



Finance and Audit Committee Meeting

August 8, 2025, 8:30 a.m.

NOACA Offices, 1299 Superior Ave.
Cleveland, OH 44114

RSVP to 216-241-2414 ext. 282
or boardliaison@mpo.noaca.org

NOACA will **STRENGTHEN** regional cohesion, **PRESERVE** existing infrastructure, and **BUILD** a sustainable multimodal transportation system to **SUPPORT** economic development and **ENHANCE** quality of life in Northeast Ohio.



NORTHEAST OHIO AREAWIDE COORDINATING AGENCY

MEMORANDUM

TO: Finance and Audit Committee Members

Justin Bibb, Mayor, City of Cleveland
Carolyn Brakey, Commissioner, Geauga County
Michael Dylan Brennan, Mayor, City of University Heights
Kevin Brubaker, Mayor, City of Elyria
Matthew Castelli, Mayor, City of Middleburg Heights
Andrew Conrad, P.E., P.S., County Engineer, Medina County
Michael Dever, Director of Public Works, Cuyahoga County
Alan Exley, P.E., P.S., County Engineer, Lake County
David Gutheil, Interim President & CEO, Cleveland-Cuyahoga County Port Authority
David Moore, Commissioner, Lorain County
John Plecnik, Commissioner, Lake County
Chris Ronayne, County Executive, Cuyahoga County
Ralph Spidalieri, Commissioner, Geauga County

FROM: Jack Bradley, Chair
Mayor, City of Lorain

DATE: August 1, 2025

RE: Finance and Audit Committee

Attached please find materials for the Finance and Audit Committee meeting on **Friday, August 8, 2025, from 8:30 - 10:00 a.m. at NOACA's Offices, 1299 Superior Avenue, Cleveland, Ohio.**

Please note that in addition to the members listed above, any interested Board members are welcome to attend. Notice of this meeting has been publicly posted, and major public media has been notified.



Northeast Ohio Areawide Coordinating Agency
Friday, August 8, 2025
8:30 -10:00 a.m.

The public can view the meeting live at: youtube.com/live/F4Rb-raY9t8

FINANCE AND AUDIT COMMITTEE MEETING AGENDA

	Page
1. Call to Order	
a. Pledge of Allegiance	
2. Minutes of May 9, 2025, Meeting	1
3. Public Comment on Agenda Items	
4. Chair's/Executive Director's Report	
5. Action Items	
a. SFY 2025 OWP Completion Report	11
b. SFY 2026 OWP Budget Amendment	13
6. Presentation/Discussion Items	
a. Future Action	
b. Information	
i. Fourth Quarter SFY 2025 Capital Programs Performance Measures	15
7. Reports/Updates	
a. Financial Reports	18
b. Brownfields Revolving Loan Fund (RLF) Quarterly Report	22
8. Old Business	
9. New Business	
10. Adjourn	

Next Meeting: **Friday, November 14, 2025, at 8:30 – 10:00 a.m.**
NOACA Offices, 1299 Superior Avenue, Cleveland, Ohio



NOACA Finance and Audit Committee
Meeting Minutes
May 9, 2025
NOACA Offices
1299 Superior Avenue, Cleveland, Ohio 44114

Present: Please see the attached attendance record.

Mayor Jack Bradley, Chair of the Finance and Audit Committee, convened the meeting at 8:31 a.m.

Meeting Minutes

Mr. Andy Conrad made a motion to approve the meeting minutes of February 14, 2025. Mr. Thomas Patrick seconded the motion. The motion passed by voice vote.

Public Comment on Agenda Items

No one signed in to speak at this meeting.

Chair's/Executive Director's Report

No report was presented at this meeting.

Action Items

Brownfields Revolving Loan Fund

Loan Termination – City of Middleburg Heights

Mr. Jason Knauer stated that this item authorizes the Executive Director/CEO to issue a Notice of Termination for the Northeast Ohio Brownfield Program Loan Agreement with the City of Middleburg Heights. The Board of Directors had approved the loan offer on December 1, 2023 (Resolution 2023-050).

Mr. Knauer stated that on March 14, 2024, a loan agreement was finalized between NOACA and the City of Middleburg Heights. The city requires \$500,000 for asbestos remediation at the former Sears and Sears Auto site at 6950 W. 130 Street in Middleburg Heights. The city has completed the analysis of the Brownfields Cleanup Alternatives and the Community Involvement Plan. However, the Section 106 letter from the Ohio State Historical Preservation Office (SHPO) is still pending.

Mr. Knauer discussed the reason for the loan termination. As a result of the loan termination, \$500,000 will be unencumbered from the Brownfields Revolving Loan Fund (BRLF), making these funds available for new projects.

Mr. Knauer stated that pending Board approval, NOACA staff will update the budget to reflect the availability of funds.

Mr. Michael Dever made a motion to recommend the BRLF Loan Termination – City of Middleburg Heights to the Executive Committee for placement on the June 2025 Board of Directors agenda. Mayor Kevin Brubaker seconded the motion.

Mayor Matt Castelli commended NOACA for its work on the BRLF program. He explained that scheduling challenges led the City of Middleburg Heights to move forward independently, especially after receiving a state brownfield grant covering 100% of the costs. Delays from the State Historical Preservation Office contributed to timing issues, and with \$70 million in local investment under tight deadlines, the city needed to move forward. The city appreciated NOACA's support and believed the program will benefit others.

Mayor Bradley expressed appreciation that the City of Middleburg Heights did not need the \$500,000 loan, allowing other cities to benefit from the funds. He acknowledged the need for brownfield cleanup across the region to support economic development. He congratulated Middleburg Heights as well as other cities that can now apply for the funding.

The Committee voted and the motion passed by voice vote.

Amendment to Terms and Conditions – NREUV MLK Plaza, LLC

Mr. Knauer stated that this item will amend the repayment term for the brownfields program loan to NREUV MLK Plaza, LLC, from 10 years to 18 years. The loan offer was approved by the Board of Directors on March 8, 2024 (Resolution 2024-014).

Mr. Knauer said the loan has a 10-year repayment term and includes a personal guaranty from Dr. Gina Merritt, the sole owner of NREUV MLK Plaza, LLC. A \$30,000 debt service reserve would be held in escrow for the loan's duration and reduced as principal payments are made. The agreement also included a cognovit promissory note. A surety bond was requested to protect NOACA against default, though this requirement could be waived if the borrower is unable to secure the bond.

Mr. Knauer stated that NOACA staff continued discussions with Dr. Merritt after the loan offer was approved. She raised concerns about the original loan term in regards to cash flow, as the affordable housing project depends on completion and tenant occupancy for revenue. Dr. Merritt requested an 18-year repayment term to align with her existing loans from Freddie Mac and the Cleveland Foundation. Coterminal terms would allow for balanced repayment across all loans. NOACA conferred with its financial advisor, Sudsina & Associates, who supported a longer loan term to ease NREUV's cash flow and reduce financial strain. However, this would lower annual repayments, resulting in less money available to revolve into new loans.

