

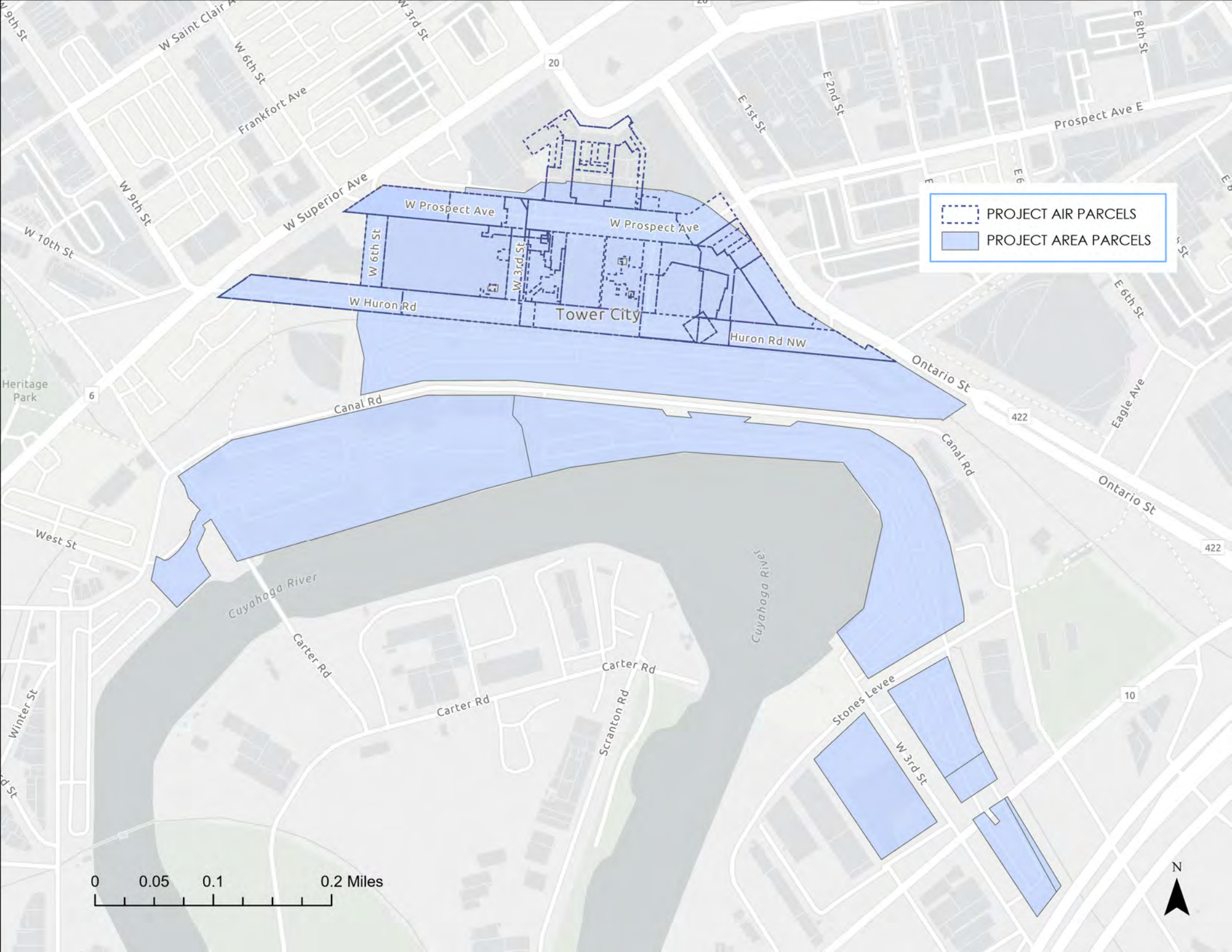
Bedrock Community Benefits Agreement Term Sheet

*To be added to File 746-2024-A when fully executed.

Permanent Parcel Nos.

101-20-023
101-21-002
101-23-050A
101-23-050J
101-23-052M
101-23-072A
101-23-072B
101-23-072C
101-23-072D
101-23-072E
101-23-072F
101-23-072G
101-23-072H
101-23-072I
101-23-072J
101-23-072M
101-23-085A
101-23-085B
101-23-085C
101-23-085D
101-23-085E
101-23-085G
101-23-085H
101-23-085I
101-23-100A
101-23-100B
101-23-100C
101-23-100E
101-23-100F
101-23-100H
101-23-100I
101-23-100J
101-23-100K
101-23-100L
101-23-100M
101-23-100N
101-23-100P
101-23-100Q
101-23-100S
101-23-101F
101-23-102F
101-23-103F

101-23-104F
101-23-105F
101-23-106F
101-23-107F
101-23-108F
101-23-174A
101-24-001B
101-24-002C
101-24-003B
101-24-006
101-24-007
101-24-008
101-30-001
101-30-002
101-30-003
122-18-010
122-18-011



PROJECT AIR PARCELS

PROJECT AREA PARCELS

0 0.05 0.1 0.2 Miles



What is blight?

Urban blight is a condition of the urban landscape characterized by vacant, deteriorating, and abandoned parcels or structures. The presence of things like weed and grass overgrowth, unsafe structural conditions, vandalism, and excessive litter can signal blight.

Blight is the result of a variety of economic and social factors that halt the upkeep of property, such as absent homeowners and home foreclosures. Blight creates a cycle that is difficult to escape. Dilapidation and high vacancy rates reduce tax revenue and overall quality of a neighborhood and as investment halts, populations move away, and property crime rises, blight becomes more expensive and complex to address.

Why study blight in this area?

Urban blight across the country is well documented and the City of Cleveland is no exception. In 2019, the City of Cleveland launched the Vision for the Valley (VfV) project. The VfV established a collaborative between the City of Cleveland and other public, private, civic and philanthropic partners. The ultimate objective of the VfV project is to reclaim and revitalize Cleveland’s riverfront and reimagine the entire Cuyahoga River Valley.

Bedrock’s Cuyahoga Riverfront Master Plan (CMP) is at the center of the VfV initiative. The CMP calls for the creation of unprecedented public access to the Cuyahoga Riverfront, development of over 12 acres of public space, 2000 new residential units, over 1.4 million square feet of commercial mixed use investments. The undertaking of the study is critical as we work with our public, private and civic partners to eliminate blighted conditions along our riverfront. Eliminating blight is fundamental to our community’s health, economic, and environmental vitality.

Expected impact of this study

While blight studies document the negative impacts and identify the contributing factors leading to economic and social decline in urban communities - the same studies can drive positive outcomes and impacts. Blight studies provide the guidelines - the critical path - that formulates anti-blight strategies. We believe the blight study will contribute to Bedrock’s ability to accelerate the CMP and deliver upon our core goals and objectives including:

- Develop Cleveland’s riverfront comprised of diverse, mixed-uses leveraging distinct City assets and providing the critical shore to core connections necessary to establish an 18- hour 15 minute neighborhood
- Prioritize post-pandemic public improvement investments in sustainable infrastructure, public realm and public spaces leveraging multi-modal accessibility that serve as drivers for commerce, housing, entertainment and recreation opportunities in Ohio’s largest transit oriented development project
- Deliver a new multi-purpose urban neighborhood, focused on ensuring delivery of economic growth and equitable opportunities for Cleveland residents and Cleveland businesses; and designed to attract and develop workforce talent and accelerate business growth and innovation.

Blight is a complex concept with no singular agreed-upon definition (or name, with some organizations preferring the term vacant, abandoned, or deteriorated (VAD) parcels) and different agencies and organizations use different criteria to determine the presence of blight. This parcel analysis of the Cuyahoga Riverfront Master Plan area uses the State of Ohio Revised Code Chapter 1 Section 8, which provides criteria for defining blight and blighted areas, as reference.

Ohio Revised Code Chapter 1 Section 8

(A) “Blighted area” and “slum” mean an area in which at least seventy per cent of the parcels are blighted parcels and those blighted parcels substantially impair or arrest the sound growth of the state or a political subdivision of the state, retard the provision of housing accommodations, constitute an economic or social liability, or are a menace to the public health, safety, morals, or welfare in their present condition and use.

(B) “Blighted parcel” means either of the following:

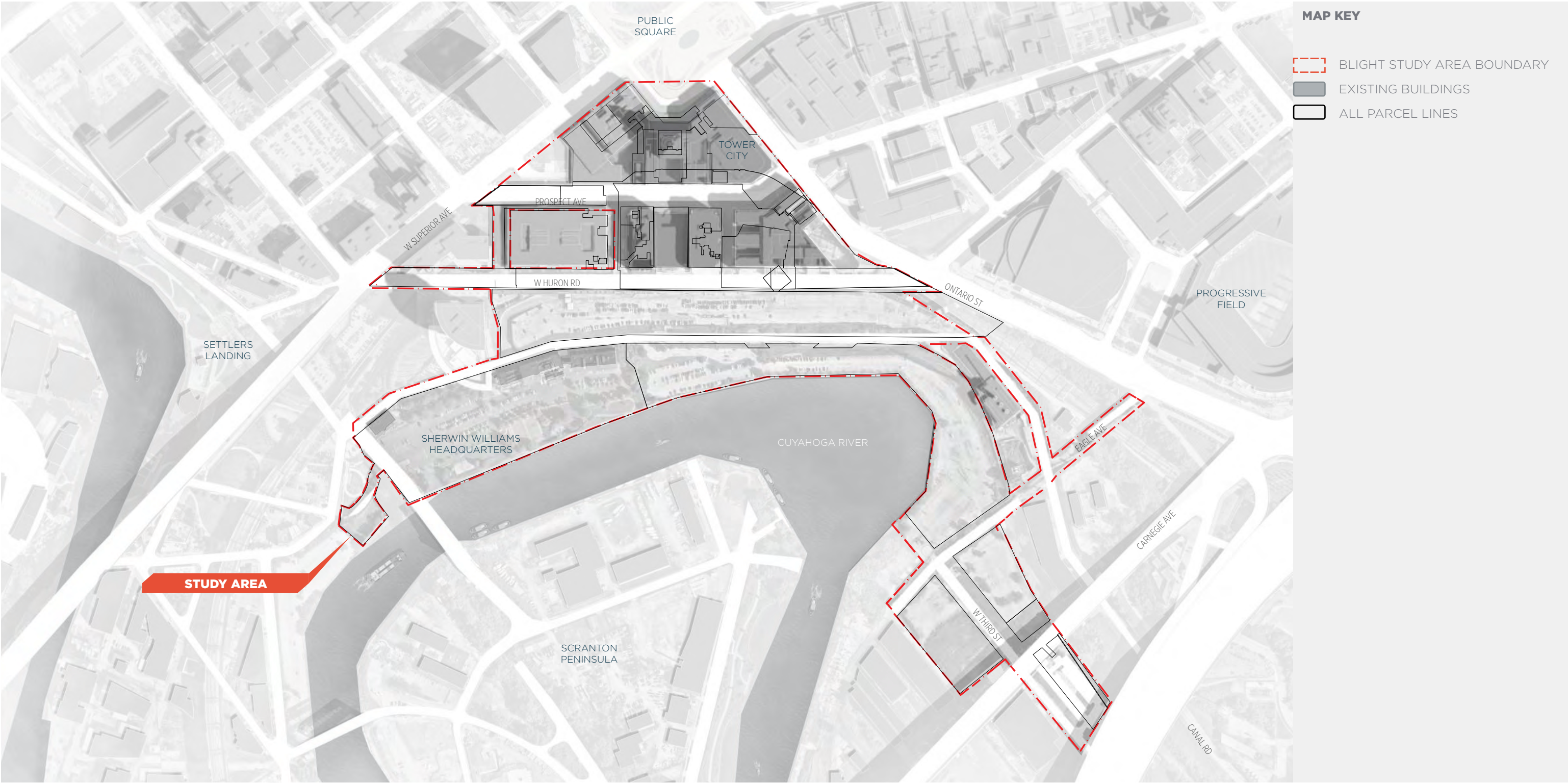
1. A parcel that has one or more of the following conditions:
 - a. A structure that is dilapidated, unsanitary, unsafe, or vermin infested and that because of its condition has been designated by an agency that is responsible for the enforcement of housing, building, or fire codes as unfit for human habitation or use;
 - b. The property poses a direct threat to public health or safety in its present condition by reason of environmentally hazardous conditions, solid waste pollution, or contamination;
 - c. Tax or special assessment delinquencies exceeding the fair value of the land that remain unpaid thirty-five days after notice to pay has been mailed.
2. A parcel that has two or more of the following conditions that, collectively considered, adversely affect surrounding or community property values or entail land use relationships that cannot reasonably be corrected through existing zoning codes or other land use regulations:
 - a. Dilapidation and deterioration;
 - b. Age and obsolescence;
 - c. Inadequate provision for ventilation, light, air, sanitation, or open spaces;
 - d. Unsafe and unsanitary conditions;
 - e. Hazards that endanger lives or properties by fire or other causes;

- f. Noncompliance with building, housing, or other codes;
- g. Nonworking or disconnected utilities;
- h. Is vacant or contains an abandoned structure;
- i. Excessive dwelling unit density;
- j. Is located in an area of defective or inadequate street layout;
- k. Overcrowding of buildings on the land;
- l. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
- m. Vermin infestation; Extensive damage or destruction caused by a major disaster when the damage has not been remediated within a reasonable time;
- n. Identified hazards to health and safety that are conducive to ill health, transmission of disease, juvenile delinquency, or crime;
- o. Ownership or multiple ownership of a single parcel when the owner, or a majority of the owners of a parcel in the case of multiple ownership, cannot be located.

