



SHAKER HEIGHTS

Neighborhood & Economic Development Committee Minutes

Wednesday, January 11, 2023

6 P.M.

Via Zoom Conference Pursuant to Ordinance No. 22-28
And Resolution No. 22-29, Enacted March 22, 2022

Members Present: Carmella Williams, Chair, Council Member
Anne Williams, Council Member
Nancy R. Moore, Council Member
Benjamin Woodcock, Committee Member

Others Present: Mayor, David E. Weiss
Jeri Chaikin, Chief Administrative Officer
Laura Englehart, Director of Economic Development
Kyle Krewson, Director of Building & Housing

The meeting was called to order by Chair, Carmella Williams at 6:03 p.m.

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Approval of the December 14, 2022 Meeting Minutes

Carmella Williams, Chair:

Good evening everyone. Today is January 11th, the time is 6:03 p.m. Welcome to this month's Neighborhood and Economic Development Committee meeting. In addition to the minutes from our last meeting, we have two applications for City-Owned lots on the agenda, two separate applications, and we have a request for contract with the Home Repair Resource Center, HRRC. First I will ask, does anyone have any changes or corrections for last month's minutes? If not I will take a motion to accept the minutes as written.

Anne Williams, Council Member:

I'll move approval.

Nancy Moore, Council Member:

I'll second.

Carmella Williams, Chair:

Thank you Council Member Williams and Council Member Moore. All those in favor say aye or raise your hand.

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The minutes are accepted. We will now move to the second item, I'm sorry let me back up. Were there any objections just for the record? So we will move to the second item on the agenda which is an application to acquire Two City-Owned Vacant Parcels for Construction of One Single-Family Occupied House for Mr. Darryl Stovall. Director Krewson will be presenting.

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Application to Acquire Two City-Owned Vacant Parcels for Construction of One Single-Family Owner-Occupied House(Mr. Darryl Stovall)

Kyle Krewson, Director Building & Housing:

Yes, that's correct. Thank you members of the Committee. Thanks for having us tonight. Thank you for your time and dedication. We have two applications tonight. The first one is to acquire two City-Owned lots for an owner-occupied single family home. The application came in from Mr. Darryl Stovall, he's with us here this evening. Mr. Stovall, I don't know if you want to take a minute to introduce yourself and why you're interested in developing this lot. Then I'll go into the specifics of the proposal.

Mr. Darryl Stovall:

My name is Darryl Stovall. I've basically rehabbed houses in the Shaker area. I currently live on Cormere, which is kind of Cleveland Shaker district. My children went to Shaker school system. I liked the community in the area in which I left.

Kyle Krewson, Director Building & Housing:

Thank you. Mr. Stovall submitted an application to acquire Two City-Owned vacant parcels in order to construct a single family home for himself. This is in alignment with the city's 2015 housing and neighborhood plan which was then updated in 2022, which is supportive of the stated objectives of attracting and retaining residents, increasing demand for the city and stabilizing that neighborhood, increasing property values. The two parcels being requested are 3628 Chelton and 3630 Chelton. The first one being acquired in 2009 and 3630 being acquired in 2019. These are at the southwest corner of Hampsted and Chelton. The proposal is to enter into a development agreement with the city at a cost of \$1 per lot.

Mr. Stovall's hope is for the city approvals through the winter and to then begin construction in summer 2023 with construction lasting approximately six to nine months. He intends on self-financing the home. The proposed plan is similar to the house that he constructed and currently resides in. He's proposing a five bedroom, three bathroom home with a full basement, attached garage. This is a single family home that's being proposed on two adjoining single family lots. The administration is recommending that through the development agreement, to place some restrictions on the massing of the building, we would require that the structure comply with the city's zoning requirements, setbacks and lot coverage. I don't foresee there being an issue given the design and these two adjoining single family lots.

We'd also look at setting a maximum square footage for the building that's consistent with the neighborhood. The single family homes in that neighborhood range from roughly 1,800 square feet to 2,500 square feet. There are some two family homes immediately adjacent in this property that are in the 3,000 square foot neighborhood. That would be structured into the agreement. There are some trees on the property along the street and there's one more towards the center of the property. The agreement specified any trees removed during construction would need to be replaced. There's a tree in the tree lawn, if that were damaged during construction that would need to be replaced as well.

