

NAME / LOCATION		Project Location	Project Real/Personal Property costs % Completion	Total Job (New & retain) %	T.I.R.C. Recommendation per T.I.R.C. Meeting Date: August 26, 2025	Last Tax year per Contract Date	COMMENTS
TIRC Compliance Report Summary- As of December 31, 2024 Agreements in Compliance (75% - 100%) T.I.R.C. Meeting Date: August 26, 2025							
1	2101 Superior Owner ,LLC	2101 Superior Avenue	100%	209%	Continue	2029	Construction of 56,000 sq. foot commercial office building; GBX Group LLC tenant
2	Bear Diversified Properties LLC	5900-6000 Harvard Avenue	100%	96%	Continue	2033	Renovation of existing building (227,000 sq. ft.). Northern Stamping Inc. tenant
3	18901 Euclid Avenue LLC	18901 Euclid Avenue	100%	200%	Continue	2029	Real Estate Holding Company; Dynamic Metal Services tenant
4	BCP Cleveland, LLC	SW Corner of Marquette & South Marginal Road	100%	226%	Continue	2024	Real Estate Holding Company; Owens & Minor tenant
5	Dave's Midtown Partners, LLC	6100 Chester Avenue	100%	102%	Continue	2028	Construction of a full service Grocery Store
6	OW Holdings, LLC	Emerald Parkway in Cleveland, Ohio (7.55 acres)	100%	135%	Continue	2026	Headquarters of Oatey Company
7	Chester Ave Hotel, LLC	NW East 101st Street & Chester Avenue	94%	84%	Continue	2029	Construction of 175 room commercial hotel
TIRC Compliance Report Summary- As of December 31, 2024 Agreements not in Compliance-Recommended to Continue T.I.R.C. Meeting Date: August 26, 2025							
1	Northeast Ohio Neighborhood Health Services, Inc.	Eastside Market - 105th St. Clair Avenue	100%	72%	Continue	2029	Real property Improvements at Eastside Market for a grocery store and Health Clinic
TIRC Compliance Report Summary- As of December 31, 2024 Agreements in Grace Period-Recommended to Continue T.I.R.C. Meeting Date: August 26, 2025							
1	Erievew Galleria LLC (CT2024*035), Erievew Tower LLC (CT2024*042) and Erievew Tower Residential LLC (CT2024*033)	Hotel, Residential, Office Site adjacent and around the Galleria Site	0%	52%	Continue	2038	Hotel, Residential, Office Site development adjacent and around the Historic Galleria Site

CITY OF CLEVELAND
2024 TAX INCREMENT FINANCING (TIF) REPORT

T.I.F. Service Payments Received in Calendar Year 2024			
ELECTRIC GARDENS TIF 0740270	36,203.58	T.I.F. RECIPIENT / DATE OF AGREEMENT	ELECTRIC GARDENS LLC - 11/6/2019
		PROJECT LOCATION	LAND ADJACENT TO THE TOWPATH TRAIL AT LITERARY AND WEST 5TH STREET CLEVELAND OH 44113
		PROJECT DESCRIPTION	REDEVELOP SITE FOR MIX USE SPACE INCLUDING APPROXIMATELY 130 APARTMENTS AND 8,000 SQUARE FEET TO BE USED AS COMMERCIAL/LIMITED COMMON USE SPACE
		TIF AGREEMENT LENGTH	THIRTY (30) YEARS
		PROJECTED VS. ACTUAL INVESTMENT	\$24,733,862
SHAKER SQR. SHAKER TIF MONIES	83,417.14	PROJECTED VS. ACTUAL JOB RETENTION/CREATION	4 FTEs
		T.I.F. RECIPIENT / DATE OF AGREEMENT	SHAKER SQUARE OF OHIO LLC - 3/29/2000
		PROJECT LOCATION	SHAKER SQUARE RETAIL CENTER
		PROJECT DESCRIPTION	ACQUISITION,RENOVATION AND SITE & INFRASTRUCTURE IMPROVEMENTS TO THE SHAKER SQUARE RETAIL CENTER.,
		TIF AGREEMENT LENGTH	THIRTY (30) YEARS
ADDIS VIEW LLC TIF 07400305	21,100.98	PROJECTED VS. ACTUAL INVESTMENT	\$7,372,000
		PROJECTED VS. ACTUAL JOB RETENTION/CREATION	152 FTEs
		T.I.F. RECIPIENT / DATE OF AGREEMENT	ADDIS VIEW LLC - 10/15/2021
		PROJECT LOCATION	CHESTER AVENUE AND 'EAST 90TH STREET CLEVELAND OH 44106
		PROJECT DESCRIPTION	REDEVELOP SITE FOR MIX USE SPACE INCLUDING APPROXIMATELY 424 RESIDENTIAL UNITS
SHAKER SQR. CLEVELAND TIF MONIES	6,352.35	TIF AGREEMENT LENGTH	THIRTY (30) YEARS
		PROJECTED VS. ACTUAL INVESTMENT	\$12,033,117
		PROJECTED VS. ACTUAL JOB RETENTION/CREATION	10 FTEs
		T.I.F. RECIPIENT / DATE OF AGREEMENT	SHAKER SQUARE OF OHIO LLC - 3/29/200
		PROJECT LOCATION	SHAKER SQUARE RETAIL CENTER
SUPERIOR AVE PD TIF MONIES	507,962.12	PROJECT DESCRIPTION	ACQUISITION,RENOVATION AND SITE & INFRASTRUCTURE IMPROVEMENTS TO THE SHAKER SQUARE RETAIL CENTER.,
		TIF AGREEMENT LENGTH	THIRTY (30) YEARS
		PROJECTED VS. ACTUAL INVESTMENT	\$7,372,000
		PROJECTED VS. ACTUAL JOB RETENTION/CREATION	152 FTEs
		T.I.F. RECIPIENT / DATE OF AGREEMENT	CITY OF CLEVELAND PUBLIC IMPROVEMENTS - 3/1/2004
LOWER EUCLID TIF-318	489,589.21	PROJECT LOCATION	PLAIN DEALER SITE - SUPERIOR AVENUE & ADJACENT PROPERTY BETWEEN EAST 17TH. & EAST 30TH STREETS.
