



CITY OF CLEVELAND

Mayor Justin M. Bibb

COMMUNITY DEVELOPMENT

Date: November 20, 2025

To: Blaine Griffin, President of Council

From: Joy Anderson, Interim Director of Community Development

Subject: Legislation for Introduction & Passage – Amend Ord. 742-2025

We are requesting passage under suspension at the November 24, 2025, Council meeting of legislation to amend Ordinance No. 742-2025, passed June 2, 2025. As introduced, Ordinance No. 742-2025, authorizes the Director of Community Development to enter into one loan agreement with Pennrose Holdings, LLC, or its designee(s), to redevelop the Warner and Swasey building located at 5701 Carnegie Avenue. The new legislation we are submitting authorizes one or more loans.

The existing ordinance, Ordinance No. 742-2025, passed June 2, 2025, permits only a single loan agreement. Due to the project's financing structure and the involvement of multiple development entities, the Department requires the flexibility to execute more than one loan agreement to facilitate the redevelopment. The Warner and Swasey project will support the creation of affordable rental housing for households earning at or below 80% of the Area Median Income (AMI) and includes associated costs necessary to complete the redevelopment.

Please place the attached legislation on the agenda for introduction and passage at the November 24, 2025, Council meeting.

Joy Anderson, Interim Director
Department of Community Development

cc: All Members of Council
Patricia J. Britt, City Clerk, Clerk of Council
Ryan M. Puente, Chief Government Affairs Officer, Mayor's Office
Tom McNair, Chief of Integrated Development
Paul Barrett, Chief Finance Officer
Nancy Lanzola, Legislative Liaison, Department of Law