The large growth tree that's towards the center of the lot, we haven't seen a site plan yet but anticipate that it's possible to save that tree, although it is a fairly large tree. It's unknown at this point if it would indeed be able to stay in place. The staff reviewed the application. The applicant has previously served as general contractor for new home construction. This proposal is in alignment with the city's goals. The City is not using this lot for any strategic purposes. We do support this proposal. We have reached out to neighbors. We sent a letter to some surrounding neighbors informing them of this meeting, informing them how to provide comment and more broadly the process for the infill housing process. With that, the staff's recommendation is that the Neighborhood Economic & Development Committee recommend to Council the acceptance of this application and to enter into purchase agreement with Mr. Stovall to acquire the City-Owned lot for the two parcels for \$1 per parcel to construct a single family home for infill as an owner occupied property.

With that, I would take any questions or discussion from the Committee and Mr. Stovall is here as well to answer any questions.

Carmella Williams, Chair:

Thank you. Thank you Mr. Stovall for your interest in this lot and desire to build a home in the neighborhood. I do have two questions, this is for you Director. To date have you received any feedback from residents?

Kyle Krewson, Director Building & Housing:

No, we have not.

Carmella Williams, Chair:

Okay, thank you. And then you talked about the square footage varying, the square footage of existing homes varying inside, but that there are some that are similar to what Mr. Stovall is proposing. Are there any existing homes that occupy two lots now?

Kyle Krewson, Director Building & Housing:

There are homes that have a side lot that's been sold to them, that as part of those agreements those properties are restructured, such that it's a combined parcel. It's not all that dissimilar to some other situations in the neighborhood. The purpose and the intent of the square footage limit is to make sure that what's constructed is in alignment with and uniform with the essential character of the neighborhood. I believe Mr. Stovall's current home, which this is modeled after, is 2,200 square feet,

he's right in that range. I don't foresee it being an issue what he's proposing but wanted to make sure we had something in the agreement specifically that would limit the design to be in alignment with the scale and, the massing with the other properties in the neighborhood.

Carmella Williams, Chair:

Okay thank you. Are there any other questions from members of the Committee? Council Member Moore.

Nancy Moore, Council Member:

Thank you. I am very supportive of this proposal and excited to see it. We've worked so hard to make infill a desirable prospect for so many developers in the Moreland area, and this is exciting to see this kind of double lot be used for this purpose. I have some concerns as no one will be surprised, with the tree language. Specifically would like to cite the language under trees portion of the memo in which it says that during this process, second sentence, Mr. Stovall will need to replace any trees removed during construction. Here's my concern, be granted a variance by the BZA/CPC. I totally understand that when you're building a new house, trees may have to be removed, even mature trees. Up until now, our zoning code has been quite specific about a one for one replacement of those trees, obviously not in the same location and obviously with a loss of mature canopy if those trees that are being replaced are smaller than the ones that are removed. All of this I understand, however, variance concerns me. I have seen proposals for new housing in which the CPC has granted a variance for tree removals that were not one for one replaced. And I would like to cite several reasons why this is a very, very bad idea and very bad precedent to set. Moreland as a neighborhood has lost so many trees because it's one of our oldest neighborhoods and trees get old and any urban forest is going to see the death of some trees when they hit their maturity.

We have worked very hard as a city to counter that and to restore the canopy in Moreland which has been reduced much more than the canopy in many other neighborhoods of our city. We've done this through applying for grants. Last year alone we were granted \$30,000 from Boise Paper Company and we replanted all of the missing, I would call them holes in the tree lawn. In other words, we replaced the trees that were missing to complete the beautiful canopy over the streets. It may take a little time, but we did it. And the city should be very seriously accredited and praised for that effort. In addition, we've applied for a traffic calming grant and there will be more trees planted on Scottsdale and in that area in order to slow the traffic down.

This was in response to the neighborhood need, perceived to do this. In addition, thirdly, we have entertained infill proposals, specifically the last one, from YRM and we required them and set a precedent that they be required to plant a front yard tree. We understand that when construction is ongoing you're going to lose trees, but to allow them to lose trees and not replace them was going to happen, and we said no. Our agreement for infill should include replacement. So that's a precedent for infill. And last but not least, something that the Committee may not know about, the Cuyahoga County Board of Health is issuing an RFP this year for the suggested revision of tree ordinances in multiple municipalities in Cuyahoga County because of climate change and the very positive role that trees play in combating climate change, specifically storm water runoff absorption.

This house is going to have a beautiful basement. I believe that given that it's a double lot we should not be including language that says this is okay that the BZA/CPC give a variance for trees lost. I think we should be requiring that trees included in this development. It's not a significant expense and it certainly is in keeping with our concerns about climate change and the loss of tree canopy in the Moreland area. Thank you for letting me say that.