		PROJECT DESCRIPTION	PLAIN DEALER SITE-CERTAIN PUBLIC IMPROVEMENTS ALONG SUPERIOR AVENUE & ADJACENT PROPERTY BETWEEN EAST 17TH. & EAST 30TH STREETS.
		TIF AGREEMENT LENGTH	THIRTY (30) YEARS
		PROJECTED VS. ACTUAL INVESTMENT	\$2,965,000
		PROJECTED VS. ACTUAL JOB RETENTION/CREATION	N/A
LOWER EUCLID TIF-05F	386,064.56	T.I.F. RECIPIENT / DATE OF AGREEMENT	318 EUCLID LLC -12/20/2002
		PROJECT LOCATION	318 EUCLID AVENUE
		PROJECT DESCRIPTION	318 EUCLID AVENUE PROJECT FACILITIES INCLUDE THE FROMER WOOLWORTH BUILDING & ADJACENT BUILDINGS WHICH WILL BE RENOVATED FOR THE PURPOSE OF CREATING A "HOUSE OF BLUES" VENUE.
		TIF AGREEMENT LENGTH	THIRTY (30) YEARS
		PROJECTED VS. ACTUAL INVESTMENT	\$19,900,000
TARGET SERVICE PAYMENT TIF	323,412.09	PROJECTED VS. ACTUAL JOB RETENTION/CREATION	N/A
		T.I.F. RECIPIENT / DATE OF AGREEMENT	EUCLID AVENUE GARAGE LLC & SAMAL EUCLID LLC - 12/20/02 (ASSIGNED 9/20/11)
		PROJECT LOCATION	515 EUCLID AVENUE
		PROJECT DESCRIPTION	515 EUCLID AVENUE PROJECT INCLUDE 11,000 SQUARE FEET OF RETAIL SPACE & A PARKING GARAGE WITH AN ESTIMATED 522 SPACES..
		TIF AGREEMENT LENGTH	THIRTY (30) YEARS

		TIF AGREEMENT LENGTH PROJECTED VS. ACTUAL INVESTMENT PROJECTED VS. ACTUAL JOB RETENTION/CREATION	THIRTY (30) YEARS \$12,115,000 150 FTEs & 81 FTEs
LOWER EUCLID TIF HIGBEES	1,275,188.70	T.I.F. RECIPIENT / DATE OF AGREEMENT PROJECT LOCATION PROJECT DESCRIPTION TIF AGREEMENT LENGTH PROJECTED VS. ACTUAL INVESTMENT PROJECTED VS. ACTUAL JOB RETENTION/CREATION	HIGBEE MOTHERSHIP LLC (AMENDED 12/1/2015) PUBLIC SQUARE PUBLIC SQUARE PROJECT THIRTY (30) YEARS \$19,900,000 N/A
VA HOSPITAL TIF	2,196,650.68	T.I.F. RECIPIENT / DATE OF AGREEMENT PROJECT LOCATION PROJECT DESCRIPTION TIF AGREEMENT LENGTH PROJECTED VS. ACTUAL INVESTMENT PROJECTED VS. ACTUAL JOB RETENTION/CREATION	CGA WADE PARK LAND LLC, WOODBRANCH CLEVELAND LLC, ROECO CLEVELAND LLC AND CGA OFFICE/GARAGE TIC I, II III LLC - (AMENDED 2/14/2018) VA HOSPITAL WADE PARK AVENUE THE CONSTRUCTION OF A 2,080 SPACE MULTI-LEVEL PARKING GARAGE & AN ADMINISTRATIVE OFFICE BUILDING AND OTHER RELATED APPURTENANCES. THIRTY (30) YEARS \$72,127,279 2,700 FTEs
FLATS EAST #0740150 & 0740160	5,475,431.80	T.I.F. RECIPIENT / DATE OF AGREEMENT PROJECT LOCATION PROJECT DESCRIPTION TIF AGREEMENT LENGTH PROJECTED VS. ACTUAL INVESTMENT PROJECTED VS. ACTUAL JOB RETENTION/CREATION	FLATS EAST DEVELOPMENT LLC & FED/MAIN STREET LLC (AMENDED 12/15/2020) VARIOUS PARCELS THE FLATS EAST BANK AREA OF CLEVELAND ACQUISITION AND DEVELOPMENT OF SITE FOR MIXED RESIDENTIAL AND COMMERICAL USE SIXTY (60) YEARS \$232,380,490 1,620 FTEs
DUNHAM SQUARE LAND LLC TIF	210,735.72	T.I.F. RECIPIENT / DATE OF AGREEMENT PROJECT LOCATION PROJECT DESCRIPTION TIF AGREEMENT LENGTH PROJECTED VS. ACTUAL INVESTMENT PROJECTED VS. ACTUAL JOB RETENTION/CREATION	DUNHAM SQUARE LAND LLC - 12/8/2011 6700 EUCLID AVENUE CONSTRUCTION OF A 126,000 SQ. FOOT NEW MANUFACTURING FACILITY THIRTY (30) YEARS \$14,555,988 150 FTEs
