



CITY OF CLEVELAND
Mayor Justin M. Bibb

Cleveland City Planning Commission

October 24, 2025

****PLEASE MUTE YOUR MICROPHONE****

Lillian Kuri, Commission Chair
Calley Mersmann, Director
Evelyn Rueda, Administrator

AGENDA

Mandatory Referral

- Ord. No. 1325-2025



Cleveland City Planning Commission

P R E A M B L E

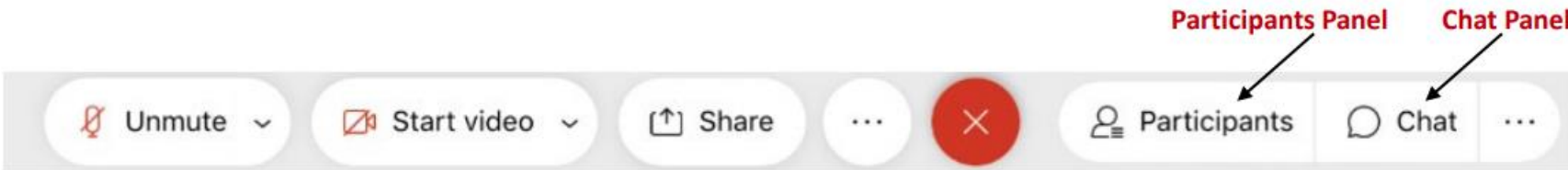
In compliance with notification requirements of Ohio's open meeting law and section 101.021 of the codified ordinances of Cleveland, Ohio, 1976, notice of this meeting has been publicly posted.

All boards and commissions under the purview of the city planning department conducts its meetings in a manner modeled after Robert's Rules of Order. Actions during the meeting will be taken by voice vote. Recusals from any vote due to a conflict of interest should be stated for the record prior to the taking of any vote.

In order to ensure that everyone participating in the meeting has the opportunity to be heard, we ask that online participants use the raise hand feature before asking a question or making a comment. The raise hand feature can be found in the participants panel on the desktop and mobile version and activated by clicking the hand icon. Please wait for the chair or facilitator to recognize you and be sure to select unmute and announce yourself before you speak. When finished speaking, please lower your hand by clicking on the raise hand icon again and mute your microphone.

We will also be utilizing the chat feature to communicate with participants. The chat feature can be activated by clicking the chat button located on the bottom of the Webex screen.

CALL-IN USERS CAN UNMUTE BY USING *6



Cleveland City Planning Commission

P R E A M B L E

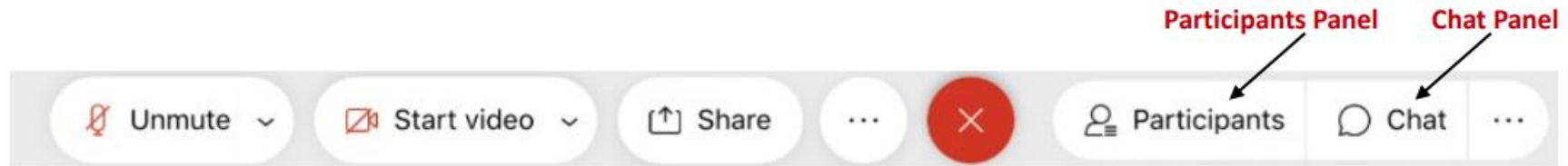
All meeting activity is being recorded via the Webex platform. these proceedings are also being live streamed via YouTube.

All requests to speak on a particular matter submitted through proper channels have been considered. We have also received emails from those who have provided written comment on a particular matter. Proper channels for comments are listed below.

Communication with members of this body must follow proper channels for consideration. Any comments received by the **Wednesday 12:00 pm** deadline are collected by city planning staff and Disseminated to the commission members prior to any scheduled meeting.

Proper channels for public comment:

- Sending an e-mail to the cityplanning@clevelandohio.gov address with a comment or a letter
- Calling and/or leaving a message at 216-664-2210
- Sending a letter or dropping off comments at City Hall (601 Lakeside Avenue, Suite 501, Cleveland, OH 44114)



October 24, 2025

Cleveland City Planning Commission

Meeting Rules and Procedures

- The Chair will call each agenda item and then each applicant will be invited to proceed through their presentation.
- Each presentation should be completed prior to questions and comments from the Commission in order to facilitate a smooth presentation.
- Once the presentation has concluded, the Chair will ask Planning staff to summarize Design Review Advisory Committee recommendations (if applicable) and any public comments received.
- Public comments received through the proper channels by the deadline are distributed to Commission members prior to the meeting through Dropbox. Staff will also identify any members of the public present and scheduled to speak.
- Public comment is allowed at the discretion of the Chair and any individual providing public comment is permitted two (2) minutes to speak to the agenda item in which they have an interest.
- The Chair will then request a recommendation from staff, if applicable.
- The Commission will then begin deliberations and project review.
- Any Commission member, except the Chair, may make a motion at any point after an agenda item has been called.

Lillian Kuri, Chair

October 24, 2025

August Fluker, Vice Chair

Charles Slife, Council Member

Dr. Denise McCray-Scott

Erika Anthony

Andrew Sargeant

Cleveland City Planning Commission

Call to Order and Roll Call



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Mandatory Referrals



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Mandatory Referrals

Ord. No. 1325-2025 (Mayor Bibb) Authorizing the Mayor and the Directors of Law, Parks and Recreation, Port Control, and/or the Office of Capital Projects, as appropriate, to enter into one or more agreements and/or amendments to the Lease by Way of Concession with the Browns, or their designees, to effectuate the terms and conditions in the Settlement Term Sheet regarding the relocation of the Cleveland Browns to the City of Brook Park and the demolition of Huntington Bank Field; determining the method of making the public improvement of designing and performing demolition and site preparation of such sports facility and other structures, and designing and constructing various Lakefront Improvements; authorizing other professional service contracts; accepting gifts and grants; and establishing the Community Benefits Project and the Lakefront Development Subfunds.