Kyle Krewson, Director Building & Housing:

If I could respond. I think that would be a reasonable limitation to put into the agreement. I think Mr. Stovall, I'm not sure if you've looked at the siting and where you're proposing to place it and if there's a risk of losing a tree, but I think certainly we could require that if one does have to be removed due to the construction we could require one that be placed back without the ability to go forth with a variance, we could structure that into the agreement.

Mr. Darryl Stovall:

I understand.

Nancy Moore, Council Member:

Thank you.

Carmella Williams, Chair:

Thank you, Council Member Moore for raising that point. Are there any other questions from the committee members?

And before I go ahead, I should have mentioned this earlier, for those of you that are familiar with our Committee, two members were unable to attend tonight. Dr. Donna Whyte and David Owens are absent this evening but we have carried on without them although we missed them. So back to the matter at hand, what this committee is being asked is to recommend to Council the acceptance of the application by Mr. Darryl Stovall and enter into a purchase agreement with him to acquire City-owned vacant parcels for \$1 for the construction of a single family infill home that will be owner occupied. All those in favor say aye.

Nancy Moore, Council Member:

I don't think we have a motion Chair.

Carmella Williams, Chair:

Thank you Council Member Moore for motioning. Is there a second? Thank you Council Member Williams. Now all those in favor say aye.

Mr. Woodcock, do you approve? He may be unavailable. I see that you are muted now, you were unmuted but we couldn't hear you, now you're unmuted but we still do not hear you.

Benjamin Woodcock, Cmte. Member:

I'm going to say aye, can you hear me?

Carmella Williams, Chair:

We hear you now. Thank you. Any objections? That application will move on to Council.

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Application to Acquire Two City-Owned Vacant Parcels for Construction of Single-Family Infill(Mr. Ron Carson)

Carmella Williams, Chair:

Application number two is from Mr. Ron Carson, I'm sorry, thank you Mr. Stovall. Application number two, agenda item number three, is from Ron Carson to acquire two City-owned vacant parcels in order to construct two single family front porch colonial homes on speculation for our owner occupant purchases. These homes will also be built in the Moreland neighborhood. Good evening, Mr. Carson, thank you for joining us. Director Krewson should we have Mr. Carson introduce himself?

Kyle Krewson, Director Building & Housing:

That was going to be my first order of business. Mr. Carson, if you would introduce yourself, talk about your team a little bit and your interest in developing homes in the Moreland neighborhood. You are on mute, you'll need to unmute yourself.

Mr. Ron Carson:

Good evening everyone and Happy New Year. Good evening Mayor Weiss and Chair Williams and Kyle, thanks for inviting me. My name is Ron Carson, I'm a Shaker resident. We have longstanding roots here. My wife Alison Bibb-Carson currently resides on the Shaker Height School board. My brother-in-law is the past president of School Board, Bill Clawson, and my in-laws, Leon and Margarite Bibb have been here since 1978. I've joined forces with my cousin, Carl Gorman, who actually owns GLH LLC, which is a real estate investment company. Carl and his wife, Cheryl Blackwell, who was a Shaker native as well, graduated from Shaker Heights High School, started on the varsity tennis team, lived on Scottsdale with her brother and her parents for many years before marrying Carl and moving to San Diego.

They recently purchased a home on Shaker Boulevard, so they're actually Shaker residents as well, this is all in the family. But long story short, just to give you a little bit of background, Carl Gorman, my cousin, owns a real estate investment company. I brought to his attention the great program Council Member Moore mentioned a little earlier, infill property over in the Moreland area. We feel as though we could do some good in the Moreland area by opening up the area to historically disadvantage people to move in and enjoy the great benefits that my wife and our family has enjoyed in Shaker for many, many years by building homes there. These first two homes, with your blessing, and of course Council, going on through the process blessing, will be an example of that. That's what we aim to do. GLH LLC, as I said, is a real estate investment company who has done this in the past in different parts of the country, Texas, Indiana, California and some other places. We are aiming to do this here in our hometown of Shaker Heights. That's a little bit of background on me and the company that would be partaking in this endeavor and what we are trying to do. Thanks again for inviting me here this evening and I look forward to going through the process and meeting

you all and learning more about everything that you all have to offer. Looking forward to a great partnership, is what I'm trying to say. Thank you.

