

DEPARTMENT OF DEVELOPMENT

GROWING

2010
ANNUAL REPORT



IDEAS,
BUSINESSES
&
COMMUNITIES



Collaboration, innovation, public-private partnerships, effective administration and positive results have been the daily watchwords for the Development Department.



Paul Oyaski
Director
Cuyahoga County Department of Development

Dear Colleagues:

To paraphrase the old Johnny Nash tune, "I [we] can see clearly now, the rain is gone."

The 200th year of the Cuyahoga County government - 2010 - is the last year under its old commissioner structure which was changed by a vote of the people in 2009.

Twelve new energized elected officials will soon arrive on the scene to begin a new era of county government. The financial and political storm clouds are clearing and the skies are brightening. The U.S. Labor Department reports that our region is one of only three metropolitan areas out of 14 in Ohio to have seen an increase in the number of jobs in the last year. Realtors state that the housing market is stabilizing. More than one million people work in our region. The county's sales tax base is more than \$15 billion. The county's credit rating remains strong. Our economy is large and diverse. Health care jobs are growing while high-tech manufacturing remains a major presence.

The new Charter rightly emphasizes the importance of economic development. The Development Department worked diligently throughout 2010 to bring about improvements in housing, community and economic development and set the stage for the continuing efforts of the new government and the new Economic Development Commission.

The county airport continued their capital improvement progress on runways and taxiways and reached the successful conclusion of the seven year Master Plan process when the FAA approved alternative 23 and a runway safety plan. It is the first time since 1977 that the airport's Master Plan was updated.

Nearly 500 small, medium and large community development, economic development and brownfield improvement projects have been accomplished by the department since the beginning of 2005. This includes more than 200 renovations of retail storefronts in 2009 to 2010. Generally, no more than 2% of the county's general fund has been appropriated for economic development purposes since the amount was first budgeted in 2004. We have used the limited resources to improve one business, one neighborhood and one parcel at a time.

In addition, hundreds of homes owned by income eligible residents have benefited from rehabilitation, weatherization, or lead remediation. The county's housing efforts are funded by state and federal grants. One notable achievement that occurred in 2010 for our Housing staff was the receipt of the Innovative Programming Award for our Senior Safety Grant program by the National Association for County Community and Economic Development (NACCED). NACCED recognized our hard work and partnership with the Cuyahoga County Board of Health in identifying a need in the community and fulfilling it. Although the county's investment in economic development is a relatively small part of the county's budget, the department has achieved ongoing success in attracting and administering state and federal grants.

A major influx of grant dollars, more than \$30 million, primarily federal stimulus dollars, is being productively managed by the department. An increase in grant funds for neighborhood stabilization, weatherization, energy efficiency, brownfield clean-up, and community development is benefitting many county residents.

A new downtown casino should open its door in 2011 and new jobs, visitors and casino tax revenues are expected.

The landmark and long-awaited Medical Mart/Convention Center project will soon begin construction on historic Mall B. The building trades, hospitality industry, and medical industry will benefit thereby and the downtown tax base and community-at-large will too.

Collaboration, innovation, public/private partnerships, effective administration and positive results have been the daily watchwords for the Development Department. Momentum in growing our businesses, communities, and ideas for a better county is building. It is a good time to be in Cuyahoga County! We in the development department are proud of our past and optimistic about our future. Best wishes to our new leadership.

It has been my personal pleasure to serve as the leader of the hardworking men and women on the department's staff. I thank them for all they have done to help keep the department successful and our community a little better each day.

Paul Oyaski, Director
Cuyahoga County Department of Development



Our Mission

The Department of Development undertakes and supports initiatives that sustain the quality of our communities, provide open and affordable housing choices, expand and retain employment opportunities, help assure the lasting viability of local businesses, and strengthen the tax base one project and one parcel at a time.

Plumcreek at the Entrance to the Rocky River. City of Olmsted Falls.



Impact to the Community

1901 jobs
were created or retained.

Citizen Groove
was named a finalist for
“America’s Best Young
Entrepreneur” by BusinessWeek
magazine.

more than
2160
brownfield acres were
assessed.

805
occupied homes
received upgrades.

200
storefront projects
were completed in
2009-2010.

242,000
web hits were
recorded.

202
vacant houses
were dealt with.

4786 families
were served through our
housing programs.

95,751
products
were sold in Cuyahoga
County in 2010!

\$1,447,333
program dollars were
committed to business loans
and revitalization projects.

\$1,290,000 in
Federal and State grants were
maximized for Airport Capital
Improvements.

\$5 million
in follow-on funding has been raised
by NCO program companies since
the program’s inception..

\$2,207,160 total
dollars leveraged with County
programs.

An average of
8.25 jobs
have been created per
quarter since July 2009,
by our Weatherization
Program as a result of the
stimulus dollars received.

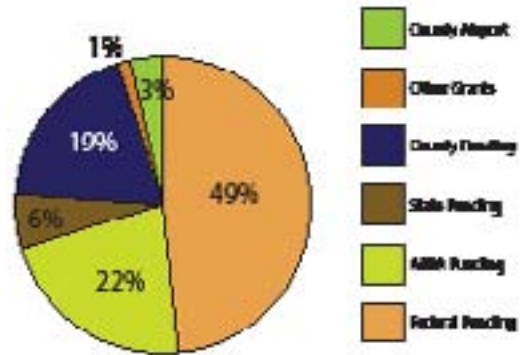
\$4,222,463
revenues were generated by New Product
Development Loan companies.



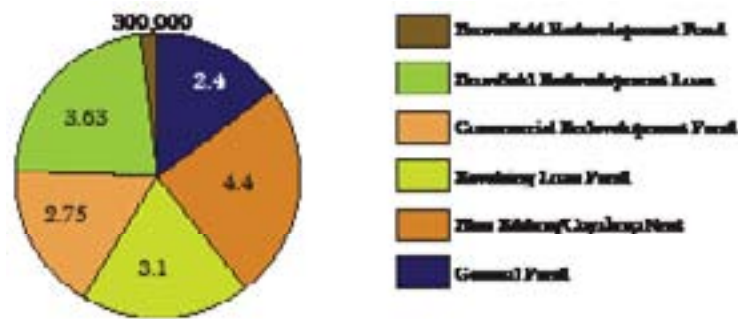
ADMINISTRATIVE SERVICES & FINANCIAL STATEMENT

Funding sources by entity

January 1, 2010 to December 31, 2010



County funding sources*



all dollars in millions except where otherwise noted
*includes future debt issuances and some carryover funds

The Consolidated Plan

The U.S. HUD requires all jurisdictions receiving federal housing funds to submit a 5-year plan, called the Consolidated Plan.