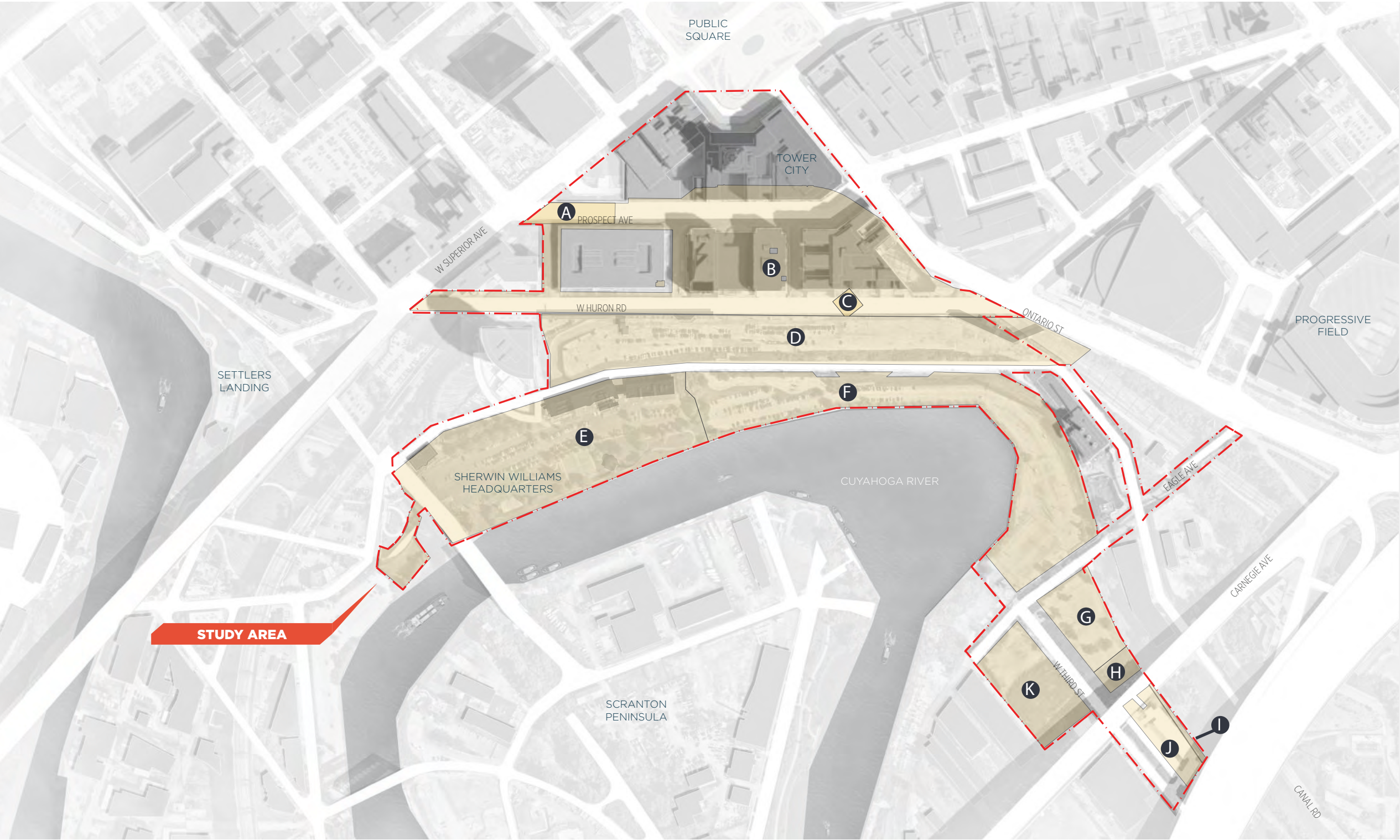
(C) When determining whether a property is a blighted parcel or whether an area is a blighted area or slum for the purposes of this section, no person shall consider whether there is a comparatively better use for any premises, property, structure, area, or portion of an area, or whether the property could generate more tax revenues if put to another use.

(D)

1. Notwithstanding any other provision of this section, absent any environmental or public health hazard that cannot be corrected under its current use or ownership, a property is not a blighted parcel because of any condition listed in division (B) of this section if the condition is consistent with conditions that are normally incident to generally accepted agricultural practices and the land is used for agricultural purposes as defined in section 303.01 or 519.01 of the Revised Code, or the county auditor of the county in which the land is located has determined under section 5713.31 of the Revised Code that the land is “land devoted exclusively to agricultural use” as defined in section 5713.30 of the Revised Code.
2. A property that under division (D)(1) of this section is not a blighted parcel shall not be included in a blighted area or slum.



BEDROCK | CUYAHOGA RIVERFRONT MASTER PLAN
STUDY AREA



MAP KEY

BLIGHT STUDY AREA BOUNDARY











EXISTING BUILDINGS

SURVEY PARCELS

Label	Parcel ID
A	101-23-072H
B	101-23-050J
C	101-24-006
D	101-23-050A
E	101-20-023
F	101-21-002
G	101-30-003
H	101-30-002
I	122-18-011
J	122-18-010
K	101-30-001

The study area consists of 59 parcels owned by Bedrock. Eleven of these parcels are ground-level outdoor parcels north and south of the Cuyahoga river. A majority of the remaining 45 parcels are located in the Tower City building and the rest are below-ground parking garage parcels. Forty-five of 59 parcels qualify as blighted using the Ohio Revised Code Chapter 1.08 criteria. The table below details the blight codes that have been identified for each study area parcel.

Legend

-  B1(b): The property poses a direct threat to public health or safety in its present condition by reason of environmentally hazardous conditions, solid waste pollution, or contamination.
-  B2(a): Parcel exhibits dilapidation and deterioration
-  B2(b): Parcel exhibits age and obsolescence
-  B2(c): Parcel exhibits inadequate provision for ventilation, light, air, sanitation, or open spaces
-  B2(e): Parcel contains hazards that endanger lives or properties by fire or other causes
-  B2(f): Parcel is noncompliant with building, housing, or other codes
-  B2(g): Parcel has nonworking or disconnected utilities
-  B2(h): Parcel is vacant or contains an abandoned structure
-  B2(j): Parcel is located in an area with defective or inadequate street layout
-  B2(l): Parcel exhibits faulty lot layout in relation to size, adequacy, accessibility, or usefulness

Parcel	Parcel ID	Owner	Identified Blight Parcel Codes - Section 1.08 ORC
1	101-30-001	Starling Stone LLC	    
2	101-24-002C	Sapphire Acquisitions LLC	n/a
3	101-24-003B	Sapphire Acquisitions LLC	n/a
4	101-24-001B	Sapphire Acquisitions LLC	n/a
5	101-24-007	Sapphire Acquisitions LLC	n/a
6	101-24-008	Sapphire Acquisitions LLC	n/a
7	101-24-006	Fundamental Parking, LLC	 
8	101-23-050J	Fundamental Parking, LLC	   
9	101-23-072C	Fundamental Parking, LLC	   
10	101-23-052M	Fundamental Parking, LLC	   
11	101-23-072M	Fundamental Parking, LLC	   
12	101-30-002	Fundamental Parking, LLC	    
13	101-30-003	Fundamental Parking, LLC	    
14	122-18-010	Fundamental Parking, LLC	  
15	122-18-011	Fundamental Parking, LLC	  
16	101-21-002	Huron Holdings LLC	     
17	101-23-050A	Huron Holdings LLC	     
18	101-23-072A	Raisin Industries, LLC	  
19	101-23-072B	Raisin Industries, LLC	  
20	101-23-072F	Raisin Industries, LLC	   
21	101-23-072G	Raisin Industries, LLC	   
22	101-23-072H	Raisin Industries, LLC	   
23	101-23-072I	Raisin Industries, LLC	   
24	101-23-072J	Raisin Industries, LLC	   

Parcel	Parcel ID	Owner	Identified Blight Parcel Codes - Section 1.08 ORC
25	101-23-085A	Raisin Industries, LLC	<div><div></div><div></div></div>
26	101-23-085B	Raisin Industries, LLC	<div><div></div><div></div><div></div><div></div><div></div></div>
27	101-23-085C	Raisin Industries, LLC	<div><div></div><div></div><div></div><div></div><div></div><div></div></div>
28	101-23-085D	Raisin Industries, LLC	Retired Parcel
29	101-23-085E	Raisin Industries, LLC	<div><div></div><div></div><div></div><div></div></div>
30	101-23-085H	Raisin Industries, LLC	<div><div></div><div></div><div></div><div></div></div>
31	101-23-085I	Raisin Industries, LLC	Retired Parcel
32	101-23-100A	Raisin Industries, LLC	<div><div></div><div></div><div></div><div></div></div>
33	101-23-100B	Raisin Industries, LLC	n/a
34	101-23-100C	Raisin Industries, LLC	<div><div></div><div></div><div></div></div>
35	101-23-100H	Raisin Industries, LLC	<div><div></div><div></div><div></div><div></div></div>
36	101-23-100I	Raisin Industries, LLC	<div><div></div><div></div><div></div><div></div></div>
37	101-23-100J	Raisin Industries, LLC	<div><div></div><div></div><div></div><div></div></div>
38	101-23-100K	Raisin Industries, LLC	<div><div></div><div></div><div></div><div></div></div>
39	101-23-100L	Raisin Industries, LLC	<div><div></div><div></div><div></div><div></div></div>
40	101-23-100M	Raisin Industries, LLC	<div><div></div><div></div><div></div><div></div></div>
41	101-23-100N	Raisin Industries, LLC	<div><div></div><div></div><div></div><div></div></div>
42	101-23-100P	Raisin Industries, LLC	<div><div></div><div></div><div></div><div></div></div>
43	101-23-100Q	Raisin Industries, LLC	<div><div></div><div></div><div></div><div></div></div>
44	101-23-100S	Raisin Industries, LLC	<div><div></div><div></div><div></div><div></div><div></div></div>
45	101-23-101F	Raisin Industries, LLC	<div><div></div><div></div><div></div><div></div><div></div></div>
46	101-23-103F	Raisin Industries, LLC	<div><div></div><div></div><div></div><div></div><div></div></div>
47	101-23-108F	Raisin Industries, LLC	<div><div></div><div></div><div></div><div></div><div></div></div>
48	101-20-023	Savoy Acquisitions LLC	<div><div></div><div></div></div>
49	101-23-100F	RHA 250, LLC	n/a
50	101-23-102F	RHA 250, LLC	n/a
51	101-20-107F	Savoy Acquisitions LLC	n/a
52	101-23-072D	RHA 250, LLC	<div><div></div><div></div><div></div><div></div></div>

Parcel	Parcel ID	Owner	Identified Blight Parcel Codes - Section 1.08 ORC
53	101-23-072E	RHA 250, LLC	<div><div></div><div></div><div></div><div></div></div>
54	101-23-085G	RHA 250, LLC	<div><div></div><div></div><div></div><div></div></div>
55	101-23-100E	RHA 250, LLC	n/a
56	101-23-104F	RHA 250, LLC	<div><div></div><div></div><div></div><div></div></div>
57	101-23-105F	RHA 250, LLC	n/a
58	101-23-106F	RHA 250, LLC	<div><div></div><div></div><div></div><div></div></div>
59	101-23-174A	RHA 250, LLC	n/a

The purpose of this study was to examine the Cuyahoga Riverfront Master Plan area for blight. After assessing each site against the criteria set in the Ohio Revised Code, 45 of 59 (>76%) of parcels in the planning area were determined to be “blighted” based on the following contributing factors.

Contributing Factors

● Direct threat to public health or safety in its present condition by reason of environmentally hazardous conditions, solid waste pollution, or contamination.

