

**Ordinance No. 1439-2019**

**Community Development Department  
Division of Neighborhood Development**

**Swap of City Land to Support Development of a Mixed-Use Project at E. 90<sup>th</sup>  
Street and Chester Avenue**

Legislative Purpose: To authorize the Director of Community Development to sell City land to, and to acquire property from, Inspirion Group or its designee for development of a mixed-use project at East 90<sup>th</sup> Street and Chester Avenue.

Overall Project Summary: Inspirion purchased eight vacant and gutted buildings and eight vacant lots on East 90th Street in the Hough neighborhood to redevelop new workforce housing. Inspirion also requested acquisition of additional lots from the City of Cleveland Land Bank to build a mixed-use project, consisting of approximately 225 units of housing, parking and a limited amount of commercial space. Project cost is estimated at \$59 million. Inspirion will move its property management company to the space from Cleveland Heights.

Housing units would be affordable to people at 80% AMI to attract residents who work in University Circle, Midtown, or downtown to live in the Hough area, further supporting local businesses by adding neighborhood density. The project will create and/or cause to create 10 new W-2 jobs at the Project Site.

Permanent Parcel Nos.  
To be sold by City: PPNs 119-08-039, 119-08-040 (Community Development) and 119-08-020 (Community Development/Land Bank) valued at \$13,000

Permanent Parcel Nos.  
To be sold by Inspirion: PPNs 119-08-043, 119-08-044 valued at \$8486

Ward: Ward 7 (Councilmember Basheer Jones)

Attachments: Map