



City of Cleveland  
Justin M. Bibb, Mayor

Ord. No. 738-2025

Department of Economic Development  
Thomas S. McNair, Director  
601 Lakeside Avenue, Room 210  
Cleveland, Ohio 44114-1070  
(216) 664-2406

May 29, 2025

The Honorable Blaine A. Griffin  
President – Cleveland City Council  
601 Lakeside Avenue, Room 216  
Cleveland, OH 44114

***RE: Legislation for Introduction & Passage – June 2, 2025 Regarding Warner & Swasey***

Dear Council President Griffin:

I am writing to request your support for **introduction and passage** under suspension of legislation described below at the **City Council Meeting scheduled for Monday, June 2, 2025** for the following legislation:

*Authorizing the Mayor and the Commissioner of Purchases and Supplies to sell certain City-owned property no longer needed for the City's public use located at 5701 Carnegie Avenue and known as the Warner and Swasey building to Pennrose Holdings LLC, for purposes of affordable housing and commercial development; authorizing the Director of Economic Development to enter into a forgivable or non-forgivable loan agreement with Pennrose Holdings, LLC to provide assistance to partially finance the redevelopment of the Warner and Swasey building located at 5701 Carnegie Avenue and other associated costs necessary to redevelop the property.*

This legislation will benefit the City of Cleveland by allowing the developer to begin site work on this long-planned, important project to repurpose a long-vacant historic building in Midtown. This mixed-use development will bring badly needed affordable housing and jobs to the City's east side. **The timing of this legislation is critical because a substantial county incentive is at risk if Pennrose doesn't take title to the property within the next month.** Economic Development, together with Community Development, which is proposing companion legislation for this project, asks that this legislation be introduced and passed.

I appreciate your support and understanding of our interest in moving this project forward in earnest. If you have any questions, please contact me at (216) 664-2204.

Sincerely,

**Thomas S. McNair, Director**  
Department of Economic Development