Kyle Krewson, Director Building & Housing:

Thanks Mr. Carson. I'll go to some of the specifics on the proposal tonight. Again, this is infill housing, the Moreland neighborhood, which is again in alignment with the city's neighborhood housing plan. The applicant is Mr. Carson. Mr. Carl Gorman is his partner, they're partnering with Wayne Holmes for the design and building actual construction of the homes. The two parcels being requested this evening is 3603 Hildana, which was acquired by the city in 2012, and 3607 Hildana, which was acquired by the city in 2008. The summary is, again, to sell these properties for \$1 and the development teams proposing to build two colonial style homes on speculation to owner occupants in the \$350,000-\$400,000 range. The development team is anticipating receiving their approvals this winter, with construction in 2023 and the construction timeframe of lasting about six to nine months.

The project will be financed through GLH and the two homes will be constructed concurrently. What they're proposing is front porch colonial homes, roughly 1700 square feet, above grade three bedrooms, two and a half bathrooms with a detached two car garage, a full basement. In your packet tonight, included in the memo were some examples that we pulled from Wayne Holmes that are not the actual homes that they're proposing for these sites, but rather representative of the design that they would likely be pulling from. They would do a custom proposal for these lots, that's to scale with these lots, and fits appropriately on these parcels. Again any trees removed during construction would be encouraged to be replaced.

Council Member Moore to your point, remove the language about allowing for a variance. Although, actually it's worth noting in this case, in these two parcels, there are no trees. I think there's one tree lawn tree. We require the other one to have a tree lawn tree as well. But we would make sure those are in place. The staff has reviewed this application, Planning has looked it over as well. While this team does not have direct experience in northeast Ohio, based on their experience elsewhere in the country, in lending, scattered site infill, rehabilitations, building new subdivisions, we think that they certainly have the experience and knowledge to move forward with this project. And with Wayne Homes as a builder that gives us some confidence. Wayne Homes has been around for quite some time, 40 years, and will serve as the designer and builder for this project. Again, this proposal is in alignment with the city's goal of building new infill homes on vacant lots, and the city's not holding these lots for any strategic purposes. We've sent out a mailing to these neighbors as well. I think collectively between the two sets of lots we've sent out around 65 notices to neighbors and have not received any feedback on this proposal either to date. With that, the staff's recommendation is for Neighborhood & Economic Development Committee to recommend to Council to enter into an agreement with Mr. Carson and GLH for the development of these two parcels to construct single family homes.

Carmella Williams, Chair:

Thank you Director, thank you Mr. Carson. Council Member Moore mentioned earlier, this development is exciting. Thank you for your interest in Shaker and in the Moreland neighborhood. Are there any questions from any or the committee members, Council Member Moore?

Nancy Moore, Council Member:

I want to suggest that indeed these houses are going to fill up most of the yard, most of the parcel. And I understand that building two houses on two parcels, that's needed, and I'm very supportive of the proposal. But where there are no trees, I would again recall the precedent that we created for the Sudbury infill development where we did require front yard trees to be planted. If you look at the examples of the beautiful homes that are at the end of our packet, samples of homes I assume that Wayne construction built, you will see that they are lacking in grace in only one respect. They don't have front yard trees. And I would suggest that we be consistent with our requirement that if there are no trees being removed there still should be a tree planted in the front yard. Thank you.

Carmella Williams, Chair:

Thank you Council Member Moore, Council Member Williams?

Anne Williams, Council Member:

Yes. I want to add my support to Councilwoman Moore's statements about the trees. I thoroughly support her passion for these and I think it is important to be consistent as we go through these projects. So thank you for bringing that up and I appreciate that.

Carmella Williams, Chair:

Thank you both. Mr. Williams, I don't know if anyone else had questions but I did. Pardon me, Mr. Carson. I wanted to ask, have you all worked on built homes in a neighborhood either in Indiana, California, Texas, in a very different housing market, but have you all built homes in communities that are similar to Shaker and Moreland in any of these other areas? And regardless of that, I wanted to ask if you all typically work with a local realtor, and will you do that on this project?

Mr. Ron Carson:

Thank you Chair Williams. Yes, in Indianapolis there's been some homes constructed in similar neighborhood. And yes, we will be working with a local realtor to sell as well.

Carmella Williams, Chair:

Thank you. Are there any other questions? Comment? The committee is being asked to recommend the acceptance of the application by Mr. Carson and GLH LLC and enter into a purchase agreement with GLH LLC to acquire city owned vacant parcels for a dollar to construct single family infill homes for owner occupant purchases. Is there a motion to accept the application?

Anne Williams, Council Member:

I'll move approval.

Benjamin Woodcock, Cmte. Member:

I'll second.

Carmella Williams, Chair:

Thank you Council Member Williams. Thank you Mr. Woodcock. All those in favor say aye or raise your hand. And thank you again Mr. Carson.

