



City of

# CLEVELAND

ECONOMIC DEVELOPMENT

PENNROSE HOLDING, LLC OR DESIGNEES  
UDAG LEGISLATION ORDINANCE #1362-2025  
NOVEMBER 10, 2025



# Pennrose Holding LLC or Designees



**Ordinance No.** 1362-2025

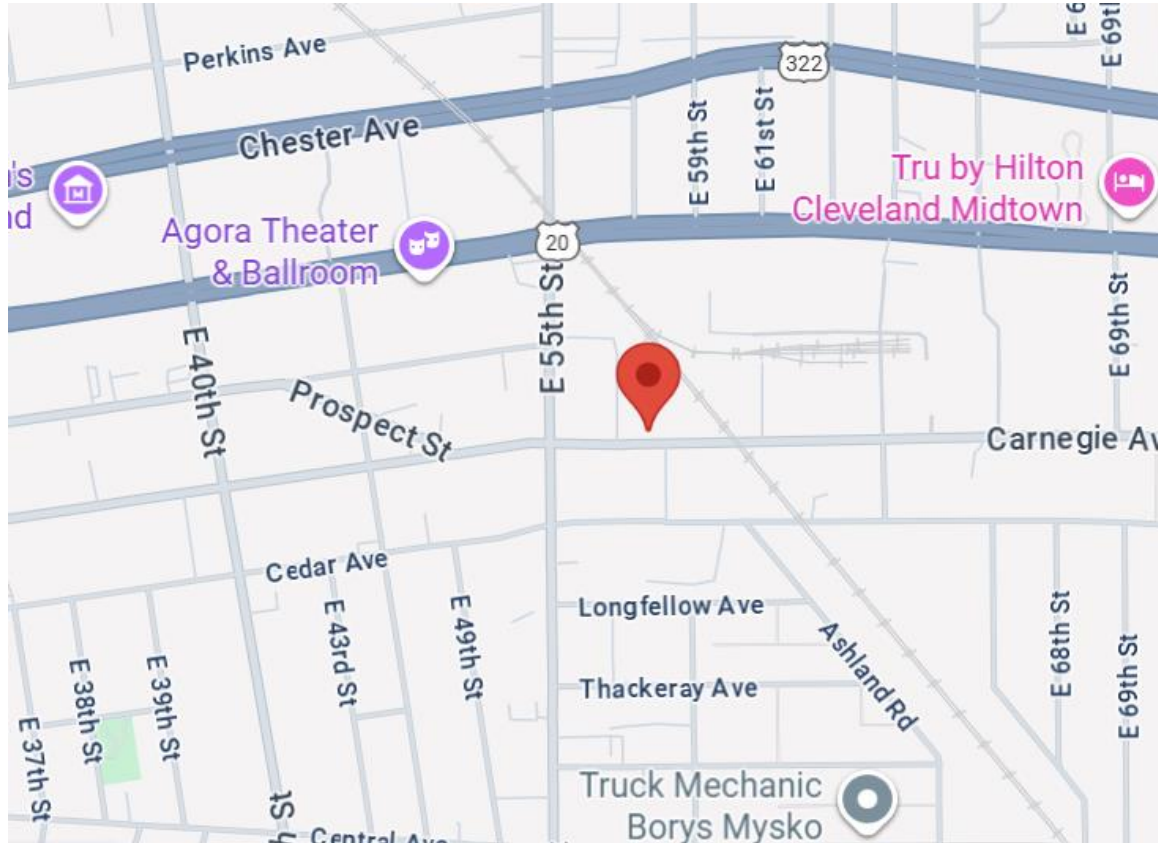
**Borrower:** Warner and Swasey I, LLC  
& Warner and Swasey II, LLC

**Project Site:** 5701 Carnegie Avenue

**Ward:** 5 / Councilman Richard Starr

**Neighborhood:** MidTown

# Pennrose Holding LLC or Designees



## Proposed City Assistance:

Two UDAG forgivable loans totaling \$800,000 to designees

**Use of Funds:** construction, predevelopment & renovation costs

**Job Commitment:** 3 new jobs

**Est. Total Project Costs:** \$64,119,374

# Pennrose Holding LLC or Designees

## Developer Info and Background

Pennrose Holding, LLC and its affiliates began engaging with the City in 2018 to redevelop this property. In 2025, Pennrose affiliate – Warner and Swasey I QOZB, LLC purchased the property from the City and is requesting additional financing in the **total amount of \$800,000** for two forgivable Loans.

## Physical Building Background

Located on Carnegie Avenue, originally built in 1905 and vacant since 1985, is set to be transformed into a vibrant mixed-income residential project. The redevelopment will create 112 affordable housing units for seniors and families across four floors. A future Phase will create 9.5K SF of commercial space on the first floor.

## Big Picture Benefits

Increasing property tax valuations; activate vacant and distressed properties, increase foot traffic and commercial activities along Innovation District and MidTown; encouraging new investment.

# Summary of Community Benefits

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- **Minority, Female, and Small Business Participation:** Developer commits to supporting local and historically underserved business entities through construction and post-project hiring, with a planned spend of \$6,371,922 on MBE, \$2,973,564 on FBE, and \$3,398,358 on CSB participation.
- **Mentor-Protégé Program Participation:** Developer will identify 2 MBE/FBE firms to mentor on capacity-building to compete for and perform on large scale construction projects.
- **Workforce Utilization Goals:** Developer will aim to meet workforce goals, including 20% City of Cleveland residents and 4% low-income individuals employed during construction phase.
- **Job Skill Development Opportunities:** Developer will provide job skill development opportunities for Cleveland residents, aiming for at least four paid internships, and six apprenticeships for Cleveland residents.
- **Community Engagement:** Developer will meet with community stakeholders no less than 3 times to gain input on the development project.

# Expanded Community Benefits Elements

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- **Host workforce collaborations, job fairs, contractor information and networking sessions.**
- **Unbundle contractor work into smaller bid packages suitable for MBEs, FBEs and CSBs.**
- **Incorporate LEED principles and sustainable practices into project design and construction.**
- **Neighborhood infrastructure and safety improvements:** curbs, street paving sidewalks, multi-purpose and bicycle paths, traffic calming, parks, green space, landscaping, lighting, security cameras, public art, bike racks, signage and blight removal.
- **Provide affordable housing units along with future planned market rate housing development.**
- **Use of Cleveland Public Power as the preferred electricity provider for the project.**
- **Enter into project labor agreement with one or more construction unions.**