

# Ordinance No. 840-2025

By Council Members McCormack,  
Hairston and Griffin (by departmental  
request)

**FOR PASSAGE**  
**July 9, 2025**

## **AN EMERGENCY ORDINANCE**

Authorizing the Director of Economic Development to enter into a Tax Increment Financing Agreement with TDG Franklin Realty, LLC, and/or its designee, to assist with the financing of the Franklin Yards South Project to be located at 3105 Franklin Boulevard; to provide for payments to the Cleveland Metropolitan School District; and to declare certain improvements to real property to be a public purpose.

WHEREAS, under Section 5709.41 of the Revised Code, improvements to real property may be declared to be a public purpose where fee title to the real property was, at one time, held by the City of Cleveland and the real property is then leased or conveyed by the City; and

WHEREAS, under Ordinance No. 96-2025, passed February 10, 2025, the City entered into chain of title of the real property by conveyance deeds: from TDG Franklin Realty, LLC, and/or its designee, (“Redeveloper”) to City recorded June 3, 2025, DEQC 202506030617; and from City to Redeveloper recorded June 3, 2025, DEQC 202506030618 (the “Real Property”), thus establishing 2025 as the base year for determining the increment or appreciated value after completion of the improvement, pursuant to the requirements of Section 5709.41 of the Revised Code prior to the passage of this ordinance; and

WHEREAS, the Real Property is to be developed in accordance with the Cleveland 2020 Citywide Plan, a copy of which is placed in **File No. 840-2025-A**; and

WHEREAS, under Section 5709.41 of the Revised Code, the improvements declared to be a public purpose may be exempt from real property taxation; and

WHEREAS, under Section 5709.41 of the Revised Code, the owners of the improvements may be required to make annual service payments in lieu of taxes that would have been paid had the improvement not been exempt; and

WHEREAS, under Section 5709.41 of the Revised Code, the exemption may exceed seventy-five percent (75%) of the improvements for up to thirty (30) years when a portion of the service payments so collected are distributed to the Cleveland Metropolitan School District (“District”) in an amount equal to the amount the District would have received had the improvement not been exempt; and

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WHEREAS, the District has been notified of the intent to enter into a tax increment financing agreement authorized by this ordinance in compliance with Sections 5709.41(C)(4) and 5709.83 of the Revised Code; and

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

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

Section 1. That the improvements to be constructed by TDG Franklin Realty, LLC, and/or its designee, (the “Redeveloper”), are declared to be a public purpose for purposes of Section 5709.41 of the Revised Code (the “Improvements”). The Real Property is more fully described below and as may subsequently be replatted, re-numbered, or revised:

**LEGAL DESCRIPTION OF PARCEL “A”  
ALL OF P.P.N. 003-31-004  
PART OF P.P.N. 003-31-063**

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio and known as being part of Sublot No. 13 in the Cyrus Bosworth’s Allotment of Sublot No. 3 of the Taylor Farm Allotment of part of the Original Brooklyn Township Lot No. 51 as shown by the plat recorded in Volume 11, Page 45 of Cuyahoga County Map Records and further bounded and described as follows:

Beginning at a 1” iron pin found on the centerline of West 32<sup>nd</sup> Street (formerly Duane Street) (50 feet wide) being (South 13°24’58” East, 32.42 feet) from the centerline of Franklin Boulevard (formerly Franklin Boulevard) (66 feet wide);

Thence North 70°19’17” East, 25.15 feet to a drill hole set at the intersection of the southerly right of way of Franklin Boulevard and the easterly right of way of West 32<sup>nd</sup> Street;

Thence South 13°24’58” East along the easterly right of way of West 32<sup>nd</sup> Street, 191.69 feet to a drill hole set and the Principal Place of Beginning of premises herein described;

Thence North 76°35’02” East, 91.00 feet to a drill hole set;

Thence South 13°24’58” East, 57.43 feet to a 5/8” iron pin set on the northerly line of land conveyed to James P. Schlecht (P.P.N. 003-31-027) by the deed dated December 19, 2002 and recorded in AFN 200212190713 of Cuyahoga County Records;

Thence South 82°05’42” West along the northerly line of land so conveyed to James P. Schlecht, 91.42 feet to a drill hole set on the easterly right of way of said West 32<sup>nd</sup> Street;

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Thence North 13°24'58" West along the easterly right of way of West 32<sup>nd</sup> Street, 48.65 feet to the Principal Place of Beginning, containing 0.1108 acres as surveyed and described by Brian Siebenthal, P.S. No. 8740 of The Riverstone Company in January of 2025 and subject to all legal highways, restrictions, reservations and easements.

