

MINUTES

CLEVELAND-CUYAHOGA COUNTY PORT AUTHORITY BOARD OF DIRECTORS MEETING Thursday, September 8, 2022

The Meeting of the Cleveland-Cuyahoga County Port Authority Board of Directors was held at the Port Offices (1100 W. 9th Street) on Thursday, September 8, 2022 with notice of the meeting information provided to the public in advance. The meeting was called to order by Chairman Holmes at 8:34 a.m.

Having given notice at least two days prior to the meeting and not having previously attended remotely more than 3 times during the past 12 months, Directors Copeland and Thomas attended the meeting remotely by teleconference and each gave the proper password. Prior to the meeting, Directors Copeland and Thomas were provided with all meeting-related materials. Directors Copeland and Thomas confirmed they were more than 1/4 mile from the primary meeting location at 1100 West Ninth Street, Cleveland, OH and had internet access to receive any material distributed at the meeting, then verified that all Board members could hear and be heard by all other members in attendance. Attendance by roll call showed the following:

PRESENT

J. Stefan Holmes
Darrell McNair
Andrew Jackson
Margot Copeland (via telephone)
Peggy Zone Fisher
Teleangé Thomas (via telephone; arrived in person 9:16 a.m.)
David Wondolowski

ABSENT & EXCUSED

Daniel O'Malley

ALSO PRESENT

W. Friedman, President & Chief Executive Officer
D. Gutheil, Chief Commercial Officer
C. Naso, Chief Financial Officer
M. Freilino, Manager
L. Sternheimer, Director, Urban Planning & Engagement
G. Woodson, Director, Development Finance & Inclusion
J. Dugan, Senior Accountant
N. LaPointe, Director, Planning & Capital Development
R. Snipes, Senior Accountant
J. Baker, ILA
B. Ames, NuovoRE
M. Everett, NuovoRE (via telephone)
I. MacDougall, Walter Haverfield
T. Metcalf Beasley, Walter Haverfield
C. Middlebrook, GLS
M. Jarboe, Crains Cleveland Business
S. Konst, Spliethoff
J. Ice, Squire Patton Boggs
V. Lee, Arup Development
D. Wilcox, Climaco, Wilcox, Peca, & Garofoli Co., L.P.A
S. Simpkins, Climaco, Wilcox, Peca, & Garofoli Co., L.P.A

APPROVAL OF MINUTES

The minutes of the Board of Directors meetings of July 14, 2022 and August 8, 2022 were presented for approval by the Board, copies having been delivered in advance to all Directors. On motion by Director Zone Fisher, seconded by Director McNair, and unanimously carried by roll call vote, the Minutes of July 14, 2022 and August 8, 2022 were approved.

PUBLIC COMMENT PERIOD/CHAIR COMMENTS

There being no public comment, Chairman Holmes addressed the Board and audience.

CHAIR'S COMMENTS

Chairman Holmes reminded the Board of the orientation session scheduled for September 28, 2022 and referred to a document attached hereto as "**Exhibit A**". Chairman Holmes then referred to the 2023 Board of Directors Meeting Draft Calendar and noted that all meetings in 2023 will begin at 9:00 a.m.

PRESIDENTS COMMENTS

Mr. Friedman addressed the Board and introduced and welcomed the Port's newest employee, Ms. Maria Bocanegra, Chief Legal Counsel for the Port of Cleveland, and Mr. Sten Konst with Spliethoff.

REAL ESTATE & DEVELOPMENT FINANCE COMMITTEE

Agenda Item 4(C)(1)(a) – Baker (Fidelity) Building Rehabilitation Project Taxable Lease Revenue Bonds

Mr. Naso introduced Mr. Brendan Ames and Mr. Mike Everett. Mr. Ames addressed the Board and referred to a presentation attached hereto as "**Exhibit C**". Director Wondolowski asked whether they've chosen a general contractor. Mr. Ames replied yes, Whiting-Turner.

Mr. Naso addressed the Board and referred to a presentation attached hereto as "**Exhibit D**". Director McNair asked whether there were any concerns with the City of Cleveland working through the TIF. Mr. Ames replied no, there have been no concerns.

On motion by Director Wondolowski, seconded by Director McNair, and unanimously approved by roll call vote,

RESOLUTION NO. 2022-23

A RESOLUTION AUTHORIZING THE ISSUANCE AND SALE OF ONE OR MORE SERIES OF CLEVELAND-CUYAHOGA COUNTY PORT AUTHORITY TAXABLE DEVELOPMENT LEASE REVENUE BONDS, SERIES 2022 (BAKER (FIDELITY) BUILDING RENOVATION PROJECT) IN THE AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$40,000,000 FOR THE PURPOSE OF PAYING OR REIMBURSING THE COSTS OF ACQUIRING, CONSTRUCTING, EQUIPPING, RENOVATING, REMODELING, INSTALLING AND IMPROVING CERTAIN PORT AUTHORITY FACILITIES CONSISTING OF THE REDEVELOPMENT OF THE BUILDING FORMERLY KNOWN AS THE BAKER BUILDING LOCATED IN THE CITY OF CLEVELAND, OHIO; AUTHORIZING THE ACQUISITION OF LEASEHOLD INTERESTS IN ONE OR MORE REAL ESTATE PARCELS BY GROUND LEASE EVIDENCING LEASEHOLD OWNERSHIP OF THE PROJECT SITE;

AUTHORIZING A LEASE TO PROVIDE FOR THE LEASING OF THOSE FACILITIES BY THE PORT AUTHORITY TO 1900 EAST 6TH STREET, LLC; AUTHORIZING THE EXECUTION AND DELIVERY OF AN ASSIGNMENT OF A CONSTRUCTION MANAGER AGREEMENT, A BOND PURCHASE AGREEMENT, AN ASSIGNMENT OF LEASE AND RENTS, AN ASSIGNMENT OF GROUND LEASE AND RENTS, A MORTGAGE AND OTHER INSTRUMENTS, STATEMENTS AND DOCUMENTS IN CONNECTION WITH THE ISSUANCE AND SECURING OF THE BONDS; AND AUTHORIZING AND APPROVING RELATED MATTERS

was adopted. The resolution in its full text is incorporated into the Resolution Journal of the Port Authority.

REAL ESTATE & DEVELOPMENT FINANCE COMMITTEE

Agenda Item 4(C)(2)(b) – The Centennial Project – Additional Bond Inducement

Mr. Naso addressed the Board and referred to a presentation attached hereto as “**Exhibit E**”.

On motion by Director Wondolowski, seconded by Director Zone Fisher, and unanimously approved by roll call vote,

RESOLUTION NO. 2022-24

A RESOLUTION AUTHORIZING THE INITIAL APPROVAL OF THE ISSUANCE OF BONDS FOR THE ACQUISITION, RENOVATION, EQUIPPING AND IMPROVING OF AN AFFORDABLE MULTIFAMILY RENTAL HOUSING PROJECT (CENTENNIAL APARTMENTS)

was adopted. The resolution in its full text is incorporated into the Resolution Journal of the Port Authority.

BUDGET & ADMINISTRATION COMMITTEE

Agenda Item 4(C)(3)(a) – Tax Amounts & Rates

On motion by Director McNair, seconded by Director Thomas, and unanimously carried (6-0) by roll call vote,

RESOLUTION NO. 2022-26

A RESOLUTION ACCEPTING THE AMOUNTS AND RATES AS DETERMINED BY THE BUDGET COMMISSION AND AUTHORIZING THE NECESSARY TAX LEVIES AND CERTIFYING THEM TO THE COUNTY FISCAL OFFICER

was adopted. The resolution in its full text is incorporated into the Resolution Journal of the Port Authority.

BUDGET & ADMINISTRATION COMMITTEE

Agenda Item 4(C)(3)(b) – Tax Advances

On motion by Director Zone Fisher, seconded by Director McNair, and unanimously carried (6-0) by roll call vote,

RESOLUTION NO. 2022-27

A RESOLUTION REQUESTING ADVANCES FROM THE CUYAHOGA COUNTY FISCAL OFFICER FROM THE COLLECTION OF THE FIRST AND SECOND HALF 2022 REAL PROPERTY TAXES AND ALL 2023 PERSONAL PROPERTY TAXES

was adopted. The resolution in its full text is incorporated into the Resolution Journal of the Port Authority.

MARITIME COMMITTEE

Agenda Item 4(C)(2)(a) – Great Lakes St. Lawrence Seaway Development Corporation (GLS) Pacesetter Award

Mr. Will Friedman introduced and welcomed Mr. Craig Middlebrook, Deputy Administrator of GLS. Mr. Middlebrook stated that Cleveland has truly positioned itself as a leadership port on the Great Lakes. The Pacesetter Award was created 30 years ago and is awarded to port's who have increased tonnage over the preceding year. The Port of Cleveland has received the award 16 times. The Port of Cleveland has had increased tonnage for the last decade, despite the disruptions that were caused by Covid. The numbers in Cleveland are impressive with an 87% increase over the preceding year, which equates to a 351,000 ton increase. Chairman Holmes thanked Mr. Middlebrook and stated that the award is a testament to the work put in by Port staff, Board and its partners.

MARITIME COMMITTEE

Agenda Item 4(C)(2)(b) – Dredge Material Management Update

Mr. Nick LaPointe addressed the Board and referred to a presentation attached hereto as “**Exhibit F**” (slides 1-16). Mr. Friedman noted that before the CDF's were created, dredge material was dumped into the open waters of Lake Erie until the Clean Water Act was created and ended the practice. Director Wondolowski asked whether the dredge material is being re-used. Mr. LaPointe replied yes, the Port has a contract with Kurtz Bros. Inc. where the material is tested and 40-60% of the material is reused in the community.

