



## SHAKER HEIGHTS

**Neighborhood Revitalization and Development Agenda  
Via Zoom Meeting Due to COVID-19  
Public Health Emergency  
Wednesday, January 13, 2021, at 6:00 p.m.**

For the safety of staff and residents, in-person attendance is not permitted. Join online as a viewer or listener from a PC, Mac, iPad, iPhone or Android device at <https://zoom.us/j/96978685239?pwd=VmN5ZG40MEo3WWRadVFqWVNuSVRPdz09>, Password: 33553400; Description: Neighborhood Revitalization and Development; or join by phone at 833-548-0282 (toll free); Webinar ID: 969 7868 5239; Password: 33553400.

International numbers available at <https://zoom.us/u/a4Kc6HFL>

1. Approval of December 9, 2020 Meeting Minutes

Documents:

[DRAFT NRD MINUTES - 2020-12-09.PDF](#)

2. Application for Option and Acquisition of Five City Owned Vacant Lots for Construction of Single Family Custom Homes

Documents:

[APPLICATION FOR OPTION AND ACQUISITION OF FIVE CITY OWNED VACANT LOTS FOR CONSTRUCTION OF SINGLE FAMILY CUSTOM HOMES.PDF](#)

3. 2021 Kay Coaching - Request to Contract for Neighborhood Engagement Work

Documents:

[2021 KAY COACHING - REQUEST TO CONTRACT NEIGHBORHOOD ENGAGEMENT WORK.PDF](#)

4. CRA Agreements - One-Time Waiver of Annual Fee

Documents:

[CRA AGREEMENTS - ONE-TIME WAIVER OF ANNUAL FEE.PDF](#)

*To request an accommodation for a person with a disability, call the City's ADA*

*Coordinator at 216-491-1440, or Ohio Relay Service at 711 for TTY users.*



## Application for acquisition of City Owned Vacant Lots

Tres Roeder, Chair:

This is the December 9th meeting of the Neighborhood Revitalization and Development Committee. We have three items on our agenda for this evening and our first order of business is to review and, if they look acceptable to you, approve the minutes from November 11th. Are there any revisions or questions to the November 11th minutes? Mrs. Moore, I saw you say motion to approve and put your hand up, but I didn't hear you. Did I get it right? Okay. Do we, do we have a second?

Tres Roeder, Chair:

Mrs. Williams. Thank you. All those in favor of approving the minutes say aye or thumbs up. Okay. Those opposed, very good. Our second order of business is an application for a vacant lot under the city's new vacant lot program, Director Lewis.

Director Kamla Lewis:

Thank you very much Chair Roeder. Tonight we have an application before us from the County Land Bank to acquire two city owned vacant lots on which they would like to build two single family spec homes. With us in the audience tonight, in case you have questions that I can't answer are two members of the team from the County Land Bank, Dennis Roberts and Andrea Bruno. Let me give a little background and context first of all, so you can understand how this fits into the work we've been doing in the Moreland neighborhood. When we did our Housing and Neighborhood plan in 2015, the Moreland Rising Project was one of the key components of that plan, the goal being to revitalize the southern Moreland neighborhood, which had been so badly hit by the foreclosure and housing crises. As you're aware, we started out first with neighborhood engagement and community building, but we recognized that equally important was rebuilding the neighborhood market that had been devastated, and that meant attracting new buyers, in particular owner occupant buyers and restoring the housing values, which had suffered significantly during the crisis. We started the process with community conversations about the types of housing and amenities that residents and new buyers wanted to see in housing. That eventually led to a design competition. Simultaneously though, we embarked on a series of rehab projects with our nonprofit partners, where we would take foreclosed houses and invest heavily in them to raise the comps in the neighborhood and attract new buyers.

Director Kamla Lewis:

In your packets I included a map to give you some sense of where the vacant lots were and some of the work that laid the groundwork for the project that's coming before you tonight. On the map, those stars are showing some of the rehab projects that helped build the foundation of raising values in the neighborhood. The black stars represent city sponsored rehabs and the green star that you'll see at the corner of Ludgate and Hampstead is a County Land Bank rehab. They also did ones on Pennington and a little further down on Ludgate as well. In addition, I show you on Ludgate, the same street on which the County Land Bank is proposing to build these new homes, where the Knez house has gone in near Ludgate and Hampstead and where they have selected for their second site.

Director Kamla Lewis:

As we had hoped, these city rehabs that took place laid the groundwork for attracting investment of private dollars. We've seen an influx of private rehabs as a result. Between 2015 and 2019, over \$786,000 was invested by private investors through point of sale escrow in rehabbing houses. What I'm showing you here are a couple of the examples of what this has meant. For example, you've got a house on the far left which was bought in 2017 for \$35,000 rehabbed, and then sold in 2018 for \$115,000. The one in the center was

bought in 2016 for \$29,000 and sold after rehab in 2017 for \$123,000. The third house bought in 2018 for \$34,000 and was sold in 2019 for \$155,000. So raising these comps was really important in order to be able to get to the point where infill was going to be feasible. That led us to then to our agreement with Knez to do the first infill house in the neighborhood. They successfully completed that spec home and sold it earlier this year for \$281,000. Now we are bringing to you our next infill project which is being proposed by the County Land Bank, a longtime partner of ours from their inception in 2009. They've worked on a number of projects with the city - both rehabs, as well as, acquisitions of properties through the tax foreclosure process. For those of you who aren't familiar with the County Land Bank they are a nonprofit government entity. Their mission is to strategically acquire properties, return them to productive use, increase the property values through these efforts and support community efforts like our Moreland Rising Project. Since their inception they have completed over 2,000 home renovations throughout the County and have co-developed a number of single family homes throughout the County in Cleveland, Rocky River, South Euclid and currently have a pilot project underway in Maple Heights.

Director Kamla Lewis:

For this proposed project, they are partnering with the Orleans Company as their builder developer. They are a company that was founded in 1954. They're headquartered in Beachwood. Their COO is Ken Lurie, who some of you may know is a Shaker resident. The County Land Bank and the city have been working together for at least the past year to get us to this point. They have been looking at lots, understanding the neighborhood and identifying what would be the right product for them to move forward. They have selected two lots - 3634 and 3694 Ludgate. As you can see these are proximate to not only the Knez project that was completed, but also two of the rehabs that they've been involved with on Ludgate as well. Staff is recommending tonight that this committee positively forward this recommendation to Council for their consideration at the end of this month so they can move this process forward with the County Land Bank.

Committee Member Strang: I have a question and it has nothing to do with whether we move forward specifically, you mentioned the prices at which the rehab houses and that was good to hear. Did I read in the proposal what they were expecting for the new houses? Was that \$230,000 something?

Director Kamla Lewis:

They are currently thinking about a product that would be in the \$250,000 range.

Committee Member Strang:

\$250,000 okay, even higher. Obviously that's their issue in terms of building it and selling it and getting it sold, but I wondered how they kind of arrived at that amount for that neighborhood. I'd love to see them get it.

