

North Coast Waterfront

New Community Authority – Additional Property

Ordinance No. 561-2025

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CITY OF CLEVELAND
Mayor Justin M. Bibb

What is a New Community Authority?

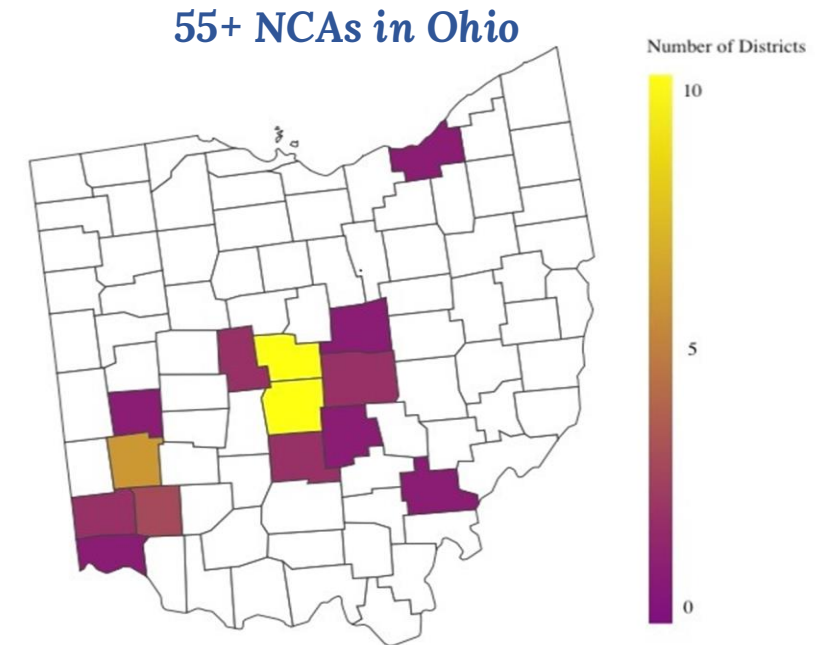
A New Community Authority (NCA) is an economic development tool permitted by State law that supports development in a specific area by collecting charges from property owners or lessees within the area. **Property owners/lessees must opt-in to charges**

Charges can include:

Parking fees, food and beverage fees, hotel/motel fees, charges based on income tax or property value, etc.

An NCA:

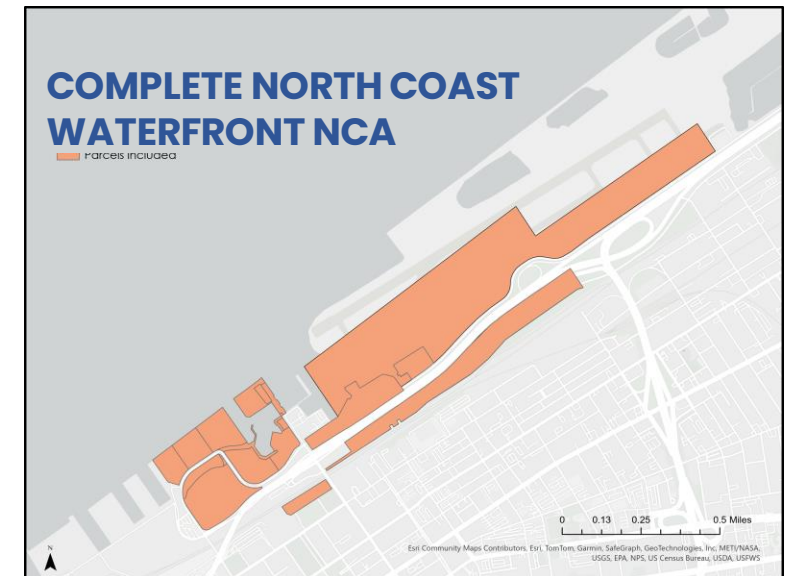
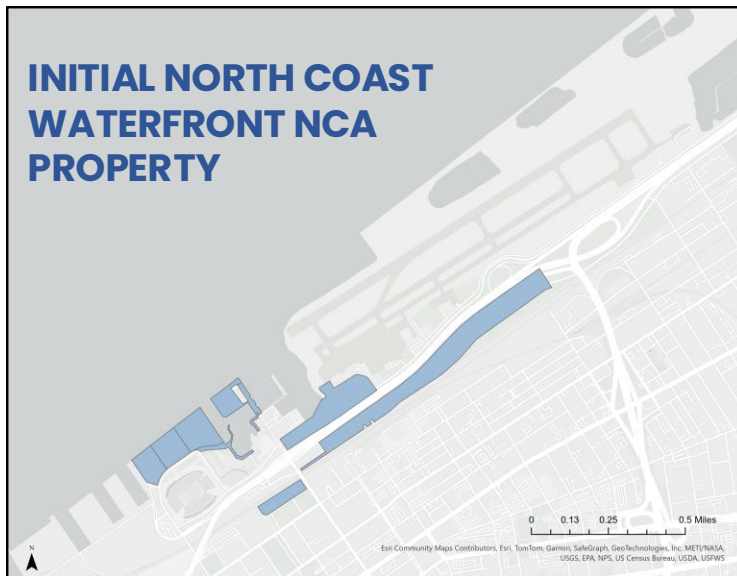
- Is geographically defined through a petition process
- Assesses charges only if property owners/users opt-in
- Uses funds collected from charges within the NCA area to support the development of the District



