

RESOLUTION NO. 131-2021 (PD), *First Reading*

By Council Member Ungar

A Resolution authorizing the City Manager to enter into a Development Agreement with Start Right Community Development Corporation, for the redevelopment of certain vacant residential lots owned or controlled by the City with new single-family homes; and declaring an emergency.

WHEREAS, the City issued an RFQ/RFP in October, 2020 for proposals for the collaborative development of new single-family, owner-occupied infill housing on lots that are currently vacant and owned or controlled by the City, known as the Phase I Neighborhood Redevelopment Program; and

WHEREAS, on March 15, 2021, this Council authorized the City Manager to negotiate with Start Right on the terms of a non-binding Memorandum of Understanding pursuant to the RFQ/RFP and Start Right's December 2020 submission in response; and

WHEREAS, pursuant to Resolution No. 98-2021, this Council authorized the City Manager to enter into a Memorandum of Understanding with Start Right Community Development Corporation, for the redevelopment of vacant residential lots owned or controlled by the City with new single-family homes; and

WHEREAS, pursuant to Resolution No. 119-2021, this Council authorized the City Manager to enter into an amendment to the Memorandum of Understanding, providing for additional time for the parties to enter into a Development Agreement; and

WHEREAS, after extensive negotiations, the parties have reached a tentative agreement on the specific terms and conditions of a Development Agreement; and

WHEREAS, this Council has determined that it is in the best interest of the City and its residents to move forward with the Development Agreement.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Cleveland Heights, Ohio, that:

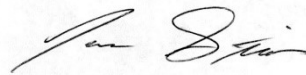
SECTION 1. This Council hereby authorizes the City Manager to enter into a Development Agreement with Start Right Community Development Corporation, and sign any other related documents, for the redevelopment of vacant residential lots owned or controlled by the City through the transfer of such lots to Start Right and the construction and sale of new single-family homes on such lots. The Development Agreement shall be substantially in accordance with the Development Agreement attached hereto as Exhibit A. The Development Agreement and any

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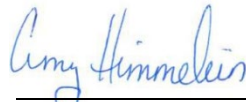
related documents shall be approved as to form by, and subject to the final approval of, the Director of Law.

SECTION 2. Notice of the passage of this Resolution shall be given by publishing the title and abstract of its contents, prepared by the Director of Law, once in one newspaper of general circulation in the City of Cleveland Heights.

SECTION 3. This Resolution is hereby declared to be an emergency measure immediately necessary for the preservation of the public peace, health and safety of the inhabitants of the City of Cleveland Heights, such emergency being the need to enter into the above-referenced Development Agreement and facilitate the construction of new, single-family infill housing within the City at the earliest time possible. Wherefore, provided it receives the affirmative vote of five (5) or more of the members elected or appointed to this Council, this Resolution shall take effect and be in force immediately upon its passage; otherwise, it shall take effect and be in force from and after the earliest time allowed by law.



JASON S. STEIN
President of the Council



AMY HIMMELEIN
Clerk of Council

PASSED: October 4, 2021