Director Kamla Lewis:

As I mentioned earlier, we do have on the call Dennis Roberts and Andrea Bruno from the County Land Bank. Andrea specifically works on the issues of marketing and has been the one working with Dennis on figuring out where they wanted to position themselves.

Director Kamla Lewis:

Andrea or Dennis, do you want to respond to Mr. Strang's question?

Andrea Bruno, County Land Bank:

I'll jump in real quick and Dennis can follow up. Hi everyone, Andrea Bruno with the Land Bank. Thank you for your time this evening. To your question about the sales prices. I know Knez as Kamla had said, recently sold a property on Ludgate for \$281,000 and also has another one listed; it's an active listing which is not built yet, but the list price is \$289,900. We're within the ballpark of comps over there for sure.

Council Member Moore:

I wondered, since obviously this is just a development and use agreement, or a sale of the land rather, but what guarantee does the city have that the quality of this rehab will be the quality that buyers want? Not just the sale price, but the quality of the design.

Director Kamla Lewis:

So I think you meant to say of this new construction not the rehab, just to clarify. I'm glad you brought that up. We do have, as you're probably aware, infill design guidelines that were developed. We have guidelines that govern infill throughout the entire city, and we worked through that process with Knez on slightly modifying those for the Moreland neighborhood. For those of you who aren't familiar with those infill guidelines, they are what we use to ensure quality. They speak to the materials, durability, style, etcetera. That is our main tool. The Land Bank has already had several meetings with their partners on this project, a sit down with Joyce Braverman of the Planning Department and myself to talk through these design issues. They don't see any issues with complying with those design guidelines. They have been in discussion with three architects to go through them and they are in the process of selecting a final architect, but all three architects that they are working with and talking to are all ones who have had considerable experience designing in Shaker. Those are the kinds of things that we have looked at with them. Dennis and Andrea, anything you want to add to that?

Director Kamla Lewis:

I'll just add one more thing. I have to explain why it has taken this amount of prep time before we actually brought this proposal to you Mr. Roberts, when working with me, he would come up with a potential builder, etcetera, he would want to vet it through us first, before they even settled on a builder. He understood and knows very well from working with us how important quality is to Shaker and their whole goal as the County Land Bank is to set that standard that others are going to want to build towards as well. That's the public part of their mission. And for that reason, in addition to this, the Land Bank has committed to adding subsidy to this project, if needed, to meet those quality standards.

Councilwoman Moore:

All of that is terrific news. And unless I missed this when reading the memo, these are single family, unlike the Knez homes that were intergenerational or a live work or slightly different model where the two parts of it work attached and could be two different parts of a family.

Director Kamla Lewis:

So these are single family houses, yes, as were the Knez homes

Eric Bevilacqua:

I did have two questions. The subsidy, these will benefit from a tax abatement, correct? And then is the subsidy an additional grant or is the kind of preferred financing on the home for down payment assistance, what's the subsidy that they agreed to provide?

Dennis Roberts, County Land Bank:

Essentially this project is extremely important to the land bank and obviously important to the city as well. The position that we've taken with the builder is basically we're providing gap financing up to a certain dollar amount if it's needed. We're totally committed to this project 100%. If for any reason, for example, it doesn't sell at a price point that makes the builder whole for example, we're then going to backstop it to make sure that the project is a success.

Eric Bevilacqua:

Thank you. I did have a question if you can't disclose this, that's fine. This is more just my curiosity. What is the cost of the project? I'm assuming you're building it at a spread or whatever the sales price is, but it's difficult to build in the 200's. So what does the project cost? What is it budgeted?

Dennis Roberts, County Land Bank:

The project has not been costed out at this point so I can't tell you, and it's particularly difficult to tell you at this point because prices are changing very, very quickly. I think folks familiar with construction knows that lumber prices, etcetera, are changing every day. What I can tell you from our experience, however, to build a typical, Shaker's probably not going to be typical, it's going to probably be a little bit more costly. We understand that. But to build a typical 1500 square foot house, a three bedroom, two and a half bath, something that you feel good about living in, let me put it that way. We all have different tastes. Typically it runs about \$240,000, \$250,000 minimum. That's what we've been able to do in other areas. Some of the homes have been as much as \$280,000 or \$290,000. I can't give you an exact number here because it hasn't been designed.

Eric Bevilacqua:

In part at a \$250,000 sales price, you might be taking a slight loss, correct?

Dennis Roberts, County Land Bank:

Correct. And that's why we have a subsidy available in anticipation that there may be a gap.

Director Kamla Lewis:

And this also speaks to that question that has come up a couple of times when we've discussed this as to why do we sell the lots for a dollar? That's because we are really dealing with cases where subsidy is actually needed. And this is one of the ways that the city can contribute towards the project.

Laura Englehart:

There was a question in the Q&A that I saw you answered but I wanted to draw it to everyone's attention. There was a question from Sheila who's attending about whether the city's offering tax abatements. So Kamla, could you speak to that briefly?

Director Kamla Lewis:

Certainly. In anticipation, one of the steps that the city took in order to encourage infill, given the difficulty of financing projects like this was to put tax abatement in place. Tax abatement is available for all new construction that is over a hundred thousand dollars in value for single family, owner occupied housing in that neighborhood.

Committee Member Dr. Whyte:

I would like to ask if the initial home owner then sells, then that tax abatement does not apply to the next owner?

Director Kamla Lewis:

It is a 10 year tax abatement. If that person, that owner occupant stayed for one year and then sold the house that next buyer would have it for nine years.

Committee Member Dr. Whyte:

I have another question, you had alluded to this in terms of the architecture and there are certain designs that are already available or suggested. I know that Ludgate has all single houses and so what are just some of the features that you're looking for? What would it look like? The Knez house? I'm familiar with the Knez house?

Director Kamla Lewis:

It could, for example, we don't give people a design. We tell them the elements that have to be included in the types of materials. It takes a look at things to make sure that they fit into the context. How the porch is designed, or if there are porches in it. Even on Ludgate you see a wide range of differences in those single family homes, but it must fit in within the context. That's the kind of thing that the Architectural Board will look at. And they look at massing, that is, the size of it, so that it fits in with that as well. But it does allow modern features. It doesn't have to look like everything, exactly the same; that is not the intent of the design guidelines. It's really about fitting in with the neighborhood. It will go through the Architectural Board of Review, just like every other infill project, and then the Planning Commission as well.

Council Member Moore:

I just like to give a little bit of historical perspective. The last infill, successful infill that I can remember was on Strathavon, three homes that were developed. Is that correct? Outside of Knez, Kamla is that really our last successful project?

Director Kamla Lewis:

That is correct. Those were the NSP houses that we built with substantial subsidy, almost a hundred thousand dollars of subsidy in each of those.

Council Member Moore:

Exactly. So I would just like to say we should be dancing in the streets. After two housing recessions, after working so hard as a city, as a planning department, interdepartmentally to bring our housing in SWITA and Moreland to a point where it's competitive, where we could actually make infill work. This is such a huge achievement. I want to congratulate everybody that's worked so hard to get here. It goes back to the Rawson administration when we were working so hard; that's three administrations ago to make this happen. And we had to get through a housing downturn, a big one and a little one. So I just think this is amazing. I think we should celebrate.