The most severe consequence of urban blight is its negative impact on public health and safety. There are four parcels on the site that fit this criterion. Four parcels in the Tower City Center building, originally built in 1929, pose a threat due to the possible presence of asbestos. One parcel containing the W&LE RR Freight Depot was built in 1900 and is in “very poor” condition, lacking heat and air conditioning.

Parcel	Parcel ID	Owner
26	101-23-085B	Raisin Industries, LLC
29	101-23-085E	Raisin Industries, LLC
32	101-23-100A	Raisin Industries, LLC
44	101-23-100S	Raisin Industries, LLC

● Dilapidation and deterioration.

Deterioration of structures, roads, sidewalks, or infrastructure is another key sign of blight that can reduce the value of surrounding property, encourage crime, or compromise public health and safety. An overwhelming percentage (>68%) of blighted parcels in the area appear dilapidated or deteriorated. Deterioration of buildings, roads, sidewalks, and infrastructure on this site all contribute to the area’s blight.



Deteriorating floors, walls, and stairwell in the Tower City building associated with Raisin Industry Parcels

Parcel	Parcel ID	Owner
8	101-23-050J	Fundamental Parking, LLC
9	101-23-072C	Fundamental Parking, LLC
10	101-23-052M	Fundamental Parking, LLC
11	101-23-072M	Fundamental Parking, LLC
16	101-21-002	Huron Holdings LLC
17	101-23-050A	Huron Holdings LLC
18	101-23-072A	Raisin Industries, LLC
19	101-23-072B	Raisin Industries, LLC
20	101-23-072F	Raisin Industries, LLC
21	101-23-072G	Raisin Industries, LLC
22	101-23-072H	Raisin Industries, LLC
23	101-23-072I	Raisin Industries, LLC
24	101-23-072J	Raisin Industries, LLC
26	101-23-085B	Raisin Industries, LLC
27	101-23-085C	Raisin Industries, LLC

Parcel	Parcel ID	Owner
29	101-23-085E	Raisin Industries, LLC
30	101-23-085H	Raisin Industries, LLC
32	101-23-100A	Raisin Industries, LLC
35	101-23-100H	Raisin Industries, LLC
36	101-23-100I	Raisin Industries, LLC
37	101-23-100J	Raisin Industries, LLC
38	101-23-100K	Raisin Industries, LLC
39	101-23-100L	Raisin Industries, LLC
40	101-23-100M	Raisin Industries, LLC
41	101-23-100N	Raisin Industries, LLC
42	101-23-100P	Raisin Industries, LLC
43	101-23-100Q	Raisin Industries, LLC
44	101-23-100S	Raisin Industries, LLC
45	101-23-101F	Raisin Industries, LLC
46	101-23-103F	Raisin Industries, LLC
47	101-23-108F	Raisin Industries, LLC

● Dilapidation and deterioration.

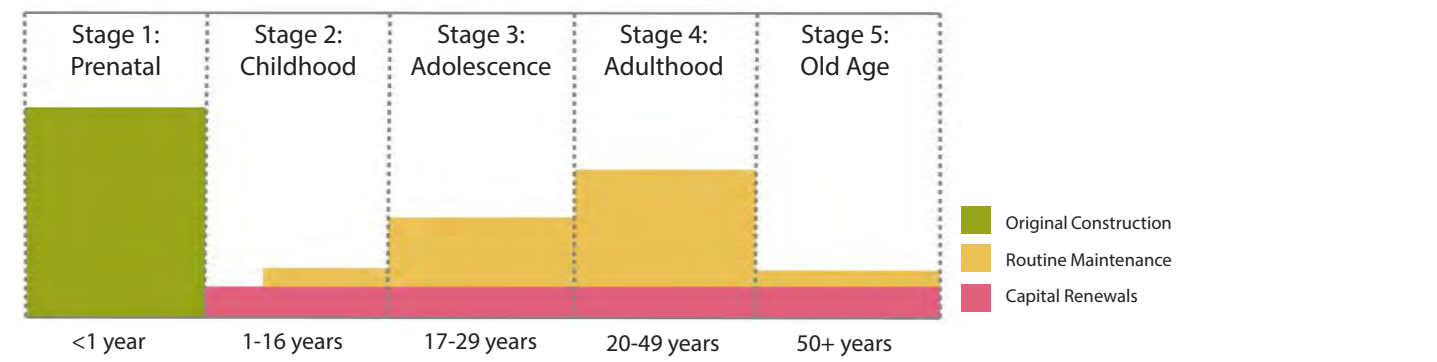


Deteriorating beams, parapet, and crumbling concrete on the exterior of Raisin Industries parcels.

● Age and obsolescence.

The most prevalent signal of blight in the plan area is the aging and obsolescent structures and infrastructure. This applies to 84% of blighted parcels. The average year of construction for buildings in the plan area is 1965. The Ohio Revised Code does not specify an age at which buildings may be deemed ‘aged,’ but generally, 50 years old is when a building enters the “old age” stage of its life cycle.

Stages of Building Life Cycle



Source: Insight Assets



Exposed overhead wires, dilapidated flooring, and crumbling brick associated with Raisin Industry Parcels.

Parcel	Parcel ID	Owner
8	101-23-050J	Fundamental Parking, LLC
9	101-23-072C	Fundamental Parking, LLC
10	101-23-052M	Fundamental Parking, LLC
11	101-23-072M	Fundamental Parking, LLC
16	101-21-002	Huron Holdings LLC
17	101-23-050A	Huron Holdings LLC
18	101-23-072A	Raisin Industries, LLC
19	101-23-072B	Raisin Industries, LLC
20	101-23-072F	Raisin Industries, LLC
21	101-23-072G	Raisin Industries, LLC
22	101-23-072H	Raisin Industries, LLC
23	101-23-072I	Raisin Industries, LLC
24	101-23-072J	Raisin Industries, LLC
25	101-23-085A	Raisin Industries, LLC
26	101-23-085B	Raisin Industries, LLC
27	101-23-085C	Raisin Industries, LLC
29	101-23-085E	Raisin Industries, LLC
30	101-23-085H	Raisin Industries, LLC
32	101-23-100A	Raisin Industries, LLC

Parcel	Parcel ID	Owner
34	101-23-100C	Raisin Industries, LLC
35	101-23-100H	Raisin Industries, LLC
36	101-23-100I	Raisin Industries, LLC
37	101-23-100J	Raisin Industries, LLC
38	101-23-100K	Raisin Industries, LLC
39	101-23-100L	Raisin Industries, LLC
40	101-23-100M	Raisin Industries, LLC
41	101-23-100N	Raisin Industries, LLC
42	101-23-100P	Raisin Industries, LLC
43	101-23-100Q	Raisin Industries, LLC
44	101-23-100S	Raisin Industries, LLC
45	101-23-101F	Raisin Industries, LLC
46	101-23-103F	Raisin Industries, LLC
47	101-23-108F	Raisin Industries, LLC
52	101-23-072D	RHA 250, LLC
53	101-23-072E	RHA 250, LLC
54	101-23-085G	RHA 250, LLC
56	101-23-104F	RHA 250, LLC
58	101-23-106F	RHA 250, LLC

● Inadequate provision for ventilation, light, air, sanitation, or open spaces.

Nineteen parcels in this study area meet this criteria. Several parcels lack any natural light or electricity-powered light, posing a tripping hazard. Other parcels lack adequate air ventilation and as a result, are prone to the spread of rust and/or mold.



Poor ventilation highlighted by damp conditions and standing water causes paint to peel and fosters the growth of mold and mildew associated with Raisin Industry Parcels.

Parcel	Parcel ID	Owner
8	101-23-050J	Fundamental Parking, LLC
9	101-23-072C	Fundamental Parking, LLC
10	101-23-052M	Fundamental Parking, LLC
11	101-23-072M	Fundamental Parking, LLC
18	101-23-072A	Raisin Industries, LLC
19	101-23-072B	Raisin Industries, LLC
20	101-23-072F	Raisin Industries, LLC
25	101-23-085A	Raisin Industries, LLC
26	101-23-085B	Raisin Industries, LLC

Parcel	Parcel ID	Owner
27	101-23-085C	Raisin Industries, LLC
29	101-23-085E	Raisin Industries, LLC
32	101-23-100A	Raisin Industries, LLC
34	101-23-100C	Raisin Industries, LLC
44	101-23-100S	Raisin Industries, LLC
52	101-23-072D	RHA 250, LLC
53	101-23-072E	RHA 250, LLC
54	101-23-085G	RHA 250, LLC
56	101-23-104F	RHA 250, LLC
58	101-23-106F	RHA 250, LLC

● Hazards that endanger lives or properties by fire or other causes.

Six properties in the Blight Study site are hazardous to lives due to the presence of subsurface contaminants that present a potential exposure risk to human health and the environment.



Left: Outdoor parking lot that was found to have hazardous levels of subsurface contaminants.

Parcel	Parcel ID	Owner
1	101-30-001	Starling Stone LLC
12	101-30-002	Fundamental Parking, LLC
13	101-30-003	Fundamental Parking, LLC
16	101-21-002	Huron Holdings LLC
17	101-23-050A	Huron Holdings LLC
48	101-20-023	Savoy Acquisitions LLC

● Noncompliance with building, housing, or other codes.

The level of environmental contamination at six sites exceeds the level of concentration deemed safe by the Ohio Environmental Protection Agency’s generic standards for hazardous substances. One additional site contains contaminants, but not at a level that poses a “direct threat to public health or safety in its present condition.”

Parcel	Parcel ID	Owner
1	101-30-001	Starling Stone LLC
12	101-30-002	Fundamental Parking, LLC
13	101-30-003	Fundamental Parking, LLC
16	101-21-002	Huron Holdings LLC
17	101-23-050A	Huron Holdings LLC
48	101-20-023	Savoy Acquisitions LLC

● Nonworking or disconnected utilities.

Five parcels in the Blight Study area do not have working utilities, which makes these parcels unusable while exacerbating dilapidation.

Parcel	Parcel ID	Owner
1	101-30-001	Starling Stone LLC
12	101-30-002	Fundamental Parking, LLC
13	101-30-003	Fundamental Parking, LLC
14	122-18-010	Fundamental Parking, LLC
15	122-18-011	Fundamental Parking, LLC

● Vacant or abandoned structure.

On this site, seven parcels in the Tower City Center are abandoned structures and five outdoor parcels are vacant.



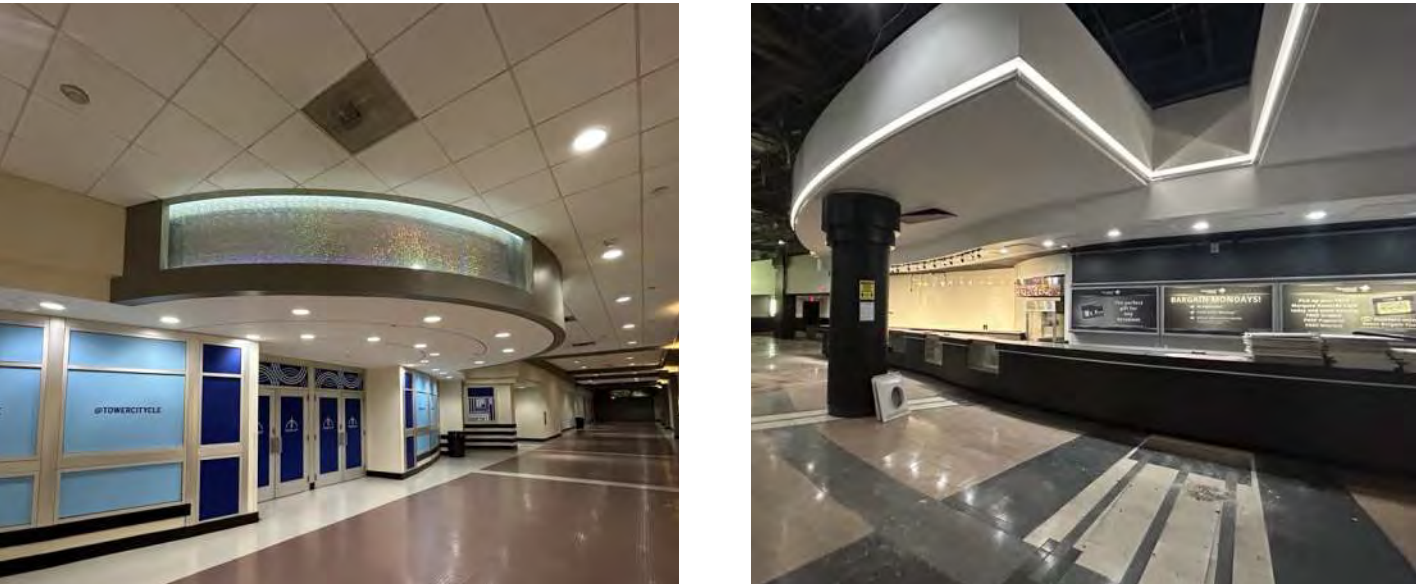
Examples of the vacant outdoor parcels at Fundamental Parking parcels.

