Cleveland Citywide Development Corporation

Special Board of Directors Meeting Agenda

Friday, October 30th, at 9:30am

Virtual Teams Meeting

1. **Roll Call** — Stefan Holmes

2. **Approval of August Board Meeting Minutes** — Stefan Holmes
   Reviewing the 457th Meeting Minutes of the Board of Directors of September 16th, 2026.

3. **CBA Advisory Review & Recommendations** — Stefan Holmes
   Resolution 2026-10-01: HOVR Holdings LLC or Designee
   Commentary provided from either Michael Curry and/or Terrel Knight

4. Next Scheduled Board of Directors Meeting — Wednesday, November 18th, 2026

Cleveland Citywide Development Corporation
601 Lakeside Avenue, Room 210 • Cleveland, Ohio 44114

Public Content

Cleveland Citywide Development Corporation

Board of Directors

Attendance Roster

Friday, October 30th, 2026; 9:30am

PLACE: Virtual Teams Meeting

CCDC Board Members	Yes	No	Proxy
1. Dana Capers		x	Jeff Verespej
2. Roger Carney			
3. Marka Fields			
4. Terri Hamilton-Brown			
5. Juan Hernandez			
6. Stefan Holmes			
7. Dale Lenzer			
8. Tyson Mitchell			
9. Michael Obi			
10. Briana Perry		x	Jeff Verespej
11. Jasmin Santana			
12. Joevrose B. Small			
13. Arin Miller - Tait			
14. Jeff Verespej			
15. Henry West			
16. Zulma Zabala			
ED Staff: David Lukas, Trudy Andrzejewski, Stephanie Phillibert			

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September 2026
CCDC Board Meeting Minutes

Cleveland Citywide Development Corporation
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Board of Directors Meeting Minutes *

Wednesday, September 16, 2026 –1:30pm

Cleveland City Hall – Room #514

The Four Hundred and Fifty-Seventh meeting of the Cleveland Citywide Development Corporation's Board of Directors Meeting is called to order pursuant to a notice properly given for Wednesday, September 16, 2026, and held in person and in Teams at Cleveland City Hall on the fifth floor in Room #514.

Meeting Called to Order: 1:38 pm

Roll Call:

CCDC Board Members	Yes	No	Proxy
17. Dana Capers	X		
18. Roger Carney	X		
19. Terri Hamilton-Brown	X		
20. Juan Hernandez	X		
21. Stefan Holmes		X	Dale Lenzer
22. Dale Lenzer	X		
23. Calley Mersmann		X	None
24. Tyson Mitchell	X		
25. Michael Obi	X		
26. Briana Perry (v)	X		
27. Jasmin Santana	?		
28. Joevrose B. Small	X		
1. Arin Miller - Tait		X	Joevrose B. Small
2. Henry West	X		
3. Zulma Zabala	X		
4. Jeff Verespej (v)	X		
Quorum established with 12/16 members present and two proxies assigned.			

*Stefan Holmes was not present at this meeting and assigned Dale Lenzer as Interim Chair.

City Staff Present: *Development*:, Robin Brown, Monse Monterrubio (v), David Lukas, Karis Tzeng, Stephanie Phillibert, Madeline Gardner (v), Carol Madison (v), Carolyn Martin (v), Sasha Ottoson-Deal, Arnold Lockett, Ben Trimble, Caitlyn Smith, EJ McGorty (v), Grace Harrison (v), Sherita Mullins (v). *OEO*: Michael Curry, Assistant Director; Terrell Knight. *Planning*: Marka Fields, Assistant Director.

Guests Present: *Greater Cleveland Partnership*: Christopher Nance, V.P. of Construction & Inclusive Talent Initiatives; *Greater Cleveland Film Commission*: William Garvey, President; *Greater Cleveland Sports Commission*: David Gilbert; *Jumpstart*: Daniel Brown, Chief Services Officer; *Urban League*: *Shoshanna Duckworth, Regional Director; Aerozone*: Hrishue Mahalaha, Executive Director*; Futureland*: Alysha Ellis Montgomery, Executive Director; *Signal Cleveland*: Nick Castele, Government Reporter.

Guest Presentations

A. Summer Intern Video

Presented by: Natane Deruytter

2026 Four Summer interns produced a video to thank CCDC Board for supporting their intern experience. Summaries of their completed projects will be presented at the next Board meeting.