Director Kamla Lewis:

And Mrs. Moore you have been on this committee for all that time.

Tres Roeder, Chair:

Thank you, Council Member Moore for highlighting that, and Director Lewis I presume if and when this successfully passes through City Council, you will arrange a socially distanced dance in the streets for all of us to go out and celebration,

Director Kamla Lewis:

Hopefully that's by summer. There was another question in the chat from Vicki Elder asking how long they had to owner occupy. To clarify, the way this works is there is 10 years of tax abatement for owner occupants. As long within that 10 year period, there's an owner occupant, they are eligible for the tax abatement.

Committee Member Dr. Whyte:

I have just a quick comment also after my last month's meeting we had talked about the moratorium that will end soon and it was a little bit discouraging. It was discouraging I think for the Moreland area, at least for me, because I live here, this is really good news.

Director Kamla Lewis:

This is one of the reasons why it's really important for us to have partners like the County Land Bank, because it is going to be efforts like theirs that are going to help us through those times as well. While private capital may recede during those harder times, that is absolutely when they step forward as well. I'm really glad to have them on board with us. As I said, they've spent many, many years investing in getting to know this neighborhood and I think that will serve us all.

Mayor David E. Weiss:

Just to reiterate. Hats off to Kamla for the work she's done, cultivating these relationships over years. This is not easy stuff. This is hard sledding. But we've got some great partners like the Land Bank who we've had on a number of other projects as well. They have been a great partner to Shaker in general and we very much appreciate their efforts, not only here in Shaker but throughout the region. And certainly we appreciate it.

Tres Roeder, Chair:

Any other questions from this group or from the chat? I'll move if you're ready for that. Move by Mr. Strang. Seconded by Council Member Moore. I saw her hand first, all those in favor. Aye. Thumbs up. Opposed and abstentions? Very good Director Lewis thank you, Mr. Roberts thank you for joining us. Ms. Bruno, thank you for joining us as well. We appreciate all of your efforts on this. Thank you.

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### **Update on Neighborhood Engagement Work with Kay Coaching**

Tres Roeder, Chair:

Our third order of business will be led by Mr. Compton. He has been doing some very effective work for a number of years now in the Moreland neighborhood and more broadly on neighborhood engagement. He prepared a PowerPoint presentation. You may have had a chance to look through it, but if not that's okay he will share the details with us, Mr. Compton.

Colin Compton, SH Economic Development:

Thank you. So we will stay in Moreland for part two of tonight's presentation or discussion. We do have a number of Moreland network residents here. Before I start I just wanted to do some housekeeping. For you folks joining us this zoom will look a little different. This is the webinar format. So you'll probably only be seeing the panelists. What I planned to do tonight is to share my screen and go through my presentation and then invite any of the Moreland network members that are here to say a few words, share anything that you would like. When we get to that point, if you're on the computer, you can either use the raise your hand function or you can put something in the Q&A and then if there's anyone on the phone, we'll do our best to unmute you. I'm not sure if there is anyone on the phone though. This format is new for me as well so bear with me too, I'm going to share my screen.

Colin Compton, SH Economic Development:

I am here tonight to give you a year-end review of everything that happened or as much as possible, that happened in the Moreland network in 2020. I'm going to start with the what, the why, and the who. This will be a bit of a refresher for many folks, but I think it's good background and a good place to start. Then I'll also talk about everything that happened in Moreland in 2020, and then the resident narrative about what the impact of this work.

Colin Compton, SH Economic Development:

So firstly, neighborhood engagement, what does this mean? This will be a refresher, but this is building relationships with and among residents. It's learning their interests, their skills, their concerns, it's connecting them to support for their ideas. And in essence, it's inverting this traditional service provider-resident relationship where we're starting first with the interests, ideas and concerns of residents instead of starting first with programming or projects. In short, this is a bottom up versus a top down approach. I'll give a few examples of what I mean that happened this year. But what I want to highlight is how our work in Shaker is different than other places. You'll see community engagement, professionals at organizations and in other cities and in most cases, what that means is people taking the programming or the product of the organization out into the community, it's still in essence, a pretty top-down approach.

Colin Compton, SH Economic Development:

But what we're trying to do here in Shaker is start the other way and start first with residents. So why do we do this work? We do this because connected neighbors lead to safe, active streets, self-supporting networks and stable neighborhoods. We do this because asset-based approaches lead to pride of place where people are building on what's good and collective action around what can be instead of what the problem is. And we do this because supported residents lead to bottom up ownership, where they are the agents of change and connections to institutions in mutually beneficial ways. So we're doing things *with* residents instead of *to* residents.

Colin Compton, SH Economic Development:

Lee and Kevin Kay have been the practitioners that have been helping us get this going and been the driving force of this for a number of years, they are practitioners of community network building. So they're connecting people to each other and to opportunities, and they're doing it in a way that feels safe, fun, and productive. So they do things on a day-to-day basis like increase resident participation, connect residents to each other, and to projects they're interested in, they build leadership capacity, they facilitate leadership trainings and they attend and support projects and events. I play a role as well, supporting residents in their ideas, connecting their concerns to city support and also some communications work. This presentation will really highlight all the awesome achievements of residents over this past year, but I don't want to downplay the time and effort and care that goes into it behind the scenes, all of these amazing things that happened had help in formulating an idea or coaching to develop, or facilitate a meeting, whatever it may be.

Colin Compton, SH Economic Development:

Then neighborhood network, what do I mean by this? One way to look at it's a collection of residents, stewards and other stakeholders who live in or care about the community. This is not the traditional neighborhood association. There are no titles, there's no voting, there's no hierarchy of roles, and in this format residents are taking on what they care about. They aren't getting assigned things. I won't touch on much data or quantifiables here tonight because we still have a month of 2020 to get through. But we have seen a lot of growth and development over time. At the end of last year I gave a presentation, what we found at that point was that from January, 2017, through 2019, we had a really substantial increase in Moreland contacts where a 200% increase, a constant and continual increase in active leaders where we're not having dropouts, a constant development of leadership among stewards, a shift of focus from just one night a month (Neighbor Night), to everything that happens in between.

Colin Compton, SH Economic Development:

Last year I touched on how this work is tied to neighborhood and resident resiliency. I said that without any knowledge of what was coming at us in 2020, and what this work has really shown through this test of this year is the strong foundation that residents had to stand on to weather the storm that has been 2020. So what happened this year? If you haven't already, this presentation has a lot of links in it, make sure you follow those they're really great videos that will show the full breadth of things that happened in the network this year. This slide wasn't in the presentation that went out, I touched on January and February briefly, but it was rightly pointed out that a ton happened in those early months when we could still be in the same room with one another.

