

Rehoboth Temple Community Church

18316 St. Clair Avenue

Cleveland, OH 44110

July 20, 2026

Prepared For:

City of Cleveland Asset Redevelopment Officials

Cleveland Metropolitan School District Officials

RE: Proposal for Reuse of Hannah Gibbons School PPN 116-29-004

Dear City of Cleveland and Cleveland Metropolitan School District Officials,

The emerging Rehoboth Cares Community Development Center in partnership with our multidisciplinary Project Team is proud to present our proposal for adaptive reuse of the **Hannah Gibbons School 116-29-004** in response to the City's Request for Qualifications and Comprehensive Response. Backed by the nearly 50-year legacy of service established by Rehoboth Temple Community Church, our organization is deeply committed to expanding opportunities for stability and growth within our local community. Recognizing the critical need to scale our community footprint, we proactively engaged with the City of Cleveland beginning in 2023 to identify property opportunities to expand our services. Through relentless inquiry and constant communication with city leaders over the following years, we continued to seek a suitable opportunity to house our outreach initiatives. Rehoboth Cares Community Development Center is committed to working closely with the City of Cleveland, Cleveland Metropolitan School District, neighborhood stakeholders and community partners to transform Hannah Gibbons into the Rehoboth Cares Community Development Center - a multipurpose community asset that will expand access to programs, services, and opportunities for Cleveland residents. We appreciate the opportunity to submit the proposal and look forward to partnering to transform Hannah Gibbons School into a sustainable, community development center that will deliver measurable impact for the residents of Cleveland. We welcome the opportunity to participate in the matchmaking process to partner with other organizations.

Executive Director: Brenda Young, providing executive leadership, organizational governance, strategic partnerships, oversight of day-to-day operations, program implementation and long - term operational sustainability.

Advisor: Pastor Traci D. Whitthorne, supporting neighborhood engagement, community partnerships, and relationship building with residents and stakeholders.

Legal Counsel: Attorney Anthony T. Parker, ESQ

Pre-Development Project Lead: TraMaine Young, responsible for overall project coordination, development planning, due diligence and oversight of pre-development processes.

Administrative Assistant: Kacie James, supporting project administration, scheduling, compliance coordination.

Realtor and Lease Agreements Advisor: Mr. Art Obleton, supporting lease negotiations and occupancy agreements.

Finance Manager: Responsible for financial oversight, accounting, reporting, budgeting and fiscal compliance.

Facilities Manager: Responsible for facility assessments, maintenance planning, building systems coordination, and operational readiness. **Architectural Vision Group:** Responsible for architectural review, code compliance, space planning, and preparation of any required design documents and improvements.

In accordance with the RFQ requirements and Page requirements, Project Lead resume and letters of reference are attached separately.

Respectfully,

TraMaine L. Young

Executive Summary

SITE SELECTION: HANNAH GIBBONS SCHOOL PPN 116-29-004

Rehoboth Temple Community Church proposes the adaptive reuse of Hannah Gibbons School through the Rehoboth Cares Community Development Center, an organization formed to strengthen families, expand economic opportunity, improve health outcomes, and improve neighborhood stabilization in Cleveland's Ward 10. The proposed redevelopment represents a strategic partnership between community organizations, public sectors, and neighborhood needs. By transforming the public asset into a community development center, the project will preserve valuable infrastructure while creating a destination for residents, community organizations, and service providers. The proposed center will provide space for coordinated partnerships focused on the following eight pillars of community engagement: **Early childhood education, Public health resources, Youth development, Benefits navigation, Financial empowerment, Housing counseling, Senior engagement and Community programming.**

Upon acquisition and completion of required approvals, Rehoboth Temple Community Church will initiate phased activation of the facility, utilizing the existing cafeteria and gymnasium as a flexible community gathering and programming space. The cafeteria and gymnasium will support worship service, community meetings, recreational opportunities, educational activities, and partnership initiatives while the broader redevelopment plan is implemented. This approach allows for immediate activation of the property while preserving the facility's role as a shared community asset. The proposed redevelopment directly responds to the documented community needs within Ward 10. According to the Center for Community Solutions Neighborhood Fact Sheet 2026, the neighborhood is home to 27,546 residents, with 76.5% identifying as Black/African American. While Ward 10 has strong community identity and resilience, many residents continue to experience economic and social challenges. 58% of residents live in or near poverty, 40.8% of families with children experience poverty, and 36.5% of households receive SNAP benefits. Additionally, 33.8% of residents reported difficulty meeting housing related expenses, and 17.6% reported transportation barriers affecting access to employment, healthcare, and essential services. The Rehoboth Cares Community Development Center will address these challenges through a wraparound service model that reduces barriers and increases access to resources that support economic advancement, family stability, and community well-being. By creating intentional partnerships among the City of Cleveland, educational providers, public agencies, and community stakeholders, the Rehoboth Cares Community Development Center will strengthen the network of services available to Ward 10 residents.