The 5-Year Plan covered program years 2010 through 2014 and was submitted to HUD in November. This plan combines the Community Development Block Grant (CDBG) Plan and Final Statement, the HOME Investment Partnership Program (HOME) description and the Emergency Shelter Grant (ESG) application. The submission of the Plan will enable the Department to access over \$8 million in federal funding in 2011.

The plan offers local jurisdictions the opportunity to assist in shaping the various housing and community development strategies implemented in the jurisdiction. The goal of the plan is the development of a specific course of actions to assist in providing decent housing, create suitable living environments, and expand economic opportunities in local communities.

“I wanted to send my sincere thanks and gratitude to all the wonderful men and women who volunteered their time to make me feel confident in knowing my furnace will make it through the winter safely... I am disabled and on a tight budget so this was a Godsend to have this done.... It is wonderful that people are so generous as to donate their time to make us “old” folks more comfortable and safe this winter.....God Bless you all.”

*Sincerely,
Sharon Johnson*

Heat and Plumb the Country

The County partnered with the Air-conditioning Contractors of America (ACCA) and the Plumbing and Heating Cooling Contractors (PHCC) Greater Cleveland Chapters for what has become an annual event - Heat and Plumb the Country. The one-day community service project provides low-income homeowners with the opportunity to have a free furnace check and water audit performed on their home. One hundred homeowners residing in seventeen communities were serviced this year. Ten potentially life-threatening hazards were identified and fixed as a result of the annual event!

10 life-threatening situations averted

17 communities served

100 grateful residents!

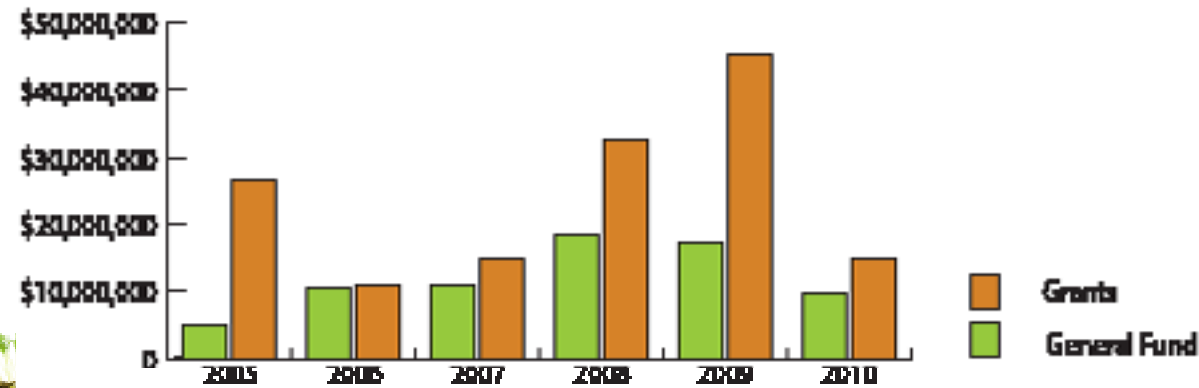
Volunteers for Heat and Plumb the Country annually meet in the village of Valley View and use a local company as “home base” for the operation.



Photo by Sam Angello.

2005-2010 Funding Analysis

Grant dollars vs. General Fund dollars received



CAPITAL IMPROVEMENTS TO COUNTY AIRPORT

Master Planning Process Moving Forward

On November 10, 2010, the airport master plan was approved by the Federal Aviation Administration (F.A.A.) and Ohio Department of Transportation Office of Aviation (ODOT). Based on input received from local communities and tenants, they determined that Alternative 23 best met the needs of the tenants but also addressed the concerns of the surrounding communities. Alternative 23 will limit the extension of the runway to 5500 feet from the current 5102 feet. The plan will also include the installation of an Engineered Material Arresting System (EMAS) on each end of the runway. Once completed the airport will meet the requirements for Runway Safety Area (RSA) standards. The plan also will not require any road relocations or property acquisitions.

Runway & Taxiway Improvements

In August of 2010 the airport began an aggressive construction project. During the project, work was completed on Taxiways B, U and W.

Taxiway B was completely removed and reconstructed. The original taxiway was an asphalt taxiway that was built in the 1970's and was in failing condition. The new taxiway incorporated new design standards that

include the installation of 11" of concrete to meet the demand today's larger aircraft types.

Taxiways U and W were built in the early 80's and were also in failing condition. During the construction the contractor removed 6" of asphalt material, compacted the base materials to required strength and repaved the area.

Preventative Maintenance

Airport employees cleaned, repaired, and sealed cracks and joints in the airport pavements. The total joints and cracks sealed is approximately 300,000 linear ft. (56 miles). In the past three years the airport had several sections of pavement replaced due to their failing conditions.

Grant Funded Construction Projects

The following projects were completed using grants received from F.A.A., O.D.O.T., as well as the airport capital improvement funds. The F.A.A. grant for the construction was \$901,962 requiring the airport 5% (\$47,472) in matching funds.

The O.D.O.T. grant that was awarded to the airport for the 2010 construction project totaled \$240,800 requiring 20% (\$60,200) in matching funds

Taxiway A6D is a taxiway that allows Flight Options - a Fixed Base Operator at the airport - to move aircraft in and out of their hangar facility. The taxiway was milled to the depth of 4" and a new asphalt service was applied according to engineer designs and F.A.A. and O.D.O.T. standards. Portions of this project was funded using O.D.O.T. grant received.

The airport replaced what is known as apron K which is the general aviation tie down area. The original asphalt material were milled off and 5" of asphalt material was installed. This portion of the project was funded completely using O.D.O.T. funds as well as funds from the airport capital improvement monies.

Apron H is an area utilized by one of the airport Fixed Base Operators (FBO) to park, load, unload and service aircraft. During the construction, the airport had several substandard section of concrete replaced with new concrete sections. In addition, the airport received an extra \$ 150,000 for Apron H and the Airport Master Plan.

