

Ordinance No. 401-2026

By Council Members Starr, Santana and Griffin (by departmental request)

AN EMERGENCY ORDINANCE

To designate certain parcels located within the Midline Development Area as a Priority Investment Area pursuant to Ohio Revised Code Section 122.161; to declare said parcels as brownfield sites requiring environmental remediation suitable for redevelopment; and to authorize a five-year tax exemption for improvements to such property pursuant to Ohio Revised Code Section 5727.76.

WHEREAS, the City of Cleveland (the “City”) seeks to promote economic development, neighborhood revitalization, and environmental remediation within underutilized and environmentally challenged areas; and

WHEREAS, the Midline Development Area contains parcels that are vacant, underutilized, or environmentally contaminated and are in need of strategic investment and redevelopment; and

WHEREAS, Ohio Revised Code Section 122.161 authorizes municipalities to designate certain areas as Priority Investment Areas to encourage development and facilitate public and private investment; and

WHEREAS, the City has identified certain parcels within the Midline Development Area, more fully described in the referenced file attached hereto and incorporated herein (the “Property”), as appropriate for designation as a Priority Investment Area; and

WHEREAS, the Property meets the criteria for classification as a brownfield site, as environmental assessments performed on the Property, more fully described in the referenced file attached hereto and incorporated herein determined that the Property is impacted by the presence or potential presence of hazardous substances, pollutants, or contaminants that complicate redevelopment; and

WHEREAS, remediation of the Property is necessary to protect public health and safety and to enable productive reuse of the land; and

WHEREAS, Ohio Revised Code Section 5727.76 authorizes the City to grant a temporary tax exemption to encourage redevelopment of qualifying property; and

WHEREAS, the City Council finds that granting a five (5) year tax exemption for improvements to the Property will incentivize investment, support remediation efforts, and stimulate economic growth within the Midline Development Area; and

WHEREAS, this ordinance constitutes an emergency measure providing for the usual daily operation of a municipal department; now, therefore,

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BE IT ORDAINED BY THE COUNCIL OF THE CITY OF CLEVELAND:

Section 1. That the parcels of real property located within the Midline Development Area, as legally described, listed and depicted, in File No. 401-2026-A (the “Property”), are hereby designated as a Priority Investment Area pursuant to Revised Code Section 122.161.

Section 2. That the Property is hereby declared to be a brownfield site requiring environmental assessment, remediation, and/or abatement in order to be suitable for redevelopment and productive use.

Section 3. That the Director of Development, or their designee, on behalf of Council, is hereby authorized to take all actions necessary to facilitate the assessment, remediation, and redevelopment of the Property, including but not limited to applying for, accepting, and administering grants, and entering into agreements necessary to carry out such purposes. All required agreements shall be generated, prepared or approved by the Director of Law.

Section 4. That, pursuant to Ohio Revised Code Section 5727.76, tangible personal property transmitting electrical or natural gas on, for, to or from the Property located within the designated Midline Development Area shall be exempt from taxation for a period of five (5) years from the date such improvements are first placed on the tax duplicate, subject to compliance with all applicable statutory requirements.

Section 5. That the tax exemption authorized herein shall apply only to improvements made subsequent to the effective date of this Ordinance and shall not apply to the underlying land value

Section 6. That the Director of Finance is hereby authorized to take all actions necessary to implement the tax exemption described herein, including certifying the exemption to the Cuyahoga County Fiscal Officer as required by law.

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Section 7. That this ordinance is declared to be an emergency measure and, provided it receives the affirmative vote of two-thirds of all the members elected to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor; otherwise it shall take effect and be in force from and after the earliest period allowed by law.

SM:uo
3-30-26

FOR: Director Bourdeau-Small

Ord. No. 401-2026

[File. No. 401-2026-A]

**REPORT
after second Reading**

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READ FIRST TIME on MARCH 30, 2026

**and referred to DIRECTORS of Development, Finance, Law;
COMMITTEES on Development, Planning and Sustainability,
Finance, Diversity, Equity and Inclusion**

REPORTS

CITY CLERK

READ SECOND TIME

CITY CLERK

READ THIRD TIME

PRESIDENT

CITY CLERK

APPROVED

MAYOR

Recorded Vol. **113** Page _____

Published in the City Record _____

**PASSAGE RECOMMENDED BY
COMMITTEE ON
DEVELOPMENT, PLANNING AND
SUSTAINABILITY**

FILED WITH COMMITTEE _____

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FINANCE, DIVERSITY, EQUITY
and INCLUSION**

FILED WITH COMMITTEE _____