Mr. Knauer stated that pending Board approval, the loan repayment term will be amended prior to the execution of the loan agreement by the appropriate parties.

Ms. Debbie Berry made a motion to recommend the Amendment to Terms and Conditions – NREUV MLK Plaza, LLC to the Executive Committee for placement on the June 2025 Board of Directors agenda. Mr. Conrad seconded the motion.

Ms. Berry asked if there was a balloon payment at the end of the term or if it was paid over the life of the loan.

Mr. Knauer said it consists of equal payments throughout the term.

Ms. Berry inquired whether staff had an estimate of the financial difference between a 10-year and an 18-year loan term. She expressed interest in understanding how much funding would be generated under each term.

Mr. Knauer noted that the annual payment amount will decrease from \$30,000 to just under \$15,000. Payments will be made twice a year, with each installment ranging between \$7,000 and \$8,000.

Mr. Conrad asked whether it was common practice for a private individual to provide a personal guarantee.

Director Gallucci stated that NOACA was relatively new to the business of making loans. However, this seemed to be acceptable to the EPA. She asked Mr. Knauer if he had any additional comments.

Mr. Knauer explained that the personal guarantee was recommended by NOACA's financial consultant, Sudsina & Associates, to ensure loan repayment if the project fails. He noted that this guarantee holds the sole owner personally responsible.

Mr. Conrad inquired whether any collateral was provided and about the specific guarantee involved.

Director Gallucci said she believed that funding was put up.

Mr. Knauer explained that one year's worth of loan repayments is held in escrow as collateral, and the personal guarantee also serves as collateral. He noted that the Brownfields Steering Committee discussed avoiding property seizure but still wanted some form of collateral to ensure accountability from the property owner.

Mr. Conrad sought clarification on the specifics of the actual guarantee.

Director Gallucci said she believed that the actual guarantee is the funds Dr. Merritt puts aside for that purpose.

Mayor Bradley stated that a surety bond provides additional protection by covering the loan if the owner defaults, creating two layers of security: the owner's guarantee and the surety bond. He supported the idea, emphasizing that it would protect NOACA financially without requiring them to seize the property.

In response to Mayor Bradley, Mr. Conrad expressed concern about the surety bond being waived. He said he wanted to make sure that NOACA was protected.

Mayor Bradley asked if NOACA was waiving the surety bond.

Mr. Knauer confirmed that the Brownfields Steering Committee agreed that the surety bond requirement could be waived if obtaining it is not feasible. However, NOACA could still attempt to have the borrower obtain a surety bond.

Mayor Bradley reiterated that he believed a surety bond was a good idea.

Commissioner Brakey asked about the loan's interest rate and how it might be affected by extending the repayment term.

Mr. Knauer explained that the Steering Committee approved a 0% interest rate for the loan, a decision made to promote participation in the new BRLF program by offering favorable terms. The committee has not discussed adjusting the interest rate for this loan. The 0% rate is intended to benefit both the borrower and NOACA by encouraging repayment.

Director Gallucci clarified that the 0% interest rate applies not only to this loan but to all loans issued under the Brownfields Revolving Loan Fund (BRLF) program.

Commissioner Brakey agreed with Mr. Conrad's concern, noting that if the term is extended, the default rate would likely rise, making a surety bond an essential component for the loan term extension.

Mayor Bradley asked whether the BRLF was intended to operate indefinitely as long as funds are available, regardless of repayment terms, or if it was originally designed to last for a specific period.

Director Gallucci clarified that the BRLF has no set end date and is intended to operate in perpetuity.

Mr. Dever inquired whether NOACA has an established policy on loan terms for this type of funding. He specifically questioned whether a loan term could extend beyond 18 years.

Director Gallucci explained that NOACA does have a set loan policy, but this loan is an exception, allowing an extension from 10 to 18 years. Future requests for similar exceptions would be evaluated on a case-by-case basis.

Mr. Alan Exley asked whether other projects are currently waiting for loans and expressed concern about the delay being attributed to the borrower's lack of success in generating income. He questioned why there was a delay on the income side and what was happening with the tenants.

Director Gallucci explained that the request is based on a projection, not an actual delay. The borrower currently has no tenants, as the development is planned for affordable housing. Unlike market-rate housing, affordable housing takes longer to become profitable, which accounts for the projected income gap.

Mr. Exley expressed surprise that the potential delay related to affordable housing profitability was not identified earlier in the process. He reiterated his question about whether other projects are currently waiting for loans.

Director Gallucci stated that there are no pending loan applications for projects at the moment. She noted that Middleburg Heights returned \$500,000 and that NOACA has an additional \$1 million in funding currently requested from the EPA.

Mr. Patrick noted that the background mentioned, "if possible, a surety bond," and asked whether the borrower currently has one or when NOACA expects to find out if the borrower can obtain it.

Mr. Knauer responded that he was unsure of the borrower's status of obtaining a surety bond. He explained that NOACA staff have been negotiating the loan terms and will follow up with the borrower to get an update on their progress in securing the bond.

Mayor Bradley stated that the Committee could consider a motion to amend the request by adding a requirement that the borrower obtains a surety bond.

Commissioner Brakey made a motion to amend the request, provided that a surety bond is obtained by the borrower. Mr. Conrad seconded the motion. The amendment passed by voice vote.

The Committee voted on the Amended Terms and Conditions – NREUV MLK Plaza, LLC. The motion passed by voice vote.

Recommendation for Funding – Site Readiness for Good Jobs Fund

Mr. Knauer stated that this item offers a \$166,905 loan from the NOACA-Vibrant NEO Brownfields Revolving Loan Fund to the Site Readiness for Good Jobs Fund, contingent upon U.S. EPA Eligibility Determination and the availability of funds.

Mr. Knauer stated that the property is located at 7000 Central Ave., Cleveland, OH 44104, spanning 9.6 acres with a 185,000 sq. ft. building, previously used for manufacturing. It is zoned for industrial use and is proposed to be renovated for similar purposes, targeting industries such as food production, rail, or aerospace. The redevelopment is expected to create 100 permanent jobs at \$20/hour.

Mr. Knauer stated that environmental assessments were conducted and included Phase I, Limited Phase II, asbestos survey, lead-based paint inspection, and a VAP Phase II (in progress). A request for \$166,905 from the Revolving Loan Fund (RLF) has been made for lead-based paint remediation. Sudsina & Associates, LLC assessed the project as creditworthy. The Vibrant NEO Board met on April 29, 2025, but lacked a quorum and will need to reconvene before the NOACA Board meeting in June 2025.

Mr. Knauer stated that the Brownfields Revolving Loan Fund allocation is \$166,905 for environmental remediation of lead-based paint, disbursed as reimbursement for eligible expenses.