MARITIME COMMITTEE

Agenda Item 4(C)(2)(c) – Cleveland Harbor Eastern Embayment Resilience Study (CHEERS)

Ms. Linda Sternheimer addressed the Board and referred to a presentation attached hereto as “**Exhibit F**” (slides 17-31). Mr. Vincent Lee, Associate Principal at Arup, joined the meeting by phone and presented “**Exhibit F**” slides 24-29. Director McNair asked about the cost of the project. Ms. Sternheimer replied yes, the initial study estimated \$300 million for just the

groundwork and land development, not including the park amenities. The next phase of the project will hone in on costs as the team looks further into the construction process. Director McNair asked whether Arup would be the lead designers. Ms. Sternheimer replied yes, the Arup team carried some components that developed the initial master plan, and they have an extensive bench of innovative projects. The team liked Arup's ability to look beyond the region but to also integrate local areas of expertise. Director McNair stated that he's concerned about so much money – potentially over \$7 million – leaving the Cleveland area since Arup isn't local. Referring to Slide 28, Director McNair stated another concern is that looking at the project team there is very little diversity. There are women, but no other diversity on the leadership team. Arup did put goals out there but stated he did have a concern with diversity. Ms. Sternheimer noted that both KS Associates and ASC Group are MBE/FBE owned, and a sizeable piece of the \$3.7 million is KS Associates and a chunk of those funds are staying local. Director Wondolowski asked whether the project team pictured in Slide 28 will be the team working on the project. Ms. Sternheimer replied they will be the project team for the first phase. Mr. Friedman stated that due to the scale and scope of the project it wouldn't be possible to assemble an all-local design team. Director McNair stated he understands that, but the concern is the leadership team on page 28 shows little diversity. Director Wondolowski added that he sees it as problematic as well and noted that diversity is important in construction teams as well as leadership teams. Mr. Friedman noted for clarity that the Port's existing policies have been met with the contract and exceeded the Port's own requirement at 37%.

On motion by Director Copeland, seconded by Director Thomas and with Directors McNair and Jackson abstaining from the vote, and Director Wondolowski voting no, Chairman Holmes stated that Resolution 2022-25 ~~will be tabled.~~ *WAS voted down. J.F.H. 10-13-22*

PUBLIC COMMENT PERIOD – Non-Agenda Items

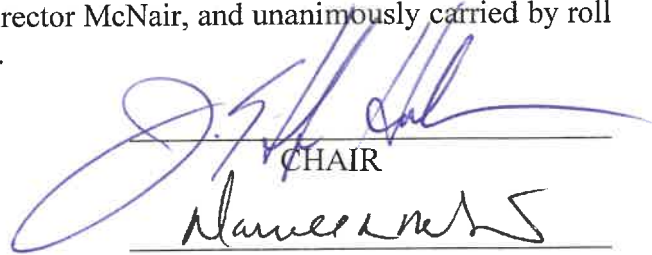
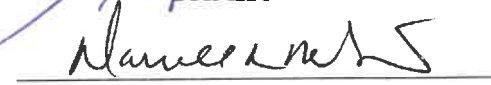
No public comment regarding non-agenda items.

EXECUTIVE SESSION

Director Zone Fisher stated the Board would be entering Executive Session for the purposes of: (1) to consider the purchase of property for a public purpose pursuant to R.C. 121.22(G)(2); and (2) to confer with the Port Authority's attorneys to discuss pending court action pursuant to R.C. 121.22(G)(3). On motion by Director McNair, seconded by Director Jackson, and unanimously carried by roll call vote, the Board entered into Executive Session at 10:03 a.m.

The Board exited Executive Session at 11:05 a.m. and reconvened the meeting.

On motion by Director Copeland, seconded by Director McNair, and unanimously carried by roll call vote, the meeting was adjourned at 11:08 a.m.


CHAIR

SECRETARY

RE
nuovo

PORT OF CLEVELAND

Q3 2022

STRICTLY PRIVATE & CONFIDENTIAL

Overview

NuovoRE is focused on the redevelopment of historic buildings into one-of-a-kind properties that provide permanently meaningful social and community impact.

2

Projects
Complete

3

Projects in
Pipeline

3

Directors of Impact
Hired

Impact Focus Areas

Quality Jobs

Workforce Turnover

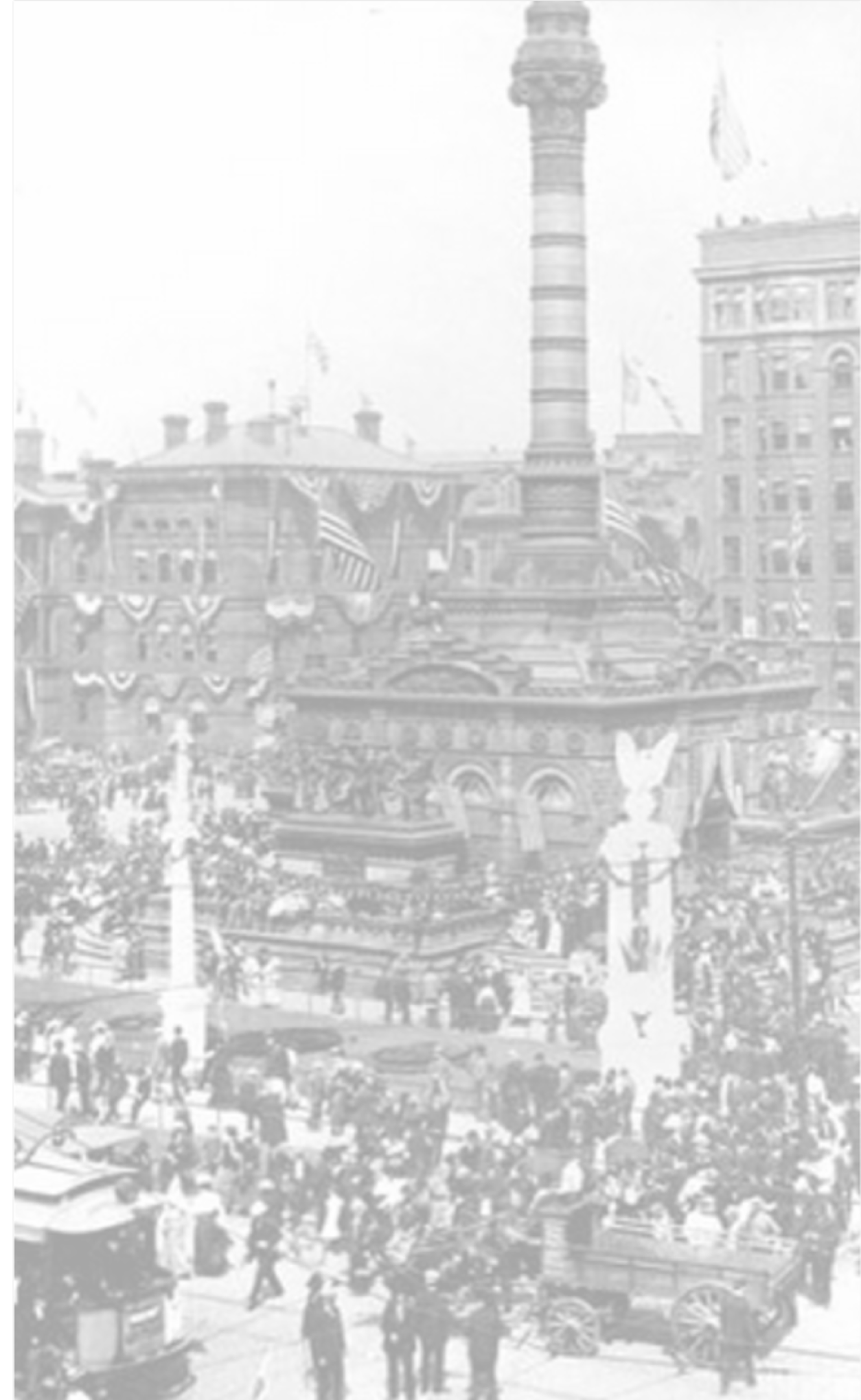
Neighborhood Vitality

Environmental
Leadership

Local Reinvestment

Impact Education
& Influence

STRICTLY PRIVATE & CONFIDENTIAL



Objectives & Goals

Redevelop

Transform Historic Landmark into 97-room Hotel

Community

Engage & support organizations throughout the Greater Cleveland area.

Workforce Development

Drive social impact through employment opportunities and engagement with marginalized communities.

Local Vendors

Actively work with local vendors, MBE, WBE, and small businesses.

Stewardship

Be good stewards of Community, Mission, and Neighborhood Impact.



Impact Experience

Baltimore, MD

- Opened in 2018
- Retained Workforce During Pandemic
- 50+ Community Focused Events Annually
- Over 50% of Expenses Are Spent Locally
- 29.2% of Local Vendors Are Diverse
- Started a Small Business Pitch Competition

