

**DEPARTMENT OF ECONOMIC DEVELOPMENT
SUMMARY FOR THE LEGISLATIVE FILE
ORDINANCE NO: 1091-2023**

Project Name: The Apollo Mixed-Use Development Project
Project Address: 1250 Riverbed Street, Cleveland, Ohio 44113
Legal Name of Project: Apartment 92-The Apollo, LLC and/or Designee
Project Manager: Kevin Schmotzer
Ward/Councilperson: 3-Kerry McCormack
City Assistance: Non-School TIF

Project Summary and Discussion

Apartment 92-The Apollo, LLC and/or Designee, (“Owner/Developer”) is proposing a mixed use development project located at 1250 Riverbed Street, Cleveland, OH 44113 (“Project Site”). In order to assist with the project financing, the Owner/Developer has requested the City impose a 5709.41, 30-Year, Non-School TIF. The TIF will support debt service related to the project as an incentive to partially offset additional development costs to convert the former industrial on the west bank of the Flats to a “mixed-use development project.” The Apollo mixed-use development project will include approximately 70 apartment units and 2,741 sq. ft. of commercial / office space. The project will create and/or cause to create approximately eight (8) new W-2 jobs at the Project Site with an approximate payroll of \$400,000 and retain/cause to retain approximately zero W-2 jobs. Total project cost are estimated at \$17,958,489.

Proposed City Assistance

The request to Cleveland City Council is to authorize the Director of Economic Development to enter into a non-school Tax Increment Finance (TIF) agreement with Apartment 92-The Apollo, 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, parcels 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 those parcels and making payments in lieu of taxes (PILOTs) equal to the taxes that would have been paid for those parcels but for the TIF. A portion of the PILOT 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’s Director of Economic Development to enter into a Tax Increment Financing (5709.41 non-school TIF Agreement).

Economic Impact

- Creation of approximately 8 new full time W-2 jobs in the City of Cleveland;
- Retention of approximately 0 full time jobs in the City of Cleveland;
- Project estimates \$10,000 in new annual City income tax revenue.

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