

**DEPARTMENT OF ECONOMIC DEVELOPMENT
SUMMARY FOR THE LEGISLATIVE FILE
ORDINANCE NO: 891-2022**

Project Name: Meijer Grocery Store
Project Address: East 105th St/ Cedar Avenue, Cleveland, OH 44106
Developer: FMCFP, LLC and/or Designee
Project Manager: Robin Brown
Ward/Councilperson: 6 – Griffin
City Assistance: \$1,500,000 UDAG Loan

Project Summary and Discussion

The project is a public-private partnership, co-sponsored by the developer, Cleveland Clinic and Fairfax Renaissance Development Corporation. Under construction since December 2021, the development consists of approximately 150,778 SF of residential space, including 90 market rate one-bedroom units, 90 micro+ units, 6 standard micro-units, 10 two-bedroom units, along with 200 parking garage spaces and 125 surface-level spaces, anchored by a 40,000 SF Meijer grocery store. The Meijer store will be a small format, full-service grocery, similar to projects they have developed in Grand Rapid, MI (where they are HQ'd) and Detroit, MI. As Meijer's first urban store in Ohio, the store will provide a much needed amenity for the Cleveland Clinic/Fairfax neighborhood.

Despite attempts to value engineer the project to address construction cost increases, the developer is still facing \$2,567,339 in additional project costs related to the Meijer grocery store, parking structure, site enhancements, roadway improvements and additional buildout costs for two single family homes being constructed in order to comply with the Uniform Relocation Act (URA). As a HUD Federally-assisted project through the City of Cleveland's Economic Development Department, the project sponsors are required to purchase and build replacements for two homes located in the project footprint.

FMCFP, LLC and/or designee ("Borrower") requesting a loan in the amount of up to \$1,500,000 to offset costs associated with the construction costs increase of the Meijer Grocery Store at East 105th St/Cedar Avenue, Cleveland, Ohio 44106 ("Project Site"). Borrower will create 40 W-2 jobs at the Project Site.

Proposed City Assistance

The request to Cleveland City Council is to authorize the Director of Economic Development to enter into appropriate agreement for a UDAG loan in the amount of up to \$1,500,000 to support construction costs increase of the Meijer grocery store.

Economic Impact

- Creation of 40 new jobs in the City of Cleveland

City Requirements

- Subject to Chapter 187 & 188
- Subject to a Workforce Development Agreement for all new jobs
- Subject to a Community Benefits Agreement
- Subject to Davis Bacon