

**DEPARTMENT OF ECONOMIC DEVELOPMENT
SUMMARY FOR THE LEGISLATIVE FILE
ORDINANCE NO: 695-2026**

Project Name: Heller Keller-Kohn
Project Address: 2230 Superior Avenue, Cleveland, OH 44114
Parcel Number: 102-25-050
Developer: RJL 2230 SA LLC and/or designee
Project Manager: Bobby Bruno
Ward/Councilperson: 7 – Howse-Jones
City Assistance: Non-School TIF



Project Summary

The redevelopment of the Heller and Keller-Kohn textile buildings will be a mixed-use development led by 2202 Superior LLC and RJL 2230 SA LLC or their designee (“Developer” or “Development Company”), entities formed out of TurnDev for the purpose of redeveloping and holding the property located at 2202-2230 Superior Avenue (“Project Site”). Jon Pinney serves as the Manager of the Development Company, based out of Beachwood, Ohio.

In 2026, the Developer will begin the renovation of the 3- and 4-story buildings comprising 99,946 square feet at the Project Site, into 100 residential apartments with resident amenities and approximately 2,261 square feet of renovated office and retail space on the lower levels. The development will also include 108 parking spaces.

The Developer will invest a total of \$45,267,441 in completing apartment construction and commercial 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 2202-2230 Superior Avenue, Cleveland, OH 44114. 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 \$1,204,866 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 2202 Superior 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 7.5 new full-time equivalent jobs in the City of Cleveland
- Project estimates \$10,050 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