



City of

# CLEVELAND

ECONOMIC DEVELOPMENT

DEVELOPMENT, PLANNING AND SUSTAINABILITY:  
ERIEVIEW TOWER / GALLERIA REDEVELOPMENT  
OCTOBER 15, 2024

# ERIEVIEW TOWER / GALLERIA – ADDITIONAL COMMUNITY BENEFITS

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- **Minority, Female, and Small Business Participation:** The Developer commits to supporting local and historically underserved business entities through construction and post-project hiring, with goals of **20% MBE, 10% FBE, and 10% CSB participation.**
- **Job Fairs and Networking Events:** The City and Developer will hold events, such as **job fairs and contractor networking sessions,** to promote employment opportunities related to the project.
- **Workforce Utilization Goals:** The Developer will aim to meet workforce goals, including **20% City of Cleveland residents and 4% low-income individuals employed during the construction phase.**
- **Student and Youth Employment Opportunities:** The Developer will provide internships for CMSD students and recent graduates, aiming for **at least five paid internships, and create job opportunities for Cleveland youth aged 18-25.**
- **Apprenticeship Programs:** The Developer commits to including **at least five registered apprenticeships for adult Cleveland residents** and community college students who are Cleveland residents.
- **Local Artist Involvement:** The Developer will allocate at least **\$150,000 to local artists** over ten years for the development of art for the project.
- **Community Meeting Space:** The Developer will provide **meeting space for non-profit and community organizations at a reduced cost (50% market rate discount)** once per quarter.
- **Sustainability Initiatives:** The project will incorporate sustainability principles, including energy efficiency measures in line with **National Park Service historic standards and Enterprise Green Community standards.**
- **Use of Cleveland Public Power:** The Developer agrees to designate **Cleveland Public Power as the preferred electricity provider** for the project, where feasible, for **five years.**

# OHIO ENTERPRISE ZONE COMMERCIAL TAX ABATEMENT

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- Provides 75% commercial property tax abatement over 10-year period.
  - Subject property pays \$283,701 in annual new property tax for the duration of the abatement.
  - After investment appraisal projects \$1,209,960 in new annual property tax, post-abatement.
  - Estimated value of abatement at \$9,262,590.
  - With abatement, property pays \$2,837,015 in new property taxes over 10 years.
  - Creation of 604 jobs providing approximately \$1,760,100 in new annual income tax.

**ESTIMATED NET INCREASE OF **+\$19,445,056** IN TAX REVENUE OVER 10 YEARS.**

# TAX INCREMENT FINANCING (TIF)

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- Provides 100% non-school TIF over a 30-year period.
  - Annual TIF value to Developer of \$99,295 in years 1-10.
  - Annual TIF value to Developer of \$423,486 in years 11-30.
  - Estimated value of 30-year TIF at \$9,462,670.
  - CMSD to benefit from \$17,573,540 in total new income over the course of the TIF.
  - Creation of 604 jobs providing approximately \$1,760,100 in new annual income tax.

**ESTIMATED NET INCREASE OF **+\$70,376,540** IN TAX REVENUE OVER 30 YEARS.**