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DEPARTMENT OF ECONOMIC DEVELOPMENT  
SUMMARY FOR THE LEGISLATIVE FILE  
ORDINANCE NO: 1213-2022

**Project Name:** Bridgeworks Development  
**Project Address:** 2429 West Superior. Cleveland. OH 44111  
**Developer:** Bridgeworks, LLC and/or designee  
**Project Manager:** Robin Brown  
**Ward/Councilperson:** 3 – Kerry McCormack  
**City Assistance:** Non-School TIF

**Project Summary and Discussion**

Bridgeworks, LLC is a partnership between developers Michael Panzica, Graham Veysey & Marika Shioiri Clark. Veysey & Shioiri Clark have been instrumental in the redevelopment of the Hingetown sub-neighborhood of Ohio City. The Developer purchased the former Cuyahoga County Bridge Garage site located at 2429 West Superior Avenue (“Project Site”) in 2021 with their sights set on redeveloping the project into the mixed-use development “Bridgeworks” with retail, housing, office, a hotel, and parking. The Developer won rights to purchase the property through a competitive bidding process run by Cuyahoga County, the previous property owner. The acreage of the project site is just over 2 acres. The site contains elements that will be preserved like the historic entrance to the streetcar level beneath the Detroit-Superior Bridge, and other building facades on site. The garage building will require some brownfield remediation and will be demolished as part of the project scope.

Bridgeworks will be a one-of-a-kind mixed-use development on the west side of the City of Cleveland. With a great transportation-oriented development location at the intersection of Detroit Avenue and West 25th Street, the project is expected to increase pedestrian activity along two of Cleveland’s main arterial roads.

The main project components include 140 residential units, 12,000 square feet of class-A office space, ground floor commercial space, a 130-room hotel, and a parking garage with 210 spaces. The 11th floor will include a 120-seat restaurant and bar, 30-seat rooftop patio and other amenities. Total project costs are expected to exceed \$100 million, with approximately \$73 million in estimated hard construction costs. Upon completion, the project is expected to provide the City of Cleveland with significant new tax revenues from income taxes, property taxes, bed taxes, and parking tax.

The project will include the addition of 44 new jobs between 2024 and 2026, with \$1,647,360 in new payroll for the commercial, hotel and facilities management jobs

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. The project will create and/or cause to create approximately 44 new

W-2 jobs at the Project Site with an approximate payroll of \$1,647,360. The total project investment is expected to exceed \$100 million.

#### Proposed City Assistance

- This ordinance will authorize the Director of Economic Development to enter into a 30-year non-school Tax Increment Finance (TIF) agreement with Bridgeworks, LLC and/or its designee. The City will have declared certain improvements with respect to the project to be a public purpose and exempt 100% of the improvements from real property taxes.
- The Developer agrees to make certain improvements to the parcel and make payments in lieu of taxes (PILOTs) equal to the taxes that would have been paid for the parcel but for the TIF. A portion of the PILOTs will be paid to the Cleveland Metropolitan School District in the amount the District would have otherwise received but for the TIF by the County ("District Payments"). The balance of the PILOTs will be utilized to fund eligible project costs and project debt. The developer will be responsible for any shortfall of PILOT payments for project costs.
- The TIF will be immediately effective on the residential after the expiration of the 15-year, 100% tax abatement.

#### Economic Impact

- Creation of approximately 44 new full time jobs in the City of Cleveland
- Project estimates \$41,184 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