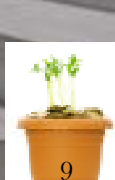
The parking area for the airport administrative offices had several sections of concrete that were in urgent need of replacement. The contractor removed several sections and replaced them with new concrete slabs. The work did not meet grant requirements and was funded out of the airport capital improvement funds.



As many as **60** different workers were on the job during these construction projects.

These included truck drivers, laborers, concrete finishers, carpenters and equipment operators. This project also provided much needed work for suppliers and vendors for design and construction materials to name just a few.

Shown here are a few of the Cuyahoga County Airport capital improvements that took place in 2010. The Airport is located in the cities of Richmond Heights, Highland Heights and Willoughby Hills.



ENSURING HEALTHY AND SAFE HOMES

One of our Housing Division's most important goals is to ensure that residents of our county have a safe and healthy place to live. Our Senior Safety Program, Home Rehabilitation Loan Programs, Lead Remediation and Home Weatherization Assistance Program are the major components in this endeavor.

Two thousand and ten (2010) marked the conclusion of two Lead grants awarded in 2007 by the U.S. Housing and Urban Development (HUD) totaling \$7.2 million. In addition to current staff, two outside vendors (licensed lead contractors) were hired to inspect, create specifications, bid, and oversee the completion of the work orders to each client assigned to them.

Two hundred thirty one homes (231) were remediated in 2010 totaling \$2,142,900 of lead remediation work countywide. This one year achievement equals the total output of the prior Lead grant for a three year period. An outstanding effort was expended by all staff involved with this project.

\$15,000 was invested into the house to make it "lead safe" for the family of four who reside in the home. The top photo shows work in progress while the bottom photo is the completed house.



Winton Avenue, City of Lakewood,

231 homes
were
remediated



SAFER HOMES FOR OUR INDEPENDENT SENIORS

After five years in existence, the Senior Safety program has installed grab bars and handrails in nearly 500 homes in 20 communities county-wide. Both residents and community leaders have found the program to be indispensable in keeping senior citizens safe in their home. The multi-County agency collaboration and involvement of the local senior center directors is a direct correlation to the program's success! The Department of Development works with the Cuyahoga County Board of Health and Department of Senior and Adult Services to identify the program participants, as well as provide them with additional "home safety" tips and other pertinent health

and safety information.

The Senior Safety Grant Program also received NACCED's Award of Excellence for Innovative Programming Award in 2010 and was recognized at NACCED's annual conference held in Ann Arbor, Michigan this year.



Another satisfied homeowner, Mrs. Adams shows off her home in the city of North Olmsted, after receiving handrails and grab bars in her home (below left) through the Senior Safety Program.



INSULATING OUR FAMILIES FUTURE'S

Having a cozy home in the winter is something most of us take for granted. But, for some, it is something that they live without. The County's Home Weatherization Assistance Program assists low income homeowners and renters to obtain that simplest of luxuries by offering these services free of charge.

During 2010, Cuyahoga County's Home Weatherization Program (HWAP) was in the middle of a 21 month stimulus grant that started on July 1, 2009, and is scheduled to be completed on March 31, 2011. During this time, 310 homes were weatherized with a total of \$1,339,834 in labor and materials. In addition, \$420,532 was spent on eliminating health and safety issues.

An average of 8.25 full time equivalent jobs have been created quarterly since July of 2009.

Early in 2010, the U.S. Department of Housing and Urban Development (HUD) and the Federal Department of Energy (DOE) established a partnership to support coordination of the use of \$16 billion in funds from the American Recovery and Reinvestment Act to streamline the weatherization eligibility process for public and federally-assisted multi-family buildings. As a result, Cuyahoga County's HWAP began to weatherize centrally heated multi-family buildings with four or more stories for the first time. Currently, we are providing assistance to six multi-family buildings that include 788 units.



Right: a local contractor installs traditional insulation under the roof eaves of a Independence home. By insulating the home here, it will prevent the heat from escaping, thus providing a warmer more efficient home for the participant.

Below: The sidewall panels of the home were removed in order to allow the contractors to "blow in" the insulation. City of Garfield Heights.



MAINTAINING OUR HOUSING STOCK



A homeowner in the city of Maple Heights receives a roof replacement as a result of their participation in the Rehabilitation Loan Program.

The Rehabilitation Loan programs accomplished a great deal in this challenging year. Due to the economy, a large influx of applicants totaling in the hundreds reminded us the great need in our community for home repair. The average amount of money spent per case was approximately \$13,000 dollars, a significant increase from earlier years. Cities, always concerned with the condition of their housing stock, encourage low to moderate income residents to take advantage of the available Federal funds to assist them in repairing their homes.

The greatest impact on our local economy came from the \$500,000 that was expended in 2010 in payments to contractors doing the improvement work on these homes.

Our dollars went to all eight of the new County districts which comprise the Urban County. The value of these homes resides in the low to moderate price range, there by targeting properties most in need of updating. Through these programs, the department has contributed to the maintenance of our most vulnerable housing stock, creating fewer chances for vacant or abandoned property. By helping residents on fixed incomes unlock the equity in their homes, we serve a double purpose: homeowners receive the benefits of the repairs, while the contractors receive income from work that would otherwise not be done.



RESTORING COMMUNITIES AFFECTED BY THE FORECLOSURE CRISIS

Since being awarded \$12.5 million in Neighborhood Stabilization Program (NSP) funding in 2009, Cuyahoga County has implemented a comprehensive approach to help neighborhoods recover from the effects of the foreclosure crisis while supporting local construction jobs. From appraisers and inspectors, to carpenters and painters, the NSP funds are being used to hire local professionals and contractors to rebuild homes and neighborhoods.

The NSP funded Acquisition, Rehab and Resell Loan Program provides financing for developers to purchase and renovate foreclosed properties throughout the Urban County. Since 2009, the County has funded 23 projects totaling over \$2.2 million. From January to October 2010, twelve loans were approved totaling \$1.189 million in loan funds. During the period, four renovated houses were sold, helping to stabilize housing values and homeownership rates in these neighborhoods.

