

## DEPARTMENT OF ECONOMIC DEVELOPMENT

### SUMMARY FOR THE LEGISLATIVE FILE ORDINANCE NO. 833-2025

**Project Name:** Bridgeworks PACE Energy Loan Special Assessment Reduction

**Recipient:** Bridgeworks, LLC, and/or designee

**Project Site:** 2429 Superior Viaduct, Cleveland, Ohio 44113

**Project Manager:** Bobby Bruno

**Ward/Councilperson:** Ward 3 – Kerry McCormack

**City Assistance:** N/A – not a financial incentive

#### **Project Summary**

Bridgeworks, LLC is a newly created entity principally owned by M. Panzica Development LLC, Grammar Properties, LLC, and Apple Seed Investment Partners, to develop the site it owns along the Detroit-Superior Bridge, which spans the Cuyahoga River. Originally built in 1918 as a streetcar passage and closed since 1954, the lower level is being adapted into a public space for markets, performances, and art installations. The Project will preserve the bridge's historic structure while improving pedestrian and cyclist access on the upper deck to better connect downtown Cleveland and Ohio City. Furthermore, the transit-oriented development sits along several existing transit lines including the numbers 22, 25, 26, 45, 51, and 71 bus lines.

The development will feature 219 apartment units (70 affordable at 100% AMI) and 1,200 square feet of ground-floor retail and a 199 parking space garage. It aims to spur economic activity by drawing visitors and supporting nearby businesses, while bringing a highly-visible vacant property back to productive use and enhancing connections to trails, the new Irishtown Bend park, and transit. By reactivating the long-unused space, Bridgeworks will serve as a functional link between neighborhoods and a nod to Cleveland's past.

All of the approximately \$31,521,355.32 total PACE project cost will be financed. For purposes of the initial ordinance, the not-to-exceed rate of interest will be 8.72%, which will yield maximum semi-annual payments of approximately \$1,570,566.59. Note that the PACE assessment will be split across two parcels (003-15-088 and 003-15-089) and the improvements will be built according to each parcel's size. The split results in \$23,345,581.52 of total PACE project costs being financed related to Parcel No. 003-15-088, yielding maximum semi-annual payments of approximately \$1,163,204.76. The remaining \$8,175,773.80 of total PACE project costs being financed relate to Parcel No. 003-15-089, yielding maximum semi-annual payments of approximately \$407,361.83. The final, amended interest rate and semi-annual payments will be certified to the City upon the closing of the transaction.

#### **Proposed City Assistance/Requirements**

- N/A– not a financial incentive