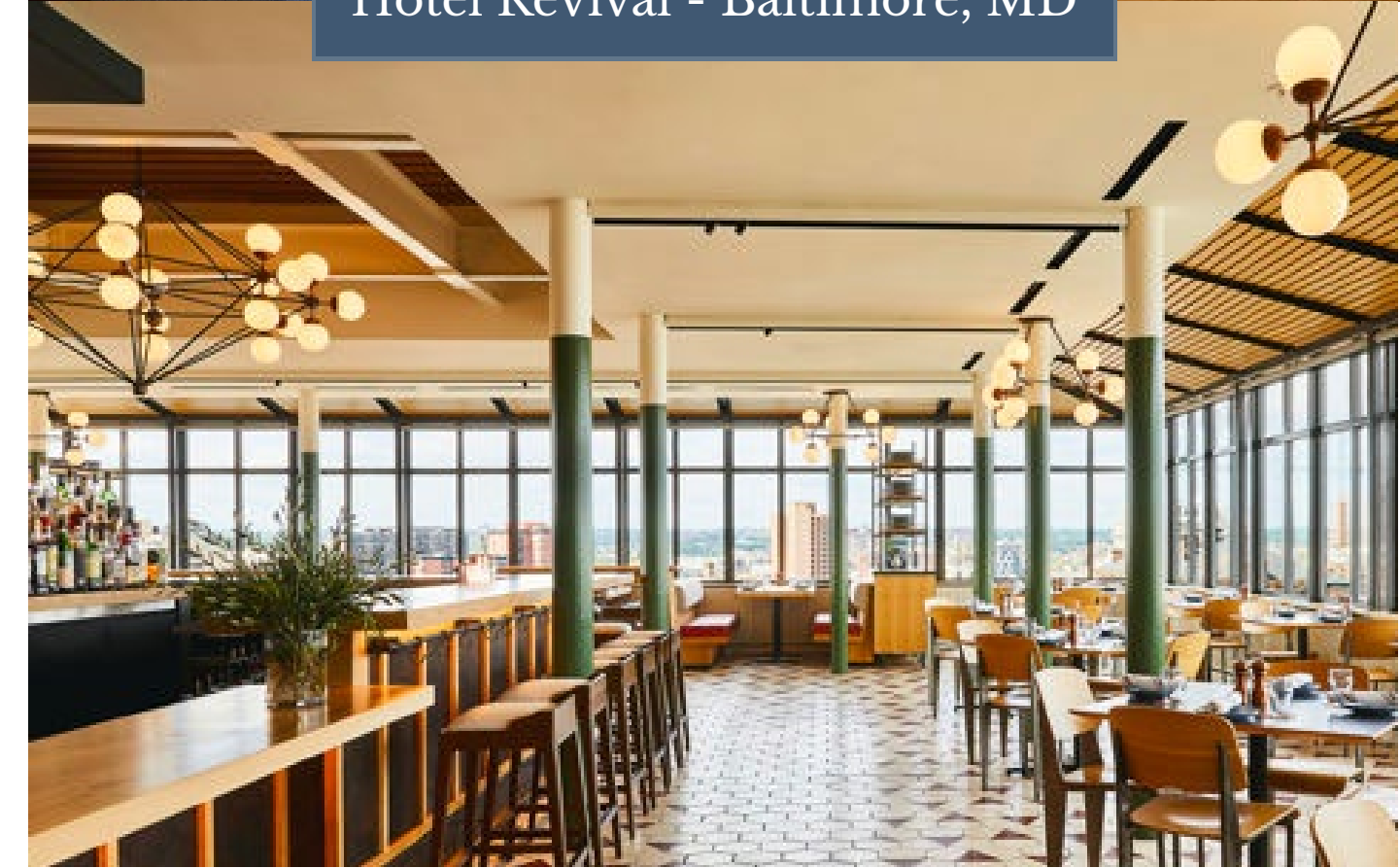
Impact-Related Recognition

Each month our property receives recognition from 30+ media outlets related to our impact mission. We view this as an opportunity to:

- Highlight the community
- Influence Industry
- Invite more economic growth



Hotel Revival - Baltimore, MD





Baker (Fidelity) Building Rehabilitation Project

September 8, 2022

Baker (Fidelity) Building // *Developer Background*

- NuovoRE – Developer
 - Affiliate company – 1900 East 6th Street, LLC
- Real estate company – Founded 2017
- Headquartered in Denver, Colorado
- Rehabilitation & redevelopment – Historic buildings



Baker (Fidelity) Building // *Development*



- Baker Building
- Located in Downtown Cleveland, OH
- Redeveloped boutique hotel
 - The Fidelity Hotel
 - 4-story 63,020 square foot
 - 97 rooms on 0.146 acres
 - Construction period – 3rd qt. 2022 – 2nd qt. 2024
 - Job creation – 100 new jobs
 - Total Project Cost – \$56.9M

Baker (Fidelity) Building // *Request*

- To issue up to \$40M
 - Taxable lease revenue bonds
- Bond Purchaser
 - Arvest as First Mortgage Construction Lender



Sources

CCCPA Bonds/Bank Financing	\$23,971,201
Federal Historic Tax Credits/Bridge Loan	4,651,238
State Historic Tax Credits/Bridge Loan	1,840,000
TIF Funds	6,448,400
Owner's Contribution for Acquisition	3,504,728
Owner's Equity	16,530,596
Total Sources	<u>\$56,946,163</u>

Uses

Acquisition	\$ 3,504,728
Construction Hard Costs	30,255,129
Machinery & Equipment	7,029,687
Soft Costs	4,626,235
Technology	626,551
Pre-Opening Costs	2,000,000
Contingency	4,191,105
Development Costs	5,704,933
Capital Lease Sales Tax Savings (<i>estimated</i>)	(1,210,205)
Capital Lease Closing Fee	218,000
Total Uses	<u>\$56,946,163</u>

Baker (Fidelity) Building // *Lease Terms and Security*

- Port to acquire Project Site via Ground Lease
 - Lease Project Site & Project to Developer
 - Bondable Capital Lease
 - Lessee responsible for maintaining, insuring & operating project
- Lease Term – 40 years
 - Refinanced or redeemed after 5 years
- Lessee pays all costs and expenses
- Project constructed via:
 - Construction Agency Agreement between Port and Developer
- Developer purchase for \$100 at lease-end
- Private Placement bonds repayment source
 - Lease rental payments which will mirror the debt service on the bonds
 - Bondholder to have first leasehold mortgage & security interest
- Bonds will be non-recourse to Port



Baker (Fidelity) Building // *Inclusion & Fees*

- Developer agrees to:
 - Port Inclusion Policy
 - Prevailing Wage Policy
 - Port Financing Sign
- Port estimated closing fee - \$120,000

PROJECT FINANCING BY



CLEVELAND-CUYAHOGA COUNTY PORT AUTHORITY



Baker (Fidelity) Building //

Recommendation

The Board of Directors is being requested to approve Resolution No. 2022-23 authorizing the issuance and sale of Taxable Lease Revenue Bonds, in one or more series, Series 2022, Baker (Fidelity) Building Rehabilitation Project, totaling an amount up to \$40 million for the purpose of funding a portion of the costs associated with the redevelopment of the Project and authorizing the execution of all other associated financing documents necessary in relation thereto.

A blue-tinted photograph of a port scene. In the foreground, a large cargo ship is docked, with the name "FORTUNAGRACHT" and the number "405" visible on its side. The ship is loaded with numerous shipping containers. In the background, a city skyline is visible, featuring several tall buildings, including a prominent skyscraper on the left and a building with a distinctive spire on the right. The overall scene is industrial and urban.

PORT CLEVELAND



The Centennial Project

September 8, 2022

The Centennial // *Developer Background*

- Millennia Housing Development, Ltd. – Developer
 - Full service real estate development company
 - Frank Sinito – Founder & CEO
 - Founded 1995
 - Based in Cleveland, Ohio
 - Millennia Housing Management, Ltd.
 - Manages 30,000 units nationally
- Purchased vacant Union Trust Building at E. 9th and Euclid
 - One of downtown Cleveland's largest and most challenging properties at 1.36 million square feet



The Centennial // *Development*

- Located in Downtown Cleveland, OH
 - 1.4 million square foot building
 - Total Project Cost – \$517.2M

- 21-story historic mixed-use conversion
 - 868 workforce housing residential units
 - 95,000 sq ft boutique hotel space
 - 55,000 sq ft restaurant/retail/exhibit space
 - Construction begin Q1 2023 / end Q4 2027
 - Job creation could be up to 350 jobs when fully stabilized



Development Partners



Ohio

Department of
Development

The Centennial // *Current Situation*

- October 2020 Board approved Resolution No. 2020-28
 - Non-binding Bond Inducement
 - To issue an amount not to exceed \$230M
- Bond Inducement needed for Developer's due diligence
 - Ohio Housing Finance Agency for Low Income Housing Tax Credits
 - To reimburse costs incurred prior to the bond closing
 - Tax exempt bond proceeds



The Centennial // *Additional Request*

PORT AUTHORITY REQUEST



- Approve a non-binding Bond Inducement
 - Due to increased redevelopment costs
 - Requesting to increase the declaration of intent
 - An amount not to exceed \$300 million
 - Tax-exempt revenue bonds
- At-a-future-date Port Authority to be requested to approve:
 - Tax-Exempt Revenue Bonds (two tranches)
 - An amount not to exceed \$300 million
 - To fund a portion of the Project costs
- Developer compliance requirements to include:
 - Meeting all Port Authority's bond issuance guidelines
 - Including the Inclusion and Prevailing Wage policies

The Centennial // *Recommendation*

The Board of Directors is being requested to approve Resolution No. 2022-24 authorizing the non-binding, initial approval of the issuance of a maximum amount of \$300 million in Tax-Exempt Revenue Bonds for the purpose of funding a portion of the costs associated with the acquisition, renovation, equipping and improving of the Project.



A blue-tinted photograph of a port scene. In the foreground, a large cargo ship is docked, with the name "FORTUNAGRACHT" visible on its side. The ship is loaded with numerous shipping containers. In the background, a city skyline is visible, featuring several tall buildings, including a prominent skyscraper on the left and a building with a distinctive tower on the right. The overall scene is industrial and urban.