Parcel	Parcel ID	Owner
1	101-30-001	Starling Stone LLC
12	101-30-002	Fundamental Parking, LLC
13	101-30-003	Fundamental Parking, LLC
14	122-18-010	Fundamental Parking, LLC
15	122-18-011	Fundamental Parking, LLC
20	101-23-072F	Raisin Industries, LLC
26	101-23-085B	Raisin Industries, LLC
27	101-23-085C	Raisin Industries, LLC
44	101-23-100S	Raisin Industries, LLC
45	101-23-101F	Raisin Industries, LLC
46	101-23-103F	Raisin Industries, LLC
47	101-23-108F	Raisin Industries, LLC



Examples of the numerous indoor vacancies in Tower City.

● Vacant or abandoned structure.



Examples of additional indoor vacancies in Tower City.

● Defective or inadequate street layout.

35 parcels on this site are in areas with defective or inadequate street layouts. This reduces the ease of mobility and navigation and compromises accessibility of an area. Many streets in the plan area lack sidewalks on at least one side of the street or have uneven, deteriorating sidewalks that are covered in weeds. One street in the plan area is closed off, prohibiting travel on Eagle Ave between Canal Rd to the east and W Third St to the west.



Road closure at Stones Levee Road and lack of sidewalks create a defective street layout in the study area.

Parcel	Parcel ID	Owner
1	101-30-001	Starling Stone LLC
7	101-24-006	Fundamental Parking, LLC
8	101-23-050J	Fundamental Parking, LLC
9	101-23-072C	Fundamental Parking, LLC
10	101-23-052M	Fundamental Parking, LLC
11	101-23-072M	Fundamental Parking, LLC
12	101-30-002	Fundamental Parking, LLC
13	101-30-003	Fundamental Parking, LLC
14	122-18-010	Fundamental Parking, LLC
15	122-18-011	Fundamental Parking, LLC
16	101-21-002	Huron Holdings LLC
17	101-23-050A	Huron Holdings LLC
21	101-23-072G	Raisin Industries, LLC
22	101-23-072H	Raisin Industries, LLC
23	101-23-072I	Raisin Industries, LLC
24	101-23-072J	Raisin Industries, LLC
27	101-23-085C	Raisin Industries, LLC

Parcel	Parcel ID	Owner
30	101-23-085H	Raisin Industries, LLC
35	101-23-100H	Raisin Industries, LLC
36	101-23-100I	Raisin Industries, LLC
37	101-23-100J	Raisin Industries, LLC
38	101-23-100K	Raisin Industries, LLC
39	101-23-100L	Raisin Industries, LLC
40	101-23-100M	Raisin Industries, LLC
41	101-23-100N	Raisin Industries, LLC
42	101-23-100P	Raisin Industries, LLC
43	101-23-100Q	Raisin Industries, LLC
45	101-23-101F	Raisin Industries, LLC
46	101-23-103F	Raisin Industries, LLC
47	101-23-108F	Raisin Industries, LLC
52	101-23-072D	RHA 250, LLC
53	101-23-072E	RHA 250, LLC
54	101-23-085G	RHA 250, LLC
56	101-23-104F	RHA 250, LLC
58	101-23-106F	RHA 250, LLC

● Faulty layout in relation to size, adequacy, accessibility, or usefulness.

Many of these parcels fall within Tower City, and by their confined or parcel-locked nature are deemed inadequate or inaccessible for future use of the parcel.



Parcels in the Tower City building with faulty layouts present accessibility and usability challenges.

Parcel	Parcel ID	Owner
7	101-24-006	Fundamental Parking, LLC
16	101-21-002	Huron Holdings LLC
17	101-23-050A	Huron Holdings LLC
20	101-23-072F	Raisin Industries, LLC
21	101-23-072G	Raisin Industries, LLC
22	101-23-072H	Raisin Industries, LLC
23	101-23-072I	Raisin Industries, LLC
24	101-23-072J	Raisin Industries, LLC
27	101-23-085C	Raisin Industries, LLC
30	101-23-085H	Raisin Industries, LLC
34	101-23-100C	Raisin Industries, LLC
35	101-23-100H	Raisin Industries, LLC

Parcel	Parcel ID	Owner
36	101-23-100I	Raisin Industries, LLC
37	101-23-100J	Raisin Industries, LLC
38	101-23-100K	Raisin Industries, LLC
39	101-23-100L	Raisin Industries, LLC
40	101-23-100M	Raisin Industries, LLC
41	101-23-100N	Raisin Industries, LLC
42	101-23-100P	Raisin Industries, LLC
43	101-23-100Q	Raisin Industries, LLC
45	101-23-101F	Raisin Industries, LLC
46	101-23-103F	Raisin Industries, LLC
47	101-23-108F	Raisin Industries, LLC
52	101-23-072D	RHA 250, LLC

Based on this analysis, a majority of parcels in the area meet the criteria that the Ohio Revised Code uses to define blight.

B1(b). Properties pose a direct threat to public health or safety in their present condition. Several properties in this area contain asbestos and others are structurally damaged to a dangerous extent.

B2(a). Dilapidation and deterioration. A majority of parcels in the study area are compromised in part because of visible deterioration.

B2(b). Age and obsolescence. The average age of structures in this area is 59 years old, though some buildings were constructed as early as 1900. More than half of the parcels are inside the 95-year old Tower City building.

B2(c). Inadequate provision for ventilation, light, air, sanitation, or open spaces. 19 parcels in this area lack adequate ventilation, light, air, sanitation, or open space.

B2(e) & B2(f). Hazards that endanger lives or properties by fire or other causes & noncompliance with building, housing, or other codes. Hazardous contaminants have been identified in unsafe concentrations at 6 outdoor parcels in the study area. The presence of these environmental hazards endangers lives and violates city code.

B2(g). Nonworking or disconnected utilities. Five sites in the study area do not currently have working utilities.

B2(h). Vacant or abandoned structure. Over 15% of parcels are vacant or abandoned structures in the Tower City building. These vacant parcels have been inadequately maintained and show visible signs of blight.

B2(j). Defective or inadequate street layout. The streets surrounding the study area display inadequate layout; one connecting road is completely closed off while sidewalks and street infrastructure are insufficient.

B2(l). Faulty layout in relation to size, adequacy, accessibility, or usefulness. Many of the parcels within Tower City are corridors or hallways, parcel-locked and inaccessible for future development.

With these determinants in mind, **76% of parcels in the study area are considered blighted**; as this exceeds 70% of total parcels, this area is considered a blighted area per the Ohio Revised Code Section 1.08.

Group A1

Parcel Profile	
Parcel Number	101-24-006
Owner	Fundamental Parking, LLC
Location	TOWER CITY AVE LLC CANAL RD CLEVELAND, OH. 44113 (Comm Parking Garage)
Current Use	No apparent use. Was once in alignment with Howe Ave (now vacated).

Land Development Criteria	
Applicable Blight Criteria	B2(j) - Parcel is located in an area with defective or inadequate street layout B2(l) - Parcel exhibits faulty lot layout in relation to size, adequacy, accessibility, or usefulness
Comments	<ul style="list-style-type: none">B2(j) - Adjacent lot line of previous right of way abandoned.B2(l) - Current layout separates parking area by limiting available spaces in connection with adjacent parking
Supporting Documents	Parcel description has no lower limit and an upper limit of 70.40'. See photos for additional supporting evidence.

Group A1 Supporting Photos



Parcel C



B2(j) Parcel is located in an area with defective or inadequate street layout

B2(l) Parcel exhibits faulty lot layout in relation to size, adequacy, accessibility, or usefulness

Group A2

Parcel Profile	
Parcel Number	101-23-050J
Owner	Fundamental Parking, LLC
Location	ROCK OHIO CAESARS CLEVELAND LLC CANAL RD CLEVELAND, OH. 44113 (COMM PARKING GARAGE)
Current Use	Garage Parking area

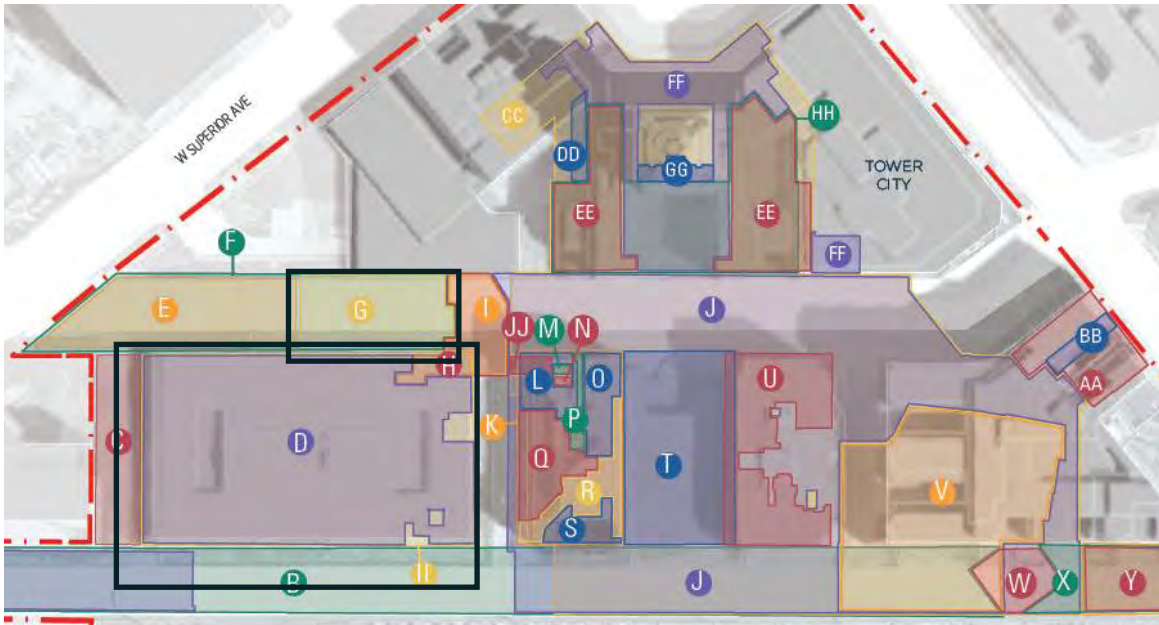
Parcel Profile	
Parcel Number	101-23-072C
Owner	Fundamental Parking, LLC
Location	TOWER CITY AVENUE LLC W 3 ST CLEVELAND, OH. 44113 (COMM PARKING GARAGE)
Current Use	Garage Parking area.

Parcel Profile	
Parcel Number	101-23-052M
Owner	Fundamental Parking, LLC
Location	POST OFFICE PLAZA, LLC HURON RD CLEVELAND, OH (COMM PARKING GARAGE)
Current Use	Garage Parking area

Parcel Profile	
Parcel Number	101-23-072M
Owner	Fundamental Parking, LLC
Location	POST OFFICE PLAZA, LLC HURON RD CLEVELAND, OH (COMM PARKING GARAGE)
Current Use	Garage Parking area

Land Development Criteria	
Applicable Blight Criteria	B2(a) Parcel exhibits dilapidation and deterioration B2(b) Parcel exhibits age and obsolescence
Comments	<ul style="list-style-type: none">B2(a) - Several areas of standing water causing pavement failures over timeB2(b) - Life cycle of exiting infrustructure is passed, for example, concrete spalling and cracked asphalt
Supporting Documents	See photos for additional supporting evidence.

