

**DEPARTMENT OF ECONOMIC DEVELOPMENT
EXECUTIVE SUMMARY
ORDINANCE NO.: 615-2026**

Project: East Side TIF

Entity: N/A

Project Location/Wards: 5/8

Forgivable loan Amount: N/A

Purpose of Legislation:

The purpose of this legislation is to establish a TIF District on the East Side. This TIF district will allow for the creation, capture and reinvestment of growth that will support long-term public infrastructure and realm improvements in two historically disinvested neighborhoods.

Background:

The neighborhoods of St. Clair–Superior and Hough on Cleveland’s East Side have experienced long-term disinvestment, with high levels of vacant property and a large share of rental housing.

At the same time, there are major catalytic, multi-million-dollar investments happening nearby that are starting to reshape the area. These include the Cleveland Metroparks CHEERS project, which will open new access to the city’s East Side lakefront, the Gordon Park redevelopment, and the Midtown Collaboration Center. Together, these investments create a strong opportunity for targeted municipal reinvestment.

The East Side TIF is designed to capture some of the value created by this growth and reinvest it back into the neighborhoods through public realm improvements such as streetscapes, parks, and land acquisition and site prep.

This TIF is also part of a broader City initiative called the Housing Innovation District. Through this effort, the City will pilot new housing construction and neighborhood-level upgrades like storefront improvements, lighting, and streetscapes. The TIF helps turn nearby growth into a long-term funding source for reinvestment in the surrounding communities.

Impact:

The East Side TIF will generate proceeds over a 30 year period that can be used for concentrated and continued public realm improvements within the TIF geography.