To ensure long-term quality and affordability, each property renovated through the program is required to meet high rehabilitation and energy efficiency standards. Through a technical assistance contract with Enterprise Community Partners, the county worked with local experts at Environmental Health Watch to customize the national Enterprise Green Communities Standards for Cuyahoga County and provide training on the new standards to participating developers and contractors.



542 Darlington Avenue, City of Bedford (right and below)



AND THEY ALL CAME TUMBLING DOWN.....

Cuyahoga County, through the Neighborhood Stabilization Program grant funding provided by the State of Ohio, received an allocation of \$1,330,773. These funds were awarded to assist eligible Cuyahoga County urban county communities demolish vacant or blighted residential properties.

The NSP Rental housing program, which is funded from the federal government's allocation, has provided \$3.3 million in funding to private developers to acquire and renovate foreclosed rental properties for rent to very low income households. Cuyahoga County's participation will result in the renovation of 252 affordable housing units of which 90 units will serve households with incomes at or below 50% or the area median.

The rental housing projects include:

- Maple Apartments (12 units) located in the city of Maple Heights.
- Livingston Park Apartments (180 units) located in the city of Cleveland.
- Doan Apartments (60 units) located in the city of Cleveland.

Both city of Cleveland projects were funded in an coordinated effort between the City of Cleveland and Cuyahoga County.



Shown here is the exterior of the Maple apartment complex located in the city of Maple Heights. The Maple apartment project is one of three Rental Housing Projects funded with NSP dollars. The completed project will result in creating twelve new units.



Livingston Apartments, City of Cleveland. Top photos left to right: front entrance before and during renovation. Bottom photo: Front elevation photo.



Photos courtesy of the Finch Group

LIBRARY COURT SENIOR APARTMENTS

PIRHL, a local developer in partnership with the Jennings Center for Older Adults, is constructing Library Court Apartments, a forty-four (44) unit, three-story senior housing development south of the public library, fronting Chagrin Boulevard, in Shaker Heights, Ohio. The development will target seniors aged fifty-five (55) and older earning at or below 60% of the Annual Median Household Income for Cuyahoga County, Ohio.

Set on a major urban thoroughfare, this transit oriented development will enjoy high visibility and will enable its residents to access a host of services and amenities that seniors need for daily living. This includes immediate walking access to restaurants, a premium grocery store, retail, pharmacies, a public library (adjacent to the site), multiple bus lines and the Rapid Transit.

The unit mix in these garden-style apartments will consist of twelve (12) one-bedroom and thirty-two (32) two-bedroom units with tenant paid rents ranging from \$248 to \$698 per month. The single bedroom units will be 668 square feet and the two-bedroom units will have 856 square feet, each with one bathroom.

Although this \$7.3 million development is financed primarily by equity generated by the sale and exchange of federal Affordable Housing Tax Credits awarded by the Ohio Housing Finance Agency, Library Court Apartments would not be happening without the support and financing provided by Cuyahoga County Department of Development. Development provided \$350,000 of HOME funds for construction, which began in the fall of 2010 and is scheduled for completion and occupancy in the fall of 2011.



Top photo: Final Elevation Drawing of the future Library Court Senior Apartment Complex
Bottom photo: Men at work at the site of the Library Court Senior Apartments.

City of Shaker Heights. The Library Court site as it appears during construction.



Photos courtesy of PIRHL

NSP MUNICIPAL PROJECTS

The Neighborhood Stabilization Program (NSP) Municipal grant was created as a competitive grant to make five (5) awards to selected communities to purchase, demolish, rehab or redevelop NSP eligible properties. A total of \$3,070,300 was awarded to the cities of Shaker Heights, Richmond Heights, Bedford, Maple Heights and South Euclid to assist in the redevelopment of over 36 properties.

2010 Awardees

Bedford
Maple Heights
South Euclid
Richmond Heights
Shaker Heights



Total Awarded
\$3,070,300



Number of Redeveloped
Properties

36



Projects Funded

- community gardens/ apple orchard
- “green” homes initiative
- pocket parks
- home restoration program



City of South Euclid community garden.



City of Shaker Heights - Menlo Park “tot lot.”



City of Bedford - Lincoln Road redevelopment. Located in the Historic Presidential District.

DONALD N. PAYNE RECREATION AREA

The Donald N. Payne Recreation Area located in the village of Glenwillow, received \$ 35,000 from the County’s Parks and Playground Grant Program to purchase new playground equipment for the village’s children ages 5 to 12. The recreation area is part of the Village Center Project where \$1.2 million has been invested in public improvements including a small “tot lot” for children under 5. The park is strategically located in a highly concentrated residential area and home to 34 children. Prior to the installation of the new playground equipment, there was no place for older children to play in the community. Other items at the park include two soccer fields, one baseball and softball field, concession stand, walking trail, restrooms and parking.

In addition, the Village took the additional step to utilize a playground equipment supplier who is dedicated to using recycled or reclaimed materials when possible. These items among others include recycling plastics for use in various decks and roof areas as well as recyclable resins, which are used in the PlayCurbs.

Nine other communities also received Parks and Playground grants in 2010. The County awarded \$322,036 to the local communities using federal Community Development Block Grant funds. An additional \$510,380 will be leveraged in improvements county-wide.

The Donald N. Payne Recreation Area, Village of Glenwillow



MUNICIPAL GRANTS

are an important part of Development’s mission to ensure that the Cuyahoga County’s Urban County communities remain viable and strong.

By setting aside 40% of the Community Development Block Grant funds allocated to the County annually, the DOD is able to provide our local municipalities with a means to make infrastructure improvements, create appealing neighborhoods through streetscape improvements, and aid them in planning for the future.



2010 Awardees

- Bedford
- Bedford Heights
- Berea
- Brook Park
- Maple Heights
- North Olmsted
- Parma Heights
- Richmond Heights
- Rocky River
- Shaker Heights
- Warrensville Heights



Total Awarded
\$1,066,023



Dollars Leveraged
\$1,730,615

Top and Middle: city of Maple Heights, Infrastructure and road resurfacing improvement project.
Bottom photo: city of Bera, Polish Village Neighborhood improvement project.

MAKING A VISUAL IMPACT IN OUR NEIGHBORHOODS

In its second full year, the Storefront Renovation Rebate program again proved to be a popular Department initiative. The program was created to assist small business/property owners in 51 suburban communities with making façade improvements and/or correcting exterior code violations. Eligible façade improvements included signs, awnings, windows, and doors.