6200 EUCLID AVE LLC TIF	16,276.22	T.I.F. RECIPIENT / DATE OF AGREEMENT PROJECT LOCATION PROJECT DESCRIPTION TIF AGREEMENT LENGTH PROJECTED VS. ACTUAL INVESTMENT PROJECTED VS. ACTUAL JOB RETENTION/CREATION	6200 EUCLID AVE. LLC - 4/14/11 6200 EUCLID AVENUE CONSTRUCTION OF A 35,000 SQ. FOOT NEW MANUFACTURING FACILITY THIRTY (30) YEARS \$6,900,000 50 FTEs
SDC UNIVERSITY CIRCLE TIF	203,155.14	T.I.F. RECIPIENT / DATE OF AGREEMENT PROJECT LOCATION PROJECT DESCRIPTION TIF AGREEMENT LENGTH PROJECTED VS. ACTUAL INVESTMENT PROJECTED VS. ACTUAL JOB RETENTION/CREATION	SDC UC FEE OWNER LLC - 12/8/2011 2021 CORNELL ROAD CONSTRUCTION OF A 153 ROOM MARRIOTT HOTEL. THIRTY (30) YEARS \$16,154,111 45 FTEs
ROCKWELL PROPERTIES LLC	213,461.90	T.I.F. RECIPIENT / DATE OF AGREEMENT PROJECT LOCATION PROJECT DESCRIPTION TIF AGREEMENT LENGTH PROJECTED VS. ACTUAL INVESTMENT PROJECTED VS. ACTUAL JOB RETENTION/CREATION	ROCKWELL PROPERTIES LLC - 12/23/2013 601 ROCKWELL AVENUE RENOVATION OF A 115,500 SQUARE FOOT BUILDING FOR LEASING TO TENANTS. TOTAL ESTIMATED DEVELOPER'S COSTS IS \$37M. TWENTY (20) YEARS \$37,000,000 N/A
HEMMINGWAY 6555 LLC TIF	79,737.86	T.I.F. RECIPIENT / DATE OF AGREEMENT PROJECT LOCATION PROJECT DESCRIPTION TIF AGREEMENT LENGTH PROJECTED VS. ACTUAL INVESTMENT PROJECTED VS. ACTUAL JOB RETENTION/CREATION	HEMMINGWAY AT 6555 LLC - 11/30/2012 6555 CARNEGIE AVENUE PHASE III OF THE MIDTOWN TECH PARK & WILL LEASE OUT NEW DEVELOPMENT SPACE TO VARIOUS TENANTS. TWENTY (20) YEARS \$8,939,644 80 FTEs
EVERGREEN HUD 108 TIF	47,279.82	T.I.F. RECIPIENT / DATE OF AGREEMENT PROJECT LOCATION PROJECT DESCRIPTION TIF AGREEMENT LENGTH PROJECTED VS. ACTUAL INVESTMENT PROJECTED VS. ACTUAL JOB RETENTION/CREATION	EVERGREEN REAL ESTATE CORP. -12/22/2011 5800 DIAMOND AVENUE ACQUISITION & CONSTRUCTION OF A 38,000 SQ. FOOT DISTRIBUTION CENTER TO BE LEASED TO GREEN CITY GROWERS (TENANT). TWENTY (20) YEARS \$11,422,554 42 FTEs
		T.I.F. RECIPIENT / DATE OF AGREEMENT	800 SUPERIOR LLC - 8/31/2012

800 SUPERIOR TIF	317,346.07	PROJECT LOCATION	800 SUPERIOR AVENUE ACQUISITION,OWNER IMPROVEMENTS AND RELOCATION COSTS OF TENANTS
		PROJECT DESCRIPTION	ESTIMATED TO BE \$22.010M.
		TIF AGREEMENT LENGTH	THIRTY (30) YEARS
		PROJECTED VS. ACTUAL INVESTMENT	\$14,430,958
		PROJECTED VS. ACTUAL JOB RETENTION/CREATION	1,000 FTEs
OPTIMA 777 LLC TIF	359,051.04	T.I.F. RECIPIENT / DATE OF AGREEMENT	OPTIMA 777, LLC - 12/18/2013
		PROJECT LOCATION	777 ST. CLAIR AVENUE
		PROJECT DESCRIPTION	RENOVATION OF A 23 STORY HOTEL (WESTIN CLEVELAND HOTEL) CONSISTING OF 484
		TIF AGREEMENT LENGTH	ROOMS,RESTAURANT & COFFEE SHOP.
		PROJECTED VS. ACTUAL INVESTMENT	THIRTY (30) YEARS
		PROJECTED VS. ACTUAL JOB RETENTION/CREATION	\$39,033,134
			185 FTEs
1717 EAST 9TH LLC TIF	42,313.24	T.I.F. RECIPIENT / DATE OF AGREEMENT	1717 EAST 9TH LLC - 10/11/2013
		PROJECT LOCATION	1717 EAST NINTH STREET, CLEVELAND,OHIO 44114
		PROJECT DESCRIPTION	REDEVELOP THE COMMERCIAL BLD. FIRST FLOOR FOR LEASE RETAIL/COMMERCIAL
		TIF AGREEMENT LENGTH	TENANTS & 223 MULTI-FAMILY MARKET RESIDENTIAL UNITS.