The redevelopment advances the City of Cleveland's commitment to **Diversity, Equity, Inclusion and Belonging (DEIB)** by investing in an underserved community through equitable access to resources, inclusive programming, accessible facilities, and community centered partnerships. This proposal supports the City's goals for neighborhood stabilization by returning a former public-school facility to productive community use, encouraging collaborative investment, increasing neighborhood capacity, and enhancing quality of life for residents. The project aligns with the **2030 Housing Equity Plan** through housing counseling, homeownership education, and connections to housing stability resources. This redevelopment supports the **Cleveland Climate Action Plan** by giving new purpose to an existing public facility, preserving valuable community infrastructure and creating opportunities to implement more energy efficient improvements throughout the redevelopment process.

DEVELOPMENT TEAM QUALIFICATIONS

The proposed Rehoboth Cares Community Development Center at the former Hannah Gibbons School represents a new adaptive reuse initiative that would allow us to transform the existing educational facility into a community center that will expand access to early childhood education, public health resources, youth development, benefit navigation, financial empowerment, housing counseling, senior engagement and community programming. While Rehoboth Cares has not previously completed a real estate development or adaptive reuse project, the organization has established a strong foundation of community relationships. Our organization continues to demonstrate experience in community engagement, program implementation, partnership development, and managing initiatives that create meaningful social impact. Our team has successfully developed and coordinated community programming that requires strategic planning, collaboration among multiple stakeholders, resource management, and a commitment to serving the community. **Rehoboth Cares has identified Architectural Vision Group, and final engagement will be subject to contract execution.**

Our church has consistently demonstrated its commitment to this community through meaningful service, including:

- **August 17, 2013** – Providing **102 school uniforms and backpacks with supplies** to students at East Clark Elementary School under the leadership of Principal Charita Buchanan. We also provided free haircuts and hairstyles to students. The event was held at 809 E. 152nd Street.
- **November 2013** – Following the transition of our Founder and Senior Pastor Joseph R. Whitthorne Sr., our current Pastor, Pastor Traci D. Whitthorne, continued the church's mission and commitment to serving the community.
- **August 2014** – Providing **75** school uniforms to students at East Clark Elementary School and supplies to **10 classrooms**.
- **December 2015 - December 2020 Holiday Christmas Giveaway** in partnership with Cleveland Clinic, where families in need were provided gifts for their children based on their submitted Christmas wish lists, ensuring children in the experienced the joy of the holiday season.
- **December 2015 - Present** – Through our Outreach Team, Rehoboth Temple Community Church provides meals to the **Lutheran Metropolitan Men's Shelter at 2100 Lakeside five times each year, serving approximately 300 men per visit**. In addition to meals, we provide hygiene bags, belts, reading glasses, underwear, as well as host an annual Thanksgiving meal and summer cookout. **Over the past 10 years, we have served approximately 15,000 individuals due to the donations from our church community, which can be verified through our established relationship with 2100 Lakeside. Prior to December 2015, my parents began to feed the displaced men beginning November 2004 and did so for almost 10 years before establishing an Outreach Team at Rehoboth Temple Church.**
 - **October 30, 2016** - Urban Initiative Community Family Game Night
 - **November 5, 2016** - **Warm Coats, Happy Kids!** 322 coats were distributed at the Boys & Girls Club (King Kennedy)
 - **November 16, 2016** - Etiquette Class and Thanksgiving Dinner with Bridge students.
 - **December 17, 2016** - Hosting a Toys for Tots Program serving **75 families**.
 - **April 1, 2017** - Resume Writing Workshop held at the Collinwood Recreation Center
 - **December 2, 2017** - **Warm Coats, Happy Kids!**
 - **May 20, 2018** - **Financial Literacy Workshop (Children)**

- **September 21, 2016 – March 2020** Operating the Bridge Program in partnership with Hannah Gibbons Elementary School under Principal Gregory Akins. **The program was hosted at our church and provided free tutoring, a prepared hot meal, and a safe environment for students from school dismissal until 6:00 PM every Wednesday.** This program was not grant funded and served families faithfully until it ended due to the COVID-19 pandemic and subsequent school closures.

