



Neighborhood Revitalization & Development Committee Minutes
Wednesday, July 10, 2019
6 P.M.
City Hall Council Chambers

Members Present: Anne E. Williams, Chair
Nancy R. Moore, Council Member
Earl Williams, Jr., Council Member
Jeremy Paris, Citizen Member
Danielle Sydnor, Citizen Member
David E. Weiss, Mayor
Jeri E. Chaikin, Chief Administrative Officer
Joyce Braverman, Director of Planning
Bill Hanson, Commissioner of Housing
Bill Gruber, Director of Law
Colin Compton, Neighborhood and Housing Specialist

The meeting was called to order by Chairperson Anne E. Williams at 6 P.M.

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Approval of the May 8, 2019 Minutes

Anne E. Williams reviewed the minutes, and a motion was made and seconded to approve the minutes. The minutes were approved.

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Request for Acceptance and Appropriation of Carol M. Peterson Housing Fund Grant Funds

Summary provided by Colin Compton.

The City received approval in June to fund 10 households with up to \$7,500 each in accessibility upgrades and emergency repair work through the Federal Home Loan Bank of Cincinnati's Carol M. Peterson Housing Fund.

This is now the fifth year that the City has been approved for funding from this program. Through 2018, a total of twenty-nine projects have been completed representing approximately \$202,710 in residential repair and improvement work at no direct cost to the City.

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The 10 new projects this year are located Moreland, Lomond, Mercer, and Onaway. All of the projects are different but include items such as correction of exterior violations, interior safety upgrades, roofing, masonry, and accessibility improvements.

No matching funds are required from the City or from the homeowners. The funder requires the City to pay for the improvements and be reimbursed once work is complete. To date, all completed projects have been successful in receiving a full reimbursement from the funder.

The purpose of this grant program is to provide low-to-moderate income, disabled and/or elderly (age 60+) homeowners in Ohio, Kentucky and Tennessee the opportunity to live safely in their current home. Properties must be owner-occupied, single-family homes to be eligible for grant funds. Eligible accessibility improvements can include installing grab bars and handrails, widening doors, altering cabinets, replacing fixtures, replacing flooring and more. Eligible emergency repairs can include roof repair or replacement, electrical and plumbing system repairs, heating/air system repairs, structural repairs to floors or walls, code violations, and more.

Approximately \$2M was available for the 2019 program and all funds were allocated within hours of the application opening.

Recommendation: This is a request to accept and appropriate grant funds totaling \$75,000 into the General Fund budget for Economic Development for the 10 approved Carol M. Peterson Housing Fund projects.

This grant is just for the direct physical repairs to the home. There will be an inspection with Keith Williams from Housing Inspection once the work is complete. Keith Williams will sign off on it; Colin Compton will sign off on it; and the homeowner will sign off on it. Those documents, along with the contractor's invoice, will then be sent to the funder for reimbursement.

Many of the seniors who have struggled with limited income and resources find that this grant is a great deal. While it continues, it allows us to eliminate many of these violations that never would have been addressed. Compliments were given to Colin Compton because he is able to get work done with many challenges.

The City applies on behalf the homeowner. The City identifies the homeowner, pre-qualifies them to make sure they meet all of the parameters, and then prepares the application paperwork and submits it to the funder.

In addition to the funder's parameters, the City requires the homeowner to be current in their property taxes.

There was a motion made, seconded and approved. This will go on to the Finance Committee and then to Council for acceptance of Carol M. Peterson Housing Fund Grant Funds.

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Summary provided by Joyce Braverman.

Ms. Braverman stated that this is a recommendation to authorize the City administration to enter into a Purchase, Development and Use Agreement with Confluent Development LLC in order to construct an 80 unit Assisted Living and Memory Care facility on the current vacant 3 acre parcel formerly known as Avalon Station 2.