		PROJECTED VS. ACTUAL INVESTMENT	THIRTY (30) YEARS
		PROJECTED VS. ACTUAL JOB RETENTION/CREATION	\$33,236,000
			30 FTEs
STEELYARD COMMONS TIF MONIES	1,111,837.52	T.I.F. RECIPIENT / DATE OF AGREEMENT	STEELYARD COMMONS LLC, STEELYARD WEST LLC & SWNC,INC. - 1/9/2006 (10/15/2013)
		PROJECT LOCATION	THE CLEVELAND STEELYARDS COMMONS
		PROJECT DESCRIPTION	COMPLETION OF THE CLEVELAND STEELYARD COMMONS RETAIL AREA
		TIF AGREEMENT LENGTH	THIRTY (30) YEARS
		PROJECTED VS. ACTUAL INVESTMENT	\$74,603,200
		PROJECTED VS. ACTUAL JOB RETENTION/CREATION	N/A
ONE UC PARTNERS LLC TIF	24,020.94	T.I.F. RECIPIENT / DATE OF AGREEMENT	ONE UC PARTNERS LLC - 4/28/2016
		PROJECT LOCATION	10730 EUCLID AVENUE, CLEVELAND,OHIO
		PROJECT DESCRIPTION	20 STORY BUILDING WHICH WILL INCLUDE RESIDENTAL APTS/PARKING GARAGE
		TIF AGREEMENT LENGTH	THIRTY (30) YEARS
		PROJECTED VS. ACTUAL INVESTMENT	\$90,147,419
		PROJECTED VS. ACTUAL JOB RETENTION/CREATION	10 FTEs
VICTORY MIDTOWN LLC TIF	63,880.60	T.I.F. RECIPIENT / DATE OF AGREEMENT	VICTORY MIDTOWN LLC - 4/29/2016
		PROJECT LOCATION	7012 EUCLID AVE. CLEVELAND,OHIO44103
		PROJECT DESCRIPTION	CONSTRUCT & REDEVELOP TENANT SPACES
		TIF AGREEMENT LENGTH	THIRTY (30) YEARS
		PROJECTED VS. ACTUAL INVESTMENT	\$21,297,853
		PROJECTED VS. ACTUAL JOB RETENTION/CREATION	80 FTEs
CUMBERLAND TCC LLC	23,807.34	T.I.F. RECIPIENT / DATE OF AGREEMENT	CUMBERLAND TCC 1, LLC -10/24/2017
		PROJECT LOCATION	LAKEFRONT SITE- VOINOVICH PARK
		PROJECT DESCRIPTION	RETAIL/RESTAURANT & RESIDENTIAL/RETAIL MIX USE BLD.
		TIF AGREEMENT LENGTH	THIRTY (30) YEARS
		PROJECTED VS. ACTUAL INVESTMENT	\$9,000,000
		PROJECTED VS. ACTUAL JOB RETENTION/CREATION	N/A
CLEVELAND HILTON TIF	2,055,929.54	T.I.F. RECIPIENT / DATE OF AGREEMENT	COUNTY OF CUYAHOGA,OHIO & CLEVELAND-CUYAHOGA COUNTY PORT AUTHORITY -
		PROJECT LOCATION	12/17/2013
		PROJECT DESCRIPTION	100 LAKESIDE AVENUE CLEVELAND OH 44114
		TIF AGREEMENT LENGTH	CONSTRUCTION OF 600 ROOM HOTEL
		PROJECTED VS. ACTUAL INVESTMENT	THIRTY (30) YEARS
		PROJECTED VS. ACTUAL JOB RETENTION/CREATION	\$230,655,000
			N/A
VICTORY MIDTOWN LANDLORD TIF	160,175.46	T.I.F. RECIPIENT / DATE OF AGREEMENT	VICTORY MIDTOWN LANDLORD LLC - 4/29/2016
		PROJECT LOCATION	7012 EUCLID AVE. CLEVELAND OH 44103
		PROJECT DESCRIPTION	CONSTRUCT & REDEVELOP TENANT SPACES
		TIF AGREEMENT LENGTH	THIRTY (30) YEARS
		PROJECTED VS. ACTUAL INVESTMENT	\$21,297,853
		PROJECTED VS. ACTUAL JOB RETENTION/CREATION	80 FTEs
WORTHINGTON YARDS TIF	86,860.70	T.I.F. RECIPIENT / DATE OF AGREEMENT	WORTHINGTON YARDS LTD - 7/7/2017
		PROJECT LOCATION	725 JOHNSON COURT, CLEVELAND OH 44113
		PROJECT DESCRIPTION	MARKET RATE LOFT APTS. & PARKING, FITNESS CENTER & RESTAURANT
		TIF AGREEMENT LENGTH	THIRTY (30) YEARS
		PROJECTED VS. ACTUAL INVESTMENT	\$21,333,048
		PROJECTED VS. ACTUAL JOB RETENTION/CREATION	25 FTEs
		T.I.F. RECIPIENT / DATE OF AGREEMENT	KD TOWER CITY LLC - 11/3/2017

KD TOWER CITY TIF 0740235	23,337.23	PROJECT LOCATION PROJECT DESCRIPTION TIF AGREEMENT LENGTH PROJECTED VS. ACTUAL INVESTMENT PROJECTED VS. ACTUAL JOB RETENTION/CREATION	TERMINAL TOWER PARCELS- VARIOUS (EX.B) RENOVATE AND REDEVELOP SITE FOR COMMERCIAL TENNANTS TO LEASE THIRTY (30) YEARS \$55,000,000 N/A