Colin Compton:

So in January, February, and even the beginning of March, we saw the network at its strongest point thus far. We had residents playing a major role in organizing the MLK day celebration, which filled the high school auditorium. We had a resident at Library Courts next to the library, organized a meet and greet with network members and library court residents. George Eaton organized the working towards racial harmony conversation that drew 18 participants. We had neighbors going on outings to see Sam Cooper and neighborhood musician perform and Mariama White, another neighborhood musician perform. We had our largest game night ever with 27 participants, Dr. White's before busing lecture series, um, had over 60 people at two separate discussions. And then Monica Boone's black history month performance, which featured neighborhood network members and oral histories, which had over a hundred participants at the Shaker library. So all of this happened within a short period of time, just seven weeks, that doesn't include the normal January and February neighbor nights, and it doesn't include leadership trainings that we had. And what this really shows is that we came into January 2020 with incredible momentum and that momentum kept us going.

Colin Compton:

March came and we had a cease in in-person gatherings. We took neighbor night virtual in April, then we took off running to keep up with all the resident ideas that were coming forward. And a resident said that it's just as though we haven't missed a step and we've gotten even more active. And what that shows is the structure that we had in place. People could adapt to it and could respond.

Colin Compton:

What all went on this year? I'm going to highlight a couple broad themes of things that happened this year. So first, residents use the arts to stay connected, a production for black history month. Residents attended concerts by Sam Cooper and Mariama Whyte. They organized the Moreland dance and sing, which was a way to get people out of that out of their house, onto their porch to lift up the neighborhood. There were a number of weekly ongoing clubs, and then there was a project called Moreland rocks, which was painting small stones with inspirational messages and leaving those on a neighbor's porch as a way to bring some cheer. We also saw residents staying connected and deepening their relationships with ongoing small group gatherings. So these included coming together and watching Little Fires Everywhere, which took place or was based in Shaker Heights, to have discussions about what it means to be a neighbor, to discuss mental health and wellness summit, and even to chat informally over coffee.

Colin Compton:

These small spaces are just as important as the bigger productions. Many of them happen weekly, many of them are still going on today. We also saw residents sharing skills. As people adapted the technology they were teaching their neighbors to use that technology, that include Zoom, learning how to facilitate zoom meetings, they participated in virtual marketplaces and they led and attended "how to" classes. And we also saw residents continuing the normal holiday celebrations in a virtual format. We had a Halloween party, we have upcoming celebrations for Kwanzaa and a winter holiday gathering.

Colin Compton:

It was a very political year. We saw residents coming together to use their political voice. That included commemoration of the March on Washington, production of Stand Together, which was a youth video in response to the racial justice awakening the country's experiencing, support for the Moreland on the Move community Associations *Vote and Be Counted* effort, which was a way to promote registration to vote and completion of the census. And then we also saw residents coming together to solve problems. Examples of this included a conversation about traffic that started this summer kept going, and we kept having conversations and kept chipping away at it. And now we're at the point where it's an effort between the city and a pretty large grant application to do some traffic calming measures in the neighborhood. Residents also discussed how to welcome new neighbors so they wouldn't have to rely on the police when there were neighbor to neighbor issues, and amid the pandemic to share resources they put together these information stations. They were all throughout the neighborhood and they included flyers, information on food distributions, upcoming classes, et cetera. So when I talked about bottoms up before, these are some of the examples that come to mind for me, these are projects that were really important to residents. They developed the format for it. They got plugged into what they needed to make it happen and they owned it moving forward.

Colin Compton:

We also saw that residents learned each other's stories, Dr. Whyte, our very own Dr. Whyte's Witness to History series. These are monthly intimate zoom interviews, neighbor to neighbor, they're all linked here. I really encourage you to watch some of these, they really exemplified that depth of the connections that have occurred.

Colin Compton:

So lastly, resident narrative, how has all this work impacted residents experience? At the end of each year what I like to do is I get together with residents in small groups or one-on-one, and I ask a series of broad questions about this work. I ask things like *how have you given to, or received support from the network, or how has it changed for you this year?* We did that virtual this year, six primary themes came up that I've listed here. I won't go through them all in depth, I gave you plenty of input on the slides and there are pages more that I wasn't able to fit, but I'll touch on a few. One is that residents stated that they're not isolated and that they have more support from their neighbors. Our residents said, I hear people talking about loneliness they're experiencing, I thank God that's not my story. Being able to lean into others for support, not having to feel alone or act alone on any issue in the neighborhood.

Colin Compton:

The second, the neighborhood network became a lot more intimate this year. Input on this included things like, it's more like a community, it's not meetings; getting to know one another on a girlfriend level or sharing information at a depth that's more like a ten-year friendship.

Colin Compton:

I heard that being able to contribute is essential to residents' wellness. Being proud of a project and saying it's beyond anything I could come up with alone. Being able to be a neighbor to my neighbor, not having to take it all on. I also heard that the network has created a welcoming environment for new neighbors. Having a new neighbor and through the events and the gatherings that happen, that neighbor reaching out for help with something and how important that was to the Moreland neighbor, that someone had been here for 10 years and said, nobody knew I was here, but through this structure and through these gatherings I've been able to extend myself. And then also, moving to an apartment for the first time, which is really common, someone said, this was my first time in an apartment and I didn't know anyone and through this network I was able to get some support and some welcome.

Colin Compton:

And lastly, actually five out of six, residents feel differently about their neighborhood and the city. This has been an ongoing theme that I hear every year. Feeling like Shaker is now a better place for me, feeling like this work is showing off how much Moreland has improved. A resident said that she thought of the neighborhood mostly as houses and now she walks around and she takes so much joy knowing that she knows some of the people in the houses. And lastly, residents are hopeful for the future, even in spite of everything that's happened. Saying that this year has proven the value of what we've done is a testament to what's been done. If it hadn't been ongoing for years we wouldn't be where we are today, and the result is that our network and our community is a healthier and better place and that what we built, we have to keep on building.

Colin Compton:

That's most of everything that happened, like I said, there's lots more resident input that I got, but we'll continue through the end of this year to support residents in what they're doing, then focusing on what's ahead. We want to ensure that residents have the support they need, that we maintain that momentum especially through 2021, who knows when we'll be able to be together in person. And then we want to start planning and thinking ahead to how do we ensure that this has long-term success. You'll hear more from me and I expect to be back with you next year. Is there anyone that's in the Q&A, or raise their hand that wanted to say anything from the Moreland network?

Director Laura Englehart:

I want to make sure everybody knows how to do it. There is a little hand at the bottom of the screen. It may appear yellow or blue. I now have a few folks that have raised their hands. So I'm going to start with Iris Anderson.

Resident, Iris Anderson:

I can only say that I have been actively involved in, I've been here for 40 years. Let me say that first I live on Chelton road. Donna Whyte is my neighbor, dear friend, long-time friend. A lot of you I've known over the years. I'm just thrilled to be a part of Moreland. The momentum that this project took on us trying to calm traffic, us trying to embrace new people, old people, neighbors in the area that hadn't been involved before. It's taken on a life of its own. And what's really wonderful to me about that is the support we're getting from administration. We're getting from the staff at the city Kamla, Colin, the relationship we have with Kay Coaching, all of these pieces, everything matters. We see the Mayor's support, he comes out, we see people reaching back to us. When you have work to do and you know it's a job, this is like an elephant that needs to be eaten. You got to eat it little bites. So we just reached out. We need help. You know, things have changed. Neighborhoods change, people change, people come and go. But a lot of us have been here for many, many years, and we want to see the neighborhood thrive and grow. I'm just pleased, as I said, to know we have the support, it's been really great.