PORT CLEVELAND



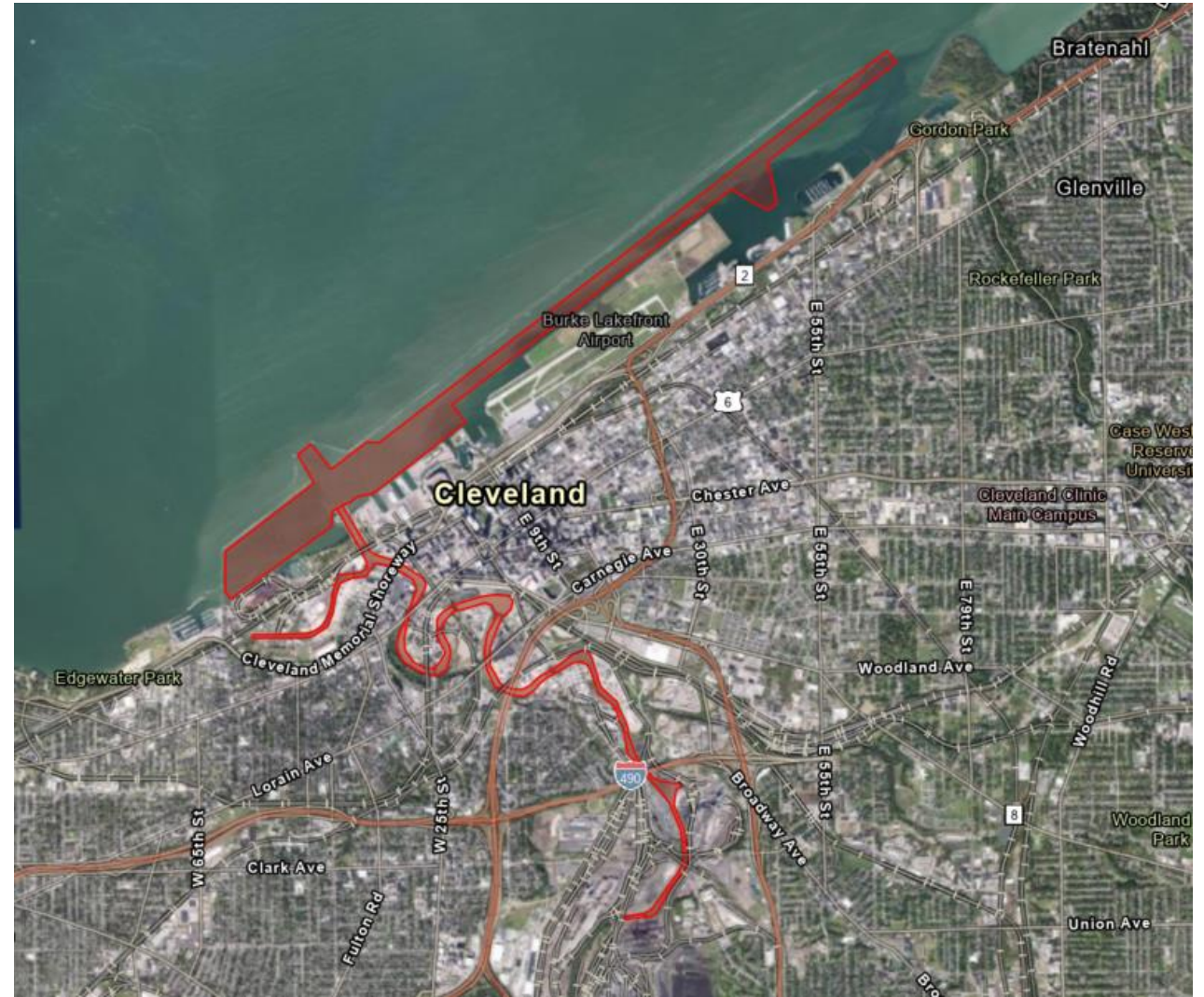
Global Reach. Local Benefits.

Dredge Material Management Update

September 8, 2022

CLEVELAND HARBOR

- 20,000+ Jobs
- \$3.5B Economic Activity
- 13 Million Tons of Cargo Annually
- Congressionally Authorized 6+ Miles Protected Breakwater & 5.9 Mile Navigation Channel
- USACE Maintains Breakwater & Performs Maintenance Dredging





SUSTAINING NAVIGATION & DREDGE MATERIAL MANAGEMENT

- 250,000+ Cubic Yards (CY) Material Dredged Annually by USACE plus 20,000 CY from Private Docks & Berths
- Dredging is the Easy Part – Managing the Material is Challenging
- Dredge Material Management is Critical to our Regional Economy

CLEVELAND HARBOR AT RISK

- In Early 2010s, Cleveland Harbor Dredge Material Management in “Severely Critical” State
- Port Authority Took Lead in Developing Alternative Management Solutions in 2012 and advance to implementation in 2015
- Port Authority’s Strategic Plan targets development of Sustainable Dredge Management Program to ensure unimpeded navigation of ship channel

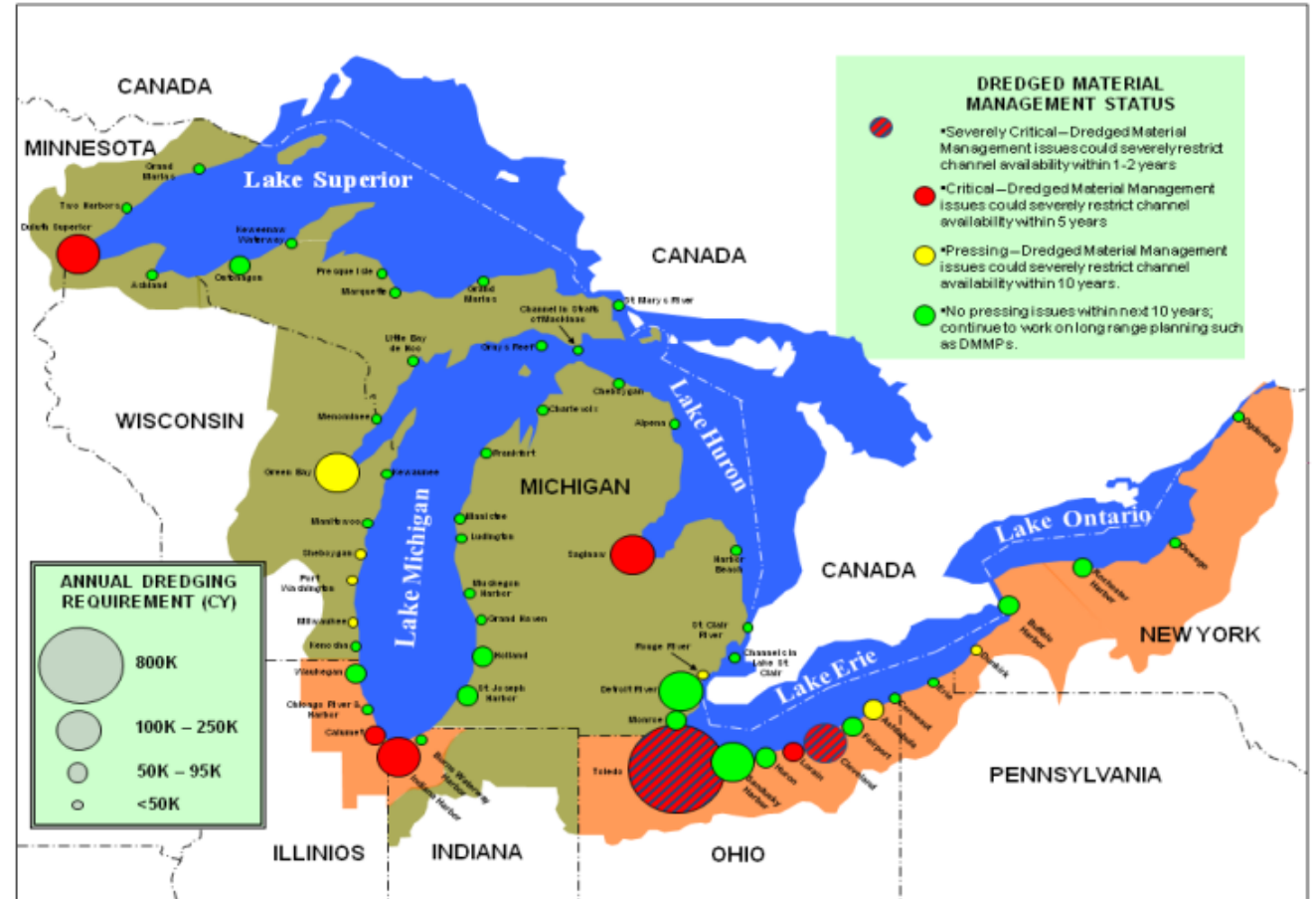


Figure 1-1. Status of dredged material management in the Great Lakes.

