Ordinance No. 941-2026

By Council Members Santana and Griffin (by departmental request)

FOR PASSAGE
August 19, 2026

AN EMERGENCY ORDINANCE

To amend Section 2 of Ordinance No. 906-2020, passed December 2, 2020, relating to a Tax Increment Financing Agreement with Library Lofts LLC and/or UC City Center LLC, and/or designees for a development project, to remove the term "not to extend beyond 2052" and to provide a summary of supplemental project phases and authorizing amendments to existing TIF agreements and supplemental TIF escrow agreements.

WHEREAS, this ordinance constitutes an emergency measure providing for the usual daily operation of a municipal department; now, therefore,

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF CLEVELAND:

Section 1. That Section 2 of Ordinance No. 906-2020, passed December 2, 2020, is amended to read as follows:

Section 2. That one hundred percent (100%) of the Improvements are declared exempt from real property taxation for a period of thirty years, on a parcel-by-parcel basis, effective and commencing the first year the full value of the newly-constructed Improvements after issuance of COO (certificate of occupancy) are reflected on the tax duplicate for each parcel~~; and that in no event shall the exemption period extend beyond 2052~~. The terms of the agreement, which shall not be materially changed without further legislative action by Council, will be as follows:

Project Name: Circle Square Development
Project Address: 10600 and 10605 Chester Avenue
Developer: Library Lofts LLC and/or UC City Center LLC, and/or designees
Project Manager: Cassie Slansky
Ward/Councilperson: 9 – Kevin Conwell
City Assistance: Non-School TIF

Project Summary

In 2014, the City issued a RFP for the redevelopment of the Third District Police Department site. The proposal also included an opportunity for proposers to negotiate the acquisition and redevelopment of the Cleveland Public Library (CPL) branch located next to the current Third District site. A Review Committee was appointed and selected UC City Center LLC (UC3) to complete redevelopment of this site. UC3 is wholly owned by Cleveland-based company Midwest Development Partners.

The Developer is proposing a large mixed-use development located at 10600 and 10605 Chester Avenue, Cleveland, OH 44106 (corner of Chester Avenue and Stokes Boulevard) ("Project Site"). In order to assist with the project financing, the Developer has requested the City impose a 5709.41, 30-Year, Non-School TIF. The TIF will support infrastructure costs related to the project and assist with the development. The project will create and/or cause to create 14 new full-time jobs at the Project Site with an approximate payroll of $796,020. The Developer has separated this project into Main Block North and Main Block South.

Main Block North development will consist of the White Oak Building (now known as the "The Artisan"), Ramp System Parking, and an infill portion of a garage and additional retail. The White Oak Building will include approximately 14,000 square feet of commercial space, 298 residential units, and 287 parking spaces. The Ramp System Parking will consist of a two-bay garage to provide approximately 302 parking spaces for the other users of the garage, including the White Oak Building and the new Library. The infill portion of a garage and additional retail will include approximately 186 additional parking spaces and 22,605 square feet of additional retail space. The total project investment for

Main Block North is expected to exceed $125,000,000. Main Block South of this development will include the new MLK Jr. Library and residential units. This building will consist of approximately 24,650 square feet of library space and 207 residential units above. This part of the development is expected to exceed an additional $61,500,000.

Proposed City Assistance
• This ordinance will authorize the Director of Economic Development to enter into a 30-year non-school Tax Increment Finance (TIF) agreement with Library Lofts LLC and/or UC City Center LLC, and/or designees. The City will have declared certain improvements with respect to the project to be a public purpose and exempt 100% of the improvements from real property taxes. The Developer agrees to make certain improvements to the parcel and make payments in lieu of taxes (PILOTs) equal to the taxes that would have been paid for the parcel but for the TIF. A portion of the PILOTs will be paid to the Cleveland Metropolitan School District in the amount the District would have otherwise received but for the TIF by the County ("District Payments"). The balance of the PILOTS will be utilized to fund eligible project costs and project debt. The developer will be responsible for any shortfall of PILOT payments for project costs.
• The TIF will be immediately effective on the residential after the expiration of the 15-year, 100% tax abatement.

Economic Impact
• Creation of 14 jobs in the City of Cleveland
• Project estimates $19,901 in added income tax
• The project will generate $568,125 annual residency taxes and once stabilized, the project is expected to generate $1,778,720.84 in annual property taxes for the School District upon expiration of the residential tax abatement

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

Section 2. That Section 2 of Ordinance No.906-2020, passed December 2, 2020, is repealed.