Group A2 Map and Supporting Photos



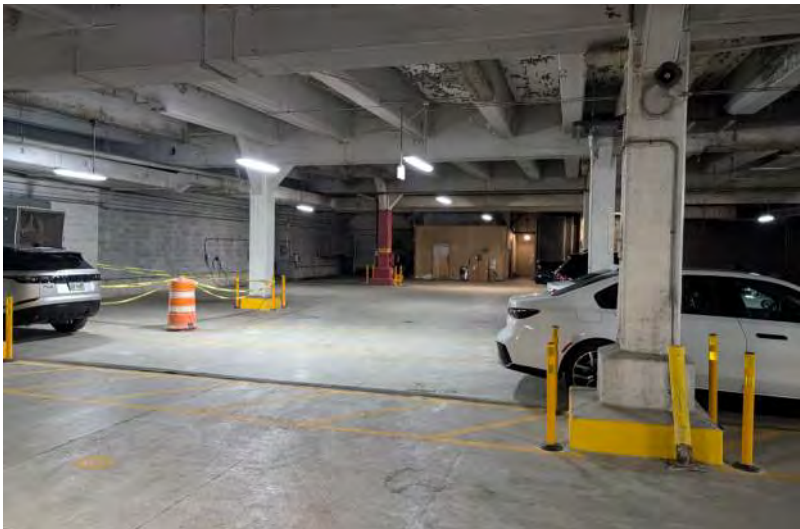
Parcels D, G, and I



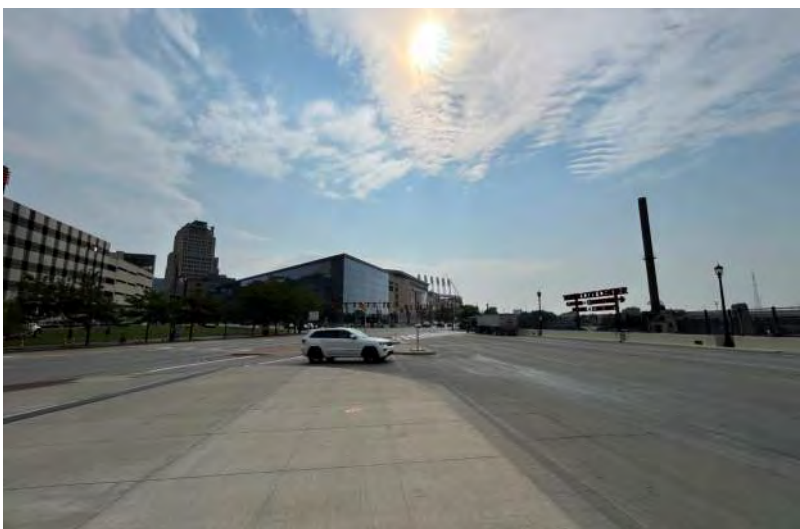
B2(a) Parcel exhibits dilapidation and deterioration



Parcel B



B2(b) Parcel exhibits age and obsolescence



Group B1

Parcel Profile	
Parcel Number	101-23-072A
Owner	Raisin Industries LLC
Location	230 W HURON RD CLEVELAND, OH. 44113 (LEVEL CONCOURSE LEVEL 72’ TO 85’)
Current Use	Shopping Center

Parcel Profile	
Parcel Number	101-23-072H
Owner	Raisin Industries LLC
Location	W 6 ST CLEVELAND, OH. 44113
Current Use	W. 6th Bridge

Parcel Profile	
Parcel Number	101-23-085C
Owner	Raisin Industries LLC
Location	TOWER CITY CLEVELAND, OH. 44113 (85 LEVEL NORTH-WEST CORNER)
Current Use	Hallway

Parcel Profile	
Parcel Number	101-23-072B
Owner	Raisin Industries LLC
Location	W HURON RD CLEVELAND, OH. 44113 (72 LEVEL CINEMA MOVIE THEATRE)
Current Use	Abandoned Movie Theater

Parcel Profile	
Parcel Number	101-23-072I
Owner	Raisin Industries LLC
Location	W 6 ST CLEVELAND, OH. 44113
Current Use	W. 6th Bridge

Parcel Profile	
Parcel Number	101-23-085E
Owner	Raisin Industries LLC
Location	230 W HURON RD CLEVELAND, OH. 44113 (LEVEL PUBLIC SQUARE LEVEL N OF PROSPECT 2016 SR)
Current Use	

Parcel Profile	
Parcel Number	101-23-072F
Owner	Raisin Industries LLC
Location	TOWER CITY CLEVELAND, OH (Off of Ontario)
Current Use	

Parcel Profile	
Parcel Number	101-23-072J
Owner	Raisin Industries LLC
Location	HURON RD CLEVELAND, OH. 44113 (Merging onto Ontario)
Current Use	Huron Bridge

Parcel Profile	
Parcel Number	101-23-085H
Owner	Raisin Industries LLC
Location	PROSPECT AVE CLEVELAND, OH. 44113
Current Use	Prospect Bridge

Parcel Profile	
Parcel Number	101-23-072G
Owner	Raisin Industries LLC
Location	W 6 ST CLEVELAND, OH. 44113
Current Use	W. 6th Bridge

Parcel Profile	
Parcel Number	101-23-085B
Owner	Raisin Industries LLC
Location	230 W HURON RD CLEVELAND, OH. 44113 (85 LEVEL E & W OF TOWER N OF PROSPECT)
Current Use	Storage

Parcel Profile	
Parcel Number	101-23-100A
Owner	Raisin Industries LLC
Location	230 W PUBLIC SQ CLEVELAND, OH. 44113 (100 LEVEL 100 RETAIL AREA)
Current Use	Prospect Bridge

Group B1

Parcel Profile	
Parcel Number	101-23-100H*
Owner	Raisin Industries LLC
Location	W 6 ST CLEVELAND, OH. 44113
Current Use	W 6th Bridge

Parcel Profile	
Parcel Number	101-23-100L
Owner	Raisin Industries LLC
Location	HURON AVE CLEVELAND, OH. 44113
Current Use	Huron Bridge

Parcel Profile	
Parcel Number	101-23-100Q
Owner	Raisin Industries LLC
Location	HURON AVE CLEVELAND, OH. 44113
Current Use	Huron Bridge

Parcel Profile	
Parcel Number	101-23-100I
Owner	Raisin Industries LLC
Location	W 3 RD CLEVELAND, OH. 44113
Current Use	W 3rd Bridge

Parcel Profile	
Parcel Number	101-23-100M
Owner	Raisin Industries LLC
Location	HURON AVE CLEVELAND, OH. 44113
Current Use	Huron Bridge

Parcel Profile	
Parcel Number	101-23-100S
Owner	Raisin Industries LLC
Location	50 PUBLIC SQUARE CLEVELAND, OH. 44113
Current Use	Shopping Center

Parcel Profile	
Parcel Number	101-23-100J
Owner	Raisin Industries LLC
Location	W 2 ND CLEVELAND, OH. 44113
Current Use	W 2nd Bridge

Parcel Profile	
Parcel Number	101-23-100N
Owner	Raisin Industries LLC
Location	HURON AVE CLEVELAND, OH. 44113
Current Use	Huron Bridge

Parcel Profile	
Parcel Number	101-23-101F
Owner	Raisin Industries LLC
Location	W 2ND ST CLEVELAND, OH. 44113
Current Use	Restaurant

Parcel Profile	
Parcel Number	101-23-100K
Owner	Raisin Industries LLC
Location	PROSPECT AVE CLEVELAND, OH 44113
Current Use	W 2nd Bridge

Parcel Profile	
Parcel Number	101-23-100P
Owner	Raisin Industries LLC
Location	PROSPECT AVE CLEVELAND, OH 44113
Current Use	Prospect Bridge

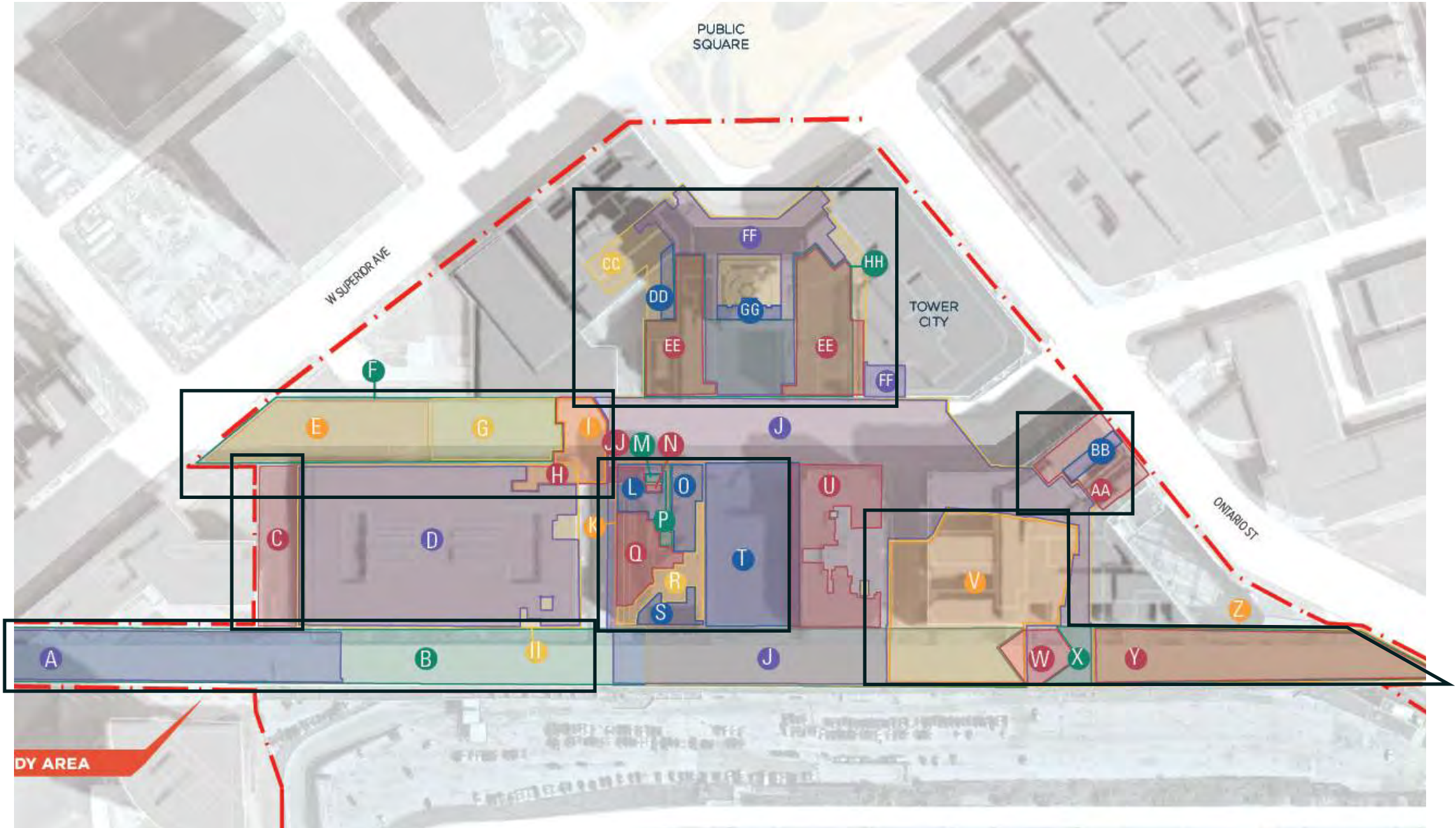
Parcel Profile	
Parcel Number	101-23-103F
Owner	Raisin Industries LLC
Location	HURON AVE CLEVELAND, OH. 44113
Current Use	Retail

Group B1

Parcel Profile	
Parcel Number	101-23-108F
Owner	Raisin Industries LLC
Location	PROSPECT AVE CLEVELAND, OH 44113
Current Use	Restaurant

Land Development Criteria	
Applicable Blight Criteria	B2(a) Parcel exhibits dilapidation and deterioration B2(b) Parcel exhibits age and obsolescence
Comments	<ul style="list-style-type: none">B2(a) - Deteriorating floors, walls and stairwellsB2(b) - Exposed overhead wires, dilapidated flooring and crumbling brick interior, cracked and crumbling concrete and asphalt
Supporting Documents	See photos for additional supporting evidence.

