



COGENCE Alliance

Owners + Architects + Engineers + Contractors

Inspire. Educate. Unite.



Mission + Purpose

Cogence *(Latin)*

“To drive together” or “Thinking that is well organized”

The purpose of the Alliance is to bring Owners and Developers, Architects and Engineers, Construction Managers and Contractors, and Allied Industry Professionals together to **advocate** and be a **resource** for improved project delivery.

For more information visit us at www.cogence.org

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General Announcements

- **Cogence video on Ashtabula County Medical Center (ACMC) project**
- **Owners Project Delivery Playbook**
- **2023 NEO Partner Survey results summary forthcoming**
- **Board of Directors nominations for National BOD and NEO BOD**
- **Volunteers for the 2024 Town Hall committee**
- **Submit your Program ideas for 2024 calendar year to admin@cogence.org**



Construction Reform, Community Benefits Ordinance, and Upcoming City of Cleveland Investment

20 September 2023



Presenters



Construction Reform and Community Benefits Ordinance

Blaine Griffin: City of Cleveland Council President

Tyson Mitchell: City of Cleveland, Director of
Mayor's Office of Equal Opportunity

Presentation for Cogence Alliance



Blaine A. Griffin, President, Cleveland City Council
and Councilman for Ward 6

The Imperative

- ❖ WHEREAS, this Council **recognizes the gap between supply and demand in the construction and development industry**
- ❖ WHEREAS, this Council **values the principles of diversity, equity and inclusion**
- ❖ WHEREAS, to further these principles, this Council is working with the Administration to **improve compliance to correct market failures**
- ❖ WHEREAS, the City of Cleveland OEO's 2021 Annual Report reported that **6.5% of the City's prime contracts were awarded to MBEs**; 21% were awarded to FBEs; and 45% were awarded to CSBs
- ❖ WHEREAS, the City of Cleveland OEO analyzed non-compliance of Economic Development projects from 2019-2023 and found **lost wealth creation opportunities** for MBE and FBE contractors; **full-time employment opportunities lost** for Cleveland residents; and **millions in lost wages and lost payroll taxes**
- ❖ WHEREAS, from 2014 to 2018, **of \$1.1 Billion in prime contract spending by Cuyahoga County**, only 51.5 Million, or **4.62% was awarded to Minority and/or Women-owned Business Enterprises (MWBE)** firms as prime contractors