Section 3. That Ordinance No. 906-2020, passed December 2, 2020, is supplemented by adding new Section 2a. to read as follows:

Section 2a. Supplemental project phases as set forth in the following project summary, and necessary amendment to TIF Agreement and execution of supplemental TIF escrow agreements will be as follows:

Project Name:	Circle Square
Project Address:	10600 and 10605, and 10700 Chester Avenue
Parcel Number:	119-20-039, 119-20-042, 119-20-052 (119-20-003, 119-20-005, 119-20-008, 119-20-035, 119-20-041, 119-20-046, 119-20-047, 119-20-048, 119-20-049, 119-20-051, and 119-20-301 also subject to Ordinance No. 906-2020)

Ordinance No. 941-2026

Developer:	Circle Square / UC City Center LLC, Library Lofts LLC, and/or their designee(s)
Project Manager:	Bobby Bruno
Ward/Councilperson:	6 – Griffin
City Assistance:	Non-School TIF Amendment

Project Summary

Circle Square is a mixed-use development led by UC City Center LLC, Library Lofts LLC, and/or their designee(s) ("Developer" or "Development Company"), an entity represented locally by Steven K. Rubin for the purpose of redeveloping and holding the 10600 and 10605 blocks fronting the south side of Chester Avenue, Cleveland, Ohio, 44106 ("Project Site").

In 2020, the City passed Ordinance No. 906-2020, authorizing the Director to enter into Tax Increment Financing agreements to induce the project's construction. In the time since, the Developer has constructed the 24-story Artisan building comprising 298 apartments and approximately 14,000 square feet of retail space, the 9-story Library Lofts building comprising 207 apartments and the redeveloped MLK Branch of the Cleveland Public Library, and structured parking to serve the two towers.

The Developer will now undertake supplemental project phases in the TIF District approved by Ordinance No. 906-2020 that will include: 1) The West Stokes Parcel-a 14-story structure containing an approximately 170-key hotel, +/- 20,000 square feet of retail space, and a 300 space parking structure, to be constructed on PPN 119-20-042, 119-20-052; 2) the East Stokes North Parcel - a 24-story structure containing approximately 281 residential units, +/- 17,600 square feet of commercial space and 291 parking spaces, to be constructed on the northern portion of PPN 119-20-039; and 3) another future commercial or residential development, to be constructed on southern portion of PPN 119-20-039 ("Project").

To enable the construction of the three upcoming project phases, Ordinance No. 906-2020 will be amended to remove language limiting the TIF term to 2052. Through removal of the language, the Director will now be able to enter into 30-year non-school TIF agreements related to these project phases, without having to limit the term to 26 years due to the ordinance's authorizing language.

In order to assist with project financing, the Developer has requested the City impose a Ohio Revised Code Section 5709.41, 30-Year, non-school TIF on the remaining unfinished phases. The TIF will support debt service and assist with the development at 10600 and 10605 and 10700 Chester Ave, Cleveland, Ohio, 44106. The TIF will be immediately effective on the residential portions of the East Stokes Parcel Project Site after the expiration of the 15-Year Community Reinvestment Area Tax Abatement. The TIF will be immediately effective on the commercial portions of the West Stokes Parcel Project Site after the expiration of the anticipated 10-year Enterprise Zone Tax Abatement.

Proposed Amendment

Amend existing TIF Ordinance No. 906-2020 to remove language limiting the TIF term to 2052. This will enable the construction of the East Stokes Parcel Project, West Stokes Parcel Project, and future development projects described above.

Economic Impact

- Creation of approximately 103 new full-time equivalent jobs in the City of Cleveland
- Project estimates $98,169 in new annual City tax revenue generated from 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

Section 4. That this ordinance is declared to be an emergency measure and, provided it receives the affirmative vote of two-thirds of all the members elected to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor; otherwise it shall take effect and be in force from and after the earliest period allowed by law.

SM:uo
8-19-26

FOR: Director Bourdeau Small

Ord. No. 941-2026

REPORT
after second Reading

By Council Members Santana and Griffin (by departmental request)

AN EMERGENCY ORDINANCE

To amend Section 2 of Ordinance No. 906-2020, passed December 2, 2020, relating to a Tax Increment Financing Agreement with Library Lofts LLC and/or UC City Center LLC, and/or designees for a development project, to remove the term "not to extend beyond 2052" and to provide a summary of supplemental project phases and authorizing amendments to existing TIF agreements and supplemental TIF escrow agreements.

READ FIRST, SECOND AND THIRD TIME

READ FIRST TIME
and referred to

REPORTS

CITY CLERK

READ SECOND TIME

CITY CLERK

READ THIRD TIME on AUGUST 16, 2026

PRESIDENT

CITY CLERK

APPROVED

MAYOR

Recorded Vol. **113** Page

Published in the City Record