Group B1 Map



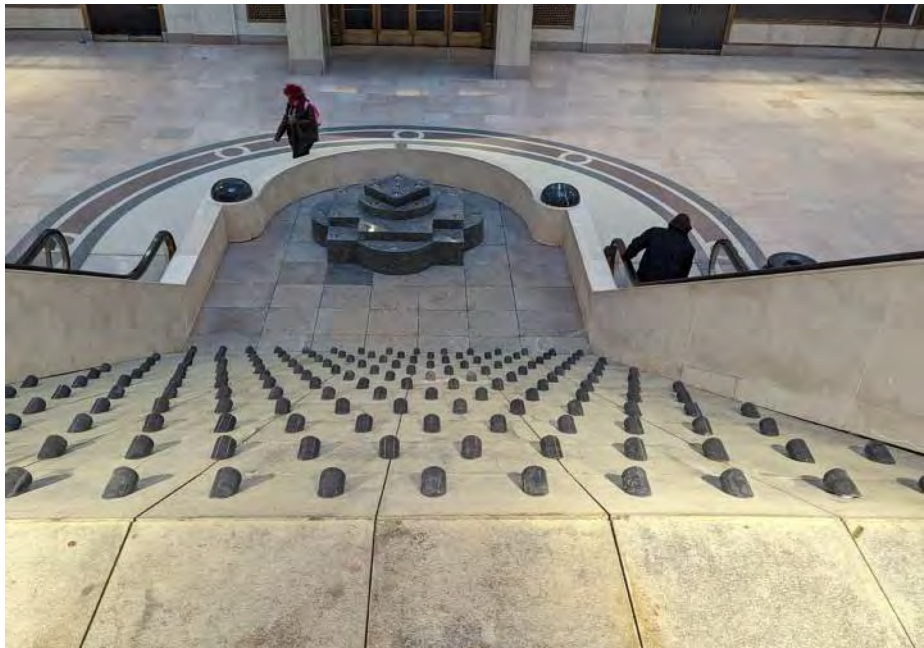
25 Parcels (A-C, E-G, K, L, Q, T, V-Z, AA-HH)

Group B Supporting Photos



101-23-072A-F
B2(a) Parcel exhibits dilapidation and deterioration
B2(b) Parcel exhibits age and obsolescence

Group B Supporting Photos



101-23-072A-F
B2(a) Parcel exhibits dilapidation and deterioration
B2(b) Parcel exhibits age and obsolescence

Group B Supporting Photos



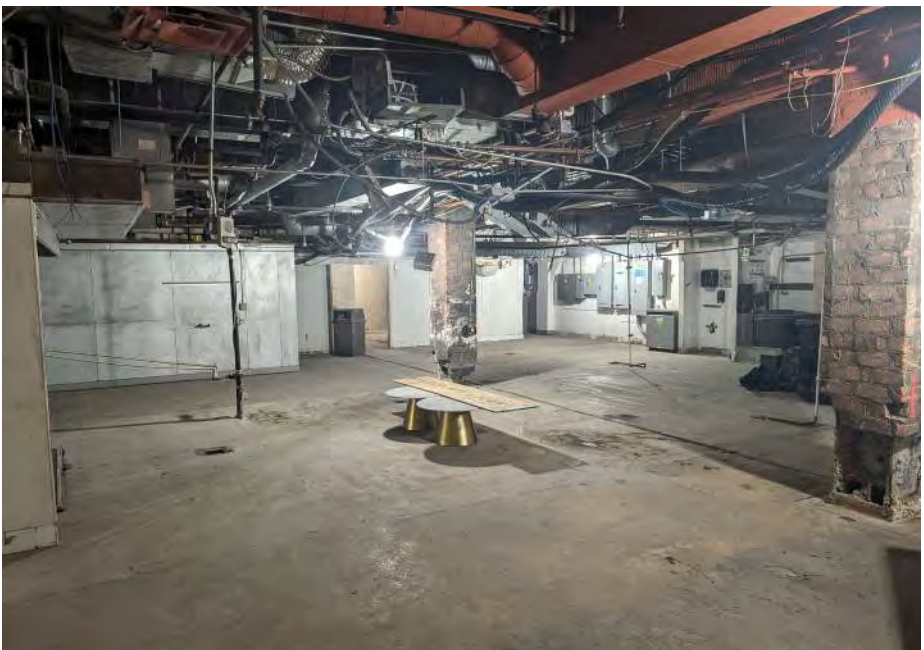
101-23-072G-J
B2(a) Parcel exhibits dilapidation and deterioration
B2(b) Parcel exhibits age and obsolescence

Group B Supporting Photos



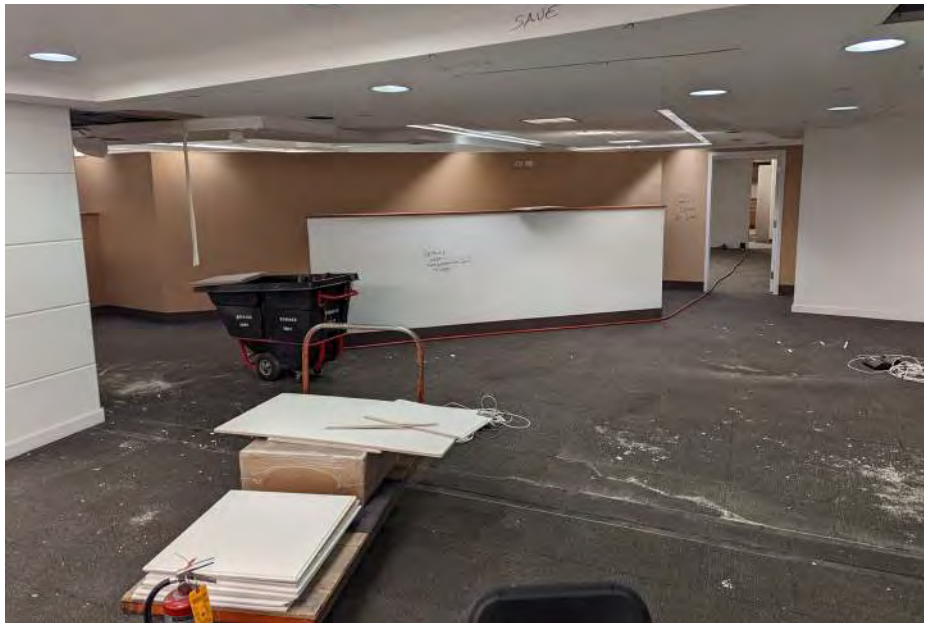
101-23-072G-J
B2(a) Parcel exhibits dilapidation and deterioration
B2(b) Parcel exhibits age and obsolescence

Group B Supporting Photos



101-23-085B-E
B2(a) Parcel exhibits dilapidation and deterioration
B2(b) Parcel exhibits age and obsolescence

Group B Supporting Photos



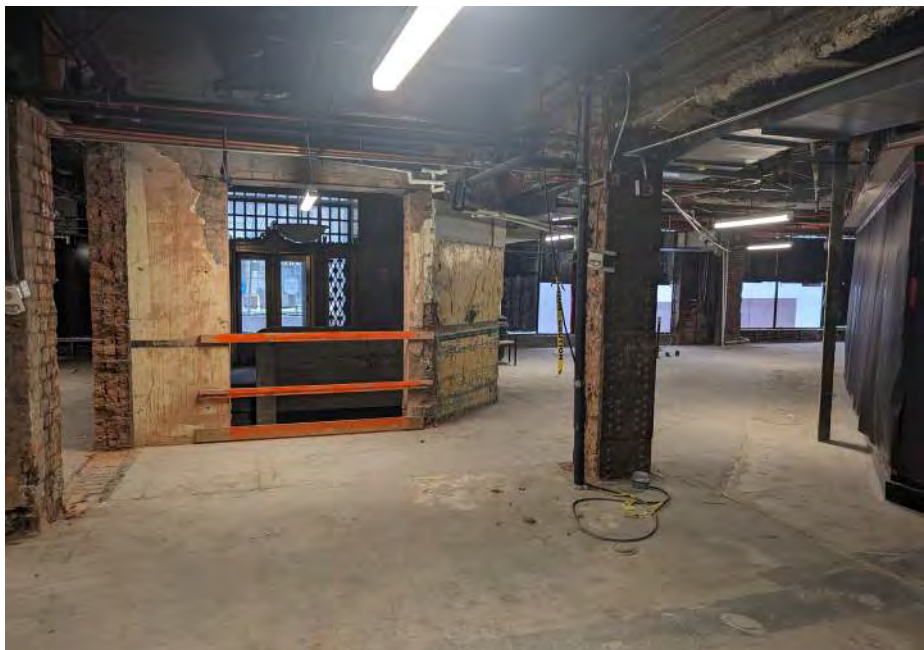
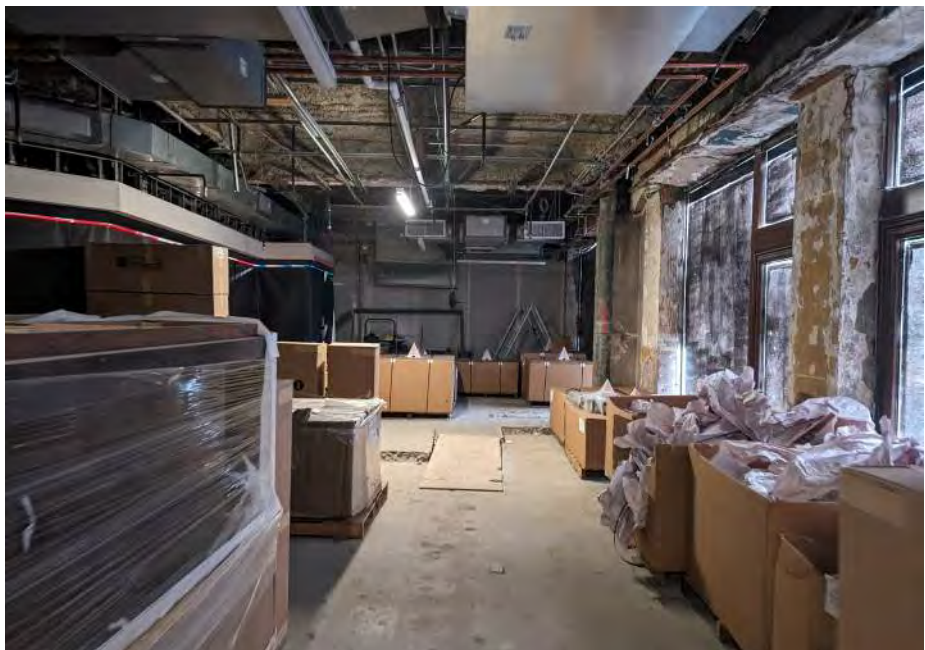
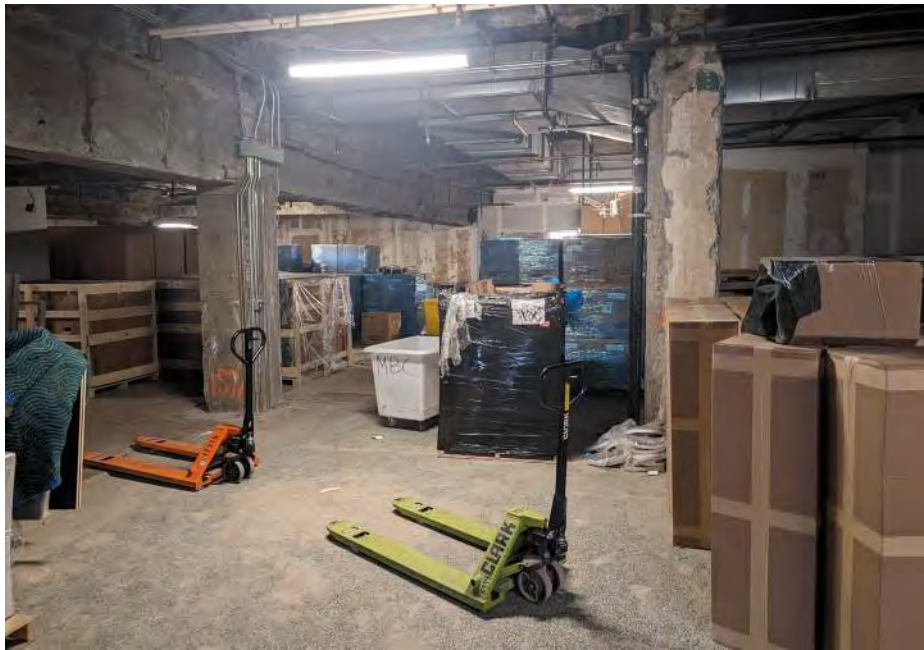
101-23-085B-E
B2(a) Parcel exhibits dilapidation and deterioration
B2(b) Parcel exhibits age and obsolescence

Group B Supporting Photos



101-23-072H
B2(a) Parcel exhibits dilapidation and deterioration
B2(b) Parcel exhibits age and obsolescence

Group B Supporting Photos



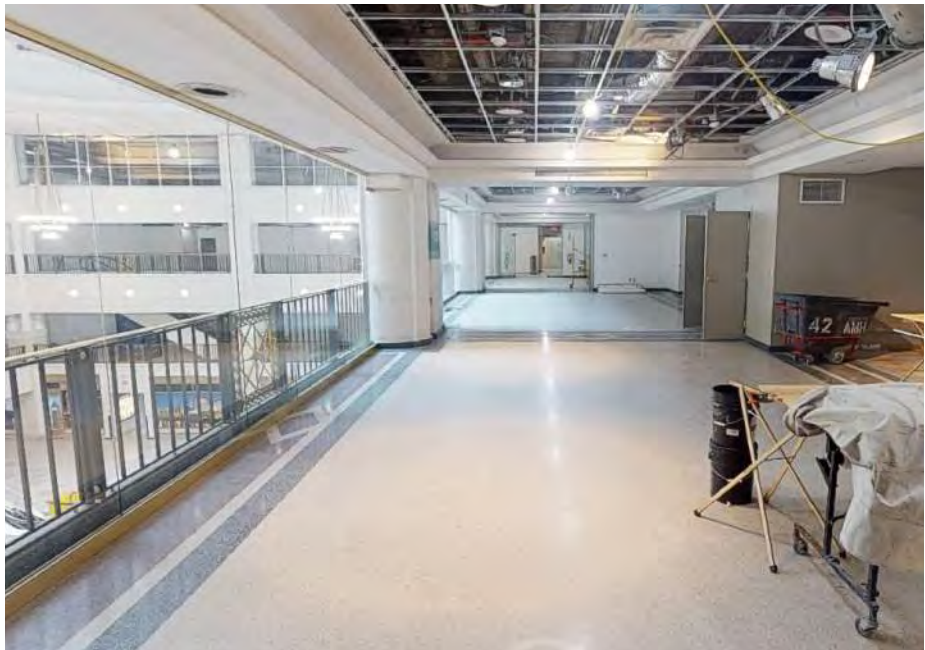
101-23-100A
B2(a) Parcel exhibits dilapidation and deterioration
B2(b) Parcel exhibits age and obsolescence