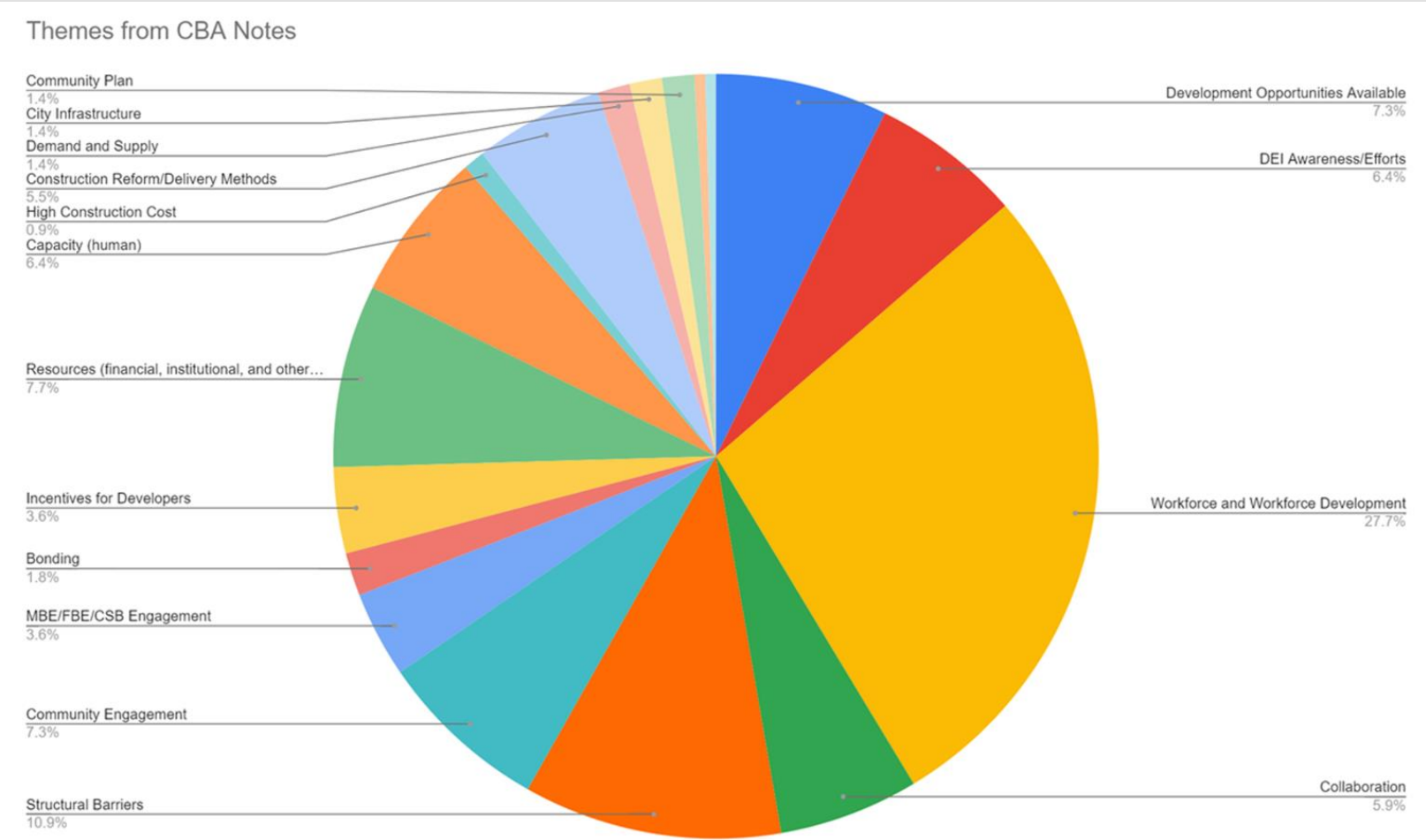
The Timeline

- **July 2022:** Formed internal City Hall working group
- **September 2022:** Passed Res. No. 954-2022, formally established working group to study Community Benefit Agreement policies and ordinances
- **October - November 2022:** Conducted construction industry stakeholder focus groups
- **December 2022 - Present:** Online community survey
 - 350+ responses as of May 6, 2023
- **March 2023:** Introduced Community Benefit Ordinance (Ord. No. 297-2023)
- **June 5th, 2023:** Community Benefits Ordinance passes into law



Construction Industry Stakeholder Focus Group Summary

Overall Themes that Emerged from All Focus Groups ^[1]



^[1] Structural Barriers include local government processes, certification processes, and slow payment of contractors.

Focus Group Participants (>100 people)