INTESA GARAGE LLC TIF 0740250	35,379.66	T.I.F. RECIPIENT / DATE OF AGREEMENT PROJECT LOCATION PROJECT DESCRIPTION TIF AGREEMENT LENGTH PROJECTED VS. ACTUAL INVESTMENT PROJECTED VS. ACTUAL JOB RETENTION/CREATION	INTESA GARAGE LLC - 5/18/2017 NORTHEAST CORNER OF MAYFIELD ROAD & CIRCLE DRIVE CONSTRUCTION OF A SEVEN STORY MIXED USE RESIDENTIAL AND COMMERCIAL BUILDING WITH PARKING GARAGE AND OTHER INFRASTRUCTURE THIRTY (30) YEARS \$54,600,000.00 73 FTEs
PLAYHOUSE SQUARE TIF 0740015	85,352.30	T.I.F. RECIPIENT / DATE OF AGREEMENT PROJECT LOCATION PROJECT DESCRIPTION TIF AGREEMENT LENGTH PROJECTED VS. ACTUAL INVESTMENT PROJECTED VS. ACTUAL JOB RETENTION/CREATION	PLAYHOUSE SQUARE FOUNDATION INC - 6/28/2018 1530,1550,1570 AND 1600 EUCLID AVENUE CLEVELAND OH 44115 TO CONSTRUCT A 34 STORY RESIDENTIAL TOWER WITH 318 UNITS AND 530 PARKING SPACES THIRTY (30) YEARS \$88,000,000 10 FTEs
MIDTOWN HOSPITALITY LLC TIF 0740024	95,721.30	T.I.F. RECIPIENT / DATE OF AGREEMENT PROJECT LOCATION PROJECT DESCRIPTION TIF AGREEMENT LENGTH PROJECTED VS. ACTUAL INVESTMENT PROJECTED VS. ACTUAL JOB RETENTION/CREATION	MIDTOWN HOSPITALITY LLC - 4/2/2018 6975 EAST 69TH STREET CLEVELAND OH 44115 ACQUISITION AND CONSTRUCTION OF A NEW HILTON TRU HOTEL THIRTY (30) YEARS \$9,540,000.00 20 FTEs
HADDAS WINDOWPANE LLC TIF 0740045	109,951.76	T.I.F. RECIPIENT / DATE OF AGREEMENT PROJECT LOCATION PROJECT DESCRIPTION TIF AGREEMENT LENGTH PROJECTED VS. ACTUAL INVESTMENT PROJECTED VS. ACTUAL JOB RETENTION/CREATION	HADDAS WINDOWPANE LLC - 10/17/2019 158 EUCLID AVENUE CLEVELAND OH 44114 ACQUISITION OF PROPERTY AND THE REDEVELOPMENT OF 308 APARTMENTS WITH AN INTERIOR GARAGE AND ADDITIONAL SPACE FOR RETAIL TENANTS THIRTY (30) YEARS \$87,000,000 20 FTEs
JENNINGS 9 LLC TIF 0740065	91,620.70	T.I.F. RECIPIENT / DATE OF AGREEMENT PROJECT LOCATION PROJECT DESCRIPTION TIF AGREEMENT LENGTH PROJECTED VS. ACTUAL INVESTMENT PROJECTED VS. ACTUAL JOB RETENTION/CREATION	JENNINGS 9 LLC - 10/21/2019 HINKLEY INDUSTRIAL PARKWAY AND SCHAAF ROAD CLEVELAND OH 44109 DEVELOPMENT OF VACANT PARCEL INTO A BUILD TO SUITE BUILDING FOR END USER OFFICE SPACE USE FIFTEEN (15) YEARS \$8,324,000.00 143 FTEs
TAPPAN BUILDING TIF 0740265	16,576.42	T.I.F. RECIPIENT / DATE OF AGREEMENT PROJECT LOCATION PROJECT DESCRIPTION TIF AGREEMENT LENGTH PROJECTED VS. ACTUAL INVESTMENT PROJECTED VS. ACTUAL JOB RETENTION/CREATION	TAPPAN BUILDING LLC - 6/17/2019 2639 SCRANTON ROAD CLEVELAND OH 44113 REDEVELOP SITE FOR MIX USE SPACE INCLUDING APPROXIMATELY 95 RESIDENTIAL UNITS, 2,418 SQUARE FEET OF COMMERCIAL RETAIL SPACE AND PARKING THIRTY (30) YEARS \$14,619,620.00 8 FTEs
W25d RESIDENTIAL TIF 0740255	21,423.02	T.I.F. RECIPIENT / DATE OF AGREEMENT PROJECT LOCATION PROJECT DESCRIPTION TIF AGREEMENT LENGTH PROJECTED VS. ACTUAL INVESTMENT PROJECTED VS. ACTUAL JOB RETENTION/CREATION	W25d RESIDENTIAL LLC - 9/29/2016 NORTHWEST AND SOUTHWEST CORNER OF WEST 25TH STREET AND DETROIT AVENUE CLEVELAND OH 44113 ACQUISITION AND DEVELOPMENT OF SITE FOR MIXED RESIDENTIAL AND COMMERICALUSE THIRTY (30) YEARS \$43,750,000.00 25 FTEs
W25d COMMERCIAL TIF 0740260	59,497.10	T.I.F. RECIPIENT / DATE OF AGREEMENT PROJECT LOCATION PROJECT DESCRIPTION TIF AGREEMENT LENGTH PROJECTED VS. ACTUAL INVESTMENT PROJECTED VS. ACTUAL JOB RETENTION/CREATION	W25d COMMERCIAL LLC - 9/29/2016 NORTHWEST AND SOUTHWEST CORNER OF WEST 25TH STREET AND DETROIT AVENUE CLEVELAND OH 44113 ACQUISITION AND DEVELOPMENT OF SITE FOR MIXED RESIDENTIAL AND COMMERICAL USE THIRTY (30) YEARS \$43,750,000.00 25 FTEs