Group B Supporting Photos



101-23-100H-K
B2(a) Parcel exhibits dilapidation and deterioration
B2(b) Parcel exhibits age and obsolescence

Group B Supporting Photos



101-23-100P-S
B2(a) Parcel exhibits dilapidation and deterioration
B2(b) Parcel exhibits age and obsolescence

Group B Supporting Photos



101-23-101F
B2(a) Parcel exhibits dilapidation and deterioration
B2(b) Parcel exhibits age and obsolescence

Group B Supporting Photos



101-23-103F & 108F
B2(a) Parcel exhibits dilapidation and deterioration
B2(b) Parcel exhibits age and obsolescence

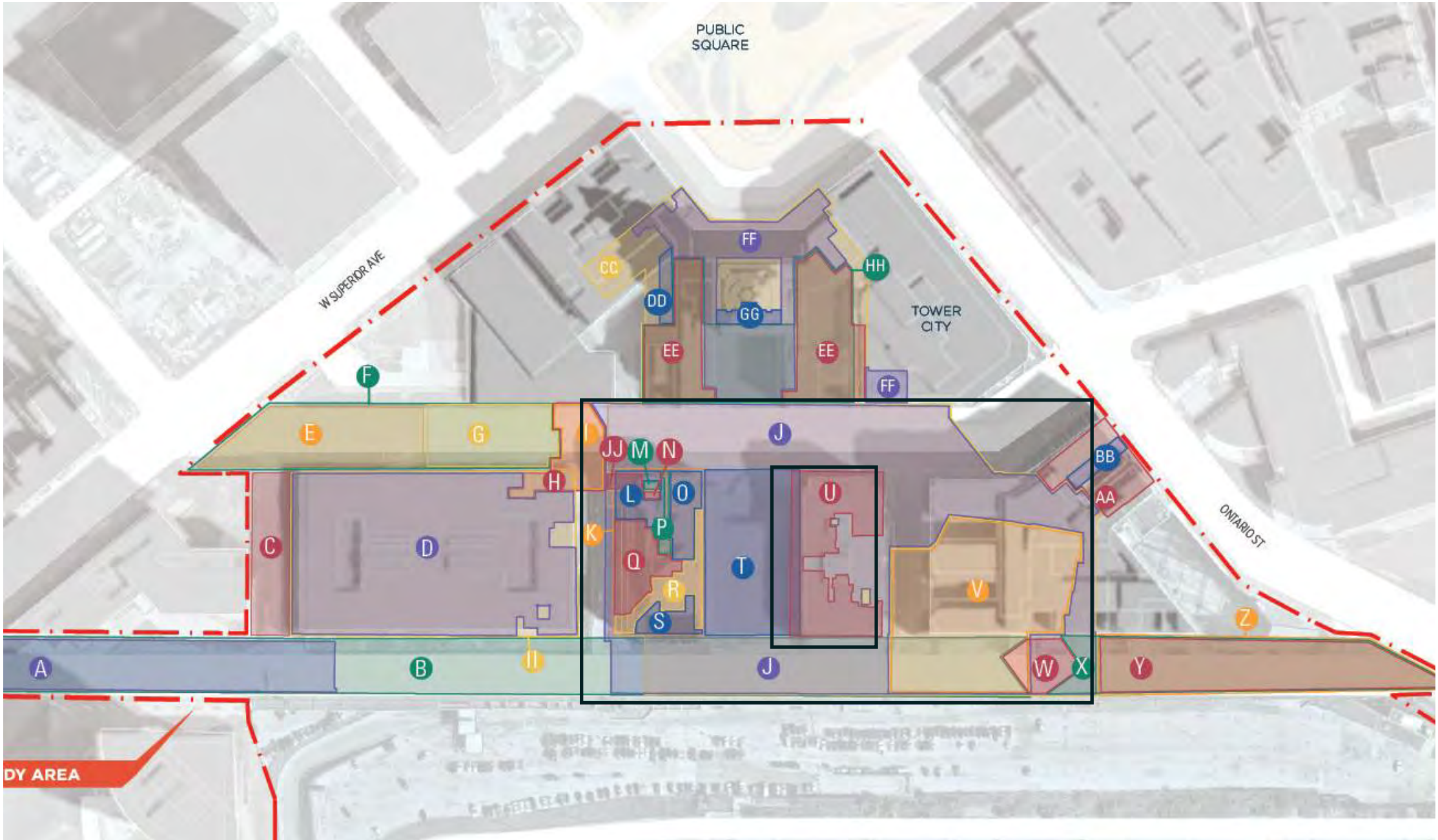
Group B2

Parcel Profile	
Parcel Number	101-23-085A
Owner	Raisin Industries LLC
Location	230 W HURON RD CLEVELAND, OH. 44113 (85 LEVEL)
Current Use	Public Square

Parcel Profile	
Parcel Number	101-23-100C
Owner	Raisin Industries LLC
Location	W HURON RD CLEVELAND, OH. 44113 (100 LEVEL)
Current Use	Sky Concourse

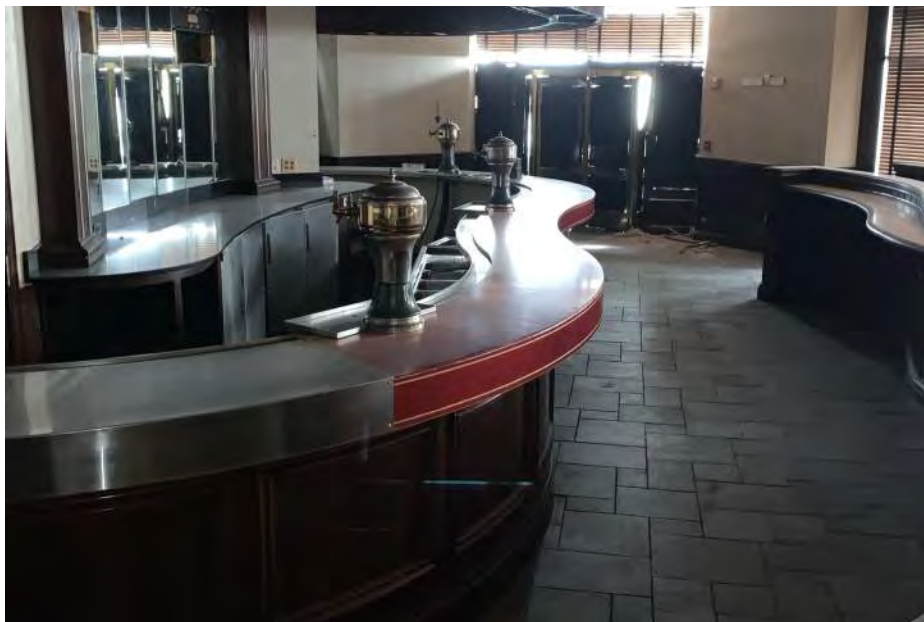
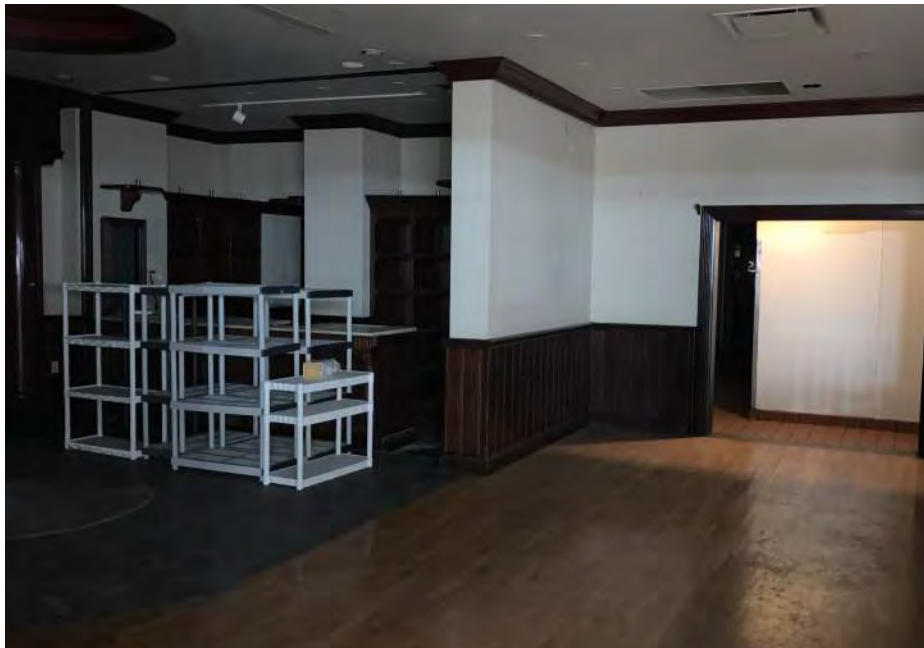
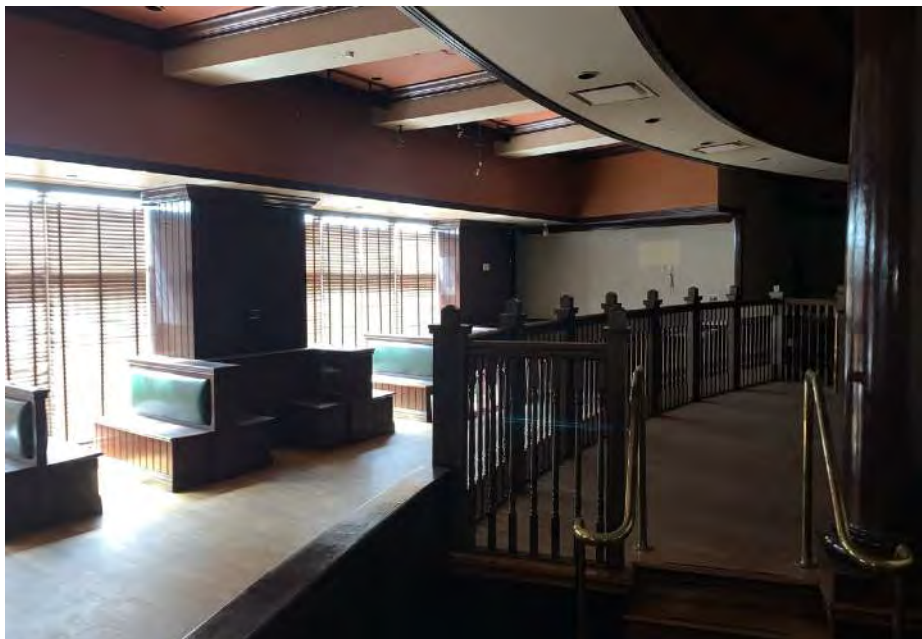
Land Development Criteria	
Applicable Blight Criteria	B2(b) Parcel exhibits age and obsolescence B2(c): Parcel exhibits inadequate provision for ventilation, light, air, sanitation, or open spaces
Comments	<ul style="list-style-type: none">B2(b) - Life cycle of exiting infrustructure is passed, for example, concrete spalling and cracked asphaltB2(c): Lack of daylight, powered lights in areas are triping hazzards common for pedestrians. Rusty/Moldy air quailty.
Supporting Documents	See photos for additional supporting evidence.

