

**DEPARTMENT OF ECONOMIC DEVELOPMENT  
SUMMARY FOR THE LEGISLATIVE FILE  
ORDINANCE NO: 95-2025**

**Project Name:** Franklin Yards North  
**Project Address:** 3210 Franklin Blvd., Cleveland. OH 44113  
**Developer:** TDG Franklin North, LLC and/or designee  
**Project Manager:** Bobby Bruno  
**Ward/Councilperson:** 3 – Kerry McCormack  
**City Assistance:** Non-School TIF



**Project Summary**

TDG Franklin North, LLC is a special purpose entity created through a partnership of Property Advisors Group (“PAG”) and The Dalad Group (“Dalad”) to own and operate the site. PAG is based in Pepper Pike, and Dalad is an Independence-based business; both serve as fully integrated real estate companies offering services like brokerage, construction, investment, and property management services.

The Franklin Yards North project is led by Richard Nosan, Principal of PAG. PAG holds over 400,000 square feet of commercial real estate throughout Ohio and prides itself on rigorous tenant services and property management practices. PAG’s partner, Dalad, has been in the real estate business since 1947 throughout the Greater Cleveland area. As of today, Dalad has completed multifamily projects in Cleveland such as Worthington Yards, 2320 Lofts, and the Creswell, comprising over 215 residential units total. It assembled over 60% of the real estate that is now known as the Warehouse District and has developed a number of office and industrial buildings along I-77 near the Rockside Road area.

Richard Nosan started his career in 1977 in the industrial real estate department of Ostendorf-Morris Company and began his own commercial real estate development

projects and investments in 1986. He has led successful developments in Greater Cleveland like High Pointe Corporate Park and the currently under-construction The Park. He also has experience in out-of-state real estate markets such as Detroit, Michigan.

The project site is located at 3210 Franklin Boulevard, and currently is the site of a surface parking lot. The Project Site has sat vacant or as surface parking for multiple decades. The developer is proposing a multi-story residential building on the 0.45-acre site fronting on Franklin Blvd. Construction is anticipated to be completed in 2025 and the project is expected to include approximately 29 market-rate 1-bedroom apartments.

The developer is committed to providing housing supply in the City of Cleveland as it plans to complete this project concurrent to its historic renovation of the former YWCA facility and residential mansion on the south side of Franklin, adjacent to the Project Site. The concurrent projects will blend the re-use of existing structures and new construction to offer new housing opportunities to Cleveland residents.

The Borrower has secured a construction loan from Dollar Bank. The non-school TIF will be used to pay debt service for the project. Developer will create and/or cause to create 3 new W-2 jobs at the Project Site with an approximate payroll of \$80,000.

### **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 TDG Franklin North, 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, the parcel 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 that parcel 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 PILOT 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 parcel that is to be included in the TIF district. A second piece of legislation will be required by Cleveland City Council for approval of the TIF Agreement.

### **Economic Impact**

- Creation of approximately 3 new full time jobs in the City of Cleveland
- Project estimates \$2,000 in new annual City tax revenue generated from new employees

- Approximately \$66,676 in annual property tax benefit to CMSD
- Creation of 29 new apartment units in the City of Cleveland

**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