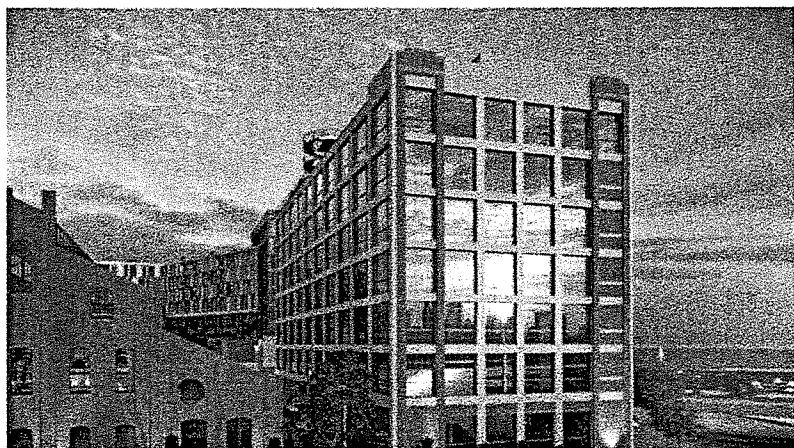


DEPARTMENT OF ECONOMIC DEVELOPMENT
SUMMARY FOR THE LEGISLATIVE FILE
ORDINANCE NO: 1411-2025

Project Name: Westinghouse Redevelopment
Project Address: 1200 W. 58th Street
Parcel Number: 002-11-002
Developer: TW58 Cleveland, LLC and/or designee
Project Manager: Bobby Bruno
Ward/Councilperson: 15 – Spencer
City Assistance: Non-School TIF



Project Summary

The redevelopment of the former Westinghouse buildings will be a mixed-use development led by TW58 Cleveland, LLC and/or designee (“Developer” or “Development Company”) for the purpose of redeveloping and holding the property located at 1200 West 58th Street (“Project Site”). James Rusnov serves as the Manager of the Development Company, based here out of Cleveland, Ohio.

In 2026, the Developer will begin the renovation of the 8-story tower on the north of the Project Site, and development of a new 3-story structure that will restore and utilize the existing W. 58th Street-side façade of the structure to otherwise be demolished on the south side of the Project Site. In total, the development will bring 158,000 square feet to productive use at the Project Site, through 106 residential apartments with resident amenities and commercial end users such as a gym/spa and a commercial office headquarters.

The Developer will invest a total of \$81,482,920 in completing construction and renovation work (“Project”).

To assist with project financing, the Developer has requested that the City impose a 5709.41, 30-Year, Non-School TIF. The TIF will support debt service and assist with

the development at 1200 West 58th Street, Cleveland, OH 44102. The TIF will take effect on the residential portion of the Project Site following the expiration of the 15-Year Community Reinvestment Area Tax Abatement, to be administered by the City's Community Development Department. The TIF's estimated net present value is \$4,750,353 over its term.

Proposed City Assistance

The request to Cleveland City Council is to authorize the Director of Economic Development to enter into the chain of title for certain properties associated with the project for the purpose of entering into a non-school Tax Increment Finance (TIF) agreement with TW58 Cleveland, LLC or its designee. This TIF agreement will be up to 30 years in length. The City will declare certain improvements with respect to the project to be a public purpose and exempt 100% of the improvements from real property taxes.

Under the agreement, the parcel acquired and re-conveyed to the developer will be subject to a TIF under Section 5709.41 of the Ohio Revised Code in consideration for the developer agreeing to make certain improvements to that parcel and making payments in lieu of taxes (PILOTs) equal to the taxes that would have been paid for that parcel but for the TIF. A portion of the PILOTs will be paid to the Cleveland Municipal School District in the amount the District would have otherwise received but for the TIF.

This piece of legislation will allow the City of Cleveland to enter into the chain of title for the parcel that is to be included in the TIF district. A second piece of legislation will be required by Cleveland City Council for approval of the TIF Agreement.

Economic Impact

- Creation of approximately 5 new full-time equivalent jobs in the City of Cleveland
- Project estimates \$15,350 in new annual City tax revenue generated from 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