CURRENT CDF SPONSORSHIP & USACE FILL PROCESS

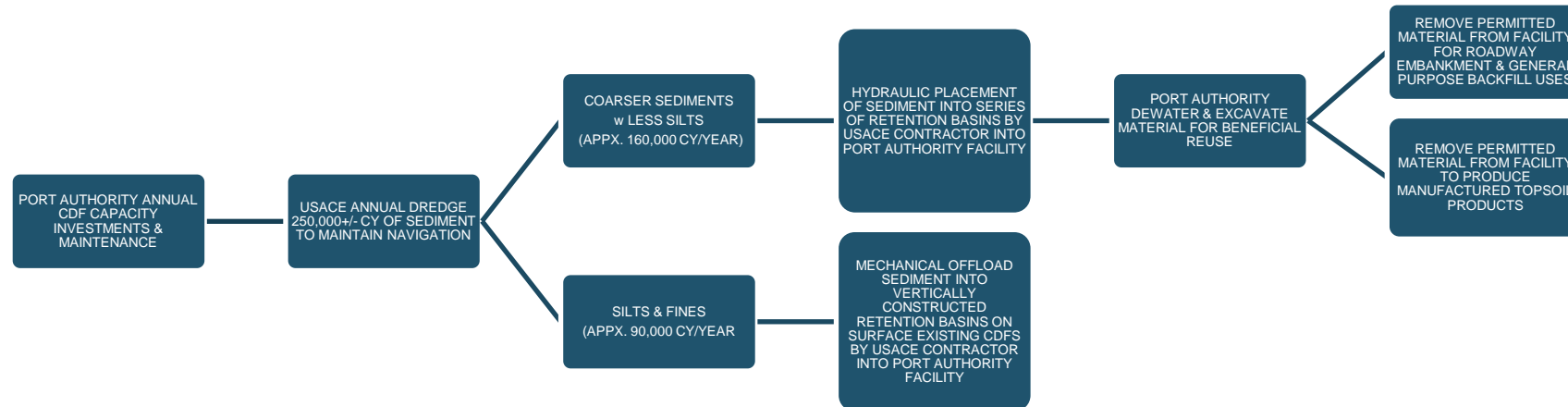


USACE & LOCAL GOV'T FUND,
PERMIT, & CONSTRUCT NEW
CONFINED DISPOSAL
FACILITY IN CLEVELAND
HARBOR

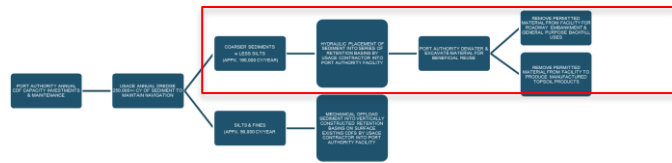
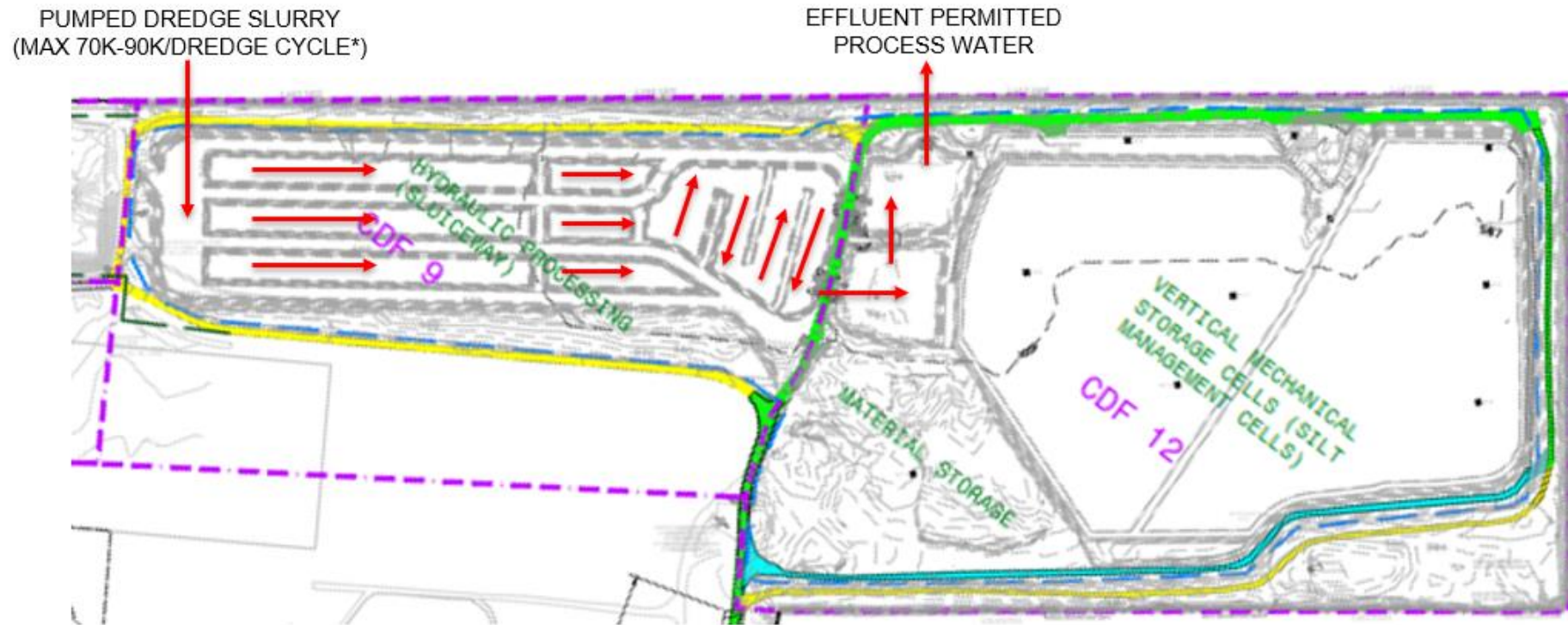
USACE ANNUALLY DREDGES
250,000+/- CY OF SEDIMENT
TO MAINTAIN NAVIGATION