ELECTRIC GARDENS RES TIF 0740271	13,342.22	T.I.F. RECIPIENT / DATE OF AGREEMENT PROJECT LOCATION	ELECTRIC GARDENS LLC - 11/6/2019 LAND ADJACENT TO THE TOWPATH TRAIL AT LITERARY AND WEST 5TH STREET CLEVELAND OH 44113

		PROJECT DESCRIPTION TIF AGREEMENT LENGTH PROJECTED VS. ACTUAL INVESTMENT PROJECTED VS. ACTUAL JOB RETENTION/CREATION	REDEVELOP SITE FOR MIX USE SPACE INCLUDING APPROXIMATELY 130 APARTMENTS AND 8,000 SQUARE FEET TO BE USED AS COMMERCIAL/LIMITED COMMON USE SPACE THIRTY (30) YEARS \$24,733,862 4 FTEs
DAVE'S MIDTOWN TIF 0740275	23,205.68	T.I.F. RECIPIENT / DATE OF AGREEMENT PROJECT LOCATION	DAVE'S MIDTOWN PARTNERS LLC - 12/1/2017 INTERSECTION OF EAST 61ST STREET AND CHESTER AVENUE CLEVELAND OH 44103 DEVELOP A NEW 55,521 APPROXIMATE SQUARE FOOT GROCERY STORE TO BE OCCUPIED BY DAVE'S SUPERMARKET THIRTY (30) YEARS \$9,795,536 115 FTEs & 121 FTEs
		PROJECT DESCRIPTION TIF AGREEMENT LENGTH PROJECTED VS. ACTUAL INVESTMENT PROJECTED VS. ACTUAL JOB RETENTION/CREATION	
LINCOLN PARTNERS TIF 0740280	11,526.56	T.I.F. RECIPIENT / DATE OF AGREEMENT PROJECT LOCATION	LINCOLN PARTNERS LLC - 12/8/2020 SOUTHWEST CORNER OF SCRANTON ROAD AND WILEY AVENUE CLEVELAND OH 44113 REDEVELOP SITE FOR MIX USE SPACE INCLUDING APPROXIMATELY 83 RESIDENTIAL APARTMENTS AND 6,500 SQUARE FEET TO BE USED AS COMMERCIAL/OFFICE SPACE THIRTY (30) YEARS \$19,036,881.00 30 FTEs
		PROJECT DESCRIPTION TIF AGREEMENT LENGTH PROJECTED VS. ACTUAL INVESTMENT PROJECTED VS. ACTUAL JOB RETENTION/CREATION	
LINCOLN PARTNERS RES TIF 0740281	517.78	T.I.F. RECIPIENT / DATE OF AGREEMENT PROJECT LOCATION	LINCOLN PARTNERS LLC - 12/8/2020 SOUTHWEST CORNER OF SCRANTON ROAD AND WILEY AVENUE CLEVELAND OH 44113 REDEVELOP SITE FOR MIX USE SPACE INCLUDING APPROXIMATELY 83 RESIDENTIAL APARTMENTS AND 6,500 SQUARE FEET TO BE USED AS COMMERCIAL/OFFICE SPACE THIRTY (30) YEARS \$19,036,881.00 30 FTEs
		PROJECT DESCRIPTION TIF AGREEMENT LENGTH PROJECTED VS. ACTUAL INVESTMENT PROJECTED VS. ACTUAL JOB RETENTION/CREATION	
GLENVILLE CIRCLE NORTH TIF 0740125	13,614.80	T.I.F. RECIPIENT / DATE OF AGREEMENT PROJECT LOCATION	GLENVILLE CIRCLE NORTH L.P. - 10/30/2018 NORTHWEST CORNER OF EAST 105TH STREET AND ASHBURY AVENUE CLEVELAND OH 44106 REDEVELOP SITE FOR MIX USE SPACE INCLUDING APPROXIMATELY 63 RESIDENTIAL APARTMENTS AND 13,950 SQUARE FEET TO BE USED AS COMMERCIAL/RETAIL SPACE THIRTY (30) YEARS \$11,227,000.00 15 FTEs
		PROJECT DESCRIPTION TIF AGREEMENT LENGTH PROJECTED VS. ACTUAL INVESTMENT PROJECTED VS. ACTUAL JOB RETENTION/CREATION	
PROJECT 29 PARTNERS LLC TIF 0740035	47,521.74	T.I.F. RECIPIENT / DATE OF AGREEMENT PROJECT LOCATION	PROJECT 29 PARTNERS LLC - 11/15/2018 2850 DETROIT AVENUE CLEVELAND OH 44113 REDEVELOP SITE FOR MIX USE SPACE INCLUDING APPROXIMATELY 161 RESIDENTIAL UNITS, PARKING GARAGE AND 22,000 SQUARE FEET TO BE USED AS COMMERCIAL SPACE THIRTY (30) YEARS \$41,055,476 40 FTEs
		PROJECT DESCRIPTION TIF AGREEMENT LENGTH PROJECTED VS. ACTUAL INVESTMENT PROJECTED VS. ACTUAL JOB RETENTION/CREATION	
121 LARCHMERE INVESTORS LLC TIF 0740285	10,270.88	T.I.F. RECIPIENT / DATE OF AGREEMENT PROJECT LOCATION	121 LARCHMERE INVESTORS LLC - 6/9/2020 12201 LARCHMERE BOULEVARD CLEVELAND OH 44120 REDEVELOP SITE FOR MIX USE SPACE INCLUDING APPROXIMATELY 88 RESIDENTIAL UNITS AND 6,000 SQUARE FEET TO BE USED AS COMMERCIAL OFFICE SPACE THIRTY (30) YEARS \$17,298,041.00 20 FTEs