Mr. Knauer stated that pending Board approval, the loan will be executed and funds encumbered. This recommendation is conditional upon both the U.S. EPA's Eligibility Determination and the availability of funds from either the U.S. EPA Supplemental Funding or the terminated Middleburg Heights loan.

Mr. Dever made a motion to recommend to the Executive Committee the recommendation for funding – Site Readiness for Good Jobs Fund for placement on the June 2025 Board of Directors agenda. Mr. Conrad seconded the motion.

Ms. Berry said she would be abstaining from voting because she is on the Board of the Site Readiness for Good Jobs Fund.

The Committee voted. Ms. Berry abstained from voting. The motion passed by voice vote.

Procurement: Ratification of Vanpool Program Contract Extension

Ms. Lindy Burt noted that NOACA's Executive Director, with the Board President's consent, executed a contract amendment on February 21, 2025, extending the Vanpool Program agreement with CLERAC, LLC DBA Commute with Enterprise through June 30, 2025. The original three-year contract, approved in December 2021, expired on February 23, 2025. The

amendment maintains existing pricing and terms to ensure uninterrupted service while a new procurement process, initiated in March 2025, is underway.

Ms. Burt stated that the Vanpool Program, launched in 2022, provides worksite transportation for employees, focusing on areas with limited public transit and low car ownership. It supports employers in attracting and retaining staff.

Ms. Burt reviewed the services offered by the program. The amendment is estimated to cost \$188,495, covering vendor payments for February and March 2025, along with average monthly costs for April through June. Funding will come from the CMAQ program.

Ms. Burt stated that pending Board approval, NOACA will complete the amended contract period ending June 30, 2025.

Mayor Brubaker made a motion to recommend the Procurement: Ratification of Vanpool Program Contract Extension to the Executive Committee for placement on the June 2025 Board of Directors agenda. Mr. Dever seconded the motion.

Ms. Berry asked why the procurement did not start in 2024 if the contract expired in February 2025.

Ms. Burt explained that NOACA's Programming Division initially planned to renew with the sole known vendor for the services. However, after discussions with the Executive Director, staff decided that, after three years of annual renewals, it was time to research the market and issue a new RFP to explore other potential vendor options. The RFP results are included under the Regional Vanpool Program procurement.

Director Gallucci added that the Programming Division had also been negotiating with the vendor to amend the contract for more favorable terms for NOACA, but those negotiations fell through, contributing to the delay in procurement.

The Committee voted and the motion passed by voice vote.

Procurement: Regional Vanpool Program

Ms. Burt stated that this item authorizes the Executive Director to contract with CLERAC, LLC DBA Commute with Enterprise to operate a regional vanpool program. Currently, 53 vanpools are active, each serving a specific worksite with voluntary employee participation. The vendor provides vehicles and manages the program, while NOACA subsidizes 50% to 80% of the costs. The remaining expenses are covered by riders and, in some cases, their employers.

Ms. Burt reviewed the vanpool metrics as of March 2025, program goals, RFP posting, services of the program, and information on the vendor.

Ms. Burt stated that the program's estimated annual cost is \$508,000, based on 53 vanpools with an average 50% subsidy. The actual cost may vary with the number of vanpools and subsidy levels. The contract is for one year, with two optional one-year extensions, and is funded through CMAQ.

Ms. Burt stated that, pending Board approval, NOACA will enter a one-year contract with CLERAC, LLC DBA Commute with Enterprise to operate the program from July 1, 2025, to June 30, 2026. Pricing and potential contract renewal will be renegotiated in June 2026.

Mr. Dever made a motion to recommend the Procurement: Regional Vanpool Program to the Executive Committee for placement on the June 2025 Board of Directors agenda. Mayor Castelli seconded the motion.

Mr. Conrad asked how many people use the 53 vanpools per day.

Ms. Burt stated that the average ridership is five to seven people.

Mr. Conrad noted that the cost equals approximately \$2,000 per person.

Ms. Burt explained that the \$508,000 figure is based on having 53 vanpools and that the amount varies depending on the number of vanpools.

The Committee voted and the motion passed by voice vote.

Procurement: Extension of Traffic Count Contracts

Ms. Burt explained that this item authorizes the Executive Director to extend contracts with Eggeman Engineering and Southern Traffic Services/REKOR for an additional year to continue providing traffic count services. The Board of Directors approved the original contracts in June 2024.

Ms. Burt reviewed the purpose of the program. The original contract was procured through an RFP process conducted from February to March 2024. NOACA received five proposals and selected two vendors to evaluate different technologies and their impact on the accuracy of the results.

Ms. Burt stated that NOACA will extend the contracts with both vendors for one additional year at \$100,000 each, resulting in a total financial impact of \$200,000. Both vendors have agreed to maintain current pricing, and the funding source is NOACA's Ohio Consolidated Planning Grant (OCPG).

Ms. Burt stated that pending Board approval, NOACA will amend the contracts with Eggeman Engineering and Southern Traffic Services/REKOR.

Mr. Exley made a motion to recommend the Procurement: Extension of Traffic Count Contracts to the Executive Committee for placement on the June 2025 Board of Directors agenda. Mr. Dever seconded the motion.

The Committee voted and the motion passed by voice vote.

Amendment to NOACA EV Charging Stations Program Contract

Director Gallucci explained that the item pertains to Phase I of NOACA's EV Charging Stations Program, not Phase II. Phase II refers to the \$15 million federal CFI grant NOACA received. Phase I is the earlier initiative launched before NOACA pursued federal funding. The program is funded by NOACA's CMAQ program, with construction scheduled from July 2023 to August 2025. Included in the terms of NOACA's agreements with community partners is a five-year maintenance warranty obligation, however the current vendor contract only provides two years. This adjustment addresses that gap to ensure compliance with those agreements. No additional funding is being requested, only an increase in contract authority, which does not impact the project's budget.

Ms. Burt stated that this item authorizes the Executive Director to amend the contract with SAF, Inc. in the amount not to exceed \$100,000 to purchase extended manufacturer warranties for electric vehicle (EV) charging station equipment. The original project contract was approved by the Board of Directors in June 2023.

Ms. Burt stated that Phase I of the EV Charging Stations Program was initiated in July 2023. The expected completion of Phase I construction is August 2025. Phase I includes 46 charging units at 40 locations across the NOACA region, with 27 L2 dual chargers and 19 DCFC chargers.

Ms. Burt explained that Section 6.10 of the Partner Agreement requires a five-year maintenance commitment of the charging stations. Each EV unit includes a two-year warranty, and the proposed amendment would allow for a three-year warranty extension. The cost, not to exceed \$100,000, would increase the contract from \$3,542,262 to \$3,642,262. The total budget for Phase I of the EV Charging Stations Program is \$4,140,000. NOACA has funds in the budget to cover the increase.

Ms. Burt stated that pending Board approval, NOACA will execute the contract amendment with SAF, Inc. and proceed with the purchase of extended warranties for equipment installed under Phase I of the EV Charging Stations Program.

Mr. Patrick questioned the origin of a five-year warranty term, pointing out that the manufacturer offered a two-year warranty.

