



**Neighborhood Revitalization & Development Committee Minutes  
Wednesday, January 13, 2021  
6:00 P.M.  
Via Teleconference - Zoom**

Members Present: Tres Roeder, Chair, Council Member  
Anne Williams, Council Member  
Nancy R. Moore, Council Member  
Rob Zimmerman, Council Member  
Eric Bevilacqua, Committee Member  
Benjamin Woodcock, Committee Member  
Donna McIntyre Whyte, Committee Member  
Kamla Lewis, Director of Neighborhood Revitalization  
Laura Englehart, Director of Economic Development  
Kyle Krewson, Director of Building and Housing  
Colin Compton, Neighborhood and Housing Specialist

Others Present: Mayor David E. Weiss  
Jeri E. Chaikin, Chief Administrative Officer  
Iris Anderson – Attendee  
Kevin Kay – Attendee  
Lee Kay – Attendee  
Ronda Wright – Attendee  
Keystate – Attendee  
Sonia Winlock - Attendee

The meeting was called to order by Council Chair Tres Roeder at 6:00 p.m.

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**Approval of the December 9, 2020 Meeting Minutes**

It was moved by Council Member Ms. Anne Williams and seconded by Council Member Ms. Nancy Moore that the minutes from December 9, 2020 be approved as recorded. The motion passed.

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## Application for Option and Acquisition of Five (5) City Owned Vacant Lots for Construction of Single Family Custom Homes

Tres Roeder, Chair:

Start off with approval of the minutes from our last meeting. Are there any adjustments, corrections to the minutes from our December 9th meeting? Dr. White, did you have a comment?

Dr. Donna Whyte, Cmte. Member:

I just have one comment. There was an error in the minutes where I had said Moreland On The Move and I think it said "more and" it should have been "Moreland", that was all that I caught.

Tres Roeder, Chair:

Okay. We'll find that and get it fixed. Thank you. Any other corrections? Okay. Anne Williams moved approval, seconded by Nancy Moore. All those in favor, aye. Those opposed, motion carries. Item number two is an exciting development, Keystate. Director Lewis I have to pause not to say Keystone, but I got it. Right. Keystate is looking at acquiring five homes and developing five lots and developing homes here in Shaker Heights and we're running it past this committee first, then we'll wait to make sure we have our 30 days then it will go in front of Council, Director Lewis will explain, Director Lewis.

Director Kamla Lewis:

Thank you very much. Good evening everyone it's great to see you. You may recall that last year we entertained a proposal by Keystate to acquire a vacant lot that the city owned on Fairmont Boulevard. They have moved ahead with that process and they have got the house under contract. They have gone to ABR for their first review, received a couple of suggestions for modifications, and the person who's buying the house wants a couple of changes. Once those are finalized they'll take that to Planning Commission, so they're moving through that process. They indicated that they have had good market reception to their offerings. They would like to acquire five additional city owned lots to satisfy the demand they are seeing.

The five lots are scattered around the city. There is one on Warrensville Center Road, opposite the Bertram Woods library. There's one on Lee Road which is just north of the Police Department. And there are three on Chagrin Boulevard between Ingleside and Lynnfield. They would enter into a Development and Use agreement just as they did on the Fairmont property, that would give them the option to be the sole ones who could market that property for a year, during which time they would try and find buyers and do the same process like they did with Fairmont, which was get the final designs done to the buyers specifications, get it through the approvals of ABR and Planning Commission, which is how we rely on making sure that we have the quality that we are looking for and that they fit into the context of each of these lots, because they are quite different and interestingly three rather busy streets. You will have noticed in the summary we have had these properties, except for the Warrensville Center one for quite some time. We have not had much interest in these lots previously. There was an inquiry a year ago regarding two of these Chagrin lots and the Lee Road lot. Upon receipt of this application I did reach out to that interested party to let them know that we had received an application and that it was pending. I have not heard back. As Chair Roeder mentioned, under the new guidelines that we put into place for this program, late last year, the process when we get one for infill is to not approve it until at least 30 days has passed.

That's to give us an opportunity for somebody else to submit who may have been working on it, or looking at it. We do mark them as being for infill at the moment that we get the application. That's the procedure that we've done here. The 30 days would be next Wednesday, and so, if an application should come in within that time, we would then halt the process, wait, review that application and then determine internally which one we felt was better, and then bring it back to the committee, if that were the case. The process other than that is all the same for this as it was for the Fairmont property and the one that you recently approved for the County Land Bank. So what you're being asked tonight is to recommend to Council, approval of Keystate's application to enter into a one-year option agreement for five city owned, vacant lots. I believe the Principal of the company, Andrew Gottlieb, should be in the audience in case you have any questions specifically for him. He hasn't turned up yet. Okay. I can answer them if you do, though. Thank you.