B. 2026 Operating Grant Recipients

2026 Operating Grant awardees provided a background of their non-profits, what they accomplish for the city of Cleveland and how their programs benefit its citizens and business owners. They also provided an overview of what they plan to do in the future in regard to internships, workforce development, business attraction and growth.

1. Aerozone Alliance: Presented by: Hrishue Mahalaha, Executive Director
2. Futureland: Presented by: Alysha Ellis Montgomery, Executive Director
3. Greater Cleveland Film Commission: Presented by: William Garvey, President
4. Greater Cleveland Sports Commission: Presented by: David Gilbert, President
5. Jumpstart Inc.: Presented by: Daniel Brown, Chief Services Officer
6. Urban League: Presented by: Donna Dabbs, Executive, Venture Capital Studio; Shoshanna Duckworth, Regional Director

Approval of Month Board Meeting Minutes

The Board reviewed the minutes of the 456 Meeting of the Board of Directors held on Thursday, August 20, 2026, and required no corrections.

Tyson Mitchell moved to approve. Zulma Zabala seconded. Jeff Verespej abstains. Motion approved.

Financial Report

Review of CCDC Bank Balances

Byron Demery presented overview of bank balances. There were no questions. Rebecca Fadel was not present to summarize and comment on the Loan Monitoring presentation slide.

Henry West moved to approve. Roger Carney seconded. No abstentions. Motion approved.

Governance

A. Resolution 2026-09-02: Board Member Transitions

Per her request, Calley Mersmann, Director of Planning at the city of Cleveland requested to be removed from the Board roster.

Jeff Verespej moved to approve. Dana Capers seconded. No abstentions. Resolution approved.

B. Resolution 2026-09-03: Board Member Addition – Marka Fields

Calley Mersmann recommended that Marka Fields, Assistant Director, be voted onto the Board. Marka Fields was present to comment on her resume and 20+ years so far committed to the city.

Zulma Zabala moved to approve. Dana Capers seconded. No abstentions. Resolution approved.

Development Report

Director, Joevrose B. Small introduced her most recent hire to the department, Paul "Ben" Trimble who previously worked for Ohio City Inc also for 20+ years. He will be the new Housing Development Officer for the Development Department.

Enter Executive Session at 3:05pm per ORC 122.22(G)

Dale Lenzer moved to approve. Michael Obi seconded.

Exit Executive Session at 4:06pm

Terri Hamilton-Brown moved to approve. Zulma Zabala seconded.

Loan Advisory & Recommendations

A. **Resolution 2026-09-01 – Famicos Foundation Amendment to Contract #2024-003**

The request was re-presented with modifications from the previous month. New resolution amending the construction completion date to September 30, 2026, and the loan maturity date no later than June 30th, 2027, for the property located at 11600 Ashbury to allow for the final disbursement.

Michael Obi moved to approve. Juan Hernandez seconded. Terri Hamilton-Brown, Jeff Verespej, Tyson Mitchell *and Dana Capers abstained. Motion approved.*

B. **Resolution 2026-09-04: MMY/HOVR Holdings LLC EDA Title IX Loan** (Ifeoma Ezepue)

MMY/HOVR Holdings LLC, or designee, requested the approval of a $500,000 EDA Title IX loan as part of the business attraction package that would assist in financing for M&E, F&F.

Juan Hernandez moved to approve. Michael Obi seconded. Roger Carney and Jeff Verespej abstained. Dana Capers recused herself. Resolution approved.

Grant Advisory & Recommendations

A. **Resolution 2026-09-11: MMY/HOVR Holdings LLC ED Grant** (Ifeoma Ezepue)

HOVR Holdings, or designee requested the approval of a $500,000 grant as part of the business attraction package for the development project located at 7000 Central Avenue in Ward 5 that would partially finance hard and soft costs.

Juan Hernandez moved to approve. Tyson Mitchell seconded. Roger Carney and Jeff Verespej abstained. Dana Capers recused herself. Resolution approved.

B. **Resolution 2026-09-05: Aerozone Alliance** (David Lukas)

Aerozone Alliance or designee is a blend of an aerotropolis and innovation district, focused on creating an economic hub and attracting new businesses particularly in the space, aviation, advanced manufacturing and logistic industries around the Cleveland Hopkins International Airport and the NASA Glenn Research Center. Aerozone Alliance requested approval of a $30,000 ED Grant to cover general operating expenses for the non-profit head-quartered at 2000 Aerospace Parkway in Brook Park serving Northeast Ohio.