Mr. Ron Carson:

Thank you Chair Williams, Thank you Mayor Weiss, thank you all. Thanks Kyle. Have a good evening.

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Request to contract with Home Repair Resource Center for an amount not to exceed \$125,000 for administration of home repair grants and programs for Shaker residents in 2023

Carmella Williams, Chair:

Moving on to the last and final item on our agenda. We have a request to contract with Home Repair Resource Center for an amount not to exceed \$125,000 for the administration of home repair grants and programs for Shaker Heights residents in 2023. Director Englehart will be presenting, the floor is yours.

Laura Englehart, Director Economic Development:

Thank you and good evening everybody. As you all know, the City of Shaker Heights has a long history and partnership with the Home Repair Resource Center, or HRRC. They're located in Cleveland Heights. Historically, they've provided our residents with access to a tool library, lots of educational programming, hands-on workshops, landlord trainings, all kinds of resources related to home repair. For the past two years HRRC has also administered the city's exterior home repair grant programs through which we help residents who are in need with home repairs. We have four programs that are violation based, which means the building department has cited you in the most recent inspection, and there are income restrictions on those particular programs. We also have a Moreland Model block program that is only available for exterior improvements in the Southern Moreland neighborhood.

HRRC has administered these programs for us for the last two years. In 2023 we propose continuing our partnership for both the administration of the grants as well as continuing all of the additional programming that I mentioned, and that is outlined in the memo. It has really helped create staff capacity at the city to partner with HRRC to do this work. It has also removed red tape for contractors and made them more willing to do the repairs for our residents, especially the small dollar needs that many of them have. We are proposing this year's contract to be structured in the same way as last year. The contract total would be \$125,000, but of that \$90,000 is reserved for brick and mortar repair work for Shaker residents paid directly to contractors when projects are completed. That \$90,000 would be available for all of the programs that I mentioned, split among those programs. That would leave administrative fees to HRRC for all of their work at a maximum

of \$35,000. We have structured this with a base administration fee of \$26,000 paid monthly. In addition, they are able to receive per project fees of 10% of each completed project, a maximum of \$9,000. That's paid upon successful completion and after inspection of each completed project. New this year would be potentially expanding the contract to include the administration of any CDSG funds that the City may be awarded. We did apply at the very end of last year in December 2022 to Cuyahoga County for their Community Development Supplemental Grant program. We requested \$50,000 specifically to supplement these home repair grant programs.

If we're successful, we do intend to add any of those awarded CDSG funds to this contract. In that event CDSG rules prevent paying administrative fees with those funds. The project fees would then need to be paid out of the City funds, I wanted to clarify that. I did include a lot more information in the memo background on each of the programs, a little bit of history on the usage of those programs, happy to go into that but I'm not going to summarize it in my presentation right now.

What I am asking for is a recommendation from this Committee for Council to approve a contract with HRRC not to exceed \$125,000 to administer our home repair grant programs and provide additional services and educational programming to our residents. All of those funds are available in the Department Economic Development Department budget for this year.

Carmella Williams, Chair:

Thank you Director. Are there any questions from members of the Committee? Council Member Moore, go ahead.

Nancy Moore, Council Member:

It's not a question, but I wanted to affirm that this is one of the best partnership programs that I think we have created. I think that the help it provides residents is incomparable. Unless you go out and get a, I think it's called, from CRS, I'm blanking on the name now, home preservation loan. The technical assistance just isn't there and that's what makes this program so great. I'd like to thank you for all your work and say that I'm thoroughly supportive of it.

Carmella Williams, Chair:

Agreed. Any other comments, questions? If not is there a motion to recommend from this Committee that Council approve entering into a contract with Home Repair Resource Center for amount not to exceed \$125,000 to administer the city funded home repair grant programs and additional home repair services? As described in the memo. Council Member Moore.

Nancy Moore, Council Member:

I'd be pleased. Move approval.

Carmella Williams, Chair:

Thank you. Is there a second?

Anne Williams, Council Member:

Second.

Carmella Williams, Chair:

Okay. I will give that to Council Member Williams, but thank you, Mr. Woodcock. All those in favor say aye, raise your hand. Thank you. That completes our agenda for the evening. Is there any other business we need to cover? Looks like that's a no. Thank you everyone. Happy New Year. Thank you all for your time this evening and we will stand adjourned until next month. Take care. Thanks everyone.

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There being no further business, the meeting was adjourned at 6:38 p.m. The next meeting will be February 8, 2023.



Carmella Williams, Chair
Neighborhood & Economic Development Committee