USACE CONTRACTOR
HYDRAULICALLY PUMPS &
GRADUALLY FILLS CONFINED
USACE DISPOSAL FACILITY
OVER ANTICIPATED SERVICE
LIFE

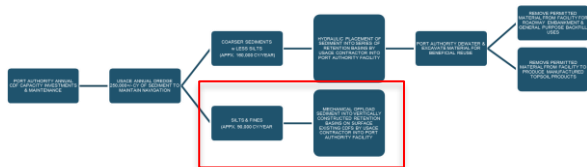
PORT OF CLEVELAND'S SEDIMENT MANAGEMENT ROLE & OPERATION MODEL



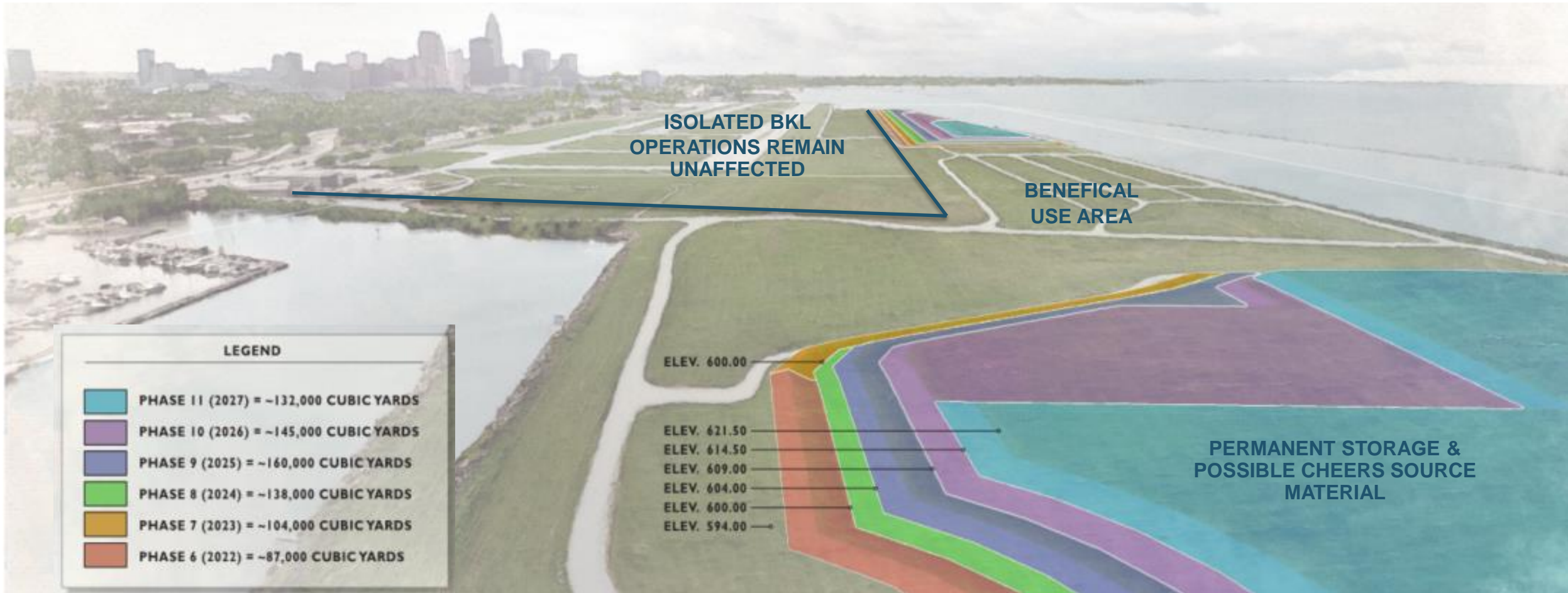
PORT OF CLEVELAND'S SEDIMENT MANAGEMENT ROLE & OPERATION MODEL



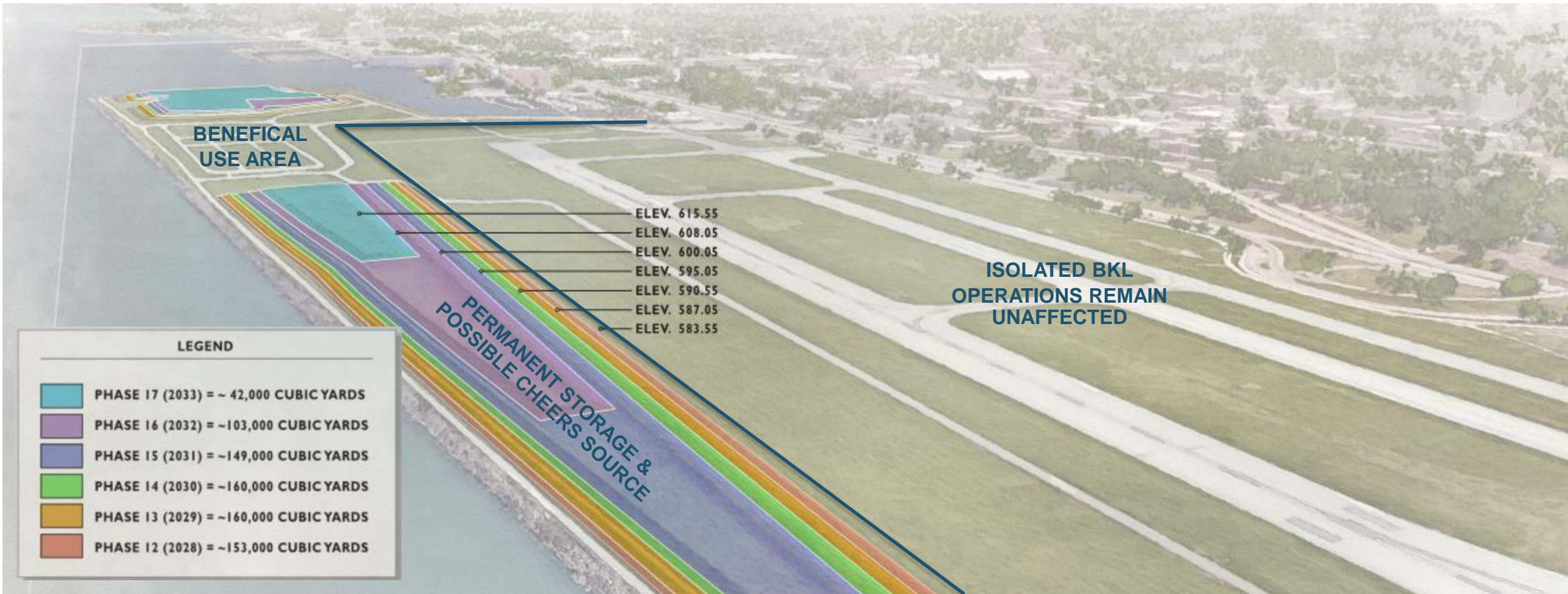
PORT OF CLEVELAND'S SEDIMENT MANAGEMENT ROLE & OPERATION MODEL



CLEVELAND HARBOR'S INTEGRATED DREDGE MATERIAL MANAGEMENT PLAN: CDF OPERATIONS

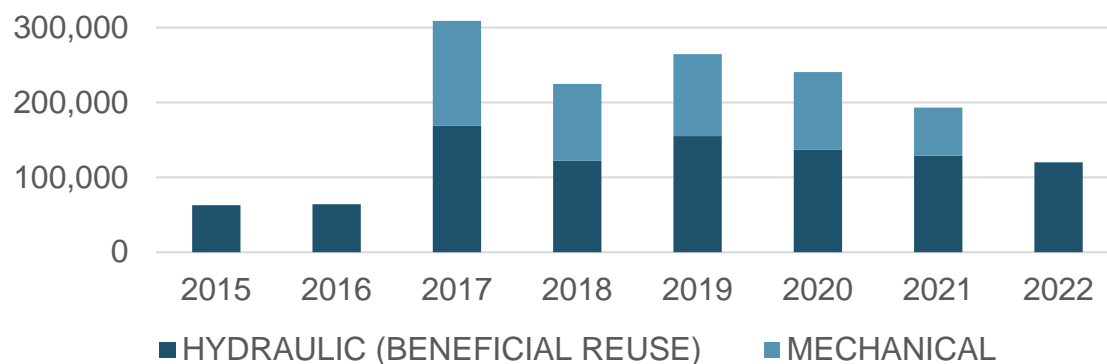


CLEVELAND HARBOR'S INTEGRATED DREDGE MATERIAL MANAGEMENT PLAN: CDF OPERATIONS

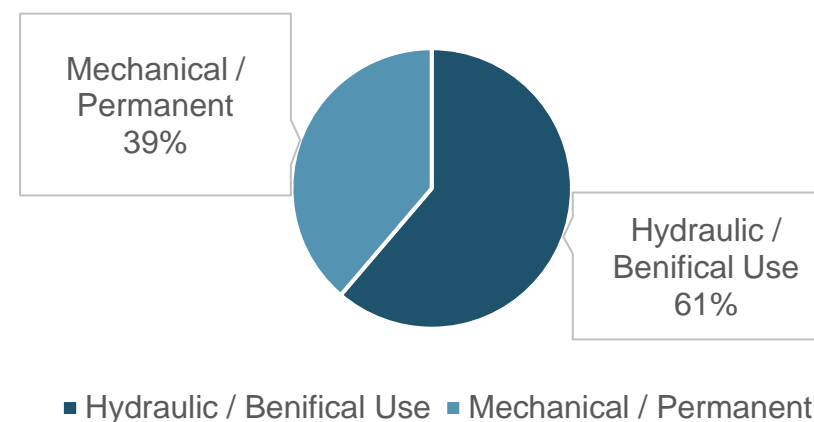


SEDIMENT PROCESSING & MANGEMENT FACILITY METRICS

SPMF PERFORMANCE



SPMF CUBIC YARDS





CHALLENGES & RISKS

- Confined Disposal Facilities Continued Inclusion within Burke Lakefront Airport w/ Limited Access
 - Increased Operational Risks, Uncertainty, & Costs
 - Limits Planning & Capital Investment
 - Limits Port Authority's Ability to Advance WRDA 217 Discussions w/ USACE
- Overlapping Regulatory Environment
- Insufficient Capacity for 2024 Dredge Cycle w/o Berm Lift Increase CDF 12
- Mechanical Stacking & Storage Material on CDF Surfaces 10 Years Remaining Capacity

DREDGE MATERIAL MANAGEMENT GOALS

- **SHORT TERM (1-2 Years)**
 - Enter 2023-2027 New Site Operation Agreement
 - Lift FAA Moratorium On Raising Berms on CDF 12
 - Make Necessary Improvements for 2024 Dredge Cycle
- **MEDIUM TERM (3-5 Years)**
 - Work w/ Regulators Establish Dedicated Access & Isolate CDFs from Burke Lakefront Airport
 - Enter 217 Agreement w/ USACE to Furnish Dredge Capacity Surfaces CDFs through 2030+
- **LONG TERM (5 Years+)**
 - Advance Cleveland Harbor Eastern Embayment & Resilience Strategy (CHEERS) Project



CHEERS SUMMARY

Goals

- 3.1M+ CY of capacity for long-term, sustainable dredge management
- Habitat creation
- Infrastructure resiliency (I-90)
- Equitable access and connectivity to the waterfront

Partners

- Cleveland Metroparks
- Ohio Department of Transportation
- Ohio Department of Natural Resources
- City of Cleveland
- Black Environmental Leaders

Funding to Date

- Phase I Concept Development: \$250K
- Phase II Design and Permitting: \$3.9M (to be awarded at 9/8 Board meeting)



CLEVELAND HARBOR EASTERN EMBAYMENT RESILIENCE STUDY CHEERS FUNDING AND PHASING PLAN



01.2022

CLEVELAND HARBOR'S INTEGRATED 20 YEAR DREDGE MATERIAL MANAGEMENT PLAN: 2022–2042+

20 YEAR+ PLAN DMMP INDEPENDENT OF BKL CONTINUED OPERATION

250,000+ CY SEDIMENT REMOVED CUYAHOGA ANNUALLY

ANNUAL BENEFICIAL USE OPERATION SURFACE CDF 9 & 12

(PORT AUTHORITY LONG TERM PLAN TO RELOCATE TO HEAD NAVIGATION IN RIVER)

TERRACE: CDF 12 & 10B

CONTINUE TERRACE: CDF 12 & 10B
w/o CHEERS ADVANCEMENT

RE-START TERRACE SURFACE
STACKING 12 & 10B

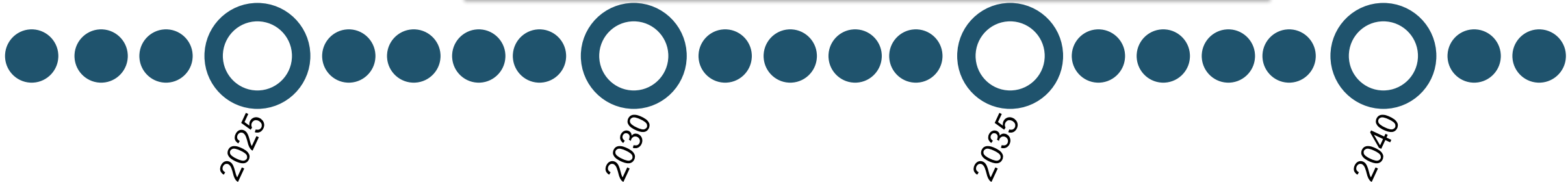
CHEERS Phases A1-A2-A3
(EXISTING MATERIAL CDF 12 & 10B SOURCE)

CHEERS Phase B
Containment

Exhaust CDF Surface Storage Capacity
w/o CHEERS Advancement

If land use plan permits Port Authority doing
so if no other areas have been identified in
Cleveland Harbor for placement

CHEERS PHASE B: ISLE IN-FILL
(IF BENEFICIAL USE OPERATION SUSPENDED DURATION REDUCED BY APPX. 50%)



the Partners

Cleveland Harbor Eastern Embayment Resilience Strategy - CHEERS



City of
Cleveland



Ohio
Department of
Natural
Resources



Ohio
Department of
Transportation



The Port of
Cleveland



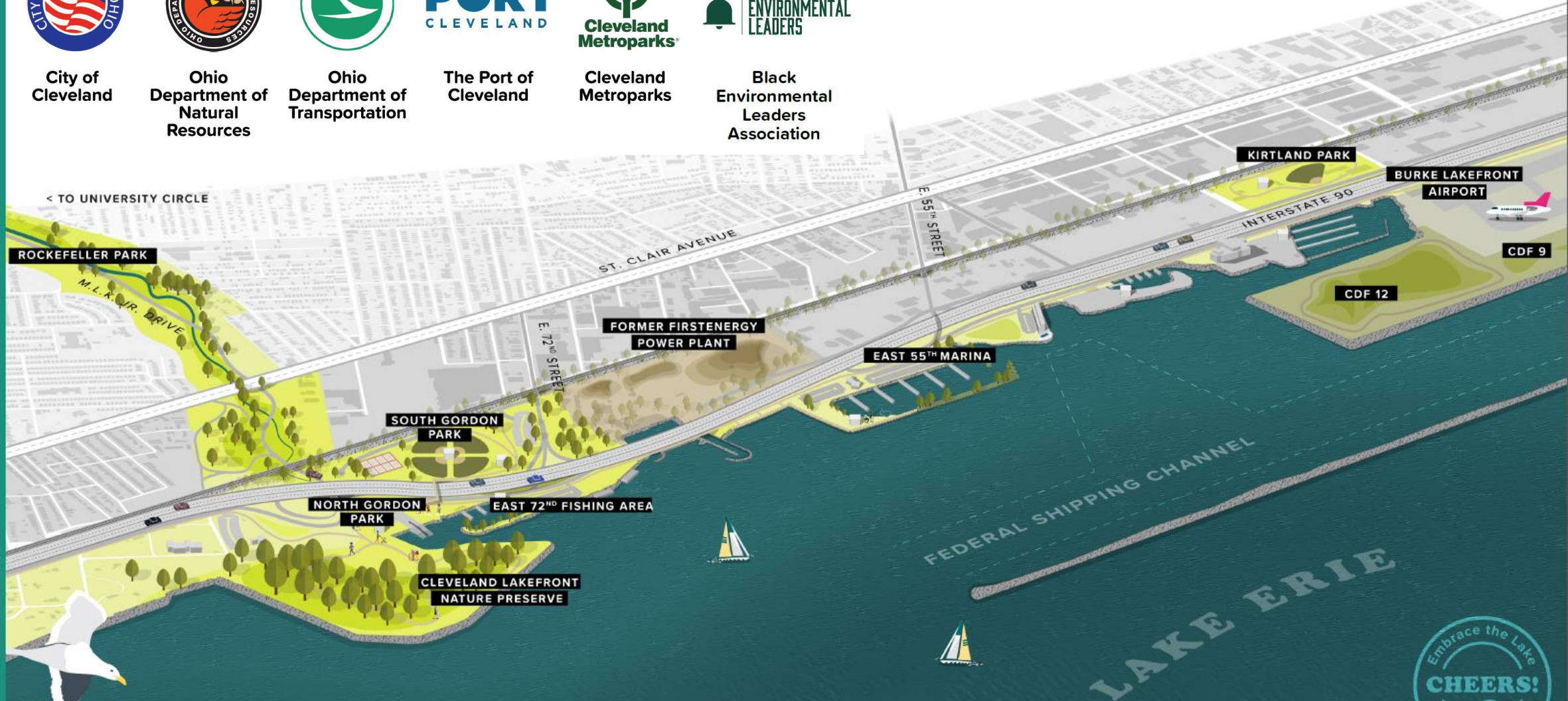
Cleveland
Metroparks



BLACK
ENVIRONMENTAL
LEADERS

Black
Environmental
Leaders
Association

TO DOWNTOWN CLEVELAND >



Initial Phase Consultant Team: WRT, KS Associates, and Great Ecology

Funding from the National Fish & Wildlife Foundation National Coastal Resilience Fund



the eastern lakefront is facing immediate challenges.