Dana Capers moved to approve. Roger Carney seconded. No abstentions. Resolution approved.

C. **Resolution 2026-09-06: Futureland Inc.** (David Lukas)

Futureland Inc., or designee is an innovation and technology organization that operates year-round creating events that bring together entrepreneurs, technology and art to create opportunities. Its flagship event, the Futureland Takeover conference, takes place November 21st at the MidTown Collaboration Center located at 1974 East 66th Street. Futureland or designee requested approval of a $30,000 ED Grant to cover general operating expenses.

Tyson Mitchell moved to approve. Juan Hernandez seconded. Jeff Verespej voted against. No abstentions. Resolution approved.

D. **Resolution 2026-09-07: Greater Cleveland Film Commission** (David Lukas)

The Greater Cleveland Film Commission (GCFC) is a 501(c)(3) nonprofit that drives economic development in Northeast Ohio by attracting film and media productions to the region. GCFC or designee requested approval of a $240,000 ED Grant to cover general operating expenses.

Henry West moved to approve. Zulma Zabala seconded. No abstentions. Resolution approved.

E. **Resolution 2026-09-08: Greater Cleveland Sports Commission** (David Lukas)

The Greater Cleveland Sports Commission or designee, a local non-profit organization that attracts and manages major sporting events to boost Northeast Ohio's economy, requested approval of a $240,000 ED Grant to cover general operating expenses.

Terri Hamilton-Brown moved to approve. Juan Hernandez seconded. No abstentions. Resolution approved.

F. **Resolution 2026-09-09: Jumpstart** (David Lukas)

Jumpstart is a resource hub that connects entrepreneurs to the opportunities and resources they need to improve and expand. Jumpstart or designee, located at 1974 E. 66th Street, requested approval of a $240,000 ED Grant to cover general operating expenses.

Tyson Mitchell moved to approve. Juan Hernandez seconded. No abstentions. Resolution approved.

G. **Resolution 2026-08-12: Urban League** (David Lukas)

Urban League of Greater Cleveland is a civil rights and economic empowerment organization that advances equity for underserved communities. It strengthens Cleveland's entrepreneurs, and families through small-business support and advocacy while expanding access to opportunity. The Urban League or designee requested approval of a $250,000 ED Grant to cover general operating expenses including staffing costs of ULGC located at 2930 Prospect Avenue E.

Juan Hernandez moved to approve. Michael Obi, Dana Capers, and Tyson Mitchell, all recused themselves from the vote. Briana Perry seconded. No abstentions. Resolution approved.

CBA Advisory Review & Recommendations

Resolution 2026-09-10: Project Overlook: F.G. Realty Holding, LLC (Bobby Bruno)

Board reviewed the items included in the project's standard CBA which includes but is not limited to three community engagement meetings, resolving to train two apprentices and hire one intern, MBE/FBE/CSB subcontractor utilization requirements, and one mentor-protégé relationship.

Michael Obi motioned to support. Roger Carney seconded. No abstentions. CBA reviewed and supported.

Michael Obi moved to approve all projects. Seconded by Briana Perry. Approved. No abstentions. Motion to adjourn the meeting made by Dana Capers. Seconded by Juan Hernandez. Approved. There being no further business to discuss, meeting adjourned at 4:24pm.

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Joevrose B. Small,
Secretary, Cleveland Citywide Development Corporation
Director, City of Cleveland Department of Development

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Date

Resolution 2026-10-01
MMY USA Project-HOVR Holdings LLC
Expanded CBA

WHEREAS, the Cleveland Citywide Development Corporation's Board of Directors is hereby asked to review and revise on an expanded Community Benefits Agreement (CBA) per codified Ordinance No. 297-2023 for **HOVR Holdings LLC** or designee**;**

NOW, THEREFORE, BE IT RESOLVED, that the Cleveland Citywide Development Corporation Board of Directors hereby reviewed and advised that the expanded CBA proposed for **HOVR Holdings LLC** or designee meets the requirements set forth in Ordinance No. 297-2023.

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Stefan Holmes, Chairman

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Date

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