



**Minutes of the March 3, 2021 meeting of the
NORTHEAST OHIO FIRST SUBURBS CONSORTIUM
Virtual out of Bedford City Hall**

In Attendance:

Mary Kay Costello, City of Fairview Park
Mayor Katie Gallagher, City of Brooklyn
Ken Montlack, NEO-FSC
Mayor Michael Dylan Brennan, City of University Heights
Councilwoman Wendy Grant, City of Bedford Heights
Katharyne Starinsky, City of Shaker Heights
Mayor Bradley Sellers, City of Warrensville Heights
Mayor Matt Burke, City of Garfield Heights
Kamla Lewis, City of Shaker Heights
Mayor Mike Procuk, Village of Brooklyn Heights
Pat Salemi, City of Garfield Heights
Mayor Kirsten Holzheimer Gail, City of Euclid
Martine Divito, City of Bedford Heights
Jennifer Kuzma, NEO-FSC
Janice Tubbs, City of Garfield Heights
Mayor Annette Blackwell, City of Maple Heights

Mayor Sellers opened the meeting at 9:05 AM and gave the floor to Craig Dorn with Youth Opportunities Unlimited to present to First Suburbs members. Jennifer will share a copy of the presentation and other materials that Mr. Dorn shared with her.

The minutes of the December 2020 NEO-FSC meeting were then unanimously approved with a motion made by Mayor Gallagher which was seconded by Mayor Brennan.

NEO-FSC Chair Mayor Sellers then called on Jennifer Kuzma to give a report on the First Suburbs 25th anniversary. Jennifer reported that she will be using the newly launched quarterly newsletter to celebrate the organization's past successes through news clippings and video interviews with past and current members which will be archived on the First Suburbs website. An in-person social event will be planned for later in 2021 if COVID restrictions allow.

Discussion then turned to the Single-Family Housing Zoning Proposal. As First Suburbs communities work to bring infill development to the thousands of vacant residential lots in their communities, a focus to address outdated single-family housing zoning code is needed to remove barriers that developers are experiencing as they attempt to build on these lots. Jennifer and Mayor Sellers explained that without an update to the decades old code in our communities, developers will either go where it is easy to build and/or new housing prices will be driven up to cover the cost of needing multiple variances to get

projects moving. Jennifer reported that Phase 1 of the proposal received from Cuyahoga County Planning Commission comes in at a cost of \$35,000. The FSC working group of Mayor Sellers, Sally Martin, Patrick Grogan-Myers and Jennifer Kuzma were able to secure \$20,000 from CCLRC as they too have a vested interest in infill development in our communities. Jennifer reported that she is in conversation with local banks and foundations to acquire grants to assist with needed funds for the additional phases and is seeking approval today to use \$15,000 in First Suburbs funding to get Phase 1 started soon. After some discussion, it was agreed that the three communities who will be benefiting from the full single-family housing zoning code rewrites should assist in funding that work out of Phase 3 at possibly \$5,000 per community. Jennifer will continue work to bring the additional \$30,000 in funding together. Mayor Sellers then asked for a motion to approve the expenditure of \$15,000 of First Suburbs Consortium funds to begin Phase 1 of the Single-Family Housing Zoning Update Proposal. Mayor Matthew Burke made this motion which was seconded by Mayor Michael Dylan Brennan. All members present were in favor of the motion and it passed unanimously. Jennifer reported that large group meetings will be held at the beginning and end of each phase which will be important as Phase 1 launches seeking to gather details on all First Suburbs communities current single-family housing code. Jennifer is working with County Planning's Patrick Hewitt to develop an agreement for Phase 1 work which will be approved at an upcoming County Planning Commission board meeting.

In the Housing Committee Report, Jennifer reminded communities to use the 211/United Way and CHN rental assistance program portals to monitor on-going COVID needs in their communities. Jennifer will share those log-in details with communities following this meeting.

Jennifer reported that the First Suburbs Development Council will bring a good deal of education to 2021 like the recent Grow with Google certification series of courses for our businesses and the upcoming development finance series with Bricker & Eckler that will focus on new trends using TIF for the FSDC April meeting.

Jennifer reported that the 2020 Hinkle filing was completed and she thanked those who had already submitted 2021 membership dues payments.

The meeting adjourned at 10:10 AM following a motion made by Mayor Procuik and seconded by Mayor Brennan. Jennifer will schedule the next meeting for June and location will be determined as the pandemic evolves.