As you travel within Cuyahoga County, the positive visual impact can be seen in dozens of buildings and communities on major commercial corridors such as Lorain Road, Mayfield Road, Royalton Road, Broadway Avenue, and Pearl Road.

Businesses located in an Improvement Target Area were eligible to receive a 40% rebate, a maximum \$8,000 for qualified exterior improvements. Businesses not located in an Improvement Target Area were eligible to receive a 30% rebate or a maximum of \$6,000 for exterior improvements. An additional 5% rebate was provided to businesses that used green/sustainable/recycled components in their project.



King's Gym located at 24775 Aurora Road in Bedford Heights demonstrates the positive visual impact of the program with a new wall and monument signs.

Storefront at-a-glance

20 communities

\$479,184 expended

110 projects

\$896,803 leveraged

MANUFACTURING NEW JOBS AND FINDING A "BETTER WAY" TO DO BUSINESS

Two distinctly different companies are doing business in Cuyahoga County after receiving economic development loans from the Department of Development.

Anchor Enterprises, Ltd. is a privately-owned company founded in April of 1999 by George W. Archer. The company, which is located in the City of Brook Park, is a full service material handling supplier that provides complete solutions from design, delivery to professional installation. Since its founding the business has continued to grow to its present size of \$2 million in sales and 11 full time employees.

Anchor received a \$53,000 CDBG funded loan from the County to make infrastructure improvements to their current headquarters, a 19,000 square-foot facility. The estimated costs of the improvements are \$132,510.

The company expects the facility improvements will result in the creation of up to 3 new jobs over the next three years. These jobs include two field laborers and one shop laborer.

The Company delivers three major product lines; the first is production of freestanding, storage media support and catwalk system mezzanines. The second product line is a preventative maintenance and repair program for material conveyor systems,

while the third line of business is an inventory relocation service. All three lines of business are centered on material handling and many times a job in one area will result in a additional contract from the same company. Due to their speciality in mezzanine building, Anchor often receives referrals from its competitors, who do not build the large catwalk systems. Anchor hopes to continue to build on these relationships as a result of the newly expanded facility.

The second company, MB&W Collections (dba A Much Better Way), a new consumer collection agency owned and operated by Steve Wolff and Frieda Burgess, received a \$500,000 loan to purchase a vacant 19,500 square foot building located at 7088 West 130 Street in the city of Middleburg Heights. The purchase price of the property is \$1.2 million with an additional \$300,000 for renovation.

MB&W Collections Inc. will created 75 new jobs within the next three years. The new jobs created will range in pay from \$16.50 to \$26.00/hour. These jobs include collections representatives, supervisors and managers. The average salary is \$35,000 without benefits.

Below is the interior of Anchor Enterprises new building expansion.



AUDIO VIDEO INTERIORS

Audio Video Interiors, Inc. and its Safety Technologies, Inc. affiliate operate as a high-end electronic retailer, selling home theater, audio and security systems, and installation. Both companies are currently based in Medina, Ohio. Audio Visual was established in 1990 and Safety Technologies, in 2001.

Audio Video Interiors and Safety Technologies received a \$500,000 loan from the Department of Development to provide financing for the purchase of an approximately 2.75 acre, 20,336 square-foot facility located at 7204 Pearl Road in the city of Middleburg Heights.

The move will significantly expand Audio Video's and Safety Technologies' facilities beyond its current 12,000 square foot building. The new building is less than four years old and in great condition despite being vacant. The interior offers a wide-open floor plan that will facilitate an easy build-out for its design center.

The purchase price of the property is \$850,000; with an estimated \$850,000 in renovation costs.

The company is relocating 28 jobs to Cuyahoga County and committing to create 5 new full-time jobs within a three year period.

The total project cost is \$1,400,000 with a \$1,500,000 annual payroll.

The formerly vacant building located in the city of Middleburg Heights, is the new home to Audio Video Interiors and Safety Technologies. The new facility provides them with the ability to expand their operations as they continue to grow.



“LEED”ING THE WAY TOWARDS A NEW HQ

Nordson Corporation, founded in 1935 is one of the world's leading manufacturers of equipment used for precision material dispensing, testing and inspection, surface preparation and curing. In 1982, the company built a 75,000 square foot headquarters facility on Clemens Road in Westlake, Ohio.

The facility was used as a data center and housed 150 employees. When the data center moved out, the facility became the Nordson corporate headquarters. As the number of employees reduced to 45 employees, the building became too large for Nordson's needs.

Therefore, a decision was made to construct a new corporate headquarters. In December 2008, Nordson sold their existing facility to a company just down the street, Hyland Software, as they had experienced tremendous growth and needed additional space to accommodate 851 employees.

On September 3, 2009, the County approved an \$500,000 Economic Development Loan to Nordson Corporation, to assist the company with their plans to construct a new, 28,000 square foot, state of the art, corporate headquarters, located at 28601 Clemens Road, Westlake, Ohio. This project allows for the retention of 45 full time jobs and also provides an opportunity for Hyland Software to continue to grow.

Construction of the HQ as it appeared in September 2010 (right). The completed headquarters is shown below.

The construction for the new facility was completed in November 2010. Nordson's new corporate headquarters building has been built to meet the Leadership in Energy and Environmental Design (LEED) certification.

The building is anticipated to earn a certification level of Silver and is registered under the latest version of the certification rating system, LEED v3.



“RECHARGING” A HISTORIC BROWNFIELD SITE INTO A HIGH TECH HUB

Cuyahoga County has a rich history in innovation from the invention of the first electric car to the first diesel engine. That innovation continues today thanks in part to the County’s North Coast Opportunities Loan Program and the New Product Development and Entrepreneurial Loan Program. These programs are geared to providing financial assistance to companies and entrepreneurs for new products or innovative ideas.