Director Gallucci explained that since NOACA did not have a vendor at the time, staff proposed a five-year contract. The proposed EV charging station vendor offered only a two-year basic warranty, but offered NOACA an option to purchase an additional three years.

Ms. Berry made a motion to recommend the Amendment to the NOACA EV Charging Stations Program Contract to the Executive Committee for placement on the June 2025 Board of Directors agenda. Mr. Dever seconded the motion.

The Committee voted and the motion passed by voice vote.

Request for Additional NOACA Funding – City of Sheffield Lake Pedestrian Facility

Mr. Jim Thompson stated that the City of Sheffield Lake submitted a request to NOACA for increased funding for the LOR US 6-14.19 (Lakefront Connectivity Phase 3A, PID 119593) due to high rates of inflation and commodity prices affecting costs across the transportation industry. The Regional Transportation Investment Policy (RTIP) guides the management of these funds. The request was evaluated against the NOACA Project Cost Increase Policy. NOACA staff recommended that the City of Sheffield Lake's request for additional funding be granted up to the 15% allowable under policy for \$37,866. The remainder of any additional funding needed would be the sponsor's responsibility. This amount is available in the current Transportation Improvement Program (TIP), supported by increased funding from the Infrastructure Investment and Jobs Act (IIJA) for 2022–2027. The adjustment will not affect other TIP projects.

Mr. Thompson stated that pending Board approval, the 2026-2029 TIP will be updated to reflect the revised funding commitments.

Mr. Dever made a motion to recommend the Request for Additional NOACA Funding – City of Sheffield Lake Pedestrian Facility to the Executive Committee for placement on the June 2025 Board of Directors agenda. Mr. Conrad seconded the motion.

Mayor Bradley asked if there was any risk of losing federal funds.

Director Gallucci responded that NOACA has received no indication from USDOT that formula funds are at risk, and those are the funds intended for use.

The Committee voted and the motion passed by voice vote.

Presentation/Discussion Items

Third Quarter SFY 2025 Capital Programs Performance Measures

Ms. Sarah White provided background on NOACA's Capital Programs Performance Measures. She stated that NOACA's SFY 2025 allocation for its capital infrastructure programs is \$55.6 million. Ms. White reviewed the performance areas for program delivery and fund utilization for the third quarter of SFY 2025:

- Program Delivery
 - % On-Time Project Implementation – Third Quarter: 56%, YTD: 64%
5 of 9 projects delivered on time this quarter
 - % Program Balance – Third Quarter: 9.9%, YTD: 9.9%
\$8.4M programmed in last quarter/\$84.6M programmed in total SFY 2025
- Fund Utilization
 - % of Estimate Accuracy – Third Quarter: - 5.7%, YTD: - 6.7%
6 projects: \$14,885,852 (TIP Budget) vs. \$14,044,182 (Actual)
 - % of Funds Encumbered – Third Quarter: 51%, YTD: 51%
\$43.1M Encumbered/Budget Takes/Outstanding vs. \$84.6M Budget

Ms. White stated that NOACA staff will continue to work with the project sponsors and ODOT to meet the established Capital Programs Performance Measures in SFY 2025.

Reports/Updates

The Financial Reports and the Brownfields Revolving Loan Fund Quarterly Report were included in the meeting packet.

Old Business

No old business was discussed at this meeting.

New Business

No new business was discussed at this meeting.

Adjournment

Mr. Conrad made a motion to adjourn the meeting at 9:28 a.m. Mr. Dever seconded the motion. The motion passed by voice vote.

The next regular Finance and Audit Committee meeting will be Friday, August 8, 2025, at 8:30 – 10:00 a.m., at the NOACA offices.

Note: Additional information on the agenda items can be found on [NOACA's website](#) and [YouTube channel](#).



**Finance and Audit Committee
2025 Attendance Record**

MEMBERS	2/14/25	5/9/25	8/8/25	11/14/25
BIBB, Justin (Bonnie Teeuwen, Alternate) (Mike Culp, Alternate on 5/9/25)	A	A		
BRADLEY, Jack (Dale Vandersommen, Alternate)	X	X		
BRAKEY, Carolyn (Shane Hajjar, Alternate)		X		
BRENNAN, Michael Dylan (Deanna Bremer Fisher, Alternate)	X	A		
BRUBAKER, Kevin (Dawn Calvert, Alternate)		X		
CASTELLI, Matthew (Jim Herron, Alternate)	A	X		
CONRAD, Andy (Bethany Dentler, Alternate)	X	X		
DEVER, Michael (Nichole English, Alternate)	X	X		
EXLEY, Alan (Kirk Dimmick, Alternate)	X	X		
GUTHEIL, David (Linda Sternheimer, Alternate)				
MOORE, David J. (Thomas Patrick III, Alternate) (John Gall, Alternate 2/14/25)	A	A		
PLECNIK, John (John Marra, Alternate)	A			
RONAYNE, Chris (Debbie Berry, Alternate)	A	A		
SPIDALIERI, Ralph (Walter "Skip" Claypool, Alternate)				
TOTAL	10	11		

X = Member A = Alternate



**NORTHEAST OHIO AREAWIDE COORDINATING AGENCY
M E M O R A N D U M**

TO: NOACA Finance and Audit Committee
FROM: Grace Gallucci, Executive Director and Chief Executive Officer
DATE: August 1, 2025
RE: **SFY 2025 OWP Completion Report**

ACTION REQUESTED

The Committee is asked to consider recommending this item to the Executive Committee for placement on the Board of Directors' September 2025 agenda. This item approves NOACA's State Fiscal Year (SFY) 2025 Overall Work Program (OWP) Completion Report, found at [Overall Work Program \(OWP\) | Northeast Ohio Areawide Coordinating Agency \(noaca.org\)](https://www.noaca.org/Overall-Work-Program-OWP-Northeast-Ohio-Areawide-Coordinating-Agency). The activities outlined in the work program occurred between July 1, 2024, and June 30, 2025. ODOT requires a Board-approved Completion Report by September 30, 2025.

BACKGROUND/JUSTIFICATION FOR CURRENT ACTION

NOACA's Board of Directors, its committees, and staff collaborated to produce the report.

Federal law requires that metropolitan planning organizations (MPOs) develop an annual unified planning work program, i.e., OWP, that describes all federal-aid planning activities. NOACA develops its OWP consistent with federal and state transportation and environmental planning guidance.

The completion report summarizes staff activities outlined in the FY 2025 OWP. The report was prepared for NOACA funding agencies, the Federal Highway Administration (FHWA) and the Ohio Department of Transportation (ODOT).

The FY 2025 OWP includes 29 projects with a combined 122 individual work products. NOACA has spent or encumbered an estimated 81 percent of funding to achieve a task completion rate of 90 percent (excluding the CFI grant). Unspent Consolidated Planning Grant (CPG) funds have been carried forward into the current fiscal year. A detailed project status and expenditure table is attached.

