

Canopy Child Advocacy Center
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Construction General Contractor- TBD

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Executive Summary

Canopy Child Advocacy Center is pleased to submit interest as the primary developer of Bolton Elementary School. Canopy also expresses interest as a tenant and community partner at Bolton Elementary or Tremont Montessori School, working with another primary developer.

As a critical 501c(3), Canopy CAC seeks to establish a permanent, expanded facility to serve as a long-term community asset supporting children, families, and Cleveland neighborhoods. Child advocacy centers are built on a national model and accredited by the National Children's Alliance.

Canopy is Cuyahoga County's nationally accredited Child Advocacy Center, serving children and families affected by child abuse through a multidisciplinary, trauma-informed model focused on safety, healing, and well-being. We provide coordinated child-friendly services in partnership with the Cleveland Division of Police, Cuyahoga County Division of Children and Family Services, Cuyahoga County Human Trafficking Task Force, Cuyahoga County Prosecutor's Office, MetroHealth, University Hospitals, Cleveland Clinic, and other social service and law enforcement agencies throughout the county. More than 70 percent of the children and families we serve reside within the City of Cleveland, making a centrally located facility essential to accessibility and effective service delivery for families coming from both the east and west sides.

Canopy has experienced significant growth, serving more than 1,000 children annually. Our current facility is no longer sufficient to meet community demand. A larger facility would allow for expanded services, improved accessibility, and strengthened partnerships.

Community engagement findings for the identified sites reflect strong alignment with Canopy's mission. Residents consistently prioritized continued child- and family-serving uses, preservation of neighborhood assets, and community-based services. Canopy directly advances these priorities by maintaining a child-focused purpose within these historic school buildings while transforming them into safe, trauma-informed environments for healing and support to children and their families.

Canopy envisions a collaborative community hub where child-serving, family-serving, behavioral health, and educational organizations can co-locate to improve access and outcomes for families. Our work already connects families to counseling, victim advocacy, housing, food assistance, transportation, and other essential supports. A shared-use model would expand this integrated approach while maintaining the confidentiality and safety required for children and families receiving services.

Canopy is open to sharing space with a compatible nonprofit, educational, health, or community-based organizations, provided that any co-location model preserves safety, privacy, and trauma-informed service delivery while maximizing community benefit.

CACs contribute to reducing the cycle of violence and abuse. A permanent Cleveland-based facility would strengthen the region's coordinated child protection system by enhancing daily collaboration among law enforcement, child welfare professionals, prosecutors, medical providers, and community partners. A centrally located, purpose-designed space would improve efficiency, expand capacity, and strengthen long-term service delivery for children and families.

Development Team

Canopy was opened in November of 2018 in its current location on Payne Avenue. It is collocated with the Safe and Sound program of Journey Center for Safety and Healing. The building is 8700 square feet and was fitted out from an empty warehouse. While a smaller scale project than any of the CMSD properties, Canopy worked with an architect on plans, a construction company and general contractor on permits and construction, picked out all furnishings and finishes, and generally followed the project through to the occupancy permit getting approved.

Canopy has experienced significant growth and has actively been pursuing a larger, permanent home that would allow for expanded services, improved accessibility, and strengthened partnerships. During this time, we have worked with an architect and construction company to arrive at construction estimates on several buildings in the midtown area. Canopy's Business Director is an engineer with experience in logistics and as a project manager, managing the move of an assembly facility. Allegro Realty has been in business since 2001 and has worked on projects with CMSD, the City of Cleveland, and Cuyahoga County in that time. They have worked with a number of nonprofits including The Centers, PEP, Achievement Centers and Breakthrough Schools. HSB Architects + Engineers was the architect on Canopy's current location and has worked with CMSD, Ruffing Montessori, and Julie Biliart school in the past. Both companies have worked on countless large development projects and work closely with many construction companies in the Cleveland area.

While Canopy has not had the opportunity to take on a project of this magnitude to date, we have chosen a team of people to work with who have this expertise and know the business aspects that we need very well. We have additional stakeholder relationships with trusted and key developers in the area.