October 24, 2025

Ordinance No. 1325- 2025

October 24, 2025

Authorizes Certain Terms of Browns Settlement

Amends the Lease, determines the method of designing and performing demolition and site preparation for the Stadium and for designing and constructing various Lakefront Improvements; authorizes other professional service contracts; accepts gifts and grants; and establishes the Community Benefits Project and the Lakefront Development Subfunds.

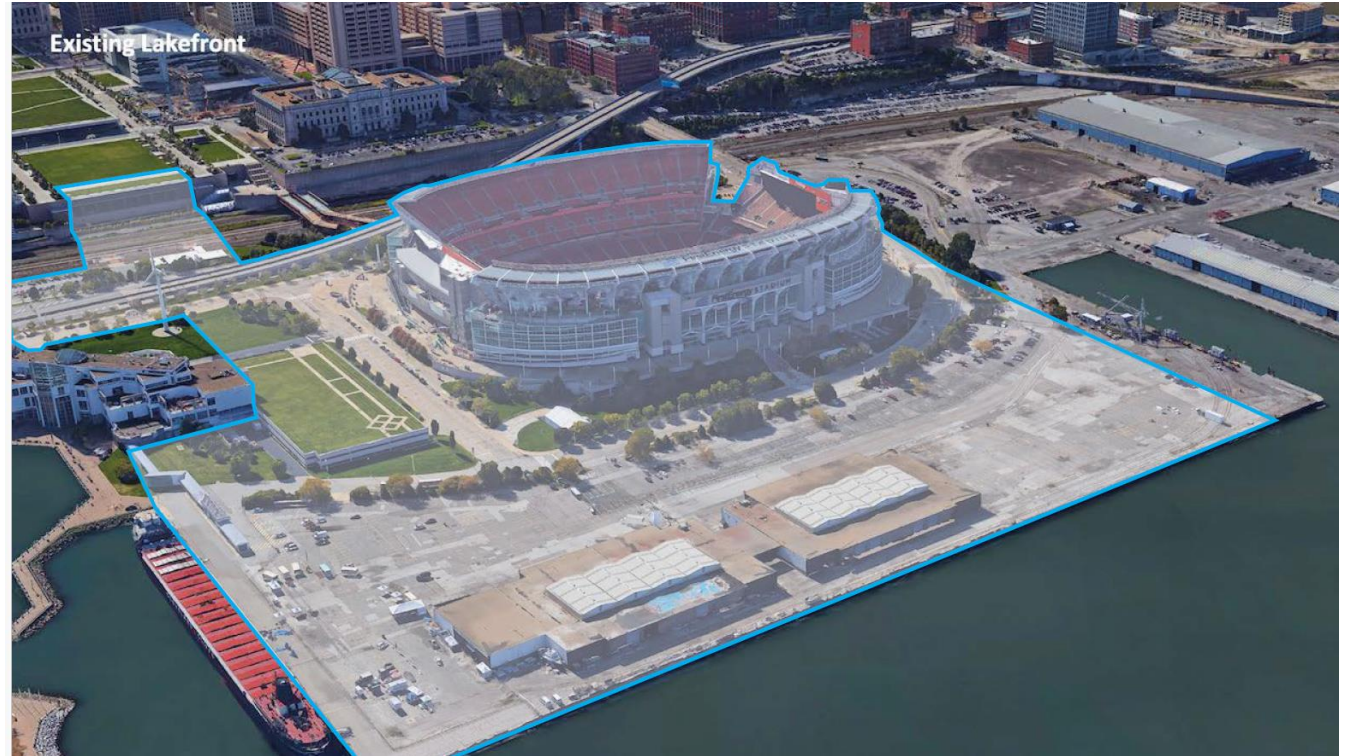


Summary of Terms

- HSG will pay (or donate) \$25 million to the City by December 1, 2025 (or a later date once all approvals are secured).
- HSG will raze the current Huntington Bank Field in downtown Cleveland to a pad ready state at the Browns' expense, beginning promptly upon termination of the Parties' lease agreement. HSG will cover the cost of demolition and site work if it exceeds the estimated \$30M cost.
- HSG will pay (or donate) \$5 million to the City by January 1 of each calendar year from 2029 to 2033, totaling \$25 million over five years.
- Upon termination of the Lease, HSG will invest no less than \$2 million per year over the next 10 years on mutually agreed Community Benefit Projects totaling no less than \$20 million.
- Both parties will work together in ensuring public health and safety interests regarding any effects on Cleveland Hopkins International Airport operations caused by the new stadium in Brook Park.
- Both parties will mutually support infrastructure plans with respect to the Brook Park stadium mixed-use project, the modernization of Cleveland Hopkins International Airport, and the development of the Cleveland lakefront, including the redevelopment of the Burke Lakefront Airport property.

Cleveland's North Coast Lakefront

- Donation by the Browns will advance Lakefront development (\$50M)
- Provides a method for demolishing the Stadium and preparing the site for development, at no cost to the City
- All improvements (public improvements, amenities, new buildings, and other improvements) will all be subject to planning commission review
- North Coast Waterfront Development Corporation is currently evaluating responses to Lakefront Development RFQ to identify partners to lead redevelopment efforts



Questions?

Ord. 1325-2025

Cleveland City Planning Commission

Adjournment



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