+ Habitat Quality
and Shoreline
Protection



+ Impact
on Critical
Infrastructure
(e.g., I-90)



+ Lack of
Community
Access



+ Wave Action,
Storms, and Ice

we can improve the community's resilience by:



+ Restoring and
Creating New
Space for Habitat



+ Finding
Beneficial Uses for
Dredge Material

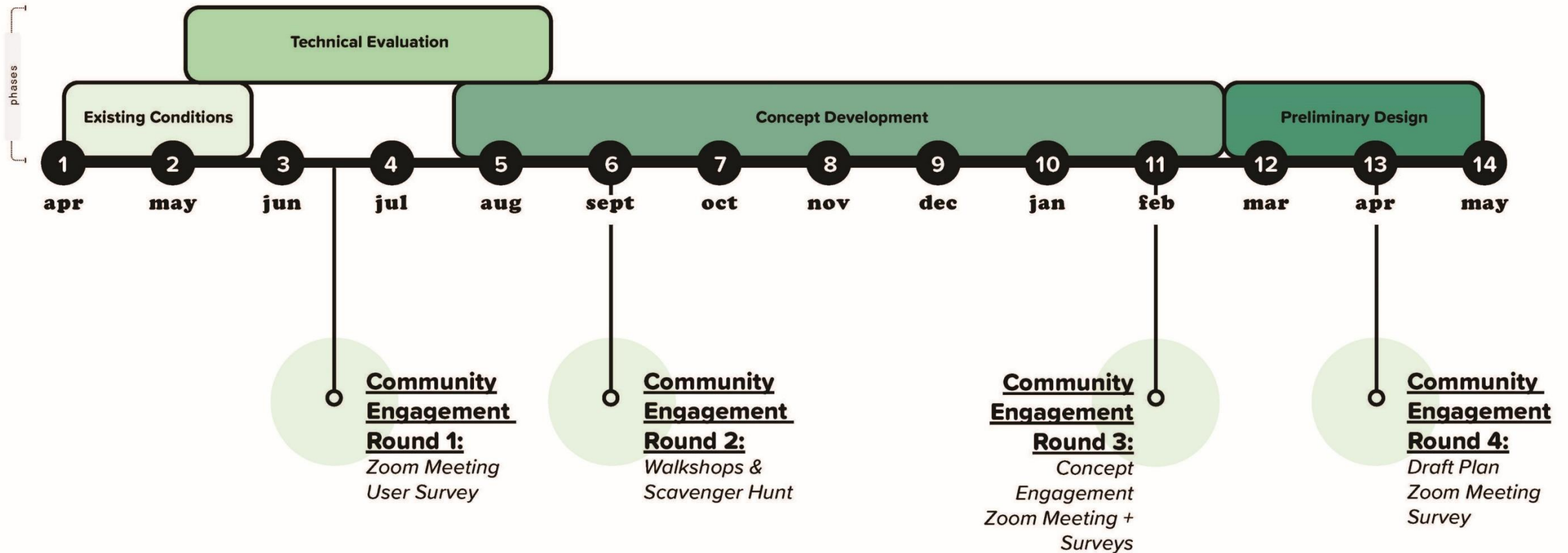


+ Improving
Access and
Connections to the
Lakefront



+ Spurring New
and Equitable
Development

Engagement



City-wide

- + Stores up to 1.7m CY of dredge material (over 10 years)
- + Protects and improves safety along I-90 and other essential infrastructure
- + Equity in recreation amenities
- + Tourism

Nature

- + New natural areas
- + Aquatic restoration / water quality
- + Habitat restoration (in-water and nearshore)
- + 6,000 LF of softened shoreline
- + Connected green corridors

Access

- + Diversity of trail experiences (multi-use, nature, boardwalks)
- + Strengthened neighborhood street connections and access points
- + Connects to existing trails

Community

- + Places to engage with water
- + New passive recreation space that build on what people already love (fishing, picnic)
- + Unites existing park spaces along the shore
- + A go-to destination for the east
- + Playspaces / Intergenerational



CHEERS IN PARTNERSHIP

- Port and Cleveland Metroparks to have a collaborative approach and strategy to move the CHEERS vision forward by relying on the expertise of each organization and entering into a project development agreement
- Working in partnership with ODOT, ODNR and City of Cleveland along with the Black Environmental Leaders through a letter of intent
- Adding new partners and stakeholders as the project develops

the Partners



City of
Cleveland



Ohio
Department of
Natural
Resources



Ohio
Department of
Transportation



The Port of
Cleveland



Cleveland
Metroparks

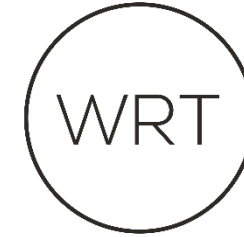


Black
Environmental
Leaders
Association

CHEERS: Design Engineering Services

- Port issued a request for Statement of Qualifications (SOQ) on May 23rd for qualified design firms/teams
- Port received Three (3) Statement of Qualifications from highly qualified firms/teams
- Staff & representatives from partner organizations reviewed proposals, conducted interviews with all 3 firms
- Port review committee selected the team represented by Arup US, Inc as the most highly qualified team.

ARUP



KS
KS ASSOCIATES

DAVEY 
Resource Group

ASC
GROUP, INC.

TTL
associates inc
Environmental, Geotechnical
Engineering & Testing


GPD GROUP



OSBORN
ENGINEERING

Arup

Dedicated to sustainable development, Arup is a collective of more than 17,000 designers, advisors and experts working across 140 countries. Founded to be both humane and excellent, we collaborate with our clients and partners using imagination, technology and rigor to shape a better world.



Global presence



Global



Canary Wharf, London, England



Treasure Island, San Francisco, CA



Allegheny Riverfront Park, Pittsburgh, PA



Marina Bay, Singapore



Songdo International Business District, Incheon, South Korea



Little Island, New York, NY

Local



CHEERS Masterplan



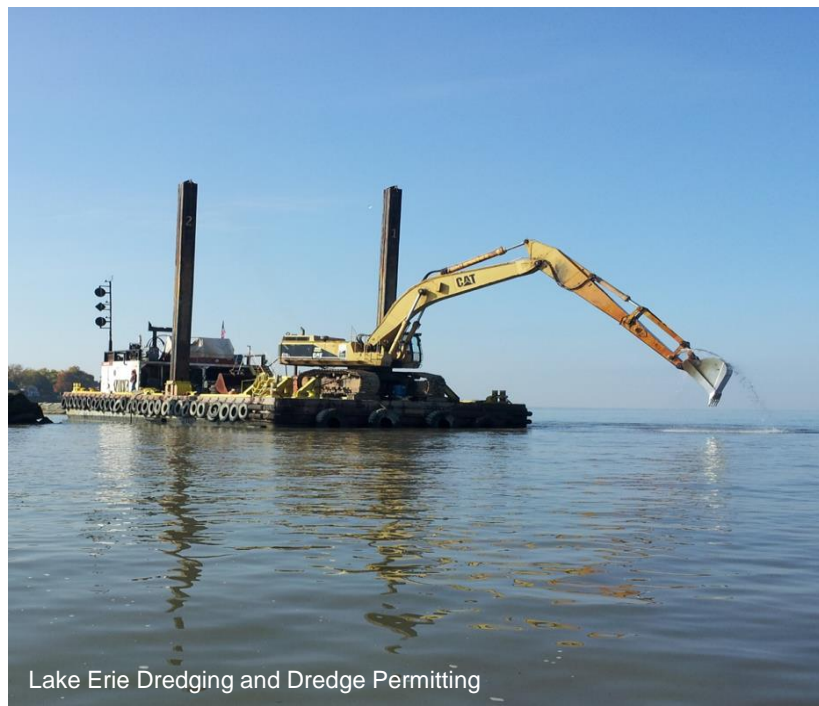
Cedar Point Causeway Wetlands, Sandusky Bay Initiative, City of Sandusky, OH



Two Consecutive GES/Coastal Engineering Contracts, Cleveland Metroparks



Port of Cleveland Mobility Study



Lake Erie Dredging and Dredge Permitting



USACE Dredge Material Management, Dike 12

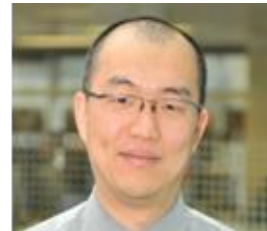
Project Team



Vincent Lee
Arup



James Demarco
Arup



Cossel Chang
Arup



Mark Cencer
KS Associates



Mary Morton
WRT



Derek Anderson
Arup



Keiko Tsuruta Cramer
WRT



David Ostrich
WRT



Damian Holynskj
Davey Resource Group



Vito Melilli
KS Associates



Imad El Hajjar
TLL Associates



Nichole Lashley
ASC Group, Inc.

