

**DEPARTMENT OF ECONOMIC DEVELOPMENT
SUMMARY FOR THE LEGISLATIVE FILE
ORDINANCE NO: 672-2025**

Project Name: Memphis and Pearl
Project Site Address: Corner of Memphis and Pearl
Permanent Parcel #s: Parcel #s: 014-10-056, 014-10-055, 014-10-0554, 014-10-024, 014-10-022, 014-10-022 & 014-10-016
Developer: Old Brooklyn Community Development Corporation and/or designee
Project Manager: Ifeoma Ezepue
Ward/Councilperson: 13–Kris Harsh
City Assistance: 30–Year Non-School TIF

Project Site Map:



Project Summary:

The proposed mixed-use redevelopment project is located at the intersection of Memphis Avenue and Pearl Road in the Old Brooklyn neighborhood. Spearheaded by the Old Brooklyn Community Development Corporation (OBCDC), in partnership with Pearl Road United Methodist Church (PRUMC), Desmone Architects, and Tipping Point Development, this project aims to revitalize a historically significant underutilized area into a vibrant mixed-use community hub.

The development plan encompasses the new construction of a six-story building featuring 81 market-rate apartment units, including 40 one-bedroom units, 3 one-bedroom loft units, 35 two-bedroom units, and 3 two-bedroom loft units. This marks the first significant apartment development in Old Brooklyn in nearly half a century, addressing the growing demand for modern housing options in the area.

In addition to residential spaces, the project includes over 8,000 square feet of commercial and retail space designed to attract businesses that cater to the community's needs. The adaptive reuse of the historic St. Luke's Church sanctuary is a central feature, preserving its architectural heritage by restoring it to its historical footprint and repurposing it for contemporary use. The adjacent Pearl Road United Methodist Church building will also be revitalized to offer the current congregation an updated and efficient space with a focus on offering expanded community amenities, further strengthening the neighborhood's social infrastructure.

Improvements to the property will take place through 2028. 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 debt service related to the project. The project will create and/or cause to create approximately 5 new W-2 jobs at the Project Site with an approximate payroll of \$125,000. The total project investment is expected to be approximately \$36.5 million.

In order to assist with project financing, the Developer has requested the City impose a 30-Year, Non-School TIF. The TIF will support debt service and assist with the development at Parcel #s: 014-10-056, 014-10-055, 014-10-0554, 014-10-024, 014-10-022, 014-10-022 & 014-10-016. The TIF will be immediately effective after the expiration of the 15-Year, 100% Community Reinvestment Area Tax Abatement, to be administered by the City's Department of Community Development.

Proposed City Assistance

The request to Cleveland City Council is to authorize the Director of Economic Development to enter into the chain of title for certain properties associated with the project for the purpose of entering into a non-school Tax Increment Finance (TIF) agreement with Old Brooklyn Community Development Corporation 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, the 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 the parcels and making payments in lieu of taxes (PILOTs) equal to the taxes that would have been paid for that parcel but for the TIF. A portion of the PILOTs will be paid to the Cleveland Municipal School District in the amount the District would have otherwise received but for the TIF.

This piece of legislation will allow the City of Cleveland to enter into the chain of title for the parcels that is to be included in the TIF. A second piece of legislation will be required by Cleveland City Council for approval of the TIF Agreement.

Economic Impact

- Creation of approximately 5 new full-time W-2 jobs in the City of Cleveland
- Project estimates \$3,125.00 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.
- Subject to a Community Benefits Agreement.