

**DEPARTMENT OF ECONOMIC DEVELOPMENT  
SUMMARY FOR THE LEGISLATIVE FILE  
ORDINANCE NO: 31-2020**

**Project Name:** Tinnerman Lofts  
**Project Address:** 2048 Fulton Avenue, Cleveland, OH 44113  
**Developer:** Tinnerman Lofts LLC and/or designee  
**Project Manager:** Robin Brown  
**Ward/Councilperson:** 3-Kerry McCormack  
**City Assistance:** Non-School TIF

**Project Summary**

Tinnerman Lofts LLC or designee (“Developer”) an entity of The Dalad Group is proposing to develop the former Vista Print Building located at 2048 Fulton Avenue, Cleveland, OH 44113 (“Project Site”). In order to assist with project financing, the Developer has requested the City impose a 5709.41, 30-year, Non-School Tax Increment Financing (TIF). The TIF will support debt service related to the project and assist with the development of approximately 51 market rate and workforce housing apartment units. The building will feature solar panels and amenities including a fitness center, roof deck, reserved 2-story parking garage, bike storage and a pet-washing station. The total project investment is expected to exceed approximately \$10 million.

**Company Background**

The Dalad Group (“Dalad”) is a full service real estate company based in Independence, Ohio. Founded in 1947, Dalad has been an innovative developer of office, industrial and retail space throughout the region. Dalad has completed numerous historic renovation projects within the City of Cleveland, including the Worthington Yards, Hoyt Block featuring the Blue Point Restaurant, the Hat Factory apartments on West 6th Street, 2320 Lofts located at 2320 Superior (serving CSU students) and the Creswell Building at 1220 Huron Road. Dalad also has a local portfolio of nearly two and a half million square feet of commercial real estate. The Dalad Group provides tenant representation and building management services through its brokerage division, Dalad Realty Company, as well as construction services through its general contracting arm, Dalad Construction Company.

**Proposed City Assistance**

The request to Cleveland City Council is to authorize the Director of Economic Development to enter into a non-school Tax Increment Finance (TIF) agreement with Tinnerman Lofts, LLC or its designee. This TIF agreement will be up to 30 years in length. The City will declare certain improvements with respect to the project to be a public purpose and exempt 100% of the improvements from real property taxes.

Under the agreement, parcels acquired and re-conveyed to the developer will be subject to a TIF under Section 5709.41 of the Ohio Revised Code in consideration for the developer agreeing to make certain improvements to those parcels and making payments in lieu of taxes (PILOTs) equal to the taxes that would have been paid for those parcels but for the TIF. A portion of the PILOT will be paid to the Cleveland Municipal School District in the amount the District would have otherwise received but for the TIF. The TIF will be immediately effective on the residential after the expiration of the 15-year tax abatement for new residential construction.

### **Economic Impact**

- Creation of 3 new full time jobs in the City of Cleveland
- Project estimates \$2,625 in new annual City tax revenue generated from residents and new employees

### **City Requirements**

- Subject to Chapter 187: MBE/FBE/CSB requirements
- Subject to Chapter 188: Fannie Lewis Cleveland Residential Employment Law
- Subject to a Workforce Development Agreement for all new jobs
- Subject to a Community Benefits Agreement

# Ohio City

## Connecting Cleveland 2020 Citywide Plan Land Use