Capital Stack/Pro forma is not applicable for our history of community outreach. Rehoboth Temple Community Church continues to successfully operate community initiatives supported through organizational resources, donations, volunteer support, and community partnerships. To date, Rehoboth Temple Community Church has not received grant funding to implement any community initiatives. The Rehoboth Cares Community Development Center intends to pursue grant opportunities, public funding resources and strategic partnerships to support operations, programming and sustainability.

PROJECT TEAM

Executive Director: Brenda Young, providing executive leadership, organizational governance, strategic partnerships, oversight of day-to-day operations, program implementation and long - term operational sustainability.

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PROJECT NARRATIVE & DESIGN CONCEPT

The proposed developer intends to take an approach that best identifies with the City of Cleveland's long-term vision aligning with the property. If awarded the property; Rehoboth will create a special purpose entity for the purpose of holding title for the project. The Special Purpose Entity will be a Non-Profit Corporation named Rehoboth Cares Community Development Corporation. While it remains unclear how the City of Cleveland desires to transfer the property we are prepared to engage the City of Cleveland in a long-term ground lease; or a direct sale approach. The project intends to generate capital through long term leases with tenants who will provide capital for the long-term sustainability of the project.

Adaptive Occupancy Strategy

The building requires **minimal intervention** due to its modern 2006 construction.

Planned work:

- Interior repainting and cleaning
- Security system installation
- Technology infrastructure upgrades
- Classroom reconfiguration
- Minor mechanical/electrical adjustments

No structural demolition is required.

SPACE PROGRAMMING

We are open to the matchmaking process that will maximize meeting the needs of the residents of Ward 10 and the City of Cleveland.

Gymnasium or Cafeteria

- Worship sanctuary

Classrooms Wing A – First Floor

- Early Childhood Education
- WIC Office
- Health and Family Wellness (Public Health)
- Senior Programming

Classrooms Wing B – Second Floor

- HEAP
- Financial literacy

Administrative Wing

- Rehoboth Community Development Center administrators
- Business Office

Cafeteria

- Family engagement events
- Community meetings
- Training kitchen Use

DESIGN PRINCIPLES

- Multi-tenant flexibility
- Accessibility compliance (ADA)
- Community-centered circulation
- Safety + visibility design
- Energy efficiency upgrades where feasible

IMPLEMENTATION LOGIC

- Phase activation model (not full shutdown renovation)
- Early occupancy in gym + select classrooms
- Gradual tenant onboarding
- Rolling improvements based on usage

We understand the City of Cleveland expects selected Project Teams to enter into a Memorandum of Understanding and Site Access Agreement with the City and/or CMSD within 60 days of selection, beginning the 12-month due diligence period.

Phase 1: Due Diligence and Planning (Months 1 – 3) Conduct facility assessment and feasibility reviews. Engage residents and neighborhood stakeholders. Confirm potential partners.

Phase 2: Design and Partnership Development (Months 3 – 6) Architect refines space utilization plans. Develop relationships and agreements.

Phase 3: Predevelopment and Implementation Planning (Months 6 –12) Finalize operational plans. Complete required approvals. Prepare for phased occupancy.

Community Impact

Rehoboth Temple Community Church has demonstrated a commitment to addressing community through direct service, outreach and partnerships. For more than 14 years, Rehoboth Temple Church has maintained a partnership with the Lutheran Metropolitan Ministry approximately five times a year supporting men who are displaced. Rehoboth Temple provides approximately 15,000 meals annually. Through ongoing partnership reflects our organization's ability to coordinate resources, manage community partnerships, maintain consistent volunteer staff, identify the needs in the community, and successfully fund each outreach event. We have also provided the men with eyeglasses, belts and hygiene bags.

The Rehoboth Cares Community Development Center will transform the former Hannah Gibbons School into a space that provides resources that will strengthen families, expand opportunities and improve the quality of life for all residents through partnerships and leased program spaces. Rather than allowing Hannah Gibbons to remain vacant, a location on the St. Clair Corridor will provide educational opportunities, support services and community programming.

Early Childhood Education and Family Support

A primary component of the Rehoboth Cares Community Development Center will be the inclusion of the Pre4CLE early childhood programming, which will provide access to quality early learning opportunities for young children during the crucial development years.

