LEGISLATIVE SUMMARY
Mayor's Office of Capital Projects
Division of Real Estate

Sale of House of Corrections

Ordinance No: 622-2025

Legislative Purpose: To authorize the Director of Public Safety to sell the former House of Corrections located on Millcreek Boulevard in Highland Hills, Ohio 44122 (PPN 751-01-029) to DBL Millcreek LLC, or its designee, for redevelopment purposes.

Project Summary: DBL Millcreek LLC ("Redeveloper") wishes to purchase the City-owned former House of Corrections ("Property") located on Millcreek Boulevard adjacent to the Cleveland Enterprise Park in the Village of Highland Hills for future industrial redevelopment. The Property is comprised of several structures located on approximately 14.76 acres. The Department of Public Safety ceased operating the Property as a correctional facility in 2018, and is currently using it for storage purposes. The sale of the Property will put it back into productive re-use.

Redeveloper owns an approximately 13.2 acre site immediately adjacent to the east of the Property and plans to combine the two sites to create a nearly 30 acre development-ready site which will result in development from which the City of Cleveland will benefit through shared income tax revenues. The Department of Economic Development vetted the proposed development and negotiated a sale price that would enable the developer to proceed with the proposed development, in consideration of pre-development costs to prepare the land for redevelopment.

The proximity of the Property to the southeast side of Cleveland, will result in job opportunities for City residents, directly addressing concerns about the lack of economic opportunities for Cleveland residents in this area. The City of Cleveland and Village of Highland Hills are amending their existing Joint Economic Development Zone Agreement to include this Property to allow for 50/50 tax sharing benefits to both municipalities.

Price:	$800,000
Permanent Parcel No:	751-01-029
Ward:	N/A
Attachments:	Location Map & Legal Descriptions