FINANCIAL IMPACT

There is no financial impact.

CONCLUSION/NEXT STEPS

Pending Board approval, the SFY 2025 OWP Completion Report will be forwarded to state and federal officials for review.

GG:rb

Attachment 1: NOACA Annual Completion Report – FY 2025 Summary of Status and Expenditures

**NOACA Annual Completion Report
SFY 2025 (7/1/24-6/30/25)
Summary of Status and Expenditures**

			<u>Budget</u>			<u>% Expended</u>	<u>% Task</u>	
			<u>****</u>	<u>Expended</u>	<u>Balance</u>	<u>SFY25</u>	<u>Complete</u>	
<u>Fund Source (s)</u>							<u>SFY25</u>	
FUND PROJECTS # & NAME								
00	1000	Local Planning & Collaboration Efforts	Local	138,656	45,793	92,863	33%	95%
20	1011	AQ Public Education & Outreach	CMAQ	271,632	166,309	105,323	61%	83%
10	1012	AQ Planning & Administration	CPG	151,641	147,928	3,713	98%	98%
00	1021	Local WQ Planning	Local	305,882	173,800	132,082	57%	90%
50	1022	604(B) WQ Planning	USEPA	99,030	99,030	0	100%	100%
19	1023	Ohio EPA Biennium WQ Program	OEPA	75,000	75,000	0	100%	100%
23	1036	Brownfields RLF Program	USEPA	291,755	63,512	228,243	22%	100%
10,17	6016	Enhanced Mobility (5310)	FTA	451,357	320,363	130,994	71%	100%
10	6020	TIP & Funds Management	CPG	475,804	536,616	-60,812	113%	100%
10	6022	Project Planning Review & Consultation	CPG	54,451	51,230	3,221	94%	100%
10	6050	Sub-Area & Corridor Studies	CPG	380,457	73,632	306,825	19%	99%
10	6051	Transit & Rail Planning	CPG	276,958	266,961	9,997	96%	80%
10	6052	Nonmotorized Modes of Travel	CPG	395,088	429,198	-34,110	109%	95%
10	6053	Regional Freight Planning	CPG	103,521	100,737	2,784	97%	100%
10	6054	Modeling & Data Analysis	CPG	1,693,999	1,959,479	-265,480	116%	100%
10	6055	Evolution of Future Infrastructure & Tech	CPG	15,094,175	106,468	14,987,707	1%	89%
10	6056	CMP & Traffic Operations	CPG	21,505	17,733	3,772	82%	100%
10	6057	Regional Safety Program	CPG	202,245	200,425	1,820	99%	100%
10	6058	Transportation Asset Management	CPG	16,384	7,611	8,773	46%	100%
20	6059	Signal Timing Optimization Program(STOP)	CMAQ	509,110	9,177	499,933	2%	8%
10	6101	Long Range Plan	CPG	730,235	720,525	9,710	99%	80%
10,16	6102	Climate Action Planning	CPG, CPRG	1,198,115	473,699	724,416	40%	100%
10,30	6159	Regional Infra. Accelerators Demo Project	CPG, FHWA	217,276	88,853	128,423	41%	68%
10	6252	Public Engagement	CPG	1,163,089	1,150,432	12,657	99%	100%
10,12	6254	TLCI	CPG, FHWA	682,127	275,951	406,176	40%	79%
10	6652	Comp. Economic Develop Strategy (CEDS)	CPG	84,366	80,088	4,278	95%	100%
75	6671	Rideshare	CMAQ	592,740	626,108	-33,368	106%	80%
10	6951	Planning Administrations & Ops Mngt	CPG	1,097,303	1,163,710	-66,407	106%	80%
10	6952	Overall Work Program	CPG	268,604	289,635	-21,031	108%	100%
Total FY25 OWP Budget				27,042,505	9,720,003	17,322,502	36%	90%
Reduced by \$15,000,000 CFI Grant				12,042,505	9,720,003	\$ 2,322,502	81%	89%



**NORTHEAST OHIO AREAWIDE COORDINATING AGENCY
M E M O R A N D U M**

TO: NOACA Finance and Audit Committee
FROM: Grace Gallucci, Executive Director and Chief Executive Officer
DATE: August 1, 2025
RE: **SFY 2026 OWP Budget Amendment**

ACTION REQUESTED

The Finance and Audit Committee is asked to recommend this item to the Executive Committee for placement on the Board of Directors’ September 2025 meeting agenda. Specifically, it would revise the NOACA State Fiscal Year (SFY) 2026 Overall Work Program (OWP) to reflect an increase of \$1,281,253, including unencumbered carry forward and new funding sources.

BACKGROUND/JUSTIFICATION FOR CURRENT ACTION

Adjustments to the SFY 2026 OWP and Budget are required at least annually to ensure that it accurately reflects all revenues NOACA expects to receive during the fiscal year and the associated expenditures, including unbudgeted carry forward.

Changes that have occurred since the Board’s approval of the SFY 2026 OWP and Budget in March of 2025 resulted in the need to budget for expenditures related to unencumbered carry forward from FY25 and new funding sources. The unencumbered OCPG revenues represent the net amount available after accounting for a \$113,339 increase resulting from ODOT’s June 2025, final allocation (“true up”).

These figures are used to calculate the budget adjustments which are detailed below:

OPERATING BUDGET	AMOUNT
REVENUES	
Unbudgeted Unencumbered Carry Forward	
OCPG – True Up	\$ 113,339
CMAQ – Rideshare	\$ 99,862
New Funding Sources	
Supplemental STBG Planning Grant	\$ 100,000
Supplemental Brownfield Grant – Operating	\$ 241,475
Local Crowdfunding – Irishtown Bend	\$ 726,577
Total Revenues	\$ 1,281,253
EXPENDITURES	
Personnel	\$ 387,476

Consultants	\$ 152,500
Other	\$ 741,277
Total Expenditures	\$ 1,281,253

FEDERAL PASS-THROUGH	AMOUNT
REVENUES	
Original Budgeted Revenues	\$ 1,508,000
Brownfield RLF – Supplemental Grant	\$ 508,525
Total Revenues	\$ 2,016,525
EXPENDITURES	
Original Budgeted Expenditures	\$ 1,508,000
Brownfield RLF – Loans/Grants	\$ 508,525
Total Expenditures	\$ 2,016,525

FINANCIAL IMPACT

This amendment proposes an increase to the existing budget to include the aforementioned adjustments, which were not incorporated into the SFY26 budget but are carryovers from existing revenues and recently awarded funding.

Approval of this item results in the following budget amendment:

Operating Budget		
Original Budget	Adjustments	Amended Budget
\$ 33,081,110	\$ 1,281,253	\$ 34,362,363

Federal Pass-Through Budget		
Original Budget	Adjustments	Amended Budget
\$ 9,243,326	\$ 508,525	\$ 9,751,851

CONCLUSION/NEXT STEPS

Pending Board approval, staff will forward the revised OWP and funding and expenditure tables to state and federal officials for review.