Note: All 5/8"x30" iron pins set and capped "Riverstone Company PS8646–PS8740"

Basis of Bearings: The centerline of Franklin Boulevard as North 70°20'00" East as shown in the Map of Lot Split as recorded in AFN: 201804090608 of Cuyahoga County Map Records.

Deed of Reference: Land conveyed to TDG Franklin Realty, LLC by the deed dated December 20, 2018 and recorded in AFN 201812200535 of Cuyahoga County Records. P.P.N. 003-31-063 and -004

**LEGAL DESCRIPTION OF PARCEL “B”**  
**PART OF P.P.N. 003-31-063**

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio and known as being part of Sublot No. 13 in the Cyrus Bosworth's Allotment of Sublot No. 3 of the Taylor Farm Allotment as shown by the plat recorded in Volume 11, Page 45 of Cuyahoga County Map Records, Sublot No. 25 and 26 in the Wright and Coffinberry's Re-Allotment of all of Sublot No. 2 and part of Sublot No. 1 of the Taylor Farm Allotment as shown by the plat recorded in Volume 10, Page 17 of Cuyahoga County Map Records of part of the Original Brooklyn Township Lot No. 51 and further bounded and described as follows:

Beginning at a 1" iron pin found on the centerline of West 32 Street (formerly Duane Street) (50 feet wide) being (South 13°24'58" East, 32.42 feet) from the centerline of Franklin Boulevard (formerly Franklin Boulevard) (66 feet wide);

Thence North 70°19'17" East, 25.15 feet to a drill hole set at the intersection of the southerly right of way of Franklin Boulevard and the easterly right of way of West 32 Street and the Principal Place of Beginning of premises herein described;

Thence North 70°19'17" East along the southerly right of way of Franklin Boulevard, 193.20 feet to a drill hole set on the westerly right of way of West 31st Street (formerly Franklin Court) (width varies);

Thence South 11°10'40" East along the westerly right of way of West 31st Street, 250.71 feet to a drill hole set at the northeasterly corner of land conveyed to Scott M. Wilson (P.P.N. 003-31-005) by the deed dated September 12, 1983 and recorded in Volume 83-0295, Page 40 of Cuyahoga County Deed Records;

Thence South 78°52'20" West along the northerly line of land so conveyed to Scott M. Wilson, 63.99 feet to a 5/8" iron pin set;

Thence South 11°18'57" East along the westerly line of land so conveyed to Scott M. Wilson, 15.79 feet to a 5/8" iron pin set at the northeasterly corner of land conveyed to James P. Schlecht (P.P.N. 003-31-027) by the deed dated December 19, 2002 and recorded in AFN 200212190713 of Cuyahoga County Records;

Thence South 82°05'42" West along the northerly line of land so conveyed to James P. Schlecht, 26.51 feet to a 5/8" iron pin set;

Thence North 13°24'58" West, 57.43 feet to a 5/8" iron pin set;

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Thence South 76°35'02” West, 91.00 feet to a drill hole set on the easterly right of way of said West 32nd Street;

Thence North 13°24'58” West along the easterly right of way of West 32nd Street, 191.69 feet to the Principal Place of Beginning, containing 0.9752 acres as surveyed and described by Brian Siebenthal, P.S. No. 8740 of The Riverstone Company in January of 2025 and subject to all legal highways, restrictions, reservations and easements.

Note: All 5/8”x30” iron pins set and capped “Riverstone Company PS8646-PS8740”

Basis of Bearings: The centerline of Franklin Boulevard as North 70°20’00” East as shown in the Map of Lot Split as recorded in AFN 201804090608 of Cuyahoga County Map Records.

Deed of Reference: Land conveyed to TDG Franklin Realty, LLC by the deed dated December 20, 2018 and recorded in AFN201812200535 of Cuyahoga County Records. P.P.N. 003-31-063 and -004.

Section 2. That the City having entered into title in 2025, that year is established as the base year for determining the increment or appreciated value after completion of the Improvements. One hundred percent (100%) of the Improvements are declared exempt from real property taxation for a period of thirty (30) years, effective and commencing the first year the value of the Improvements are reflected on the tax duplicate; and that in no event shall the exemption period extend beyond 2057. The terms of the agreement, which shall not be materially changed without further legislative action by Council, will be as follows:

<b><u>Project Name:</u></b>	Franklin Yards South
<b><u>Recipient:</u></b>	TDG Franklin Realty, LLC
<b><u>Project Site:</u></b>	3105 Franklin Blvd., Cleveland, Ohio 44113
<b><u>Project Manager:</u></b>	Robin Brown
<b><u>Ward/Councilperson:</u></b>	3 / McCormack
<b><u>City Assistance:</u></b>	30 year non-school TIF

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**Project Summary**

Franklin Yards South is a housing redevelopment led by TDG Franklin Realty LLC, a well-established developer based in Independence, Ohio that has completed a number of other multifamily developments, including several in the City of Cleveland.