Monica Boone, Resident:

I don't know what more I can add, Iris I think I expressed it very well. It's the support that we've gotten from the community, as well as from the city, knowing that if I notice something I can easily call Colin. I have no hesitation about being able to send a quick email to Kamla or Colin and let them know, "Hey I noticed this while I was up the street and you might want to be aware of it, or this is going to be happening", "this event is coming and if it can go into the newsletter and let people know about it." Just being able to have that support, to feel comfortable enough to be able to contribute and do programs and not feel that you'll be told to just stay in your house and don't worry about it, we have it. And it helps promote the feeling that we're in this together and that we're all working together, and I think that's the important thing. Thank you.

Committee Member Strang:

I just want to mention, hats off to Donna. I had a chance to listen to one of those sets of interviews, with the Levine's. Very interesting, and I found out that I did not know they were classmates of mine at Kent State. They talked about Kent State, May 4th, 1970, everything they had to say was fascinating, but that was particularly fascinating to me. Great job on those, they were very interesting. And as I've mentioned this before, but as a former Moreland resident, I lived above what was then Gin Market back in the mid-seventies. It's just great to see how far the neighborhoods come.

Council Member Moore:

I just wanted to add that it strikes me that there's one thing that we didn't talk about today that links both of the number two agenda item and number three, that is the revival of real estate and the demand for real estate in Moreland with the initiatives that we call Moreland Rising, the neighbor to neighbor network. Obviously many people are involved but the program that I think deserves a lot of credit is the model block grant program that Colin developed. It was barely getting off the ground when the pandemic hit. What he did was create a program that would take certain grant monies and when residents would go to their neighbor and say "Hey, I've got some housing violations, do you have any?" And they talk about them and then they'd apply jointly, either in twos or in threes to this grant program to correct their violations, and the more neighbors that they were able to join together in this initiative the more advantageous percentage of grant they received, and it was such a novel program, but it showed such promise.

Council Member Moore:

Unfortunately, when the pandemic came, it basically was one of the programs that got technically carried over. It is not going to be implemented in 2021 with the anticipation that the pandemic is still going to be interfering with person to person initiatives. But I just want to put in a plug for how very, very critical it is to help neighbors understand that they're there to support each other, even with housing violation correction, and to make that be an incentive for making connections with neighborhoods and a financial benefit, it pulls it all together. And if we see the revival of real estate, it couldn't happen if the housing was deteriorating. I just think we ought to really be careful to look at that program again and make sure we restore it as soon as we are able to, given the pandemic conditions.

Committee Member Dr. Whyte:

I'm in Moreland, I'm the host of Witness History, we have one coming up on Sunday. Just to say a few words as I have been in Moreland and in my house since 1990, so this is my 30th year this month. And so right when you think that you know everything about your neighbors, here comes neighbor night, here comes the network, something that you can't even really put your finger on, or here comes Moreland Rising, the attention on the community, and it's difficult to explain because it's a community that I feel like I'm familiar with because of the network, I've been living here all of this time.

Committee Member Dr. Whyte:

And I did not know who was living on other streets. Now it makes not only familiarity but friendships which during this time has been essential. I mean, there are so many ways that we have come together as a community and helping to welcome new people to the community as well. What I would like to say also is, and I mean there was so much to see in this PowerPoint presentation is just almost overwhelming. We did all of those things just since the pandemic. What I do want to say too, it extends us with the library, there are so many other ways we have relationships. One other relationship and an institution here in Moreland is more than on the move community association, which is very involved and instrumental in pulling off the voter registration with League of Women Voters, it's not just isolated within the events that are just created from individuals. There's no roadmap. It's just about community, what's good for us and people come together, so it has re-energized, I know me it has and I think that's important because I am a long time resident of this community, and there's no end to what we can create together. The network has really made that possible.

And I just want to thank particularly Kamla and Colin for raising the visibility of the wonderful things that are happening here in Moreland. And of course Kate Coaching, thank you.

Committee Member Strang:

We're here as a group for City Council and talking about the City and what's it done to help Moreland, it is all about the Shaker experience which goes way beyond the city itself. My wife is a speech pathologist at Mercer and it serves the Moreland community. The question I have, are there ways that you can think of Dr. Whyte that all the governments in Shaker Heights might be able to cooperate to try to make that a better fit and a better experience? I know for PTO nights at the school, that's difficult for some parents to get there.

Committee Member Strang:

And Mayor Weiss, we have that group where all of the representatives from government are working together, which is great, but that might be one way that would make things better for the residents in Moreland, I know at times it's been difficult. There are some Moreland parents that have transportation issues and getting up there to the school for meetings with teachers, et cetera can be difficult. So whatever we can do to improve, that would be great.

Committee Member Dr. Whyte:

Just the idea, we'll take it to our community. That's all, but it takes us.

Colin Compton:

I should say that that pre-pandemic, that was a conversation that was happening about this. And there's a resident with us tonight that was bringing that conversation up of how can we make this, as Moreland residents, how can we make this stretch, so to speak easier, now, but for the pandemic, everything got foiled, but there has certainly been energy around that in the past.

Resident, Rhonda Wright:

I would like to say I'm a Moreland resident, on Menlo, and the network has been a great opportunity for us to meet our neighbors and be able to communicate with each other. Recently my house was affected by COVID and my neighbors, they stepped up, they made sure that me and my children, had everything that we needed with no problem. They stepped up tremendously and I'm just grateful to have neighbors like that. Also Mr. Strang, your wife is a wonderful teacher. She's actually my son's teacher. Moreland is just a wonderful neighborhood and Colin, Kevin and Lee, they do so much for our neighborhood.

Tres Roeder, Chair:

Any final thoughts? Comments?

Director Kamla Lewis:

I just wanted to let the Committee know that linked to all of this, about half an hour before our meeting, I received a neighborhood grant application from a Moreland resident, that will be on your next agenda.

Tres Roeder, Chair:

I saw Council Member Williams has her hand up then Mr. Zimmerman and Dr. Whyte we'll give you the last word.

Council Member Williams:

I wanted to say that these two items tonight to me really demonstrate how far we have come in the last five years since the housing plan. I want to give a shout out, I came on to Council as a housing plan was being

finished up, and I came onto this committee after it had been passed, so perfect timing for me. I didn't have to put the work in, but I got all the benefits. I just want to say, especially to two people sitting here tonight, Director Lewis and Councilwoman Moore, who were so instrumental in putting that plan together and then just watching, and then after being on the committee, once it was adopted and seeing how immediately these ideas were put into action and community conversations and connecting residents together and providing training on all of that started and the infill housing, all of that started right away, I think it took a lot of foresight, a lot of energy, just a shout out to Director Lewis for getting us started on the path and then all the way the Committee's changed over the years and has evolved. And where we are today is just tremendous. I can't say enough thanks to Colin for all the work that he's doing now, it just is really inspiring. I think the Housing Plan to me demonstrates the real value of putting together a plan and giving us a structure, some guidance and something that was really inspiring. I think really set this off, thank you everyone here tonight. And it was great to hear from the residents and everything that went on this year as well. So thank you.