Avalon Station 2 Background

The 3 acre Avalon Station 2 site, Parcel Numbers 735-17-020 and 735-18-023, was part of land assembled by the City for the Avalon Station development. The City entered into a Development and Use Agreement with Heartpoint to develop the site. One of 3 planned condominium buildings was constructed in 2007 and Heartpoint subsequently defaulted on the agreement.

After many informational meetings with potential Developers, the City released an RFQ in 2014 to redevelop the vacant site for multi-family rental or for-sale residential. The City received 3 proposals in response to the RFQ. A Development and Use Agreement with Payne & Payne was executed in June 2016 and later transferred to Knez. Knez selected Ryan Homes as the builder. Due to poor quality design and a weak market for townhomes the project was halted and terminated in September 2018.

The property is within the Shaker Town Center Tax Increment Financing (TIF) district. Development of this parcel will contribute to TIF proceeds which will be used to pay off TIF bonds.

Confluent Development

Confluent is a Developer based in Denver that develops a wide range of projects from commercial to assisted living. They propose to purchase the 3 acre property from the City and develop an Assisted Living and Memory Care building. The project is proposed to be one building with not less than 80 units with at least 50% being assisted living units and the rest are memory care units. A draft site plan is attached.

The project will have no fewer than 80 units, and preliminary plans show 98 units. The purchase price is \$13,500 per unit, and will total between \$1M and \$1.3M. The payroll is estimated at \$1M and real estate taxes are estimated at \$500,000. The share of taxes that may be paid into the TIF district is estimated at \$350,000.

Purchase, Development and Use Agreement –Business Terms

The City and Confluent have negotiated a Purchase, Development and Use Agreement. Below are the major business terms of the proposed Agreement

- The Agreement will be signed after it is approved by City Council.
- There will be up to a 120 day Inspection Period, which can be extended for an additional 60 days (for an additional deposit of \$25,000).

- Transfer of the property will occur no sooner than 270 days after Inspection Period ends (may be extended up to 120 days).
- Construction must commence 180 days after transfer.
- Completion of construction must occur no later than 30 months after commencement.
- Total maximum timeframe is about 4 years, though Confluent has stated that they intend to complete the project much sooner.

Purchase Price and Deposit:

- Confluent shall pay to the City at the time of transfer/closing -
 - \$1,080,000, or
 - \$13,500 X number of units (no fewer than 80),
 - Whichever is greater.
- Deposits -
 - \$25,000 within 3 Business Days after the Effective Date.
 - \$50,000 after inspection period.
 - Additional deposits required to extend the Inspection Period or to extend the transfer deadline.

Transfer at Closing:

- Conditions to Closing:
 - Confluent must have all final, non-appealable approvals from the City Planning Commission, BZA, ABR and Council.
 - Confluent shall pay the City's legal expenses up to a maximum amount of \$15,000.

Plans and Approvals:

- Confluent shall obtain all required City approvals.
- Plans and Specifications shall reflect a high quality design and the use of materials and construction techniques which respect the historic fabric of the City.
- Site Plan and Plans and Specifications shall conform to the Design Principles set forth in the Commercial Mixed Use section of the City zoning code, the Architectural Board of Review General Design Guidelines and other appropriate design guidelines promulgated by the City and adopted by the Architectural Board of Review and/or City Planning Commission.

Recommendation

The project develops a highly visible and long-vacant site and will contribute to strengthening the Shaker Town Center area. This is a recommendation to authorize the City administration to enter into a Purchase, Development and Use Agreement with Confluent Development in order to construct an Assisted Living and Memory Care facility.

There was a motion made and seconded to recommend the city administration to enter into a Purchase Development and Use agreement.

There being no further business, the meeting was adjourned. The next meeting will be Wednesday, August 14, 2019.

A handwritten signature in black ink that reads "Anne E. Williams". The signature is written in a cursive style with a large, stylized "A" and "W".

Anne E. Williams, Chair
Neighborhood Revitalization & Development Committee