GG:DLW



**NORTHEAST OHIO AREAWIDE COORDINATING AGENCY
M E M O R A N D U M**

TO: NOACA Finance and Audit Committee
FROM: Grace Gallucci, Executive Director and Chief Executive Officer
DATE: August 1, 2025
RE: **Fourth Quarter SFY 2025 Capital Programs Performance Measures**

ACTION REQUESTED

This item is for information and discussion.

BACKGROUND/JUSTIFICATION FOR CURRENT ACTION

Resolution 2016-029 established NOACA's Capital Programs Performance Measures to guide the development, delivery, and monitoring of NOACA's capital funding programs for Federal Highway Administration (FHWA) formula funds. The measures provide transparency and accountability in NOACA's management of public funds and are incorporated into larger strategic and operational performance measurement systems in NOACA's Long Range Transportation Plan.

The performance measures focus on project delivery and funding utilization for NOACA's Congestion Mitigation Air Quality (CMAQ), Surface Transportation Block Grant (STBG), Transportation Alternatives (TA), Carbon Reduction Program (CRP), and Transportation for Livable Communities Initiative (TLCI) programs, as well as State Infrastructure Bank (SIB) commitments.

NOACA has four Capital Programs Performance Measures which are regularly tracked by staff and reported quarterly:

Project Delivery

1. Percent on Time Project Implementation: Projects awarded within 30 days of the committed award date. Target: $\geq 85\%$
2. Percent Program Balance: Percentage of NOACA funds programmed in the last quarter of the state fiscal year (April 1 – June 30, 2025). Target: $\leq 20\%$

Fund Utilization

3. Percent Estimate Accuracy: Variance between project cost estimates and actual project costs. Target: $\pm 10\%$
4. Percent of Funds Encumbered: Amount of state fiscal year budget encumbered and outstanding. Target: $\geq 95\%$

For transparency and accountability, staff review these measures with the Committee on a quarterly basis.

FINANCIAL IMPACT

There is no financial impact.

CONCLUSION/NEXT STEPS

Staff will continue to work with project sponsors and ODOT in an effort to meet the established Capital Programs Performance Measures.

GG:EB:SW

Attachment 1: SFY 2025 Q4 Capital Programs Performance Measures Report

Attachment 1: SFY 2025 Q4 Capital Programs Performance Measures Report

Capital Programs Performance Measures												Last Quarter Comments
Measure	Description	Target	Trends			SFY 2025					Performance Narrative	
			2022	2023	2024	Q1	Q2	Q3	Q4	Year To Date		
Program Delivery	% On-Time Project Implementation	Projects awarded within 30 days of commitment date	≥85%	85%	87%	71%	100%	66%	56%	80%	68%	<p>Indicator - 4 of 5 (80%) project(s) delivered on time this quarter</p> <p>a) During the last quarter of the SFY; 5 projects were programmed in this measure and 4 were awarded.</p> <p>b) The current year to date measure is 68%, below our target of ≥85%.</p> <p>c) During this year we were able to advance 1 project from SFY 26</p>
	% Program Balance	NOACA funds programmed in the Last Quarter	≤20%	31%	16%	19%	10.5%	12.3%	9.9%	10.2%	10.2%	<p>Indicator: \$8.4 M Programmed in Last Qtr./ \$84.6 M Programmed Total SFY 2025</p> <p>a) In the last quarter of the SFY, the balance is 10.2% of NOACA funds programmed in the Last Quarter.</p> <p>b) NOACA coordinates with ODOT and project sponsors to get as many projects programmed for award and awarded on time to meet this goal. We also pay down debt and advance flex fund transfers in earlier quarters of the SFY to increase our chances of meeting this measure.</p>
Funding Utilization	% Estimate Accuracy	Variance between estimate and implementation	±10%	-3%	1%	-9%	-7.8%	-5.5%	-9.0%	-13.8%	-9.6%	<p>Indicator: 4 projects - \$8.6 M (TIP Budget) vs. \$7.4 M (Actual)</p> <p>a) In the last quarter, 4 contracts were awarded and below budget by a total of \$1.2M, bringing the YTD SFY25 % Estimate Accuracy to -9.6%.</p> <p>1. Project contract award</p> <ul style="list-style-type: none"> a. SUM Ravenna/Shepard/Broadway (-\$579,693) b. CUY West Creek Greenway Trail (+\$29,956) c. CUY Villaview Road (-\$636,165) d. LOR US 0006 14.12 TLCI Ph. 3A (-\$2,759)
	% Funds Encumbered	Amount of SFY budget encumbered and outstanding	≥ 95%	97%	74%	67%	40%	47%	51%	46%	46%	<p>Indicator - \$38.7 M (Encumbered/Budget Takes/Outstanding) / \$84.6 M (Budget)</p> <p>a) 46 % of the STBG, TA, CMAQ, and CRP capital budget is encumbered or programmed as of the last quarter. This measure is below the target of at least 95 %. As in past years, Board approved steps will be taken in the to improve the performance of this measure in the next state fiscal year. In order, these include:</p> <ul style="list-style-type: none"> 1. Advance future programmed debt service payments; 2. Advancing future TIP projects

BOARD FINANCIAL REPORT - FISCAL YEAR 2025 - (June 30, 2025)