Tres Roeder, Chair:

Thank you, Ms. Williams, you are being humble. You were the Chair of this Committee for the proceeding two years and I think without your leadership we may not have seen many of these things. So thank you to you as well for your leadership.

Council Member Zimmerman:

I wanted to thank the committee leadership, professional staff, Colin and of course the residents. I thought this was an excellent meeting and I'm downtown here still in my office. I just want to say that this meeting was particularly just well-timed because it created a sense of connection and cohesion when it's just so hard to do in this environment. And I'm so glad that we're using the technology available to learn more about what's happening and also for the residents themselves to connect. So this was a good meeting and I just wanted to thank everyone for it.

Committee Member Dr. Whyte:

This is definitely a thank you. I thank Colin and Kamla, I want to thank Director Englehart and I want to thank the Mayor because without your support, I know that this happens because of city hall. And I just want to share that with you. Thank you so much.

Mayor David E. Weiss:

Thank you. This is definitely a team effort. I'm just looking down the list of people who are on the line, who haven't necessarily spoken tonight but who have shown up tonight and to support the efforts that this whole group is making. And it's really what makes Shaker, Shaker, right? Hopefully I know we all look forward to seeing each other in person soon. I know there are lots of people on this list of attendees tonight that haven't gotten to hug in a long time, we miss them. Hopefully brighter days ahead and brighter days with some new housing. So we'll take that too.

Director Laura Englehart:

One final thank you. I know a number of residents mentioned Lee and Kevin specifically, but Lee and Kevin Kay and Colin, in particular, are doing immense work and heavy lifting on making sure that the network is supported. What we don't see is all of the behind the scenes, coaching and discussions and the passion and the effort that the three of them put in is really impressive. So thank you to all of you.

Tres Roeder, Chair:

Thank you. Well, this was quite a meeting, it serves as a very nice bookend to the conversation that many of us had earlier today on Diversity Equity and Inclusion, not a bookend as in this ends the conversation, but a nice way to finish the day. I'm reminded of one of the terms that came up earlier today. The term was

emotional contagion, and our facilitator said that to the extent we can spread positive thoughts, it's contagious and other people pick up on it. I think that's what Mr. Compton you're doing, I know you're just the point of the arrow. There are many other people involved with this, too many who all can be named, some of whom we heard from tonight, but this clearly is a program that's making a difference in our community.

Tres Roeder, Chair:

Finally, for me, I'd like to highlight the mental health aspect of it as well. I saw you talking about that, and I noted on the very first slide in the comments one of the residents saying I don't feel lonely and many people do. I was looking at research several days ago, specific to the workplace that perhaps according to this one study, 27% of Americans are experiencing some sort of depression or mental difficulty specific to their workplace. It's probably fair to say that extrapolates beyond the workplace as well. This is clearly a serious situation that we have and there's no doubt that this is making a difference. Thank you to all of you for being here with us tonight. I'm sure you'll join me in sending well wishes to Mr. Woodcock who was unable to join who's not feeling well. We hope him a speedy recovery and this will be our last meeting before the winter break. I wish you all a pleasant break and we'll see you back in January. Goodnight.

Tres Roeder, Chair:

Thanks everybody.

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There being no further business, the meeting was adjourned at 7:07 p.m. The next meeting will be February 10, 2021.

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Council Member Tres Roeder, Chair  
Neighborhood Revitalization & Development Committee



## Memorandum

To: Members of Neighborhood Revitalization and Development Committee  
From: Kamla Lewis, Director, Director of Neighborhood Revitalization  
cc: Mayor David E. Weiss  
Jeri Chaikin, CAO  
Date: January 6, 2021  
Re: **Application for Option and Acquisition of Five (5) City Owned Vacant Lots for Construction of Single Family Custom Homes**

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### Summary

The City has received an application from a custom home builder, Keystate Homes Development of 3187 Old Brainard Road, Pepper Pike. Keystate is interested in acquiring five (5) city owned vacant lots in order to market the lots and build single family custom homes on them. They are requesting a one year option on the lots (with a potential one year extension at the city's discretion), during which time they would have sole rights to market the lots for sale.

### Background & Discussion

#### Application Summary

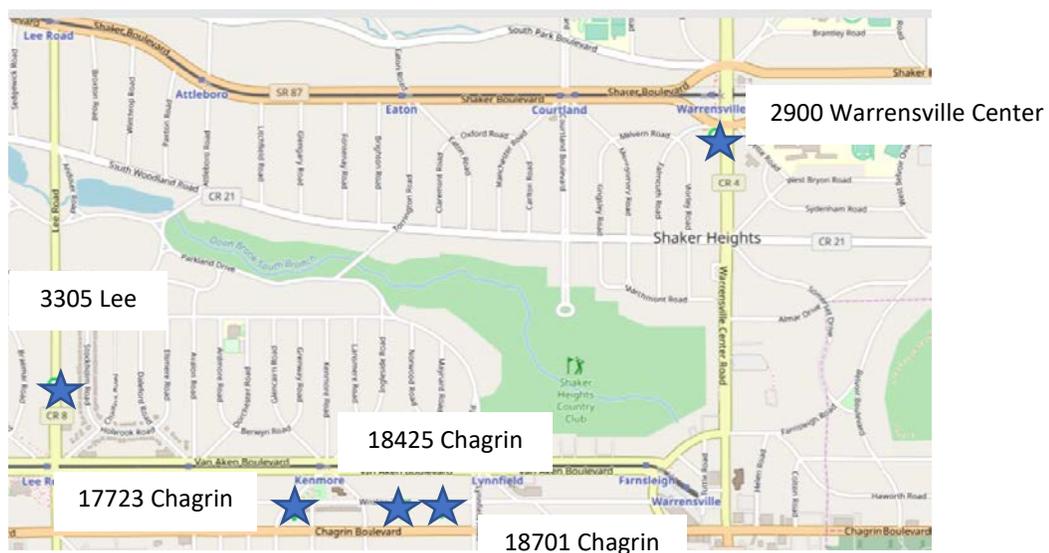
- **Applicant:** Keystate Homes Development (<http://keystatehomes.com/>)
- **Requested Parcels:**
  - 2900 Warrensville Center Road (PPN 735-31-033): acquired by the city in 2020 through tax foreclosure; previous house demolished in 2013.
  - 3305 Lee Road (PPN 735-07-004): acquired by the city in 2018 through tax foreclosure; has always been a vacant undeveloped lot.
  - 17723 Chagrin Blvd. (PPN 736-05-004): acquired by the city in 2017 through tax foreclosure; previous house demolished in 2014.
  - 18425 Chagrin Blvd. (PPN 736-06-007): acquired by the city in 2015 through tax foreclosure; previous house demolished in 2013.
  - 18701 Chagrin Blvd. (PPN 736-06-016): acquired by the city in 2014 through tax foreclosure; previous house demolished in 2015.
- **Proposal summary:** to enter into an agreement with the city for a one year option on the vacant lots at a cost of \$1.00 per lot, with the opportunity for an extension of this option for an additional one year at the city's discretion. Once they find a buyer, they will purchase the lot from the city for \$1.00. They are flexible on the style of the single family home subject to the buyer's preferences and adherence to the city's infill guidelines. They expect sales prices to be in the \$375,000 -\$450,000 range. Construction of the homes is expected to take 6-9 months, once all approvals are in place. Financing will be through construction loans taken out by the buyers.