A perfect example of this recently took place appropriately at the former site of the Baker Electric Motor Vehicle Company when a new local innovative high tech company, Recharge Power, installed the first electric car charging station at the site. Recharge Power, who is headquartered in Gates Mills, Ohio, initially came to the County for financing in 2007. With \$100,000 in financing from the New Product Development and Entrepreneurial Loan Program, the company was able to utilize MAGNET to assist with the development of a “cable management system” for the charging station and later to assist in obtaining UL certification. They later moved on to receive an additional \$98,000 from the County’s North Coast Opportunities Program to complete the development, installation, testing and commercialization of 21 alpha trial electric car charging stations. While preparing for the unveiling of their first charging station, Recharge Power worked with Stratum Energy Solutions, a local manufacturer of electric car batteries to secure an electric car for the demonstration. Stratum Energy also received a \$200,000 economic development loan from the County for the purchase of machinery and equipment, which allowed them to add a second production line and new jobs.

Recharge Power’s electric car charging station is charging an electric car provided by Stratum Energy in front of the former Baker Electric Car building. The historic building is located in the city of Cleveland’s Midtown neighborhood.



However, none of this would have been possible without the redevelopment of the historic Baker Electric building. Baker Electric, which was founded more than 100 years ago, was the first company to produce electric cars. Seeing the potential for the vacant property, the DOD’s Brownfield Division began working with a local developer in 2007 in an effort to redevelop the building into rental space for new technology companies. It was anticipated that these companies would be growing out of the Cleveland Clinic Innovation incubator and BioEnterprise. The County provided a \$ 1,000,000 Brownfield Redevelopment Loan, and the project qualified for both New Market Tax Credits and Historic Tax Credits. Today, the building is a LEED Silver-certified project, in part through utilization of geothermal technology for the heating and cooling. And the former vacant and abandoned historic Baker Electric building is 100% occupied.

With nearly \$1.4 million invested in the three projects, the County is making a significant impact to the local economy in Cleveland’s Midtown area, which was recently named a “Hub for Innovation” by Governor Ted Strickland.

A HUB FOR INNOVATION: MIDTOWN INNOVATION ZONE AND TECH CENTER

Exciting things are taking place in Cleveland’s Midtown area. New medical technology and bioscience companies are being cultivated and grown, leading to new jobs for the region. With this new growth, both state and international recognition have come to the area. In the spring of 2010, Governor Ted Strickland named the Midtown Innovation Zone, also known as the Cleveland Health and Technology Corridor, an “Ohio Hub for Innovation.” In recognition of this achievement, the Governor presented a \$250,000 grant to Baiju Shah, President and CEO of BioEnterprise. The Corridor also received a \$3.5 million Job Ready Sites award from the State for the construction of the Midtown Tech Center located at 6700 Euclid Avenue. The formerly vacant parcels will be redeveloped into a 128,000 square foot state-of-the art office building with ancillary

parking. The new Tech Center will create much needed office and lab space for the new companies. The vacant property had previously seen a variety of uses. Numerous auto sales companies and salvage lots had been located at the site since the 1900’s. An engineering firm, a barber shop in the 1930’s, and a dental office in the 1940’s had all called the parcels home. Honeywell Security Systems had even used a portion of the acreage for one of its facilities. The County’s Community Assessment Grant program provided Ohio VAP Phase I and Phase II activities on the site, as a necessary component to receiving the State’s funding. The County is also working with the zone partners to structure Phase 2 Cuyahoga Innovation Zone (CIZ) funding for the new Tech Center.



Top to bottom (counter-clockwise): Governor Ted Strickland announces the award of the Midtown Innovation Zone as an Ohio Hub for Innovation. Demolition of the former bookstore takes place in August. By early October the site is completely cleared and ready for building.

Renderings of the new Midtown Tech Center highlights where the expansion of the facility will take place. The expansion will provide an additional 26,000 square feet of space on to the existing leased space.



Top photo provided by the State of Ohio. Renderings provided by BioEnterprise

DOCTOR'S EXPANSION REVITALIZES FORGOTTEN CORNER LOT



Dr. Marks, a podiatrist in practice for almost 20 years in the eastern and western suburbs of Cuyahoga County, decided to purchase a formerly vacant parking lot on Plymouth Avenue to retain their office in Rocky River. The property, which had been vacant for approximately ten years had served as an overflow parking lot for a former seven-story office building, which was demolished and later replaced with a Walgreen's.

The Community Assessment Initiative provided funding for pre-purchase due diligence including a Phase 1 environmental site assessment, which

was required for their Small Business Administration loan. As of September 2010, there is a new doctor's office on the formerly vacant lot.

Dr. Marks' practice currently employs two doctors and eight other employees. This new facility will increase their staff to three doctors, as well as expand their services to their clientele.



The former vacant lot (bottom photo) located in the city of Rocky River, is now home to Dr. Marks' new office space, which is (top photo) located near the intersection of West 210 Street and Center Ridge Road adjacent to Westgate Mall.

SAINT MARTIN DE PORRES HIGH SCHOOL EXPANSION PROJECT

St. Martin de Porres High School (SMDP) was founded in Fall 2004 to provide high-quality college-preparatory education to young people in Cleveland who would otherwise not be able to afford such an education. For funding the school relies on an innovative Corporate Work Study Program first used at the Cristo Rey Jesuit High School in Chicago, Illinois. SMDP is located in the former St. Vitus Parish elementary school in Cleveland. SMDP currently has 368 students; the 2010 senior class has a 100% college acceptance rate.

SMDP recognized they are quickly outgrowing their campus. In an effort to prepare for the anticipated expansion, SMDP has begun purchasing neighboring properties. The property SMDP acquired at 6211 Lausche Avenue has an empty apartment building with asbestos-containing building materials, which must be removed prior to demolition.

SMDP received funding through the County's USEPA ARRA Brownfield Revolving Loan Fund Grant to remove the asbestos-containing materials.

Due to the nature of the grant, SMDP will utilize their own funds to demolish the building.

The grant will allow St. Martin de Porres to retain the 79 jobs within this Cleveland neighborhood. Further, the use of USEPA funds to facilitate the lengthy campus expansion process will ultimately benefit the youth of Cleveland, as SMDP will be able to accommodate more students.



The property (above) was acquired by St. Martin DePorres, and will be demolished to provide the school with additional space to expand.