The inclusion of early childhood programming will create additional opportunities for children to develop emotionally, socially, and academically while ensuring parents and caregivers that they are in a safe environment within their community. Pre4CLE is an established early childhood program, and they have a great rapport with the families, stakeholders and officials.

Youth Development, After-School and STEM Programming

The closure of two schools in Ward 10 will be a transition for everyone. It is crucial that we provide a continued pathway for students to participate in after-school enrichment. The Rehoboth Cares Community Development Center will provide a safe space for youth development, academic enrichment, mentoring and summer programming for children and families in Ward 10. This initiative builds on the Bridge Program, which operated from September 2016 through March 2020. The program was hosted at our church however the students and families were not only able to participate in academic enrichment but Etiquette Classes, Game Night, Toys for Tots program and Warm Coats, Happy Kids and Financial Literacy classes.

The Community Development Center will pursue a strategic partnership with NASA Glenn Research Center to expand access to STEM education and internships for students. Through NASA Glenn's established education and outreach initiatives, students will have the opportunity to engage in hands on STEM learning experiences, educational workshops, guest lectures from NASA scientists and engineers. This exposure will inspire students while preparing them for careers in science, technology, engineering, and math.

Resident Resources Navigation and Economic Stability

Rehoboth Cares Community Development Center will provide residents with improved services through partnership and leased program spaces including:

Cleveland Housing Network Satellite Office provides HEAP assistance to help residents access utility assistance programs, homeownership education, financial literacy and housing stability resources.

The WIC Office provides nutrition assistance and health education. Access to these services within twill be an asset; 17.6% of residents reported transportation barriers, access to these services within the community will contribute to financial empowerment and family success.

Health and Family Wellness Access

Rehoboth Cares Community Development Center recognizes the need for accessible healthcare for children in families in Ward 10. The Center will explore partnerships with qualified healthcare providers, including potential partnerships with public health agencies to establish a small community health and education center. The proposed health component may include access to children and family healthcare resources, preventive health services, wellness education, nutrition resources, and referrals to ongoing medical care. Partnership opportunities could include the City of Cleveland Department of Public Health, Cleveland Clinic, or Metro Health.

Senior and Community Programming

Rehoboth Cares Community Development Center will provide opportunities for senior engagement and community programming. Community programming will support social connection, educational opportunities, and neighborhood engagement. Community spaces will also be available for resident meetings, workshops, educational sessions, and community events.

Economic Inclusion Strategy

The Project Development Team will seek opportunities to engage Minority Business Enterprise (MBE), Female Business Enterprises (FBE), Cleveland Small Businesses, and Cleveland based contractors and professionals throughout the redevelopment, operations, and ongoing facility management.

Engagement Strategy the Rehoboth Cares Community Development Center recognizes that community partnership and engagement is essential to successful redevelopment of the former Hannah Gibbons School.

We understand the City of Cleveland expects selected Project Teams to enter into a Memorandum of Understanding and Site Access Agreement with the City and/or CMSD within 60 days of selection, beginning the 12-month due diligence period. Phase 1: Due Diligence and Planning (Months 1 – 3) Conduct facility assessment and feasibility reviews. Engage residents and neighborhood stakeholders. Confirm potential partners. Phase 2: Design and Partnership Development (Months 3 – 6) Architect refines space utilization plans. Develop relationships and agreements. Phase 3: Predevelopment and Implementation Planning (Months 6 –12) Finalize operational plans. Complete required approvals. Prepare for phased occupancy.

Community engagement will continue throughout redevelopment to ensure the Center remains responsive to the neighborhood needs.

FINANCIAL PLAN & CAPACITY

Funding Sources

- Church reserves: \$80,000 Building Fund (Bank statements attached)
- Tenant lease revenue
- Programmatic grants
- Community partnerships
- Rehoboth Temple engaged in previous conversation with Trinity Financial Consulting, David Pack regarding financing

Operating Model

- Shared utilities among tenants
- Lease-based revenue stabilization
- Low-cost occupancy model
- Program-supported sustainability

Capital Logic

- No major construction financing required
- Minimal rehab costs only
- Tenant-funded interior buildouts
- Phased improvement model

Financial Capacity Statement

RTCC maintains sufficient liquidity for initial activation and has engaged advisory support for long-term capital structuring.

STATEMENT OF GOOD STANDING

RTCC affirms it is in good standing, current on obligations, and maintains responsible stewardship practices with no outstanding defaults.

We are open to the matchmaking process that will maximize meeting the needs of the residents of Ward 10 and the City of Cleveland and/or proposed available spacing for Rehoboth Cares Development Center.