[illegible]



Project Narrative & Design Concept

Canopy is interested in preserving the existing buildings. We would prefer a direct sale but would be open to a long-term lease as a tenant of another developer.

A number of child advocacy centers across the country have repurposed school buildings. For reference, see the Child Advocacy Center of Sedgwick County in Wichita, Kansas and Safe Shores CAC in Washington, D.C.

Canopy CAC has been in operation since 2018. We currently have two forensic interview rooms, one full medical suite, two observation rooms, a gym, and office space for staff. A larger facility will allow us to increase capacity for serving children and families dealing with abuse. Our goal is to expand to 4 forensic interview rooms, with corresponding rooms for their families to comfortably wait, and observations rooms for the people involved with their case to be onsite and present in person for the interview. As we have found in our current facility, a play space is an essential space needed for kids to unwind. It is used for kids to release their stress and anxiety, for therapy appointments, as well as trial preparation with attorneys from the Cuyahoga County Prosecutor's office. The current building does not have room for onsite therapy. While therapy will always be offered in the community or child's home, per the family's preference, a larger building would allow for therapy rooms to be located at the place families are already coming for other services. Many families would prefer to come to the same, neutral and caring location for therapy. Staff has also doubled in the last 4 years so additional office and cubicle space is needed for staff.

CACs need separate rooms for interviewing, rooms for partners to view the interviews, rooms for families to wait in, desk space for staff, and rooms for therapy. Schools are already made up of many rooms with a hallway for people to flow from one section of the building to another. Canopy currently has one medical suite. A larger facility would allow us to expand to two. Schools have multiple bathrooms by design, so one bathroom could easily be dedicated to the medical area of the building.

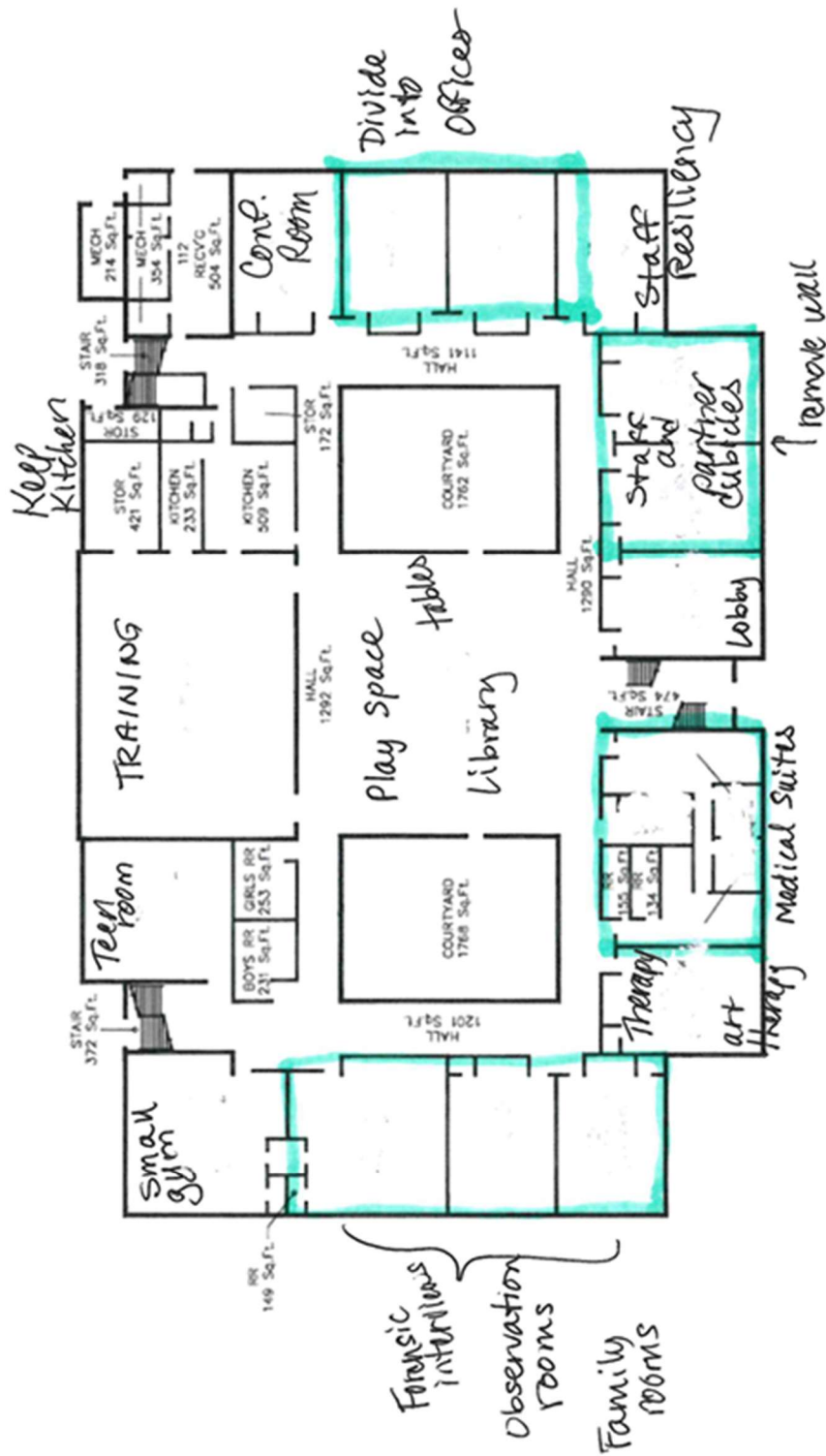
Canopy currently has a gym space for children to play, relax and just be a kid, amid the trauma they have experienced. Schools typically have a gym or other space used for play, without the need to take down walls to create open space.