US EPA ARRA Brownfield Revolving Loan Fund Projects							
Grantee	Project Name	Project Description	Grant Amount	Leveraged	Jobs Created	Jobs Retained	Construction Jobs
Famicos Foundation	1850 Superior Avenue Apartments	Installation of SVE System	\$200,000.00	-	0	9	2
City of Cleveland	Former Midland Steel	Removal of PCB-impacted soil, vent and vault a gas well, complete NFA process	\$200,000.00	\$6,311,434	300	0	5
St. Martin de Porres High School	Expansion Project	Asbestos Abatement	\$45,047.00	-	0	79	6
Lutheran Metropolitan Ministry	Headquarters Relocation	Asbestos Abatement	\$200,000.00	\$15,000,000	0	192	68
Gordon Square Arcade - Lower Level	Office Renovation	Asbestos Abatement	\$200,000.00	\$500,000	20	28	10
Parkworks	Towpath - Northern Section	EC Installation (Trail and raingarden)	\$200,000.00	\$1,000,000	0	0	10
Parkworks	Towpath - Southern Section	PAH - Dig/Haul and EC installation (trail)	\$200,000.00	0			
City of Cleveland	Warner & Swasey	Asbestos Abatement	\$454,953.00	\$5,000,000	200	0	100
Notre Dame College	Administration Building	Asbestos Abatement	\$200,000.00	\$2,000,000	20	200	30
Totals			\$1,900,000.00	\$29,811,434	540	508	231

Community Environmental Site Assessment Initiative at-a-glance

33 projects

9 communities

\$447,890.50 expended

\$83,012,797 leveraged

2160.29 acres assessed

2088 jobs created

436 jobs retained

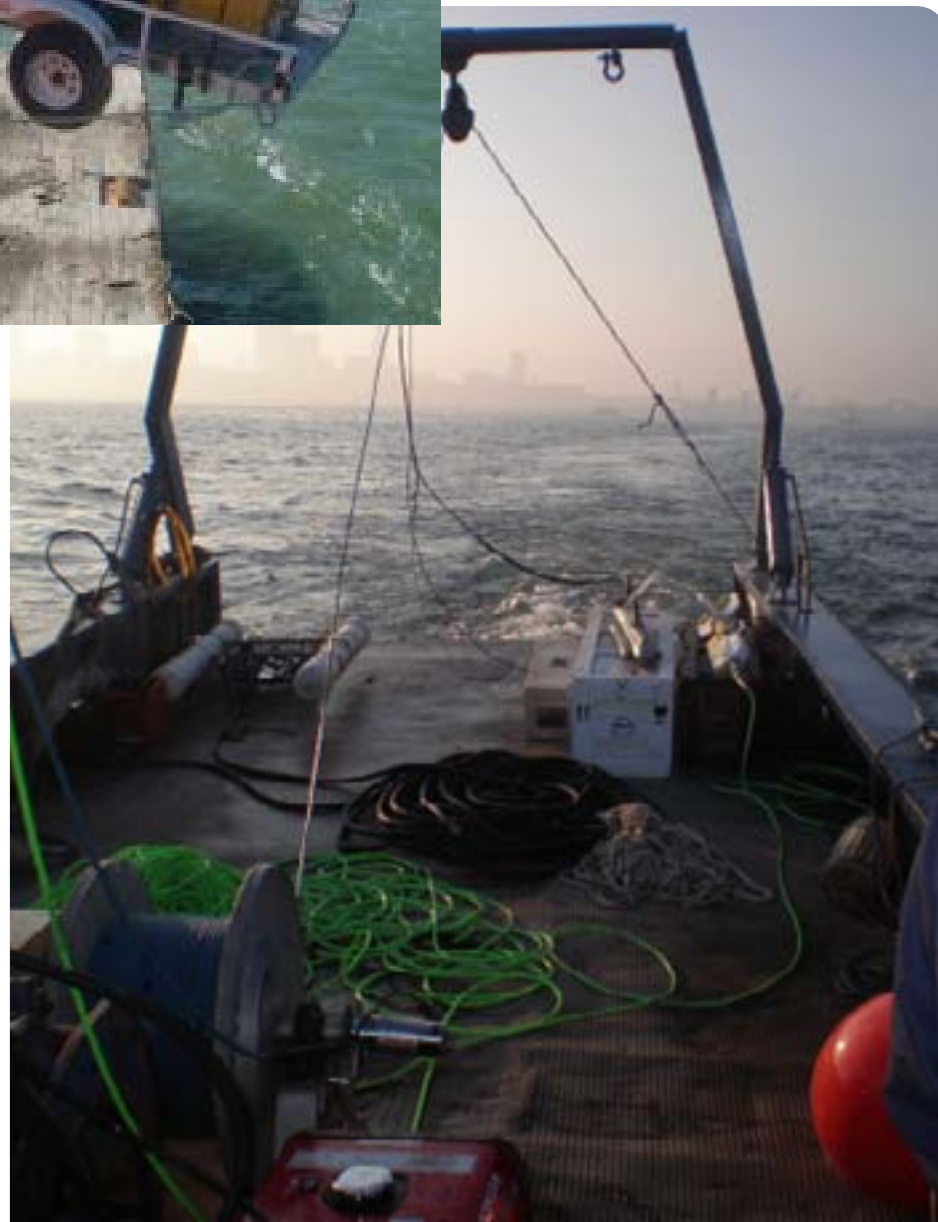
BIRDS, BATS AND OTHER ECOLOGICAL STUDIES

Anyone who lives near a major lake or large river has experienced first-hand the ferocious wind that is created from such bodies of water. That ferocious wind however can be harnessed into energy. With an eye towards the future, and in an effort to capitalize on one of our County's major assets - Lake Erie - the Department of Development has been actively working to harness the wind created by Lake Erie. The ultimate goal: build the first off-shore wind turbine farm in Lake Erie. Our efforts began with the formation of the Great Lakes Energy Development Task Force and have since expanded. While many accomplishments have occurred since their formation, none can compare to those achieved in 2010. Several major studies took place: LEEDCo, a new non-profit economic development organization was created; a Memorandum of Understanding was signed with GE; and the Development Agreement to build the Lake Erie Offshore Wind Project was signed with Great Lakes Ohio, LLC Development group.



Left photo: Bird and Bat Radar Equipment is lowered into Lake Erie.

Bottom photo: This is the vessel from which the Lakebed Soil Sampling and Mapping studies data was collected.



Avian and Bat Ecological Studies: The studies were conducted to examine bird and bat populations in Lake Erie and build upon the avian risk assessment contained within the 2009 Offshore Wind Feasibility Study. This study included a marine radar study and acoustic monitoring for bird and bat populations.