## Staff Review of Application

- Keystate Homes Development entered into an agreement with the City in November 2020 to acquire the city owned vacant lot at 22469 Fairmount Boulevard. They have since entered into a contract with a buyer, have sought preliminary Architectural Board of Review (ABR) approval and are working with the buyer on site plan modifications before taking it to the Planning Commission for review.
- Keystate Homes Development have been building homes in NE Ohio since 1979. They have won Best Custom Green home for the past 3 years from the Greater Cleveland Home Builders Association, as well as best custom design from the Building Industry Association of Central Ohio.
- The applicant's proposal is consistent with the City goal of developing new homes on vacant lots, and diversifying the housing options available.
- The City has no current redevelopment plans for these vacant lots.
- The Neighborhood Revitalization Department and the Planning Department have had several meetings with Keystate to review various potential designs and ensure an understanding of the city's infill design guidelines and Architectural Board of Review (ABR) requirements.
- Under the revised land banking policies, we instituted a 30 day window after receipt of an infill application to allow any other interested parties to apply. In this case, the 30 day window will expire on January 19<sup>th</sup>. If additional applications are received before that time, we will delay taking this recommendation to Council, until those applications have been reviewed.
- If the application is approved by Council, the City will enter into an agreement with the applicant that will include all of the conditions and responsibilities. Approvals of the final designs by the ABR and of site plans by the Planning Commission, will be required before transfer of the properties to Keystate.

## **Recommendation**

The Neighborhood Revitalization and Development Committee is being asked to recommend to Council approval of the Keystate application to enter into a one year option agreement for five (5) City owned vacant lots and for the lots to be marketed for the construction of single family custom homes.





### Memorandum

To: Members of the Neighborhood Revitalization and Development Committee  
From: Colin Compton, Neighborhood and Housing Specialist, Economic Development  
cc: Mayor David E. Weiss  
Chief Administrative Officer Jeri E. Chaikin  
Economic Development Director, Laura E. Englehart  
Date: January 13, 2021  
Re: Request to contract with Kay Coaching for 2021 neighborhood engagement work

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The Economic Development Department requests approval to enter into a contract with Kay Coaching in the amount of \$65,000 to continue providing neighborhood engagement support services during the period of January 1, 2021 through December 31, 2021.

This memo provides: (1) background on our current neighborhood engagement work with Kay Coaching, (2) an overview of our proposed direction in 2021, and (3) an addendum providing testimonials from residents on how this work has affected them.

#### **I. Background: Neighborhood Engagement in Moreland**

Since September 2015, the City has conducted neighborhood engagement work in the Moreland neighborhood to better connect residents to their neighbors, build on neighborhood assets, and support resident-led projects and ideas. At that time, Kay Coaching was selected through an RFP process to begin Community Network Building work in Moreland, including establishing monthly Neighbor Nights and supporting resident ideas and projects stemming from those gatherings. The Economic Development Department took on management of neighborhood engagement work in 2017 and recommends continuing the work with Kay Coaching in 2021.

#### **Neighborhood Engagement in Moreland: Where We've Come Since 2017**

**The Moreland network has grown in size.** From a list of 79 Moreland residents in 2017, we now have contact information for over 218 Moreland network members (an increase of 276%). This represents residents who have attended events and conversations over the past four years and who now receive regular updates on what's happening in the neighborhood and how they can participate.

**The network has grown in complexity,** from a small group of resident stewards focused primarily on Neighbor Night to a robust group of resident stewards at deeper levels of involvement in Moreland and beyond. A few examples of this increased complexity include conversations about race via a *Working Toward Racial Harmony* series, efforts to break down barriers to PTO involvement, mental health and wellness, and work to address neighborhood quality of life issues such as traffic volume and speed. Efforts like these occurred while residents also fostered inclusive, welcoming spaces for fun activities such as crafting clubs, book clubs, holiday celebrations, and more.

**Moreland residents' perception of their neighborhood has changed**, as evidenced by the resident testimonials we have documented. Through the process of forging relationships with neighbors that they did not know prior to this effort, Moreland residents have a new perspective of their neighborhood and their place within it. Residents now feel safer walking their streets, are more connected to proactive efforts to improve the community, have more pride in being from Moreland, and much more. Simultaneously, outsiders' perceptions of Moreland have changed as a result of the vibrancy and storytelling unleashed by this work.

**The neighborhood is more resilient**, most strongly evidenced by the network's reaction to the COVID-19 pandemic. Using the foundation built in previous years, Moreland residents stayed connected virtually in 2020 using the arts, political efforts, intimate group discussions, skill sharing, holiday celebrations, and more. In 2020 alone, there were approximately 192 individual Moreland network gatherings. As a reminder, a comprehensive overview of all that happened in the Moreland network in 2020 was presented at the December 2020 Neighborhood Revitalization and Development Committee meeting and can be viewed [here](#).

## II. Neighborhood Engagement in 2021

As the network grows and becomes more complex, the time and resources needed to support it also increase. This is true not just for the City, but also for Moreland network stewards and Kay Coaching. As more residents are brought into the work, ideas and conversations generate demand that must be supported. In 2021, we believe it is time to reflect holistically on the success of this work in Moreland thus far and plan ahead for its future to ensure there is infrastructure to meet demand, both in Moreland and beyond.

### Approach

In 2021, we plan to continue our work with Kay Coaching using a concurrent, collaborative approach among Moreland network stewards, Kay Coaching, and the City to:

1. **Maintain resident support and momentum in Moreland through 2021.** The past year was a flurry of activity that we anticipate to continue into 2021. Continuing to provide support and coaching to residents in 2021 is essential, especially in light of the ongoing pandemic and spin-off issues it may present.
2. **Conduct a reflection and planning process to address:**
  - Reflection on and documentation of successes achieved in Moreland via Community Network Building work.
  - The work's future in Moreland and the types of support needed to ensure its longevity and success. Since this work is relationship-based and ongoing, stability is essential. Obstacles such as staff or consultant turnover or insufficient funding could prove catastrophic to the investment and progress made thus far. A forward-thinking framework can help address these issues while also exploring opportunities at-hand such as new partnerships within Shaker and future philanthropic support.
  - How and when neighborhood engagement beyond Moreland occurs. This work is not one-size-fits-all. Using the same approach, it will not automatically produce the same results elsewhere. The City must be intentional and thoughtful about how and when to invest additional resources on this work in other areas of the City. Using the success in Moreland as a starting point, future neighborhood engagement work must be tailored to the individual characteristics, assets, and needs of other neighborhoods. In 2021, we intend to lay groundwork for how to approach successful neighborhood engagement and support in more Shaker neighborhoods.