Eric Bevilacqua, Cmte. Member:

Director Lewis, I've got a question. I was pleasantly surprised by the price range of \$375,000 to \$450,000 for the homes, given the location. Would those be high points if they actually do achieve those sale prices? Obviously it would be great. I was just curious.

Director Kamla Lewis:

Absolutely. And you know I have I raised that question with them when I received the application as well, and they have a wide range there. They do anticipate that Chagrin will probably be less than the Warrensville and ad Lee Road sites, because those are larger lots, but they have been looking at what they feel the market can bear for a high quality, new construction.

Tres Roeder, Chair:

I just wanted to say great question, Mr. Bevilacqua. It's one thing that has been discussed, the price points. So thank you for bringing that up. Yes. Go ahead please.

Ben Woodcock, Cmte. Member:

My question, Director Lewis is to clarify, do they have a buyer? Are they custom homes or is this they build and then find a buyer?

Director Kamla Lewis:

These are custom homes like they did at Fairmont. As I was indicating earlier, they got more interest for the Fairmont lot. They wanted lots that they could then direct these additional buyers to. While they don't have anybody under contract, as that would obviously be premature since they don't own the lots, they are confident that they will be able to move forward.

Tres Roeder, Chair:

So Director Lewis, are you saying they believe they have a queue of people who may be interested in these specific lots? Other questions

Nancy Moore, Council Member:

I just wanted to say when I first read the memorandum was surprised at the price range. And I just wondered if the lots that have interest on Chagrin, if those buyers would want a house that's in a lesser price range under \$375,000, would the approval process be straight forward, and would the house, if approved in terms of the design, even if it were under a \$375,000, still be possible?

Director Kamla Lewis:

Yes. We don't put the prices in the conditions we set. We don't hold them to a particular price point. Obviously in one sense it's in our interest that the higher the price point the better off overall, however, what we focus on in our Development and Use agreement and the process is the design, as you indicated. So irrespective of where somebody builds a house in the city, it's going to go through the exact same approval process that it must meet those Architectural Board of Review and Planning Commission guidelines so that we can ensure high quality houses throughout the city. I wanted to mention that one of the conditions for anybody building on these city owned, vacant lots is that it must be a single family house, however, and it must be owner occupied. So those conditions are also written into the Development and Use agreement. But size of house, style of house, no, we do not mandate those.

Eric Bevilacqua, Cmte. Member:

Director Lewis I had a question on the single family use question. Is it ever possible for somebody to build a single family home with an income unit? I guess that could be considered a duplex, but it's primarily an owner occupied house that has an ancillary, either ancillary dwelling unit or another unit at the property that can be rented. That's a nuance, but I was just curious.

Director Kamla Lewis:

I'll answer this in two parts. So you asked it in a very broad way. If it's not on a city owned lot and it's in a district that allows a two family structure, a duplex can be built, and remember a number of the vacant lots are privately owned, not city owned. It really just depends on whatever the zoning of that area is. So then if it's on a city owned lot, I don't believe we allow an accessory unit. Kyle, can you speak to that? We don't have Joyce on the call.

Director Kyle Krewson:

So this would fall within Planning, I'm not terribly familiar with that section of the zoning code, but there is a provision for roomers in certain districts and single family, two family dwellings, where you have, it's one unit, but you're renting out a room, say to a college student or something of that nature, that is permitted under certain scenarios, but I can't tell you the specifics on it.

Director Kamla Lewis:

I'll follow up and get the full answer from Planning and send back out to the group.

Nancy Moore, Council Member:

I'd like to add, I have as a Council member, received complaints about the standard of maintenance of houses, many of which are duplexes on Chagrin Boulevard. And the sad fact is that many of the houses that were once owned by owner occupants have changed ownership, so that they're basically double rentals and the lack of maintenance and the lack of conscientious tenancy and ownership has

resulted in a deterioration in the fabric of the neighborhood, social fabric, as well as the condition of the homes. So this proposal by Keystate to acquire these three parcels and then to build on them for spec is very encouraging and will be, I think, very encouraging if it happens to those people who own these homes and who are very conscientious and who have noted the decline in ownership and maintenance. So I'm really happy to see this interest. I hope that everything continues going forward and that they do find the right buyers for these properties, especially on Chagrin.