Schools also have parking lots. While there is open office space in the midtown Cleveland area, adequate parking has been a barrier to Canopy moving to a new location. While conceptualizing our current space, having ample parking that was easily accessible and not cumbersome was the number 1 request of our partners and those we were aiming to serve in the community when surveyed.

Below is a breakdown of the plan for use and the associated square footage needed. As a tenant, Canopy would need 15,000 square feet. If Canopy was awarded the whole building, more programming could be added, given the square footage available. The additional square footage could be used for additional therapy space, offices for partners, and programming in collaboration with partner agencies. Space could also be available for our city and county government partners that desire to co-locate.

Function	Dimensions	Sq. Ft.	IDEAL Count	MIN. Count	Total S.F.
<i>Closed Offices</i>					
Healing Room (adjacent to med. suite)	12 x 15	180	2	1	360
Medical Suite (includes private RR)	12 x 15	180	2	2	360
Forensic Interview Room	8 x 10	80	4	4	320
Observation Room (Large)	10 x 15	150	2	1	300
Observation Room (Small)	8 x 10	80	2	3	160
Family Room (adjacent to FI Rms)	10 x 15	150	4	2	600
Therapy Rooms	10 x 12	120	2	2	240
Private Office (Staff)	10 x 12	120	5	5	600
Private Office (Growth)	10 x 12	120	5	2	600
Partner Office (Growth)	10 x 12	120	5	2	600
		Total	33	24	4140
<i>Open Area</i>					
Workstations (Current)	6 x 6	36	12	12	432
Workstations (Growth)	6 x 6	36	8	6	288
Partner Workstations (Growth)	6 x 6	36	2	2	72
		Total	22	20	792
Sub-total					4,932
<i>Common Areas</i>					
Gym	30 x 60	1800	1	1	1,800
File/Storage Area	20 x 30	600	1	1	600
Medical Storage	8 x 10	80	1	1	80
Medical Soiled Linen	8 x 10	80	1	1	80
Mail/Copy/Fax Room	10 x 15	150	1	1	150
Server / Phone Room	6 x 10	60	1	1	60
Kitchen/Break Area	15 x 20	300	1	1	300
Internal Bathrooms	7 x 8	56	4	4	224
Staff Conference Room 1	15 x 20	300	1	1	300
Reception Area / Vestibule	14 x 20	280	1	1	280
Coat Closet	4 x 5	20	1	1	20
Staff Resiliency Room	10 x 12	120	1	0	120
		Total	15	14	4,014
Add-on Circulation (internal hallways, etc) Requirement	40%				3,530
Total Useable Square Feet					12,476
Building Rentable SF (external hallways, lobby, etc) Factor	18%				2,246
Total Rentable Square Feet (Estimate)					14,722