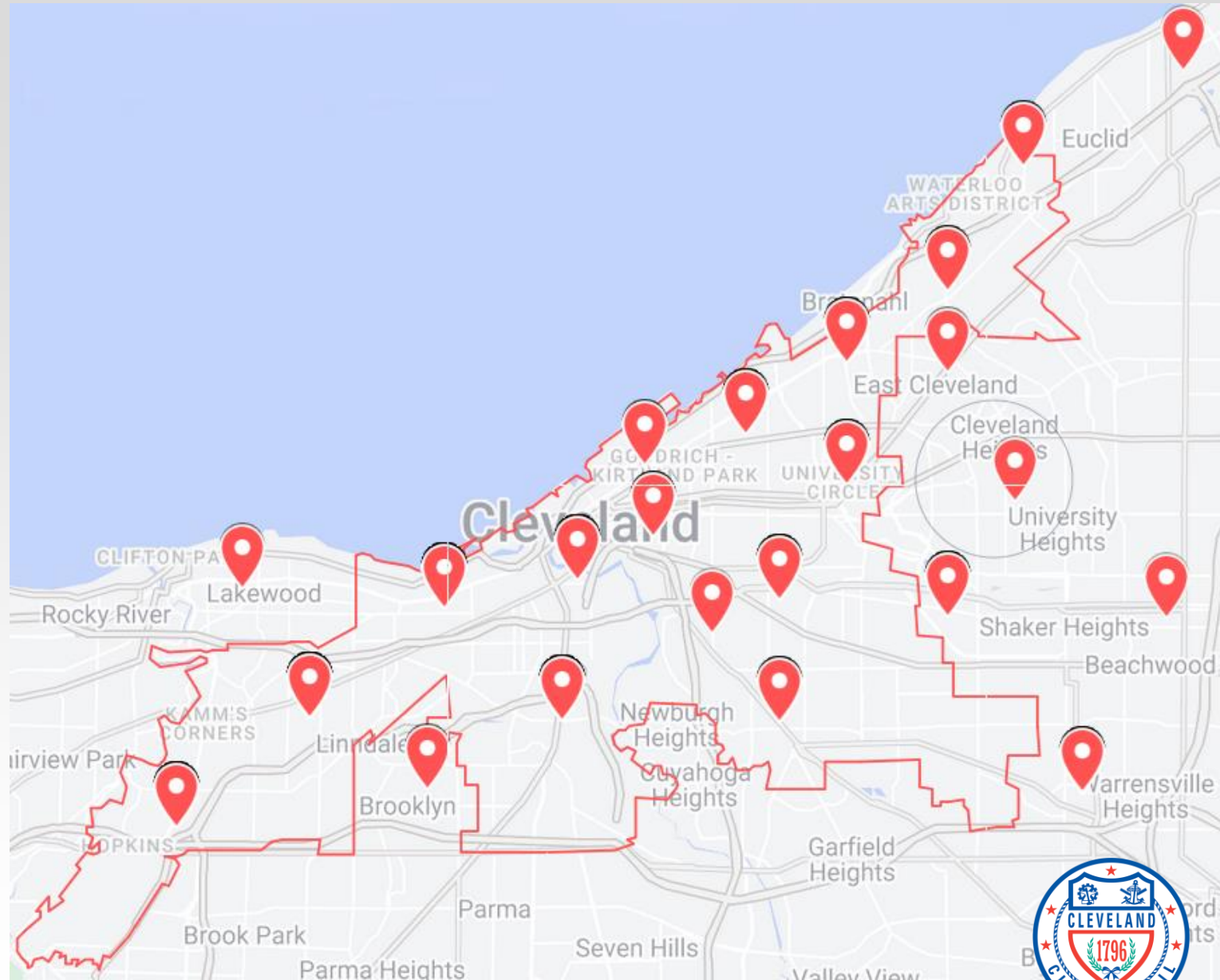
ACR Capital	Adrian Maldonado & Associates	Algebra, AEC
All Phase General Construction	Artessa Building Group	Bedrock Detroit
Cleveland Browns	Cleveland Clinic	Cleveland Development Advisors
Cleveland Guardians	FASS Management Real Estate	Gilbane Building Company
Global Cleveland	Greater Cleveland Career Consortium	Greater Cleveland Partnership
Griffin Moor International	Haslam Sports Group	Hispanic Roundtable
IFF	Management Services Partners	Minority Contractors Northern Ohio Chapter
Cleveland Neighborhood Progress	Next Generation Construction	Cleveland State University
Northeast Ohio Regional Sewer District	Ohio Means Jobs	Ozanne Construction Company
R. L. Cole Enterprises	Robert P. Madison International	Construction Employers Association
Cuyahoga Land Bank	Rocket Mortgage Field House/Cleveland CAVS	Sherwin Williams
Urban League of Greater Cleveland	Village Capital Corporation	Enterprise Community Partners
Whiting-Turner	University Hospitals	Cuyahoga Metropolitan Housing Authority

Community Survey Results

Sample of community improvements residents would like to see generally:

- Install public trash cans
- Youth programming
- Green/public space
- Affordable housing
- Neighborhood beautification/clean-up
- Employment, training opportunities for residents throughout all phases of development
- Multimodal infrastructure
- Home repair assistance to homeowners
- Demolish vacant structures

- ✓ *Survey results by zip code*
- ✓ *350+ responses, city-wide, as of May, 2023*



Community Survey Results*

What concerns do you have about new construction?

1. Disruptions from construction (14%)
Includes: increased traffic, debris, damage, noise, pollution, blocking walkways, etc.
2. Unaffordable housing or increasing housing costs (12%)
3. No concerns (9%)
4. No or not enough new construction (7%)
5. Lack of community benefit and involvement (7%)
6. Changing neighborhood aesthetic (6%)

What can be done to lessen your concerns?

1. Communicate with residents (15%)
1. No concerns (10%)
2. Community meetings/input (10%)
3. Minimize construction disruptions (9%)
Includes: communicating traffic detours with residents, cleaning up construction debris, keeping walkways clear, set hours for noisy construction, etc.
4. Build affordable housing (6%)
5. Seeing improvements/building trust (5%)

*350+ responses, city-wide, as of May, 2023





Construction Reform and Community Benefits Ordinance

Pernel Jones Jr.: Cuyahoga County Council President



Questions



City of Cleveland – Upcoming Investment/Construction Reform

Carter Edman: Manager Division of Architecture
and Site Development – City of Cleveland



Questions



Next NEO Roundtable

November 15, 2023

Bring a Guest



Plus / Delta

Plus (+)

Presentation very timely for our region

Collaboration on a high level

Format worked well

**Gaining knowledge of
Connecting the Dots on who
does what**

Delta (-)