

**DEPARTMENT OF ECONOMIC DEVELOPMENT  
SUMMARY FOR THE LEGISLATIVE FILE  
ORDINANCE NO: 305-2021**

**Project Name:** TREO Development  
**Project Address:** 2461 West 25<sup>th</sup> Street, Cleveland, OH 44113  
**Developer:** Mavrek Schiff Ventures LLC and/or designee  
**Project Manager:** Cassie Slansky  
**Ward/Councilperson:** 3-Kerry McCormack  
**City Assistance:** Non-School TIF

**Project Summary and Discussion**

Mavrek Schiff Ventures LLC is a partnership between Mavrek Partners LLC and Schiff Capital Group LLC. Mavrek Partners is a real estate development firm based out of Chicago. Their portfolio of work includes general contracting, rental property development and management, and the construction, renovation, and full-rehab of residential, mixed-use, and commercial properties. Schiff Capital Group is a privately held real estate and investment firm headquartered in Columbus. They specialize in buying, selling, and developing properties, obtaining and providing financing, and using their extensive experience to structure complex real estate deals and business transactions. Their portfolio includes mixed-use projects, multi-family residential, office and medical office.

Mavrek Schiff Ventures LLC or designee, (“Developer”) is proposing a mixed use development located at 2461 West 25<sup>th</sup> Street, Cleveland, OH 44113 (“Project Site”). In order to assist with the project financing, the Developer has requested the City impose a 5709.41, 30-Year, Non-School TIF. The TIF will support debt service related to the project and assist with the development of 171 market rate and workforce housing units, 3,000 square feet of commercial space, and 175 structured parking spaces. The project will create and/or cause to create 10 new W-2 jobs at the Project Site with an approximate payroll of \$362,030. The total project investment is expected to exceed approximately \$38 million.

**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 Mavrek Schiff Ventures 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 to enter into the chain of title for the parcels that are 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 10 new full time jobs in the City of Cleveland
- Project estimates \$9,050 in new annual City tax revenue generated from residents and 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