Potential rough floor plan layout of Bolton Elementary



**BOLTON
FIRST FLOOR PLAN**

SCALE: 1/32"=1'-0"

Canopy Child Advocacy Center

Project milestones and timing

Due diligence/ Feasibility:

Environmental, property and building survey-	90 days
Architectural fit plan for construction bidding-	within same 90 days
Final closing	30 days
Final Architectural drawings that include wiring and plumbing-	30 days
Hire construction company-	within same 30 days
Apply for permits	120 days
Pull together key stakeholders	quarterly
Construction	6 months
Final occupancy	18 months from start

Community Impact

Community engagement findings for the identified sites reflect strong alignment with Canopy's mission. Residents consistently prioritized continued child- and family-serving uses, preservation of neighborhood assets, and community-based services. Canopy directly advances these priorities by maintaining a child-focused purpose within these historic school buildings while transforming them into safe, trauma-informed environments for healing and support. More than 70 percent of the children and families we serve reside within the City of Cleveland, making a centrally located facility essential to accessibility and effective service delivery. Canopy is limited in serving up to 1500 children per year in its current location. Cuyahoga County receives 19,000 calls to the child abuse hotline every year. Canopy would like to help and provide services for many more of these families than we are able to currently.

The strength of a child advocacy center is its multidisciplinary, trauma-informed model. We provide coordinated services in partnership with the Cleveland Division of Police, Cuyahoga County Division of Children and Family Services, the Cuyahoga County Human Trafficking Task Force, the Cuyahoga County Prosecutor's Office, MetroHealth, University Hospitals, Cleveland Clinic and other social service and law enforcement agencies throughout the county. A facility centrally located and easy to find is a plus to both families and partners that use the building. Case reviews are divided up by case type and held weekly, bringing partners together to discuss case progress, next steps and any barriers they have, so solutions can be achieved through the multidisciplinary team.

Canopy would transform Bolton or Tremont Montessori into a stable, community-serving anchor that preserves the building's public purpose while advancing neighborhood health, safety, and long-term vitality. The project directly responds to resident priorities for youth and family services, healthcare and social-service partnerships, community space, historic preservation, accessibility, sustainability, and continued neighborhood engagement. By co-locating specialized services in a central, transit-accessible location, Canopy would reduce barriers for families from Cleveland's east and west sides. Canopy's medical suites ensure health equity for families, providing a continuum of care in coordination with the major health systems in the county. Equitable access to services promotes family stability and belonging, and aligns with the City's goals for neighborhood stabilization, climate resilience, transportation demand management, Vision Zero, and inclusion.

The Engagement report that includes Bolton Elementary is aligned with Fairfax residents' call for a multi-use nonprofit, health, social-service, and youth-development hub.

Canopy's use is in line with the engagement report for Tremont, since it would preserve the historic school as an active child- and family-centered neighborhood asset while supporting community use, walkability, and neighborhood identity.

The goals of the CAC align with the local engagement committee.

1. Promote safety and justice by removing barriers to resources for children, youth, and families impacted by child abuse.
2. Guarantee involvement of a highly skilled multidisciplinary team in child abuse cases.

3. Reduce re-victimization, foster resiliency and recovery, and facilitate long-term health and well-being of child survivors.
4. Increase child abuse prosecution rates.
5. Leverage resources and link individuals to comprehensive, culturally-relevant, and trauma-informed services.