		PROJECT DESCRIPTION TIF AGREEMENT LENGTH PROJECTED VS. ACTUAL INVESTMENT PROJECTED VS. ACTUAL JOB RETENTION/CREATION	
OHIO CITY LEGACY LLC TIF 0740300	80,779.90	T.I.F. RECIPIENT / DATE OF AGREEMENT PROJECT LOCATION	OHIO CITY LEGACY LLC - 3/20/2020 2011 WEST 25TH STREET CLEVELAND OH 44113 REDEVELOP SITE FOR MIX USE SPACE INCLUDING APPROXIMATELY 293 RESIDENTIAL UNITS AND 40,000 SQUARE FEET TO BE USED AS COMMERCIAL RETAIL, EVENT AND GREEN SPACE THIRTY (30) YEARS \$102,203,537.00 10 FTEs
		PROJECT DESCRIPTION TIF AGREEMENT LENGTH PROJECTED VS. ACTUAL INVESTMENT PROJECTED VS. ACTUAL JOB RETENTION/CREATION	
TREO DEVELOPMENT LLC TIF 0740317	818.56	T.I.F. RECIPIENT / DATE OF AGREEMENT PROJECT LOCATION	TREO DEVELOPMENT LLC - 8/11/2021 2461 WEST 25TH STREET CLEVELAND OH 44113 REDEVELOP SITE FOR MIX USE SPACE INCLUDING APPROXIMATELY 171 RESIDENTIAL UNITS, 3,000 SQUARE FEET OF COMMERCIAL SPACE AND 175 PARKING SPACES THIRTY (30) YEARS \$30,969,346.00 10 FTEs
		PROJECT DESCRIPTION TIF AGREEMENT LENGTH PROJECTED VS. ACTUAL INVESTMENT PROJECTED VS. ACTUAL JOB RETENTION/CREATION	

2937 W. 25th LLC TIF 0740315	4,676.02	T.I.F. RECIPIENT / DATE OF AGREEMENT PROJECT LOCATION PROJECT DESCRIPTION TIF AGREEMENT LENGTH PROJECTED VS. ACTUAL INVESTMENT PROJECTED VS. ACTUAL JOB RETENTION/CREATION	2937 W 25 LLC - 12/26/2019 2937 WEST 25TH STREET CLEVELAND OH 44113 RENOVATION OF HISTORIC ASTRUP AWNING COMPANY BUILDING INCLUDING WINDOW REPLACEMENT, TUCKPOINTING, ROOF REPAIR, INTERIOR UPGRADES, TENANT BUILDOUT, PARKING LOT AND LANDSCAPING IMPROVEMENTS THIRTY (30) YEARS \$7,742,740.00 40 FTEs
CLE DEXTER LLC TIF 0740313	66,304.28	T.I.F. RECIPIENT / DATE OF AGREEMENT PROJECT LOCATION PROJECT DESCRIPTION TIF AGREEMENT LENGTH PROJECTED VS. ACTUAL INVESTMENT PROJECTED VS. ACTUAL JOB RETENTION/CREATION	CLE DEXTER LLC - 7/23/2019 1578 WEST 28TH STREET CLEVELAND OH 44113 REDEVELOP SITE FOR MIX USE SPACE INCLUDING APPROXIMATELY 112 RESIDENTIAL UNITS, 8,800 SQUARE FEET OF COMMERCIAL RETAIL SPACE AND INDOOR PARKING THIRTY (30) YEARS \$24,111,000.00 26 FTEs
TINNERMAN LOFTS LLC TIF 0740010	20,301.36	T.I.F. RECIPIENT / DATE OF AGREEMENT PROJECT LOCATION PROJECT DESCRIPTION TIF AGREEMENT LENGTH PROJECTED VS. ACTUAL INVESTMENT PROJECTED VS. ACTUAL JOB RETENTION/CREATION	TINNERMAN LOFTS LLC - 6/15/2021 2048 FULTON ROAD CLEVELAND OH 44113 REDEVELOP SITE FOR APPROXIMATELY 51 RESIDENTIAL APARTMENT UNITS AND AMENITIES INCLUDING A FITNESS CENTER AND TWO STORY PARKING GARAGE THIRTY (30) YEARS \$13,151,049.00 3 FTEs
TAPPAN BUILDING RES TIF 0740266	201.04	T.I.F. RECIPIENT / DATE OF AGREEMENT PROJECT LOCATION PROJECT DESCRIPTION TIF AGREEMENT LENGTH PROJECTED VS. ACTUAL INVESTMENT PROJECTED VS. ACTUAL JOB RETENTION/CREATION	TAPPAN BUILDING LLC - 6/17/2019 2639 SCRANTON ROAD CLEVELAND OH 44113 REDEVELOP SITE FOR MIX USE SPACE INCLUDING APPROXIMATELY 95 RESIDENTIAL UNITS, 2,418 SQUARE FEET OF COMMERCIAL RETAIL SPACE AND PARKING THIRTY (30) YEARS \$14,619,620.00 8 FTEs
