Gilbert, owner of Bedrock and the Cavs, has a past track record for meeting equal opportunity goals.

Griffin said he wants the project team to consider more affordable housing in the project versus market-rate units. He also said that we need more homeownership opportunities in the City of Cleveland.

Griffin said the committee approved Ordinance 746-2024 and the meeting will

reconvene after lunch.

Continued at 2:30 p.m.

YouTube - <https://www.youtube.com/watch?v=7aNIkkfvVnQ>

Griffin called part two of the meeting to order.

Griffin called Ordinance [637-2024](#): This meeting is for the Director of Community Development to enter into an agreement with Cleveland Housing Investment Fund, LLC, or its designee, to provide development assistance to provide partial funding of the Cleveland Housing Investment Fund (CHIF).

Hairston spoke briefly about the Bedrock project and what it will do for the City of Cleveland.

Community Development Director Alyssa Hernandez explained the Cleveland Housing Investment Fund. This fund will address the affordable housing shortage in Cleveland through public-private funding partnership. The purpose is to maximize the city's funding and attract private capital.

The fund, set to be managed by [LISC \(Local Initiatives Support Corporation\)](#), could total \$100 million. The legislation would require the city to contribute \$18 million.

There was discussion around the benefits, some of which are stated in the [presentation slides](#).

Kazy asked if the LISC Cleveland team had a physical office in the city. Answer from LISC representatives was that they're looking but are remote at the moment.

Harsh talked about affordable housing for those who want to buy a home, making a point that having pathways to homeownership is important.

McCormack spoke about the increase of housing costs and how hard it is to get an affordable apartment/home. McCormack said he is happy with this proposal.

Griffin concluded the meeting by talking about his discussion with PNC Bank and their interest in supporting the City of Cleveland. Griffin talked about the importance of

affordable housing and making sure residents have a safe place to live. Griffin acknowledged those who do the work but weren't at the table.

Griffin called to have this proposal solely assigned to the DPS committee to iron out some details.

Griffin called to adjourn the meeting around **5:37 p.m.**

If you believe anything in these notes is inaccurate, please email us at cleDOCUMENTERS@gmail.com with "Correction Request" in the subject line.