## Opportunities

As we reflect on our success and plan for the future, there are a number of powerful opportunities to take advantage of, including:

- **A track record of success.** The City’s investment in the social fabric of Moreland has paid off. Residents who stepped up to lead years ago are engaged and have deepened their commitment and involvement, without any residents “dropping out” thus far. Documenting this track record is integral for exploring additional partnerships.
- **Increased community collaboration.** This work benefits all Shaker institutions, especially the primary three: the City, Schools, and Library. These three bodies are working more closely than ever before thanks to efforts such as Forward Together and the Shaker Engagement Collaborative, a cross-institutional working group. A collaborative approach to neighborhood engagement’s future in Shaker could be both essential and invaluable.

## Kay Coaching’s Role in 2021 to Support this Approach

To continue support of the Moreland network in 2021, Kay Coaching will provide assistance and support to residents including:

- One-on-one conversations with residents to identify their interests, talents, and concerns and to offer them opportunities to make connection with neighbors and contribute to the network;
- Individual and group coaching sessions to support stewards in planning, organizing, and facilitating gatherings or events;
- Individual and group coaching sessions focused on the philosophy and practices of Community Network Building;
- Group leadership workshops for deliberation and decision-making around network opportunities, priorities, and allocation of energy.

To support the effort to reflect on the network’s success and plan for its future, Kay Coaching will:

- Assist City staff with planning and facilitating workshops with Moreland network stewards to reflect, document their work, and plan for its future;
- Assist City staff to prepare network stewards for discussions with the City and other institutions about their work.

## III. Recommendation

Staff recommends that the City contract with Kay Coaching in 2021 to continue providing neighborhood engagement support in Moreland.

Since 2017, the Economic Development Department has executed three twelve month contracts with Kay Coaching. Two of these contracts were for \$55,000 per contract and the most recent was for \$58,000. This year’s contract increase reflects the ongoing complexity of supporting Community Network Building in Moreland as well as assistance with documentation and strategic planning.

The Economic Development Department requests that the Neighborhood Revitalization and Development Committee recommend that City Council approve entering into a contract with Kay Coaching in the amount of \$65,000 to continue providing neighborhood engagement services from January 1, 2021 through December 31, 2021. This cost been allocated for in Economic Development’s neighborhood engagement budget.

### **Addendum: Resident Narrative**

#### **“How have you given to or received value from the neighborhood network during the pandemic?”**

**I:** [The network has] given me motivation and energy. One person can't do everything and it's good to know there is community. To know there are like-minded people willing to work toward a goal.

**C:** Continuation and strengthening of what I've always gotten: an extended family. People checking in on me, finding ways to connect, going on walks.

**S:** It's been invaluable. It's great to have a way to connect. To feel connected with the neighborhood because we don't see each other much in person anymore. It makes it feel safer in the community.

**C:** I learned to appreciate what is going on in Moreland. I came here from Cleveland Heights. When I moved here, I couldn't establish myself. When I found out about NN, I immediately embraced it.

**M:** Things that happened [in 2020] seemed to want to pull us all apart, but we clung together stronger. If we hadn't had that foundation of the work we've done, we would have been corks on a rough sea. Being able to have the foundation we've built over the past few years let us lean on that and not just cry into our pillows.

**P:** The fact that we have built a neighborhood connection is crucial because so many people would have been isolated.

**D:** I value most, to be able to come to a larger community of people who have common concerns that I do. I don't have to feel or act alone in any situation related to living in the neighborhood.

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#### **“What's changed for you in the past year in your relationship to the neighborhood network?”**

**C:** I was living here, but I didn't feel like I was part of Shaker. Now with all the activities, there's a place for me. Not that I didn't think Shaker was a good community, but now it feels like there's a better place for me.

**I:** I have learned to relinquish control over things. When I wasn't able to do something, a neighbor stepped up right away and it went from there. You don't have to be a one-man band and take it all on. It's just great to know there are people who have the time, motivation, and energy to help.

**P:** It's become more intimate. I feel more a part of and more responsible to contribute to. Before it was “there” and now it's something that's a part of me.

**M:** It definitely feels more intimate.

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#### **“If we hadn't built this network, how do you think your experience with the pandemic would have been different?”**

**P:** I hear people talking about the loneliness they are experiencing. I thank god that is not my story. I am still connected to my neighbors and my community. The pandemic has been a transition, but it has not been the elimination of community. We still have our community.

**M:** Like being on the rack being tortured. Being so isolated would be the worst kind of torture.

**C:** It would have been very stressful. Aside from connecting with family and relatives, I don't know if I could have mastered my emotions. I'm a social person and I like to go out.

**S:** It would have been more stressful. All the online network events have been able to give us something to look forward to, keep a positive attitude. Even though I play our church service every week, we get more of a human connection at Neighbor Night because we're able to actually talk.



## Memorandum

To: Members of Neighborhood Revitalization and Development Committee  
From: Laura Englehart, Director of Economic Development  
cc: Mayor David E. Weiss  
Chief Administrative Officer Jeri E. Chaikin  
Date: January 7, 2021  
Re: CRA Agreements: One-Time Waiver of Annual Fee

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The area around the intersection of Warrensville Center Road and Farnsleigh Road was designated as a Community Reinvestment Area (CRA) in 2014. The City of Shaker Heights has since entered into two commercial CRA Agreements that allowed two formerly vacant properties within the CRA to be redeveloped into what is now Le Chaperon Rouge child care center (3350 Warrensville Center Road) and the Shaker Rocks climbing gym (3377 Warrensville Center Road). Under the CRA Agreement for each of these redevelopments, the property owner is required to pay an annual fee to the City of Shaker Heights amounting to the greater of 1% of the value of its tax abatement incentive or \$500. In 2021, this fee would be \$500 for each of the two properties, or a total of \$1,000.

Due to the unprecedented economic circumstances that small businesses are currently facing due to the COVID-19 pandemic, the Economic Development Department recommends that the City should waive these annual fees in 2021 only.

As background, Ohio Revised Code Section 3735.671 states that this annual fee must be included in all CRA Agreements, and the City must use the proceeds exclusively to pay the costs of compliance with annual reporting to the State of Ohio and the Tax Incentive Review Council. However, the Ohio Revised Code also allows City Council to waive or reduce the amount of the annual fee.

Accordingly, the Economic Development Department requests that the Neighborhood Revitalization and Development Committee recommend that City Council approve a one-time waiver of the annual fee under the CRA Agreements with the property owners of Le Chaperon Rouge and Shaker Rocks, which otherwise must be paid in January 2021.