Director Kamla Lewis:

Thank you for raising that. One of the reasons why we have been encouraging infill as a city is because it's been well-documented throughout the country the positive impact that new housing can have on the existing housing and the maintenance and raising property values so that the benefits spread throughout. I did some preliminary analysis just to give those who aren't as familiar as Councilmember Moore, some context about the residential portion of Chagrin Boulevard. There are 175 residential lots. We're talking about three parcels tonight, and of that 175 there are seven vacant lots. You may have not noticed them when you're driving by. What was really interesting is that I found that almost a third of the properties on Chagrin have actually turned over in the last three years between 2018 and now, so there's really a resurgence of interest there.

Then I looked at what's the balance at this point? We do know that Chagrin Boulevard has a number of two families, so it has always had rentals as Councilmember Moore pointed out. The balance currently is almost 50/50, both in terms of structures of two families and single family. So again, an interesting mix and interesting mix of styles as well. So in one sense that's the very diversity that we pride ourselves on in Shaker, but as Councilmember Moore mentioned, maintenance becomes a key issue as well whenever we're dealing with this older housing stock. Some of the housing on Chagrin is incredibly old, we've got those old farmhouses and then we've got houses that were built much later in the 1950s, so you'll see both of those styles as well.

Tres Roeder, Chair:

Anything else? One point of clarification on the 30 days. As Director Lewis mentioned, and as you saw in the memo here, we have the 30 day window after receipt of an infill application where other interested parties can apply; we have six more days. The memo says specifically, if additional applications are received before that time we will delay taking the recommendation to Council. I wanted to share with you as a Committee, if we do happen to receive in the next six days additional applications that are credible and where it reasonably can be done within a reasonable timeframe, I would like to bring them back to this Committee, but that would assume that they're credible. If we get something that doesn't sound like a serious offer I wouldn't see delaying it. Also if the timelines just really don't work out I wouldn't say delaying that either, but if we do get something that's credible and if it's at all possible, I would like to get it back in front of you so you can feel like before you're voting on these sayings, you have full information in front of you. With that being said, I would entertain a motion to forward this onto Council. Moved by Council Member Moore. Seconded by Council Member Anne Williams. All those in favor- Aye. Those opposed? Motion carries. Very good. Thank you everyone.

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## **2021 Kay Coaching – Contract Request**

Tres Roeder, Chair:

The third item on our agenda is Kay Coaching. To calibrate everyone, we had that wonderful meeting back in December where we heard about these great things that were happening and Kay Coaching was a key part of that. Now we are looking at extending the contract for another year. Mr. Compton.

Colin Compton:

Thank you, Councilman Roeder. Happy New Year everyone, you will remember that I was here just a few weeks ago. I gave you an overview of everything that happened in the Moreland network in 2020. So you have gotten plenty of background by this point, so I'm not going to spend time on background tonight. But you will remember that presentation included an overview of where we started, where we've come and it highlighted some of our successes specific to 2020. Additionally, in my memo before you today, I included some additional ways that the Moreland network has changed over the years, including how it's grown in both size and complexity.

Colin Compton:

Today I'm here to talk about neighborhood engagement in 2021. As I noted in my memo, we've seen the Moreland network continue to grow over the years. As that network has grown the work to support it has also grown. We've been very successful thus far, and if we continue to be successful that demand produced by the network size and complexity will only continue to increase as well. In order to address this increasing complexity, staff is recommending that we continue our work with Kay Coaching in 2021 under a scope of work that will focus on two primary areas of work. The first will be maintaining support of resident initiated projects, activities, and conversations in Moreland in order to keep that momentum going. And the second is addressing new network needs and beginning some longer term planning in a collaborative way. So this is a new item for us in a new approach.

Colin Compton:

We foresee this planning to include reflecting and documenting successes achieved thus far, best practices, and lessons that we learned, planning for the direction in Moreland and the supports that will need to be needed to sustain it long-term. Then also laying the groundwork for how and when this work moves into other neighborhoods. We'll use the lessons learned and documented in Moreland as a foundational element there, but with an eye to ensuring that if, and when we expand to other neighborhoods, we do it in a way where it's done well and that it delivers results. We also foresee this planning to include more opportunities for collaborative conversations and work sessions between myself, the Moreland residents, stewards and members from the city, including this Committee. So tonight in support of this approach, I'm requesting a recommendation to City Council to contract with Kay Coaching in the amount of \$65,000. This will continue neighborhood engagement, support services through 2021, funding has been allocated for this in our budget, and since you got a long overview in December and a long memo from me, I'll keep my comments to that. I'm happy to take any questions here.

