

## **Executive Summary**

### **Ordinance No.: 1504-2019**

The City of Cleveland's Tax Incentive Review Council ("TIRC") is required to submit its written recommendations to Cleveland City Council for the continuation or termination of agreements granting exemptions from personal and property taxation, under Chapter 5709 of the Ohio Revised Code. The City's TIRC meeting was convened to review recipients' performance (as of 12/31/2018) relating to project costs and job creation/retention.

The following is a summary of the TIRC's recommendations:

11 agreements were recommended to "Continue" based on meeting the criteria of 75%-100% achievement in both Investment & total Job creation.

4 agreements were recommended to "Continue" based on being in the contractual "Grace Period" relating to Investment & total Job requirements. The TIRC was presented information and agreed to allow for continuation.

**T.I.R.C. SUMMARY**  
**December 31, 2018**

**Total contracts reviewed: 15**

**Total Agreements in Compliance: 11**

**Total Agreements in Grace Period: 4**

**Total real property investments: \$103,000,000**

**Total Jobs retained      385**

**Total Jobs created      849**

**Total Jobs                    1,234    (111.00%)**

**Total payroll at sites: \$68,507,000 @ 2.5% = \$1,712,675 City income Tax**

TIRC Compliance Report Summary- As of December 31, 2018

| Contract   | NAME / LOCATION                                   | Project Location   | Project Real/Personal Property costs % Completion | Total Job (New & retain) % | T.I.R.C. Recommendation per | Last Tax year per Contract Date | COMMENTS   |
|--|---|--|---|----------------------------|-----------------------------|---------------------------------|--|
| TIRC Compliance Report Summary- As of December 31, 2018<br>Agreements in Compliance (75% - 100%)   |   |  |   |                            |                             |                                 |  |
| 1  | 2101 Superior Owner ,LLC                          | 2101 Superior Avenue                                     | 100%  | 123%                       | Continue                    | 2029                            | Construction of 56,000 sq. foot commercial office building   |
| 2  | 7000 Euclid LLC                                   | 7000 Euclid Avenue                                       | 90%   | 155%                       | Continue                    | 2023                            | Real Estate Holding Company; Multiple Tenant space   |
| 3  | 105th Cedar Partners, LLC                         | 10500 Cedar Avenue                                       | 93%   | 123%                       | Continue                    | 2029                            | Construction of 43,000 sq. foot commercial office building   |
| 4  | AJAPPUR Uplown LLC                                | North & South side of Euclid Avenue, West of E.115th St. | 85%   | 78%                        | Continue                    | 2021                            | Real Estate Holding Company; Multiple Tenant space   |
| 5  | Arbor Park Place LLC                              | East 40th & Community College Ave.                       | 100%  | 124%                       | Continue                    | 2019                            | Real Estate Holding Company; Multiple Tenants (Dave's Supermarket, Dollar Mart, Boost Mobile & El Dorado). |
| 6  | Battery Park Powerhouse LLC                       | 7524 Father Frascati Avenue West 78th Street             | 100%  | 107%                       | Continue                    | 2021                            | Real Estate Holding Company; Tenant space  |
| 7  | BCP Cleveland, LLC                                | SW Corner of Marquette & South Marginal Road             | 100%  | 125%                       | Continue                    | 2023                            | Real Estate Holding Company; Tenant space  |
| 8  | Market Redevelopment LLC                          | 11905 Superior Avenue                                    | 100%  | 1000%                      | Continue                    | 2022                            | Real Estate Holding Company; Multiple Tenants (Save A Lot and Forman Mills)                                |
| 9  | OW Holdings, LLC                                  | Emerald Parkway in Cleveland, Ohio (7.55 acres)          | 100%  | 131%                       | Continue                    | 2026                            | Manufacture of plumbing supplies   |
| 10   | Parkview Town Center LLC                          | 19609 Puritas Avenue                                     | 100%  | 111%                       | Continue                    | 2021                            | Real Estate Holding Company; Multiple Tenants (Pit Stop Deli, Canary Travel & Paragon Staffing Services)   |
| 11   | Tudor Arms Hotel LLC                              | 10660 Carnegie Avenue                                    | 75%   | 147%                       | Continue                    | 2022                            | Real Estate Holding Company; Doubletree Hotel is the tenant in the property                                |
| TIRC Compliance Report Summary- As of December 31, 2018<br>Agreements not in Compliance-Recommended to Continue  |   |  |   |                            |                             |                                 |  |
| TIRC Compliance Report Summary- As of December 31, 2018<br>Agreements in "Grace Period"-Recommended to Continue<br>T.I.R.C. meeting Date: August 22,2019 |   |  |   |                            |                             |                                 |  |
| 1  | LaSalle AMC TCE, LLC                              | 819-929 East 185th Street                                | 100%  | 0%                         | Continue                    | 2028                            | Renovation of existing building for retail/events  |
| 2  | Chester Ave Hotel, LLC                            | NW East 101st Street & Chester Avenue                    | 67%   | 2%                         | Continue                    | 2029                            | Construction of 175 room commercial hotel  |
| 3  | Northeast Ohio Neighborhood Health Services, Inc. | Eastside Market - 105th St. Clair Ave.                   | 100%  | 20%                        | Continue                    | 2029                            | Real property improvements at Eastside Market for a full-time service grocery store                        |
| 4  | Dave's Midtown partners, LLC                      | 6100 Chester Avenue                                      | 88%   | 0%                         | Continue                    | 2029                            | Real property improvements for a full-time service grocery store   |