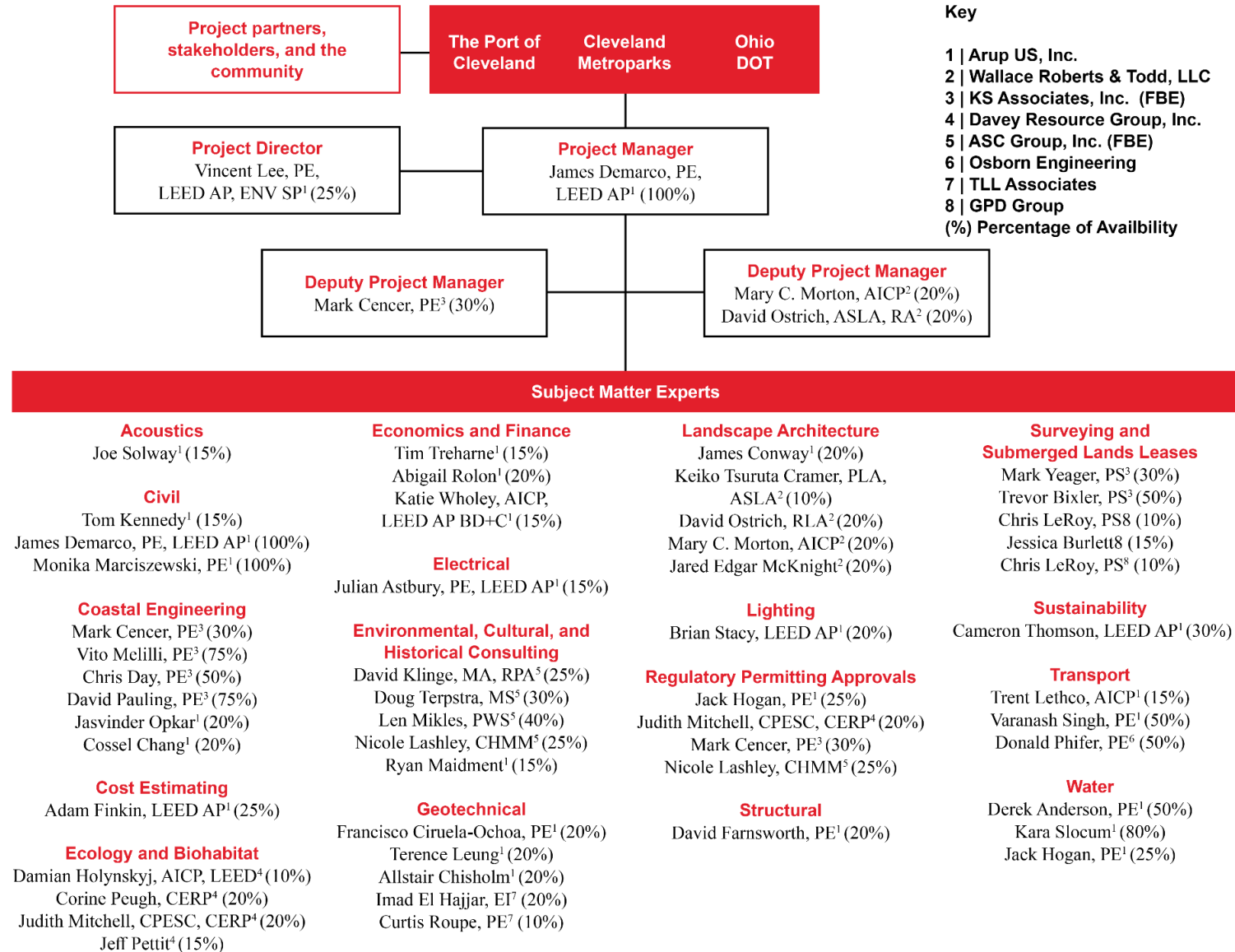


Judith Mitchell
Davey Resource Group



Joe Ferenczy
Osborn Engineering

Project Team



CHEERS: Design Engineering Services

- **Contract Scope of Work**
 - Refine the master plan and schematic design for the entire vision
 - take the CHEERS conceptual vision to a 90% design/ shovel ready for the in-water containment structures through permitting
 - Complete a phasing, implementation and funding strategy
- **Contract specifics:**
 - Authorized contract value: \$3,734,833
 - MBE/FBE participation:
 - commitment = 37.5%

OMAP GRANT (TO PORT)	NFWF GRANT (TO METROPARKS)	LOCAL PARTNER CASH CONTRIBUTION	DESIGN ENGINEERING SERVICES CONTRACT	LOCAL PARTNERS IN-KIND CONTRIBUTION
\$1,970,000	\$985,000	\$780,000	\$ \$3,734,833	\$ 205,000

CHEERS Recommendation

Board of Directors is being requested to approve Resolution 2022-XX authorizing the execution of an agreement with Arup for the purpose of undertaking the scope of work for design engineering and permitting services for CHEERS to in and amount not to exceed \$3,734,833

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Global presence



89 offices

33 countries

75 yrs of independent ownership

17,000+ people

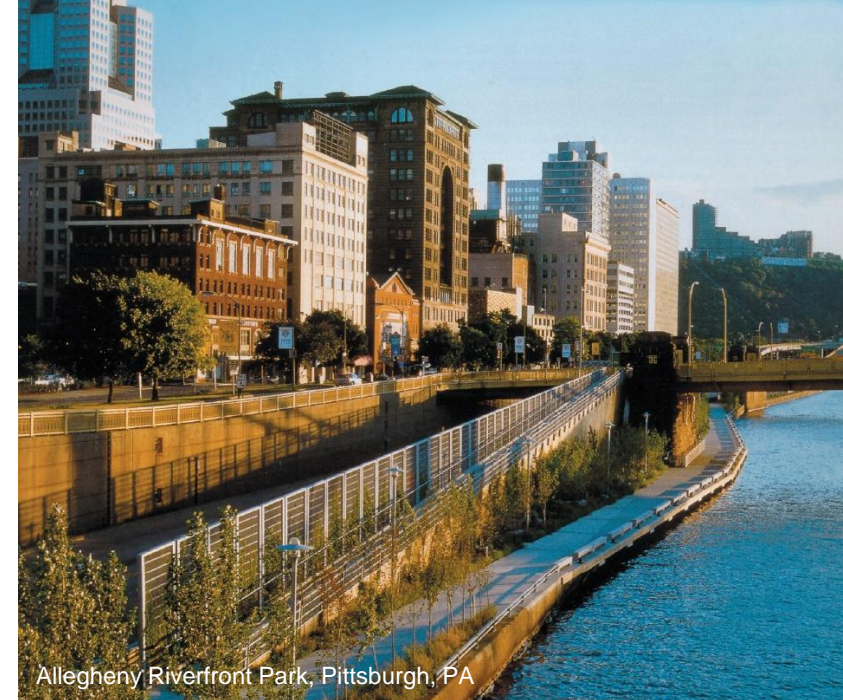
Global



Canary Wharf, London, England



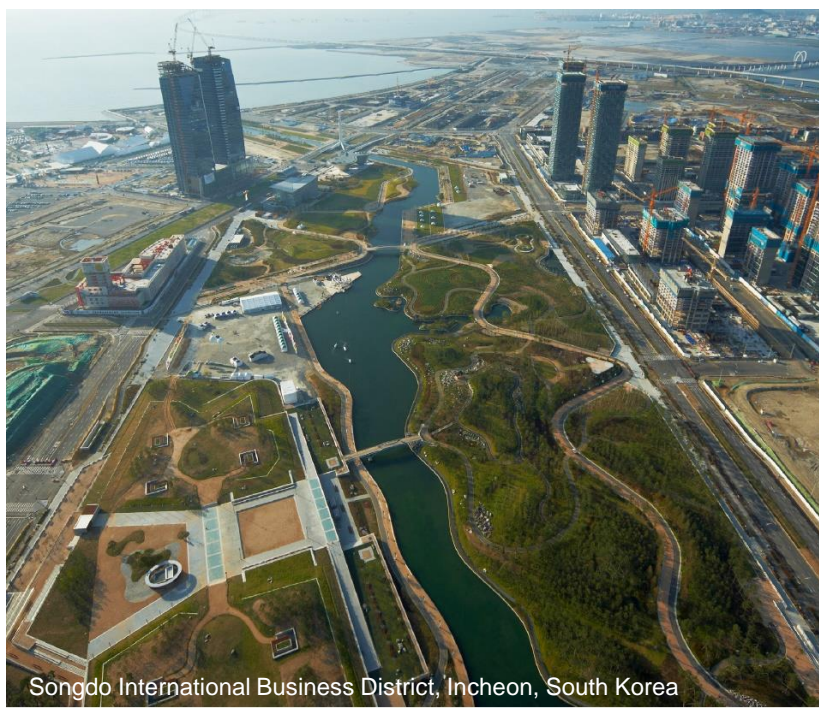
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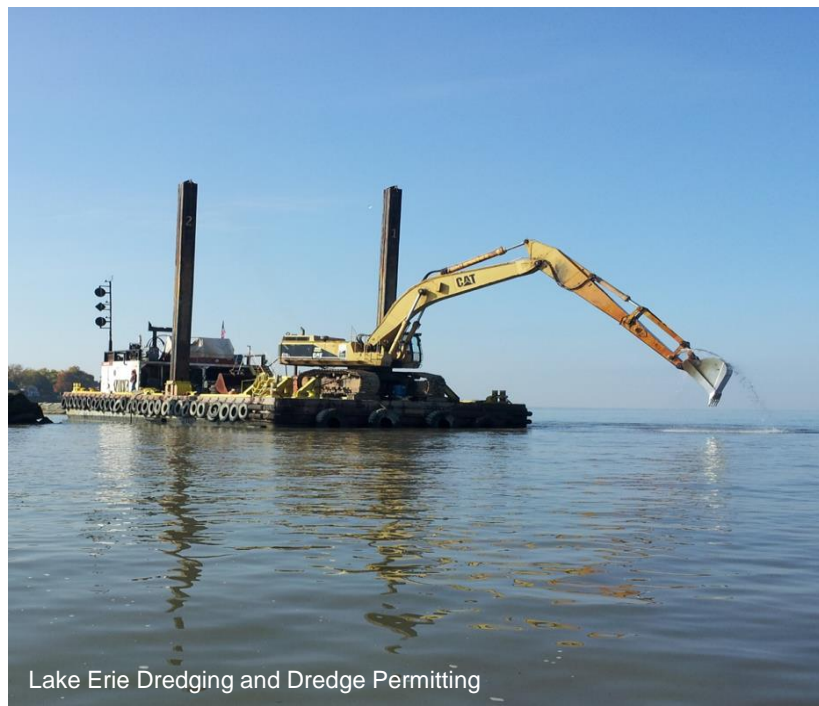
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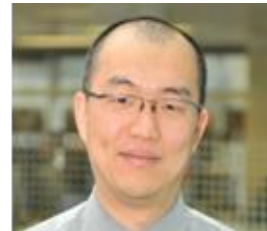
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