North Coast Waterfront New Community Authority Expansion

The North Coast Waterfront NCA will help support development on the Lakefront by providing user-based charges to support capital improvements, placemaking, and programming at the Lakefront

- On March 3, 2025, Council passed legislation creating the initial New Community Authority
- Due to state law requirements, certain properties (in orange below) are required to join the NCA as "additional property"
- Relevant lessees (Rock and Roll Hall of Fame, Great Lakes) authorized the petition
- This legislation approves adding property



Creating a New Community Authority

PETITION: By "Developer" (property owner or entity that controls the land) establishing or adding new property to the NCA. Petition must include:

- Name and address of the NCA
- Map and full description of the property boundaries of the NCA
- Statement of the current and proposed zoning
- Current plan of development
- Preliminary economic development analysis
- Statement that development will comply with environmental laws

RESOLUTION: By Council affirming the petition is sufficient (meaning the petition includes all items listed above)

PUBLIC HEARING: Required 30–45 days after Resolution is adopted

ORDINANCE: Authorizes the creation of the New Community Authority/addition of property

OPERATING THE AUTHORITY: The NCA board adopts bylaws, negotiates with property owners/lessees to set fees, and determines how charges will be spent

New Community Authority Timeline

March 3, 2025	Council passed legislation creating the initial North Coast Waterfront NCA
April 29, 2025	<p>Council received draft North Coast Waterfront NCA petition, ordinance and resolution to add property to the NCA</p> <p>Resolution passed determining the petition for the North Coast Waterfront NCA is sufficient according to State law and setting a public hearing date</p> <p>Ordinance introduced for first reading establishing the North Coast Waterfront New Community Authority</p>
May 29, 2025 1:00 PM	Public hearing on North Coast Waterfront NCA
June 2, 2025	Council considers ordinance adding additional property to the North Coast Waterfront New Community Authority

Questions

Ordinance No. 561-2025



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New Community Authority Board

Board of the North Coast Waterfront New Community Authority:

Four (4) people **appointed by City Council** to represent interests of present and future resident and employers of the NCA

- Sean O'Malley (Rock n Roll HOF)
- Amanda Taunt (GLSC)
- Linda Sternheimer (Port Authority)
- Brian Zimmerman (Cleveland Metroparks)

One (1) person **appointed by City Council** as representative of the local government

- Councilman Anthony Hairston

Four (4) people **appointed by Developer** to represent developer interests

- Donovan Duncan
- Thomas Einhouse
- Ricardo León
- Jessica Trivisonno

New Community Authority Public Oversight

A New Community Authority is a quasi-governmental entity

- Subject to Ohio's Open Meetings and Public Records laws
- NCA Board is appointed by City Council and "Developer"
- All charges and fees must be disclosed to the public

Charges and Uses

The NCA petition sets the type and maximum charges permitted within the NCA area. **Property owners must opt-in to specific charges. All charges are voluntary.**

North Coast NCA Max Charges:

- Up to 5% on gross receipts (*retail, lodging, food & beverage, tickets*)
- Up to \$5 per vehicle parking fee
- Up to \$2 charge on admission or tickets
- Up to 10 mils on assessed property value

Uses of charges:

- Public infrastructure improvements
- Expenses for NCA management
- Programming, placemaking, public space activation, public art