

**DEPARTMENT OF ECONOMIC DEVELOPMENT
SUMMARY FOR THE LEGISLATIVE FILE
ORDINANCE NO: _____**

Project Name: Waterford Bluffs Apartments
Project Address: 2020 Lorain Avenue Cleveland, OH 44113
Developer: Stoneleigh Companies LLC or designee and/or designee
Project Manager: Anthony Svoboda
Ward/Councilperson: 3-Kerry McCormack
City Assistance: Non-School TIF

Project Summary and Discussion

Stoneleigh Companies LLC or designee, (“Developer”) is proposing a 4-story multi-family apartment building located at 2020 Lorain Avenue, Cleveland, OH 44113 (“Project Site”). 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 and assist with the development of approximately 241 market rate and workforce housing apartment units, two floors of enclosed heated parking, and 15,000 square feet of amenity space. The amenity space includes a second level pool area, a fitness center, top floor lounge, a dog park inclusive of an indoor dog wash, and a bike storage and repair facility with storage for over 100 bikes. The total project investment is expected to exceed approximately \$64.6 million. The project will create and/or cause to create 5 new W-2 jobs at the Project Site with an approximate payroll of \$285,683.

Stoneleigh Companies LLC is a Class A multifamily development company with a national footprint representing 40,000+ units nationwide. Based out of Chicago, the private real estate investment company has focused on acquisition and development of multifamily properties over the last 35 years in 35 different cities and 18 states. After conducting much market research on their next development project, Stoneleigh has identified the Ohio City neighborhood of Cleveland to be the “#1 area nationwide to put investment dollars to work”.

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 Stoneleigh Companies 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, 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 those parcels and making payments in lieu of taxes (PILOTs) equal to the taxes that would have been paid for those parcels 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 parcels that are 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 5 new full time jobs in the City of Cleveland
- Project estimates \$7,142.00 in new annual City tax revenue generated from residents and 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