UC CITY CENTER LLC TIF 0740321	36,929.25	T.I.F. RECIPIENT / DATE OF AGREEMENT PROJECT LOCATION PROJECT DESCRIPTION TIF AGREEMENT LENGTH PROJECTED VS. ACTUAL INVESTMENT PROJECTED VS. ACTUAL JOB RETENTION/CREATION	UC CITY CENTER LLC AND LIBRARY LOFTS LLC - 5/6/2021 10600 AND 10605 CHESTER AVENUE CLEVELAND OH 44106 REDEVELOP SITE FOR MIX USE SPACE INCLUDING APPROXIMATELY 298 RESIDENTIAL UNITS, OVER 14,000 SQUARE FEET OF COMMERCIAL SPACE, INDOOR AND OUTDOOR PARKING AND A NEW LIBRARY THIRTY (30) YEARS \$49,344,280.00 14 FTEs
UC CITY CENTER LLC - ARTISAN TIF 0740319	31,815.96	T.I.F. RECIPIENT / DATE OF AGREEMENT PROJECT LOCATION PROJECT DESCRIPTION TIF AGREEMENT LENGTH PROJECTED VS. ACTUAL INVESTMENT PROJECTED VS. ACTUAL JOB RETENTION/CREATION	UC CITY CENTER LLC AND LIBRARY LOFTS LLC - 5/6/2021 10600 AND 10605 CHESTER AVENUE CLEVELAND OH 44106 REDEVELOP SITE FOR MIX USE SPACE INCLUDING APPROXIMATELY 298 RESIDENTIAL UNITS, OVER 14,000 SQUARE FEET OF COMMERCIAL SPACE, INDOOR AND OUTDOOR PARKING AND A NEW LIBRARY THIRTY (30) YEARS \$84,225,875.00 14 FTEs
W25d HISTORIC TIF 0740307	79,488.69	T.I.F. RECIPIENT / DATE OF AGREEMENT PROJECT LOCATION PROJECT DESCRIPTION TIF AGREEMENT LENGTH PROJECTED VS. ACTUAL INVESTMENT PROJECTED VS. ACTUAL JOB RETENTION/CREATION	W25d HISTORIC LLC - 9/29/2016 NORTHWEST AND SOUTHWEST CORNER OF WEST 25TH STREET AND DETROIT AVENUE CLEVELAND OH 44113 ACQUISITION AND DEVELOPMENT OF SITE FOR MIXED RESIDENTIAL AND COMMERCIAL USE THIRTY (30) YEARS \$43,750,000.00 25 FTEs
SC OZ WATERFORD BLUFFS LLC TIF 0740033	53,574.82	T.I.F. RECIPIENT / DATE OF AGREEMENT PROJECT LOCATION PROJECT DESCRIPTION TIF AGREEMENT LENGTH PROJECTED VS. ACTUAL INVESTMENT PROJECTED VS. ACTUAL JOB RETENTION/CREATION	SC OZ WATERFORD BLUFFS LLC - 11/30/2020 LORAIN AVENUE AND WEST 20TH STREET CLEVELAND OH 44113 REDEVELOP SITE FOR APPROXIMATELY 240 RESIDENTIAL APARTMENT UNITS, OVER 15,000 SQUARE FEET OF AMENITY SPACE AND TWO FLOORS OF ENCLOSED PARKING THIRTY (30) YEARS \$47,080,000.00 5 FTEs
KD 55 PUBLIC SQUARE LLC TIF 0740311	6,382.26	T.I.F. RECIPIENT / DATE OF AGREEMENT PROJECT LOCATION PROJECT DESCRIPTION TIF AGREEMENT LENGTH	KD 55 PUBLIC SQUARE LLC - 4/1/2022 55 PUBLIC SQUARE CLEVELAND OH 44113 REDEVELOP SITE FOR APPROXIMATELY 205 RESIDENTIAL APARTMENT UNITS, 136,000 SQUARE FEET OF OFFICE SPACE, 15,000 SQUARE FEET OF FIRST FLOOR COMMERCIAL SPACE AND ADDITIONAL PARKING THIRTY (30) YEARS

		PROJECTED VS. ACTUAL INVESTMENT	\$51,000,000.00
		PROJECTED VS. ACTUAL JOB RETENTION/CREATION	30 FTEs
		T.I.F. RECIPIENT / DATE OF AGREEMENT	THE SHERWIN-WILLIAMS COMPANY - 1/27/2021
SHERWIN WILLIAMS COMPANY TIF 0740340	939,705.32	PROJECT LOCATION	CORNER OF SUPERIOR AVENUE AND WEST 6TH STREET CLEVELAND OH 44113 REDEVELOP SITE OF APPROXIMATELY 6.9 ACRES FOR A NEW CORPORATE HEADQUARTERS FACILITY AND POSSIBLE OTHER FACILITIES FOR OTHER BUSINESS
		PROJECT DESCRIPTION	RELATED ACTIVITIES
		TIF AGREEMENT LENGTH	THIRTY (30) YEARS
		PROJECTED VS. ACTUAL INVESTMENT	\$300,000,000.00
		PROJECTED VS. ACTUAL JOB RETENTION/CREATION	3138 FTEs & 3051
		T.I.F. RECIPIENT / DATE OF AGREEMENT	GEIS PROPERTIES LLC - 3/28/2014
GEIS PROPERTIES LLC TIF 0740343	417,930.35	PROJECT LOCATION	900-916, 1010 EUCLID AVENUE AND 2017 EAST 9TH STREET CLEVELAND OH 44114 REDEVELOP FORMER AMERITRUST TOWER INTO 156 SUITE HOTEL, MARKET RATE AND AFFORDABLE RATE APARTMENTS, COMMERCIAL OFFICE SPACE, AND FIRST FLOOR
		PROJECT DESCRIPTION	RETAIL GRAOCERY STORE
		TIF AGREEMENT LENGTH	THIRTY (30) YEARS
		PROJECTED VS. ACTUAL INVESTMENT	\$9,423,909.00
		PROJECTED VS. ACTUAL JOB RETENTION/CREATION	120 FTEs