The developer is proposing a renovation of multiple multi-story residential buildings at 3105 Franklin Blvd (parcels 003-31-063, 003-31-004, 003-32-001) (“Project Site”). The Project Site is a 1.1 acres property home to the former YWCA women’s residence and a mid-19<sup>th</sup>-century residential mansion that both currently sit vacant.

This development will consist of 56,583 square feet of new multifamily residential space, featuring 38 market-rate 1- and 2-bedroom apartment units (“Project”). Construction is anticipated to begin in 2024 and be completed by the end of March 2025.

Franklin Yards South will renovate two 100+ year-old historic residential buildings on the south side of Franklin Blvd, while the developer concurrently builds a new residential building north-adjacent to the Project Site. The renovation will maintain the historic exterior architecture and align with standard of the City Landmarks Commission.

The developer is actively coordinating with the City’s Office of Equal Opportunity and will finalize a Community Benefits Agreement as part of this project.

In order to assist with project financing, the Developer has requested the City impose a 5709.41, 30-Year, Non-School TIF. The TIF will support debt service and assist with the development at 3105 Franklin Blvd, Cleveland, Ohio 44113.

**Proposed City Assistance**

- 30 year non-school TIF

**Community Benefits**

The project has been evaluated and scored favorably for elements that will have a positive impact on the surrounding neighborhood and City of Cleveland. Based on the City’s community benefits scorecard, the project scored 31 points.

Project elements that will favorably impact the community include: its reuse of existing building that have previously demonstrated a blighting impact on the surrounding neighborhood, access to a high-frequency RTA bus line within a 0.25-mile walk, and alignment with the strategic plan of the local CDC.

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**Economic Impact**

- Creation of approximately 3 W-2 jobs with an approximate payroll of \$80,000 and approximately \$2,000 in new annual City tax revenue.

Section 3. That, under Section 5709.41 of the Revised Code, Redeveloper, or the owners of the Improvements, shall make service payments for a period of thirty (30) years in lieu of the exempt taxes to the Cuyahoga County Fiscal Officer or Treasurer, or designee; the payments shall be charged and collected in the same manner, and shall be in an amount not less than the taxes that would have been paid had the Improvements not been exempt from taxation.

Section 4. That a portion of the service payments collected under this ordinance shall be distributed by the Cuyahoga County Fiscal Officer or Treasurer, or designee to the Treasurer of the District in the amount of the taxes that would have been payable to the District had the Improvements not been exempt from taxation.

Section 5. That the Director of Economic Development is authorized to enter into an agreement or agreements with Redeveloper to provide for the exemption and service payments described in this ordinance, including agreements securing the payments described in this ordinance, which agreement or agreements shall contain those terms contained in this ordinance.

Section 6. That when applicable under Section 5709.43 of the Revised Code, there is established an Urban Redevelopment Tax Increment Equivalent Fund into which shall be deposited Service Payments in Lieu of Taxes (“PILOTS” or “Service Payments”) that shall be used for financing the public purpose Improvements including project debt service, bond payments, and reimbursement of project construction costs, or for other economic development purposes as determined by the Director of Economic Development.

Section 7. That it is found and determined that all formal actions of this Council concerning and relating to the passage of this ordinance were adopted in open meetings of this Council, and any of its committees that resulted in formal action were in meetings open to the public in compliance with the law.

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Section 8. That the Directors of Economic Development, Finance and Office of Equal Opportunity are authorized to enter into a Community Benefits Agreement with the Redeveloper as a condition to receiving the benefit of the incentive under this ordinance.

Section 9. That the contract or contracts authorized by this ordinance shall be prepared by the Director of Law.

Section 10. 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.

SMA:nl  
7-9-2025  
FOR: Director McNair

By Council Members McCormack, Hairston and Griffin  
(by departmental request)

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Authorizing the Director of Economic Development to enter into a Tax Increment Financing Agreement with TDG Franklin Realty, LLC, and/or its designee, to assist with the financing of the Franklin Yards South Project to be located at 3105 Franklin Boulevard; to provide for payments to the Cleveland Metropolitan School District; and to declare certain improvements to real property to be a public purpose.

READ FIRST, SECOND AND THIRD TIME

and referred to	READ FIRST TIME	REPORTS
	CITY CLERK	
	READ SECOND TIME	
	CITY CLERK	
	READ THIRD TIME on JULY 9, 2025	
	PRESIDENT	
	CITY CLERK	
	APPROVED	
	MAYOR	