	FISCAL 2025 BUDGET	REVISIONS	BUDGET AS REVISED (A)	EXPENDED THROUGH 06/30/25 (B)	BUDGET REMAINING (A-B)	C BUDGET (YTD) (A/12)*12	PERCENTAGE OF TARGET (YTD) (B/C)	PERCENTAGE OF ANNUAL BUDGET (B/A)
STAFFING								
SALARIES	\$ 4,242,255	150,000	4,392,255	\$ 3,896,797	\$ 495,458	\$ 4,392,255	89%	89%
FRINGE BENEFITS	1,430,389	75,851	1,506,240	1,209,631	296,609	1,506,240	80%	80%
TRAINING & PROFESSIONAL DUES	54,400		54,400	17,953	36,447	54,400	33%	33%
	\$ 5,727,044	225,851	5,952,895	\$ 5,124,381	\$ 828,514	\$ 5,952,895	86%	86%
CONSULTING SERVICES								
CONSULTANTS	\$ 3,407,976	405,000	3,812,976	\$ 3,681,929	\$ 131,047	\$ 3,812,976	97%	97%
LEGAL SERVICES	75,000	25,000	100,000	75,100	24,900	100,000	75%	75%
AUDIT	19,800		19,800	18,860	940	19,800	95%	95%
	\$ 3,507,776	430,000	3,937,776	\$ 3,775,889	\$ 156,887	\$ 3,937,776	96%	96%
OTHER OPERATING EXPENSES								
ADVERTISING/RECRUITING/SPONSORSHIPS	\$ 210,680		210,680	209,029	\$ 1,651	\$ 210,680	99%	99%
SUPPLIES	60,962		60,962	48,374	12,588	60,962	79%	79%
POSTAGE	2,500		2,500	2,588	(88)	2,500	104%	104%
MEETING COSTS	107,400		107,400	107,152	248	107,400	100%	100%
SOFTWARE	128,108		128,108	119,695	8,413	128,108	93%	93%
OUTSIDE REPRODUCTION	14,850	20,000	34,850	23,632	11,218	34,850	68%	68%
PUBLICATIONS	4,990		4,990	4,394	596	4,990	88%	88%
ACCOUNTING SERVICES	15,600		15,600	15,634	(34)	15,600	100%	100%
TRAVEL	42,650		42,650	30,463	12,187	42,650	71%	71%
REGIONAL COUNCIL DUES/MEMBERSHIPS	50,000		50,000	49,628	372	50,000	99%	99%
INSURANCE	33,300		33,300	33,032	268	33,300	99%	99%
	\$ 671,040	20,000	691,040	\$ 643,621	\$ 47,419	\$ 691,040	93%	93%
OCCUPANCY & EQUIPMENT								
FURNITURE & EQUIPMENT/HARDWARE	\$ 67,300		67,300	\$ 67,310	\$ (10)	\$ 67,300	100%	100%
CAPITAL OUTLAY ***	420,000	15,000,000	15,420,000	79,040	15,340,960	15,420,000	0%	0%
UTILITIES	105,050		105,050	89,241	15,809	105,050	85%	85%
BUILDING-RELATED EXPENSES	602,634	184,010	786,644	72,837	713,807	786,644	9%	9%
PARKING	3,200		3,200	3,258	(58)	3,200	102%	102%
TELEPHONE	25,500		25,500	17,307	8,193	25,500	68%	68%
EQUIPMENT LEASING	2,500		2,500	2,136	364	2,500	85%	85%
MAINTENANCE & REPAIR - Equip	55,600		55,600	45,564	10,036	55,600	82%	82%
	\$ 1,281,784	15,184,010	16,465,794	\$ 376,693	\$ 16,089,101	\$ 16,465,794	2%	2%
SUB-TOTAL	\$ 11,182,644	15,859,861	27,042,505	\$ 9,920,584	\$ 17,121,921	\$ 27,042,505	37%	37%*
PASS-THROUGH EXPENSES								
TLCI - FUNDED	\$ 2,000,000	0	2,000,000	\$ 958,575	\$ 1,041,425	\$ 2,000,000	48%	48%
FTA - NEW FREEDOM/5310 PROGRAM	2,984,196	0	2,984,196	1,200,349	1,783,847	2,984,196	40%	40%
Brownfield RLF Loans	1,400,000	126,896	1,526,896	0	1,526,896	1,526,896	0%	0%
SUB-TOTAL	6,384,196	126,896	6,511,092	2,158,924	4,352,168	6,511,092	33%	33%
TOTAL	\$ 17,566,840	15,986,757	33,553,597	\$ 12,079,508	\$ 21,474,089	\$ 33,553,597	36%	36%**

* The Agency has expended approximately 37 percent of the fiscal year 2025 budget

** The Agency has expended approximately 36 percent of the budget, including pass-through funds

*** The Agency has expended approximately 66 percent of the budget, when not including \$15,000,000 CFI grant

NORTHEAST OHIO AREA WIDE COORDINATING AGENCY

CHANGE IN CASH POSITION JUNE 2025

<u>DESCRIPTION</u>	<u>RECEIPTS</u>	<u>DISBURSEMENTS</u>	<u>BALANCE</u>
BEGINNING BALANCE			\$ 548,005.01
FEDERAL TRANSIT AGENCY	16,031.00		
IRISHTOWN BEND	3,020,341.44		
NOACA DUES	0.00		
CPRG	4,000.00		
ENTITIES PORTION OF GRANTS	0.00		
ODOT/FHWA/RIA	0.00		
ENVIRONMENTAL PROGRAMS	0.00		
BROWNFIELDS GRANT	5,942.75		
ANNUAL MEETING	69.89		
INTEREST ON ACCOUNTS	0.00		
REGIONAL INFRASTRUCTURE ACCELERATOR	0.00		
MISCELLANEOUS	0.00		
TRANSFER FROM STAR OHIO	0.00		
TRANSFER FROM GDP	0.00		
TRANSFER FROM CITIZENS INTEREST CHECKING	0.00		
VENDORS		\$ 2,352,343.56	
PAYROLL		329,793.40	
SERVICE CHARGE		159.76	
TRANSFER TO TRISTATE CAPITAL - CDARS		0.00	
TRANSFER TO STARPLUS		0.00	
TRANSFER TO CITIZENS INTEREST CHECKING		0.00	
TRANSFER TO STAR OHIO		0.00	
ENDING BALANCE			
TOTAL	<u>\$ 3,046,385.08</u>	<u>\$ 2,682,296.72</u>	\$ 912,093.37

ADDITIONAL CASH BALANCES:

GENERAL FUND:

STAR OHIO - ORIGINAL ACCOUNT
CITIZENS BANK INTEREST CHECKING

Return

1,507,174.24 4.45%
176,624.69 0.91%

TOTAL 1,683,798.93

TOTAL GENERAL FUND \$ 2,595,892.30

CRRSAA FUND:

STAR OHIO - CRRSAA ACCOUNT
STAR PLUS (NKA GOVERNMENT INSURED DEPOSIT PROGRAM OR GDP)
CITIZENS BANK INTEREST CHECKING

4,734,509.02 4.45%
1,362,833.60 3.02%
4,238,992.59 0.91%

TOTAL 10,336,335.21

GRAND TOTAL \$ 12,932,227.51

Interest Earned in FY 2025 = \$ 390,207.97

FY 2025 NOACA MEMBER DUES OUTSTANDING
AS OF June 30, 2025

Jurisdiction	Current Dues Payable	Current Dues Received	Current Dues Receivables
CUYAHOGA COUNTY			
Cuyahoga County	\$ 153,835	153,835	\$ -
NEORS	32,386	32,386	-
GCRTA	32,386	32,386	-
Cleveland Cuyahoga County Port Authority	32,386	32,386	-
Bay Village city	2,787	2,787	-
Beachwood city	2,421	2,421	-
Bedford city	2,267	2,267	-
Bedford Heights city	1,900	1,900	-
Bentleyville village	155	155	-
Berea city	3,198	3,198	-
Bratenahl village	247	247	-
Brecksville city	2,351	2,351	-
Broadview Heights city	3,437	3,437	-
Brook Park city	3,206	3,206	-
Brooklyn city	1,959	1,959	-
Brooklyn Heights village	262	262	-
Chagrin Falls township	22	22	-
Chagrin Falls village	722	722	-
		-	-
Cleveland Heights city	7,813	7,813	-
Cuyahoga Heights village	99	99	-
East Cleveland city	2,378	2,378	-
Euclid city	8,568	8,568	-
Fairview Park city	2,981	2,981	-
Garfield Heights city	5,135	5,135	-
Gates Mills village	390	390	-
Glenwillow village	171	171	-
Highland Heights city	1,503	1,503	-
Highland Hills village	114	114	-
Hunting Valley village (part)	108	108	-
Independence city	1,308	1,308	-
Lakewood city	8,784	8,784	-
Linndale village	19	19	-
Lyndhurst city	2,423	2,423	-
Maple Heights city	4,087	4,087	-
Mayfield Heights city	3,509	3,509	-
Mayfield village	579	579	-
Middleburg Heights city	2,759	2,759	-
Moreland Hills village	598	598	-
Newburgh Heights village	321	321	-
North Olmsted city	5,594	5,594	-
North Randall village	164	164	-
North Royalton city	5,401	5,401	-
Oakwood village	616	616	-
Olmsted Falls city	1,480	1,480	-
Olmsted township	2,501	2,501	-
Orange village	590	590	-
Parma city	13,991	13,991	-
Parma Heights city	3,597	3,597	-
Pepper Pike city	1,172	1,172	-
Richmond Heights city	1,862	1,862	-
Rocky River city	3,751	3,751	-
Seven Hills city	2,021	2,021	-
Shaker Heights city	5,076	5,076	-
Solon city	4,183	4,183	-
South Euclid city	3,773	3,773	-
Strongsville city	8,016	8,016	-
University Heights city	2,399	2,399	-



**NORTHEAST OHIO AREAWIDE COORDINATING AGENCY
M E M O R A N D U M**

TO: NOACA Finance and Audit Committee
FROM: Grace Gallucci, Executive Director and Chief Executive Officer
DATE: August 1, 2025
RE: **Brownfields Revolving Loan Fund (RLF) Quarterly Report**

The NOACA-Vibrant NEO Brownfields Steering Committee (Steering Committee) reviews applications for loans and grants from the NOACA-Vibrant NEO Brownfields Revolving Loan Fund (RLF). NOACA staff provides quarterly RLF status reports to the Vibrant NEO Board of Directors; this status report is for the period May 3, 2025, to August 1, 2025.

The US EPA announced FY25 RLF Supplemental Funding awards on May 21, 2025. NOACA received \$750,000 in supplemental funding.

On June 7, 2025, the City of Akron opted to let their loan offer expire. The City cited significant increases in remediation costs due to interior vandalism on the Firestone Parkway property. The City noted that these costs, along with the cost associated with a Qualified Environmental Professional (QEP), as required by US EPA, outweighed the benefits of borrowing the 0% loan. With the loan offer expired, the \$500,000 became unencumbered in the RLF.

On June 13, 2025, the NOACA Board of Directors voted to authorize Executive Director Gallucci to give a Notice of Termination of the Northeast Ohio Brownfields Program Loan Agreement to the City of Middleburg Heights. The Notice of Termination was sent to Mayor Castelli on June 26, 2025, and the \$500,000 became unencumbered in the RLF.

The RLF has three approved loans, totaling \$674,905:

- NREUV MLK Plaza, LLC: \$300,000; loan agreement terms updated
- Cuyahoga Land Reutilization Corp. (Cuyahoga Land Bank): \$208,000; loan agreement executed March 26, 2025
- Site Readiness for Good Jobs Fund (SRF): \$166,905; loan agreement drafted

NOACA staff have been negotiating the terms and conditions of the approved loan to NRUEV MLK Plaza, LLC (NREUV) for the MLK Plaza site. Dr. Gina Merritt, the sole owner of NREUV, requested a term of 18 years to be coterminous with their other loans from Freddie Mac and the Cleveland Foundation. At its April 18, 2025, meeting, the Steering Committee voted to approve an 18-year term (amended from their previous 10-year term). The Vibrant NEO Board of Directors approved the 18-year term at its June 9, 2025, meeting. The NOACA Board of Directors approved the 18-year term at its June 13, 2025, meeting.

The Cuyahoga Land Bank has completed the Analysis of Brownfields Cleanup Alternatives (ABCA) and Community Involvement Plan, which the US EPA approved on June 25, 2025. The Cuyahoga Land Bank has participated in two public meetings, where they presented the project, and announced the location of the Administrative Record.

At its April 18, 2025, meeting, the Brownfields Steering Committee reviewed an application for funding from the Site Readiness for Good Jobs Fund (SRF). Members voted to recommend offering a loan to SRF for \$166,905 for lead-based paint remediation at the 7000 Central Avenue site in Cleveland. The recommendation was contingent upon US EPA eligibility determination and availability of funds. The Vibrant NEO and NOACA Boards of Directors approved the recommendation on June 9 and June 13, 2025, respectively. NOACA staff sent the draft loan agreement to SRF for review and execution.

There were no new applications for the Steering Committee to review at its July 18, 2025, meeting. The July 18 meeting focused on a workshop conducted by Gina Beim, of MCDA Consulting LLC, to review and apply a weighted scoring system to the Steering Committee's site selection prioritization process. The workshop will continue at a special working session of the Steering Committee prior to its next regular meeting.

A total of \$674,905 has been encumbered for loans, with \$466,905 from grant BF00E03225 and \$208,000 from grant 4B00E03917.

The Steering Committee will meet on October 17, 2025, to review new applications.

GG:EB:JK



TRAVEL OPTIONS FOR NOACA MEETINGS

LOCATION

NOACA is conveniently located in Cleveland's central business district at 1299 Superior Avenue, on the NW corner of Superior and E. 13th Street.

TRANSIT & BICYCLE TRAVEL TO NOACA

NOACA is accessible by transit and bike.

The NOACA office building is situated on several major and minor bus routes. You can plan your transit trip to NOACA by using trip planner tools or with information provided by the region's public transit agencies:

- [GCRTA Trip Planner](#)
- [Geauga County Transit](#)
- [Laketran Trip Planner](#)
- [Lorain County Transit service](#)
- [Medina County Transit](#)

Bikes may be stored and locked at U-racks located directly in front of the building.

PARKING (see map)

NOACA can provide vouchers for parking in the garage located north of St. John's Cathedral, on the south side of Rockwell Ave. just off E. 9th Street (marked in green on the attached map). Upon arrival at the NOACA building, please request a voucher from the receptionist.

Other parking options in the vicinity of the NOACA office building include several surface lots. **Please note NOACA is unable to provide reimbursement for any parking facility other than the Cathedral Plaza parking garage.**

Parking meters are located along E. 13th Street between Superior and Rockwell Avenues. Please heed parking signs and note any time restrictions. Payment may be made at these meters with quarters, credit card, or by using the ParkMobile mobile device application.

Street parking is also available along Rockwell Avenue, east of E. 13th Street.

TRAVEL ASSISTANCE AND SPECIAL ACCOMMODATION

If you need further assistance with travel to or special accommodation for parking at NOACA, please contact Lindy Burt at 216-241-2414, x. 108.