Canopy envisions potential for a collaborative community hub where child-serving, family-serving, behavioral health, and educational organizations can co-locate to improve access and outcomes for families. Our work already connects families to counseling, victim advocacy, housing, food assistance, transportation, and other essential supports. A shared-use model would expand this integrated approach while maintaining the confidentiality and safety required for children and families receiving services.

Canopy has been a long-term tenant in its current location. Working with multi-disciplinary partners is a core tenant of a CAC, proven to aid in helping families get help faster and in the successful prosecution of cases. Working with partners is the way we do business, so partnering with a developer at Bolton or Tremont would be second nature.

CACs in urban areas serving the number of youth Cuyahoga County has experiencing abuse in our community, are commonly co-located with at least one core multidisciplinary team partner, and often 2-4 of them. These partners can include LE, CPS, medical and prosecution. This model is intentional, as it reinforces the community approach to our work and everything being in one place while also easing burden on those already doing the work which has a long-term impact on their resilience in their fields and leads to increased success towards achieving a vision of communities thriving. Canopy currently has strong relationships with law enforcement and child protective services. Available on-site offices in the CAC could promote public safety and integration into the community. Their location within the CAC, and all the services it provides families, could provide a one-stop location for case investigation and case management, benefiting all entities involved- centrality, ease of access and functionality contribute singlehandedly to partner and subsequent mission success.

Engagement with community partners is how Canopy successfully opened its doors in the first place. Feedback from community partners helped in the design and layout of the building, from the rooms themselves to the carpet colors and paint. This Advisory Committee is still in place today. We collaborate every day to help families. These same tools and belief system will continue and expand with a new building. A building committee has been created from interested board members and individuals from community partners to help guide Canopy in this next step of finding a larger and more permanent location. A person from the group that developed the community engagement report could also join the committee.

Financial Plan and Capacity

Canopy is funded through federal and state grants, foundation grants, as well as individual donations. Canopy is well versed in applying for funding and has strong and trusted relationships with their funding sources. Some funding has already been secured for naming rights of rooms when a new building is secured. A capital campaign and more naming rights will be pursued when a building is identified. Identifying a future space and whether we will own it or be a tenant, is a critical step in outlining a plan for raising additional funds.

A potential building was identified for purchase in the past. Canopy was given loan approval for \$2M. We will work with consultants on tax credits that may be applicable to the project. We have contacts at MidTown Cleveland and other nonprofits in the area with experience with these and other financing incentive methods.

Canopy CAC Projected Operating Expenditures
FY27-FY31

Canopy Child Advocacy Center		FY27	FY28	FY29	FY30	FY31
Occupancy Expenses		300,000	300,000	300,000	300,000	300,000
Construction Costs		1,500,000				0
Moving Expenses		205,000				0
Totals		2,005,000	300,000	300,000	300,000	300,000

		Paid				
Revenue streams						
Government grants		55,500	72,000	72,000	72,000	72,000
Local Foundations		419,500	150,000	150,000	150,000	150,000
Money already pledged to building		450,000				
individual donors and naming rights		250,000	175,000	175,000	175,000	175,000
Bank loan		830,000				
		2,005,000	325,000	325,000	325,000	325,000

Statement of Good Standing is attached.

UNITED STATES OF AMERICA
STATE OF OHIO
OFFICE OF THE SECRETARY OF STATE

I, Frank LaRose, do hereby certify that I am the duly elected, qualified and present acting Secretary of State for the State of Ohio, and as such have custody of the records of Ohio and Foreign business entities; that said records show CANOPY CHILD ADVOCACY CENTER INC., an Ohio not for profit corporation, Charter No. 4085170, having its principal location in Cleveland, County of Cuyahoga, was incorporated on October 18, 2017 and is currently in GOOD STANDING upon the records of this office.



Witness my hand and the seal of the Secretary of State at Columbus, Ohio this 30th day of June, A.D. 2026.

A handwritten signature in blue ink, appearing to read "Frank LaRose".

Ohio Secretary of State

Validation Number: 202618102928