Tres Roeder, Chair:

Thank you, Mr. Compton, and I will highlight as well as mentioned in the memo here, that Kay Coaching was initially selected through an RFP process. Questions for Mr. Compton?

Nancy Moore, Council Member:

This is more of a comment, I'd like to say that sometimes we've had in the past the initiation of programs and funding of those programs that go on well for a year, then something happens to either question whether that funding should stop or whether it should continue. I have been a long spectator, I think participant and spectator of community associations in the old sense that we used to have them in Shaker Heights. I'd like to call the Committee's attention to the fact that Moreland Rising is such a new model. It is not a model of a community association that we had in the past. It's a very different concept. I believe that the strength of the model deserves our continued support. We've seen that one of the main rationales for creating this new model was that we felt that we needed to encourage the competition for housing and the reconstruction or refabrication of the social networks in this neighborhood.

Nancy Moore, Council Member:

Both those goals have been accomplished. We are looking at early data that is so encouraging in terms of the demand for housing with Knez construction. We can see, those of us who have either participated in any of the programs or been privileged enough to look at their videos or speak to the people involved, there's no question that the neighborhood has benefited and created a brand new social network that just did not exist before. Being that this is a new model and being that even though it's a significant funding amount, I think it deserves our ongoing support to make sure that we have a success in this area. And when we are confident that that is the case, and we know that it can continue, then I'm all for expanding it, but I would hate to see this stop sooner than it should in order to make sure that that success is well-grounded and really supported and that everyone recognizes that.

Tres Roeder, Chair:

Thank you Council Member Moore in particular, thank you for highlighting for all of us the indirect benefits that come from this, in addition to the direct benefits at face value from this program. Other questions or comments?

Donna Whyte, Cmte. Member:

I would like to make comment, I really appreciate that Council woman Moore. I really appreciate what you just said. I feel because I live in Moreland and of course I'm part of the network that I am not only a recipient, but a participant, but also it's difficult to define the transformation and it's because it's been transformative for me. I've been in Moreland for 30 years and involved in Shaker in many ways as you know, but this has brought it home. The network has really brought it home and the benefit, and how it enhances our well-being is something that is beyond just our communication with each other. It makes us want our community to thrive. And so this, whether we knew what the network was because as I started to participate a few years ago, I like many people said, well, what is it?

Donna Whyte, Cmte. Member:

I was just told just go with us. And so I'm a participant and I can clearly say that I've made friends that I did not have before that are my neighbors, which is not something that you necessarily know is going to happen. So I'm glad that it has benefited Shaker. It has contributed to Shaker Heights, but also just bringing it back home it makes us have sincere pride in our community and it is attributed to everybody in the community. But certainly I want to say, and cannot say enough, about Kay Coaching and about Colin and all of the work. We really do recognize the effort and the work that this has taken. And the commitment is very genuine and very obvious and we appreciate that.

Tres Roeder, Chair:

Thank you, Dr. White, a great testimonial for the program. Other thoughts? Questions? I'd entertain a motion and a second; moved by Dr. White, seconded by Mr. Woodcock. Alright. All those in favor, aye. Those opposed, motion carries. Thank you Mr. Compton. Our fourth and final agenda item, we go to a slightly smaller dollar amount although still not unimportant. This is a one-time waiver related to a CRA agreement, Director Englehart.

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### **CRA Agreements – One-Time Waiver of Annual Fee**

Director Laura Englehart:

Thank you very much. Mr. Roeder before I move on I noticed there is a hand in the audience. Iris Anderson has raised a hand to make a comment.

Tres Roeder, Chair:

Ms. Anderson, you have the floor. I see you're off mute, Ms. Anderson did you have a comment?

Tres Roeder, Chair:

Why don't we go to the fourth item and then we can come back to Ms. Anderson. We've all been there. I know how that goes, Director Lewis.

Director Kamla Lewis:

There is another comment in chats from Andrew Gottlieb, did arrive late, but he did want to let the committee know that he is here from Keystate and is happy to answer any questions if there are any.

Tres Roeder, Chair:

Thank you Mr. Gottlieb, we have made it through that agenda item and it has been approved by this Committee to forward onto Council assuming there are no other inquiries in the next six days, but we do appreciate you being here. Ms. Anderson, any success? Yeah, I can see. Okay, let's go on to the fourth agenda item, I think I hear you.