Lakebed Soil Sampling and Mapping Studies: This study collected data for preliminary construction planning and permitting of the Lake Erie Offshore Wind Power Project. The Mapping Study examined the geophysical, archaeological and aquatic habitat at the proposed project site. The Soil Sampling Study examined soil boring data near project site to determine the depth and characteristics of rock.

THE WIND TURBINES ARE COMING.....

Partnership Forged with GE: Task Force collaborated with LEEDCo to develop a strategic partnership with General Electric for the Lake Erie Offshore Wind Power Project. GE executed an MOU and agreed to provide direct-drive wind turbine machines for the Lake Erie wind project and work with the Task Force to develop a strategy for creating an offshore wind industry in the Great Lakes.

LEEDCo is Organized: Founded as a result of the work of the Great Lakes Energy Development Task Force, LEEDCo is leading the efforts to build, install, and deploy an initial 20 megawatt (MW) offshore wind pilot project near downtown Cleveland in Lake Erie. LEEDCo, is a private, nonprofit economic development corporation that represents a public private partnership that includes Ashtabula, Cuyahoga, Lake, and Lorain Counties and the City of Cleveland. With installation targeted for 2012, the deployment is the first step toward the goal of stimulating the eventual installation of 1,000 MW of wind capacity in the Ohio waters of Lake Erie by 2020. The first major accomplishment of LEEDCo occurred on a windy spring day at the Great Lakes Science Center, when a development agreed with Bechtel, Cavallo Great Lakes Ohio Wind, LLC and Great Lakes Wind Energy, LLC was announced.

Right photo: Photo of the future Wismar, Germany Kenersy Assembly plant.
Bottom Photo: A photo simulation of what the completed Lincoln Electric turbine will resemble upon completion. City of Euclid.

Lincoln Electric Wind Turbine Project: The Department of Development provided a \$350,000 advanced energy forgivable loan to The Lincoln Electric Company for the purchase and installation of a 2.5 megawatt wind turbine to be located in Euclid, Ohio.

The project is an effort of Lincoln Electric to expand its wind tower welding business and reduce energy costs, making manufacturing operations in Ohio cost competitive. The turbine is also projected to help Lincoln Electric reduce its carbon footprint. The County's assistance for the project is part of a strategy to attract the German based turbine manufacturer, Kenersys, to locate facilities in Cuyahoga County as the company begins to enter the US wind market.



MAKING MUNICIPAL FACILITIES MORE ENERGY EFFICIENT

In September 2009, Cuyahoga County Department of Development (DOD) was awarded a \$5,783,000 Energy Efficiency and Conservation Block grant (EECBG) from the Department of Energy (DOE).

The DOD, as administrators of the grant program, is working in collaboration with five partners and have established five project activities: 1) Implementation Framework; 2) Long-Term Master Plan; 3) Municipal Energy Program; 4) County Building and Facilities Retrofit Program; and 5) the Cuyahoga County Fair Wind Turbine Project.

Municipal Energy Program

The Cuyahoga County Planning Commission (CPC) launched the new Municipal Energy Program (MEP) using \$3.2 million of the County's EECBG funds with American Recovery and Reinvestment Act (ARRA) dollars.

The goal of MEP is to:

- o Encourage municipalities to conduct baseline energy audit of all municipally-owned buildings and facilities; and
- o Incentivize the implementation of conservation projects that will yield significant for cost and energy savings.

In November, the CPC received applications from forty-three of the fifty-three eligible municipalities, an 82% participation rate, to receive 100% grant awards to conduct ASHRAE (American Society of Heating Refrigerating Air Conditioning Engineers) Level II Energy Audits of their municipally buildings and facilities. The CPC, working with its energy consultant team, Spectrum Energy Concepts, Inc., is now evaluating the applications and collecting the necessary energy usage data from the major utilities to determine the amount of the grant awards. The awards are expected to be announced in December 2010 and January 2011.

A Request for Proposals was also issued with the ultimate goal of identifying and developing a list of qualified contractors for use by the communities.

An Applicant Workshop was held on November 30 for the applicants to discuss the MEP objectives and requirements; an overview of Cuyahoga County's Energy Star Portfolio Manager; tips on selecting an energy auditor and how the ASHRAE Level II Audit1 is a decision-making tool for the applicants were covered.



Retrofitting County-owned Facilities

The EECBG grant includes \$2,001,784.28 for energy efficiency retrofits in County-owned buildings. The County's primary focus is on lighting upgrades and building envelope improvements, generating a direct payback to the County through reduced utility savings.

In June 2010, contracts were awarded to Brewer-Garrett and Johnson Controls, for energy conservation projects in multiple County buildings totaling more than \$4.7 million. Brewer-Garrett's retrofits will be made using more than \$2 million in stimulus funds, while Johnson Control's portion of the contract will be funded with local dollars.

It is estimated that the \$4.7 million dollars in projects will generate \$848,000 in annual utility savings after completion of the projects.



The Justice Center located in the heart of Downtown Cleveland is one of the county-owned facilities that will received energy efficiency retrofits.

BOARDS

- Cuyahoga County Community Improvement Corporation (CCCIC)
- Cuyahoga County Housing Consortium
- Northeast Ohio Coalition for Financial Success (NEOCFS)

COMMUNITIES HIGHLIGHTED IN THE ANNUAL REPORT

- | | | |
|------------------|--------------------|------------------|
| Bedford | Glenwillow | Richmond Heights |
| Bedford Heights | Highland Heights | Rocky River |
| Berea | Independence | Shaker Heights |
| Brook Park | Lakewood | Solon |
| Cleveland | Maple Heights | South Euclid |
| Euclid | Middleburg Heights | Valley View |
| Garfield Heights | North Olmsted | Westlake |
| Gates Mills | Olmsted Falls | |

A FEW OF THE COMMUNITIES OR ORGANIZATIONS WE ASSISTED IN 2010





CUYAHOGA COUNTY DEPARTMENT OF DEVELOPMENT

1701 EAST 12 STREET, RESERVE SQUARE, 1ST FLOOR

CLEVELAND, OHIO 44114

PHONE: 216-443-7260

FAX 216-443-7258

OHIO RELAY SERVICE 711

WWW.DEVELOPMENT.CUYAHOGACOUNTY.US