Group B2 Map



2 Parcels (J, U)

Group B2 Supporting Photos



101-23-085A & 100C
B2(b) Parcel exhibits age and obsolescence
B2(c): Parcel exhibits inadequate provision for ventilation, light, air, sanitation, or open spaces

Group C

Parcel Profile	
Parcel Number	101-23-072D
Owner	RHA 250 LLC
Location	1515 W 3 ST CLEVELAND, OH. 44113 (72 LEVEL)
Current Use	Hotel

Parcel Profile	
Parcel Number	101-23-072E
Owner	RHA 250 LLC
Location	W 3 ST CLEVELAND, OH. 44113 (72 LEVEL)
Current Use	Storage and Hallway

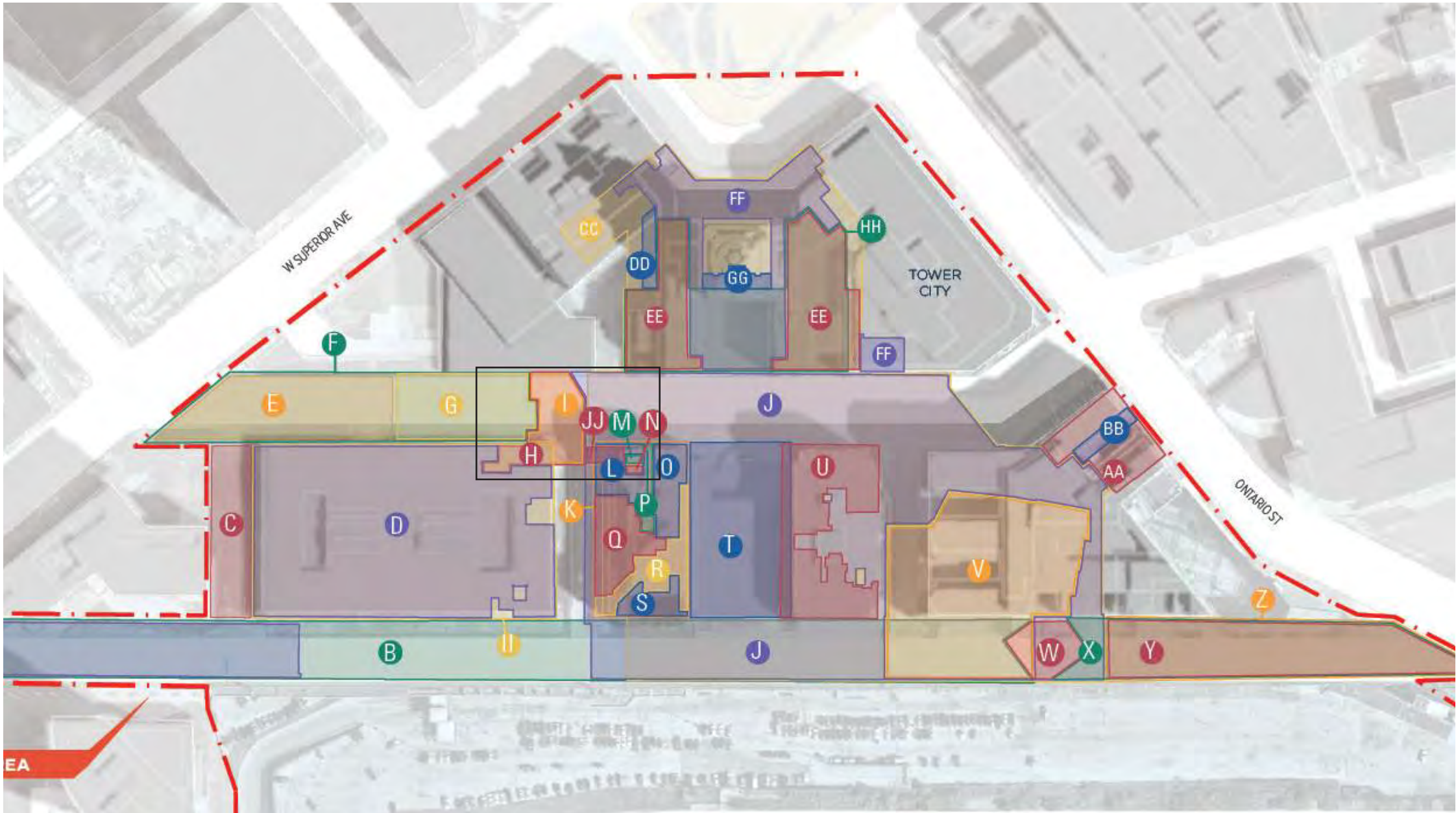
Parcel Profile	
Parcel Number	101-23-085G
Owner	RHA 250 LLC
Location	1515 W 3 ST CLEVELAND, OH. 44113 (85 LEVEL)
Current Use	Hotel Service Area

Parcel Profile	
Parcel Number	101-23-104F
Owner	RHA 250 LLC
Location	W 3 ST CLEVELAND, OH 44113
Current Use	Hotel Equipment Room

Parcel Profile	
Parcel Number	101-23-106F
Owner	RHA 250 LLC
Location	W 3 ST CLEVELAND, OH 44113
Current Use	Service Elevator

Land Development Criteria	
Applicable Blight Criteria	B2(a) Parcel exhibits dilapidation and deterioration B2(b) Parcel exhibits age and obsolescence
Comments	<ul style="list-style-type: none">B2(b) - Life cycle of exiting infrustructure is passed, for example, concrete spalling and cracked asphaltB2(c): Lack of daylight, powered lights in areas are triping hazzards common for pedestrians. Rusty/Moldy air quailty.
Supporting Documents	See photos for additional supporting evidence.

Group C Map



5 Parcels (H, I, M, N, JJ)

Group C Supporting Photos



101-23-072D, 101-23-72E, 1010-23-85G, 101-23-106F, 101-23-104F
B2(a) Parcel exhibits dilapidation and deterioration
B2(b) Parcel exhibits age and obsolescence

Group D1

Parcel Profile	
Parcel Number	101-30-001
Owner	Starling Stone LLC
Location	1900 - 1960 W. 3rd Street; Parcels 18-19
Current Use	Trailers / Site Parking / previous structure was demolished in 2024.

Parcel Profile	
Parcel Number	101-30-002
Owner	Fundamental Parking LLC
Location	F C SOUTHRIDGE CORP W 3 ST CLEVELAND, OH. 44113 (487 NWC W3 & OHIO STS CEN-LOTS 114 TO 117 & TRACE 1218 TO 0026 131)
Current Use	Parcel 18 - parking area (South tip)

Parcel Profile	
Parcel Number	101-30-003
Owner	Fundamental Parking LLC
Location	F C SOUTHRIDGE CORP W 3 ST CLEVELAND, OH. 44113 (487 PTS SUB-LOTS 118 TO127 CEN-ALL OF132 TO 150 PT OF TRACE 026A 151 W 3 & STONE LEVEE)
Current Use	Parcel 18 - Under construction. (Clinic)

Parcel Profile	
Parcel Number	101-21-002
Owner	Huron Holdings LLC
Location	ROCK OHIO CAESARS CLEVELAND LLC 351 CANAL RD CLEVELAND, OH. 44113 (487 PT OF VAC ST BLKB)
Current Use	Surface Parking Area - Portion of Parcel 17 - CAVS

Parcel Profile	
Parcel Number	101-21-050A
Owner	Huron Holdings LLC
Location	W 6 ST CLEVELAND, OH. 44113
Current Use	Surface Parking Area

Parcel Profile	
Parcel Number	101-20-023
Owner	Savoy Acquisitions LLC
Location	SW BTC 601 Canal Road
Current Use	Surface Parking Area & Breen

Environmental Criteria	
Applicable Blight Criteria	B2(e) Parcel contains hazards that endanger lives or properties by fire or other causes B2(f) Parcel is noncompliant with building, housing, or other codes
Comments	<div><ul style="list-style-type: none">B2(e) - The identified subsurface contaminants present a potential exposure risk to human health and the environment.B2(f) -Environmental contamination exists at concentrations above Ohio EPA generic standards for hazardous substances</div> <div>Recognized Environmental Conditions<ol style="list-style-type: none">The presence of contamination on the Subject Property associated with the long historical industrial use of the Subject Property, including a foundry, a paint company, a paraffine company, a box factory and a scrap iron yard, is considered to be a “recognized environmental condition” associated with the Subject Property.The potential for contamination to have migrated onto the Subject Property from the eastern adjacent land based on the long historical industrial use of the eastern adjacent properties, including a nickel plating facility, a chemical manufacturer, a paraffine company and an oil warehouse, is considered to be a “recognized environmental condition” associated with the Subject Property.The potential for contamination to have migrated onto the Subject Property from the western adjacent land based on the long historical industrial use of the western adjacent properties, including machine shops, a chemical warehouse and an aluminum anodizer company, is considered to be a “recognized environmental condition” associated with the Subject Property.</div>
Supporting Documents	<div>Phase I Environmental Site Assessment dated June 3, 2024; HZW Environmental Consultants Report: H24177-04</div> <div>Phase II Environmental Site Assessment, AECOM dated May 31, 2023</div> <div>See photos for additional supporting evidence.</div>

Group D1 Map



6 Parcels (D, E, F, G, H, K)

Group D1 Supporting Photos



B2(e) Parcel contains hazards that endanger lives or properties by fire or other causes



B2(h) Parcel is vacant or contains an abandoned structure



B2(f) Parcel is noncompliant with building, housing, or other codes



B2(j) Parcel is located in an area with defective or inadequate street layout

Group D2

Parcel Profile	
Parcel Number	122-18-010
Owner	Fundamental Parking LLC
Location	F. C. SOUTHRIDGE CORP 2001 W 3 ST CLEVELAND, OH. 44113 (487 CENTRACE)
Current Use	Parcel 19 - Parking area (skinny eastern area)

Parcel Profile	
Parcel Number	122-18-011
Owner	Fundamental Parking LLC
Location	F C SOUTHRIDGE CORP W 3 ST CLEVELAND, OH. 44113 (487 CENTRACE NEC W3& OHIO STS)
Current Use	Parcel 19 - Parking area

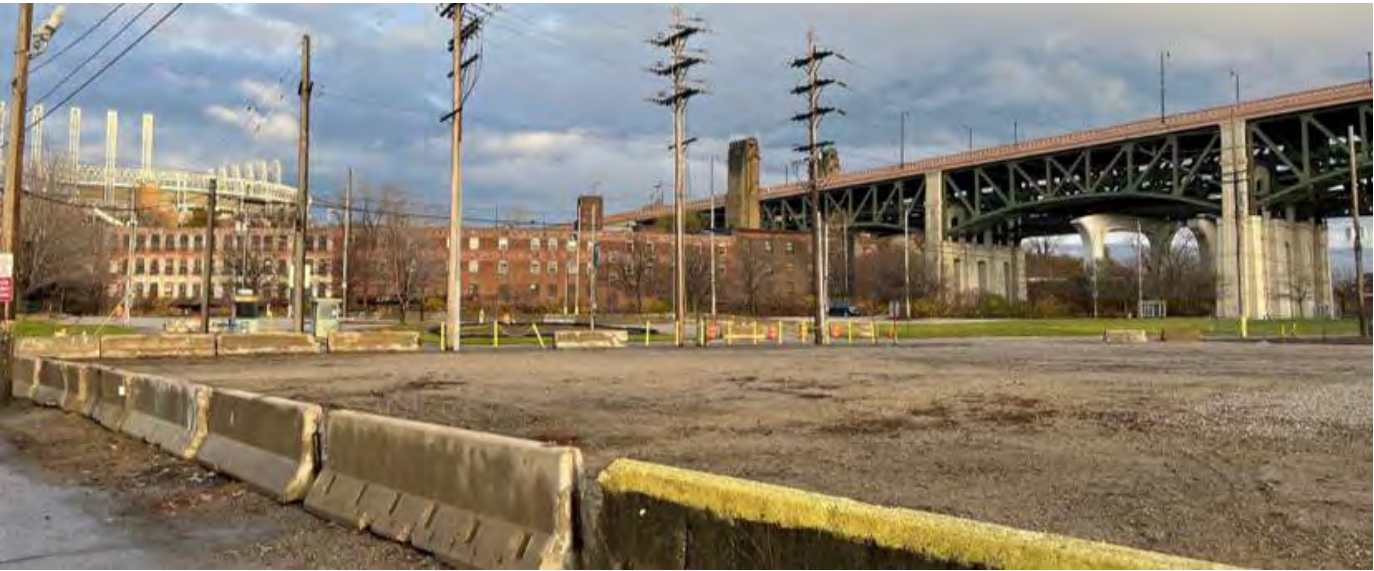
Land Development Criteria	
Applicable Blight Criteria	B2(h) Parcel is vacant or contains an abandoned structure B2(j) Parcel is located in an area with defective or inadequate street layout
Comments	<ul style="list-style-type: none">B2(h) - Site is Vacant (parking overflow)B2(j) - Inefficent and outdated road network for site access.
Supporting Documents	Issued for construction Building & Houosing Permit# B23022646 See photos for additional supporting evidence.

Group D2 Map



2 Parcels (I, J)

Group D2 Supporting Photos



B2(j) Parcel is located in an area with defective or inadequate street layout
B2(h) Parcel is vacant or contains an abandoned structure