Attendee, Iris Anderson:

I just want to add, and it's important I think that we add this because the network has given a voice to people who had previously been voiceless. There have been people who have stepped up to moderate sessions at our neighbor nights. There've been people who have stepped up in many ways



to lend their support to initiatives that have been brought to the floor. We've met a lot of people who have valuable input. There are a lot of talent in this community, a lot of talent. There's a lot of caring, people who truly, truly want to see this community thrive and it just feels good. And I've been here a long, long time too. So I've seen and been through the peaks and valleys, and now we're on a peak we're on the way up again. The latest initiative that I look forward to us doing is a welcome, find out who's out there who still doesn't know about us and wants to be involved. So this is ongoing and we're very encouraged and we appreciate all of the support Kay Coaching and Colin and the City itself has lent. I appreciate the Planning Department, all of the Departments that are involved in helping us to get this community back on track.

Attendee, Iris Anderson:

So thank you, and thank you Mayor for involving, supporting us, everyone who supports us, and I believe you all do. It's very encouraging. It allows me to continue to be enthusiastic about being involved. Thank you.

Tres Roeder, Chair:

Mayor did you want to comment? It looked like you un-muted for a moment.

Mayor David E. Weiss:

Thank you for your very kind words Iris, we're happy to have you in the community, so thank you.

Tres Roeder, Chair:

Echoing that Ms. Anderson, with everything going on these days it's really refreshing to hear someone say we're on a peak and it's just getting better. Thank you for giving us that encouragement and again to everyone who's involved with this program, it truly is a success. Is there anyone else that wanted to comment before we move on? I see actually it looks like the case may be with us as well as attendees. So thank you to both of you as you listen in, obviously you are well appreciated and there was a lot of praise in our December meeting for what's going on and we all well know that you've been a part of them.

Tres Roeder, Chair:

Director Englehart the floor is yours.

Director Laura Englehart:

Thank you very much. Moving onto the last item on the agenda, I'm requesting that this committee recommend to Council that we waive a fee that's required under two commercial community re-investment area agreements. The area right around Warrensville Center Road and Farnsleigh Road is designated as a community re-investment area, it's been that way since 2014. The goal is to revitalize the properties in those areas. You all remember the former Qua Buick site which is now gone, the new Shaker Rocks gym which is now located where a former apartment building was located that was not well kept, and then the La Chaperon Rouge childcare center which has taken the place of a formerly vacant building as well. So the good news is that the re-investment area is starting to work.

Director Laura Englehart:

We have two agreements that have allowed the childcare center and the climbing gym to be built. The Ohio Revised Code requires under those types of agreements that we have to include an annual fee. It's relatively low dollar amount; it's been \$500 a year since these agreements have been in place. Under the law it's actually 1% of the value of the tax abatement that has been afforded or \$500. We've never surpassed that \$500 to date. This calendar year would remain \$500 under each agreement or a total of a \$1,000 in fees to the City. The current situation we're in with the unprecedented pandemic and the economic circumstances has caused such hardship for small businesses. The two small businesses that are in these properties have really taken the brunt of this pandemic, both childcare and all types of fitness facilities are really hard hit.

Director Laura Englehart:

I think that it would really benefit the businesses to not have to pay a fee at all right now. I'm bringing to this Committee a recommendation that we waive that fee this year due to the pandemic. The reason I'm limiting it to this year in terms of this request is because the fee does cover administrative costs going forward. We have a lot of requirements in terms of reporting to the state of Ohio and to a County Tax Incentive Review Committee. The fees are required by law to pay for those administrative costs. We don't want to set precedent that would prevent us from charging a fee for a larger development, for example, on the future development of the Qua site, so I'm limiting the request to this year and hoping that this Committee will recommend that Council approve this one-time waiver.

Tres Roeder, Chair:

Thank you Director Englehart. You covered what needed to be done, no more, no less. Thank you. Questions for Director Englehart? Questions or comments? Obviously you addressed all of our needs in the memo. Seeing none I'll entertain a motion and a second. Moved by Council Member Anne Williams, seconded by Council Member Nancy Moore, all those in favor. Aye. And those opposed? The motion carries, that concludes our agenda for the evening. I wish you all a pleasant January, we will see you back next month. Thanks everyone. Goodnight.

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There being no further business, the meeting was adjourned at 6:38 p.m. The next meeting will be February 10, 2021.

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Tres Roeder, Chair  
Neighborhood Revitalization & Development Committee