

Hub 27 Phase II
Pivotal Development LLC
9100 Centre Pointe Drive, Suite 210
West Chester, Ohio 45069
(513) 964-1141

FILE NO. 310-2025

February 24, 2025

CERTIFIED MAIL RETURN RECEIPT REQUESTED

MAR 3 '25 PM 12:48

Patricia J. Britt
City Clerk
City of Cleveland
601 Lakeside Ave., Room 220
Cleveland, Ohio 44114

CITY COUNCIL

CLEVELAND

RE: Hub 27 Phase II

The purpose of this letter is to apprise your office that Pivotal GP Holding LLC, through a to-be-formed subsidiary, plans to be the managing member of a residential rental development located in or within a one-half mile radius of your political jurisdiction, and will submit an application to utilize the multifamily funding programs of the Ohio Housing Finance Agency (OHFA) for the development of this property.

HUB 27 II will comprise up to sixty-nine (69) units and is a multifamily development located in Cleveland, OH. The project will involve the new construction of a single multi-story building to be located at or near 2500 West 27th Street, Cleveland, OH 44113. The proposed design includes a mix of one (1), two (2) and three (3) bedroom units with accessible and universal design features, an energy efficient design and a comprehensive suite of modern unit amenities.

The proposed development will be financed with conventional debt (permanent and construction), Housing Credit proceeds, Housing Development Loan Program, deferred developer fee, local City funding, owner equity & other gap funding sources, as necessary, such as FHLB AHP.

Development Team:

Managing Member: Pivotal GP Holding LLC (through a subsidiary)
Lead Developer: Pivotal Development LLC
Contractor: Ruscilli Construction Co., Inc.
Property Manager: Pivotal Management LLC

Project Address: At or near 2500 West 27th Street, Cleveland, Cuyahoga County, OH 44113

Number of Units: 69

Program(s) to be utilized
in the Project: Housing Tax Credit Program & Housing Development Loan Program

Right to Submit

Comments: You have the right to submit comments to OHFA regarding the proposed project's impact on the community. Any objection to the project must be submitted in writing and signed by a majority of the voting members of the legislative body. Comments must be received by OHFA within 30 days of the mailing date of this notice.

The person to be notified at OHFA and their address is:

Director of Multifamily Housing
Ohio Housing Finance Agency
2600 Corporate Exchange Drive, Suite 300
Columbus, Ohio 43231

OHFA will provide a written response to any objections submitted under the terms outlined above.

Sincerely,



Brian McGeady,
President, Pivotal Development LLC
9100 Centre Pointe Drive, Suite 210
West Chester, OH 45069
(513) 964-1141
Brian.mcgeady@pivotal-hp.com