

Ordinance No.1540-2019

Council Member(s) McCormack, Brancatelli
and Kelley
(by departmental request)

AN EMERGENCY ORDINANCE

Authorizing the Mayor and the Commissioner of Purchases and Supplies to acquire and re-convey properties presently owned by Tinnerman Lofts, LLC, or its designee, located at 2048 Fulton Avenue for the purpose of entering into the chain-of-title prior to the adoption of tax increment financing legislation authorized under Section 5709.41 of the Revised Code.

WHEREAS, this ordinance constitutes an emergency measure providing for the usual daily operation of a municipal department; now, therefore,

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF CLEVELAND:

Section 1. That notwithstanding and as an exception to the provisions of Chapter 181 and 183 of the Codified Ordinances of Cleveland, Ohio, 1976, the Mayor and the Commissioner of Purchases and Supplies are authorized to acquire from and re-convey to, Tinnerman Lofts, LLC, or its designee, for a nominal consideration of one dollar and other valuable consideration determined to be fair market value, the following property for the purpose of entering into the chain-of-title prior to the adoption of tax increment financing legislation authorized under Section 5709.41 of the Revised Code and more fully described as follows:

007-05-015

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio, and known as being Sublot Nos. 49 to 60 inclusive in Sargent and Dixon's Re-Subdivision of part of Original Brooklyn Township Lot No. 52, as shown by the recorded plat in Volume 2 of Maps, Page 43 of Cuyahoga County Records, and part of Sublot No. 312 in Barber and Lord's Allotment of part of Original Brooklyn Township Lots Nos. 51, 52, 69 and 70, as shown by the recorded plat in Volume 11 of Maps, Page 26 of Cuyahoga County Records and part of China Court, S.W., as vacated by City Ordinance No. 188-47 and that part of Vinton Avenue, S.W., as vacated by City Ordinance No. 1383-41 and Vinton Court, S.W., as vacated by City Ordinance No. 678-42, the northerly 12 feet of Japan Court, S.W., as vacated by City Ordinance No. 1654-42 and part of Original Brooklyn Township Lot No. 52, bounded and described as follows:

Beginning at a point in the southwesterly line of Fulton Road, S.W., distance North 25° 30' 00" west, 17-83/100 feet from the most easterly corner of said Sublot No. 312 in the Barber and Lord's Subdivision which point is distant 25° 30' 00" east, 244-78/100 feet from the intersection of the southwesterly line of Fulton Road, S.W., with the southeasterly line of Lorain Avenue;

Thence South 64° 30' 00" west along the southeasterly line of Parcel No. 2 of premises conveyed to The Tinnerman Products, Inc., by deed recorded in Volume 5043, Page 628 of Cuyahoga County Records, 106-00/100 feet to the most southerly corner of said Parcel No. 2;

Thence South 25° 30' 00" east parallel with the southwesterly line of Fulton Road, S.W., 17-50/100 feet to the northwesterly line of the said Sargent and Dixon's Subdivision;

Thence North 64° 30' 00" east, along the northwesterly line of said Sargent and Dixon's Subdivision, 1-28/100 feet to the intersection of the northeasterly line of Japan Court, S.W., vacated by the City of Cleveland by Ordinance No. 1565-42 and in the northwesterly line of said Sargent and Dixon's Subdivision;

Thence South 25° 28' 20" east, along the northeasterly line of said Japan Court, S.W., now vacated 12-00/100 feet;

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Thence South 64° 30' 00" west, parallel with the northwesterly line of the said Sargent and Dixon's Subdivision, 10-00/100 feet to the southwesterly line of Japan Court, S.W.;

Thence South 25° 28' 20" east, along the southwesterly line of Japan Court, S.W., 393-46/100 feet to the northwesterly line of Chatham Avenue, S.W.;

Thence South 64° 30' 20" west, along the northwesterly line of Chatham Avenue, S.W., 104-97/100 feet to the northeasterly line of West 36th Street;

Thence North 25° 28' 20" west along the northeasterly line of West 36th Street, 306-20/100 feet to the easterly line of West 37th Place;

Thence North 2° 53' 40" west along the easterly line of West 37th Place, 107-50/100 feet to the northwesterly line of said Sargent and Dixon's Subdivision which is also the northwesterly line of Vinton Court, S.W., vacated by the City of Cleveland by Ordinance No. 678-42;

Thence South 64° 30' 00" west along the northwesterly line of said Sargent and Dixon's Subdivision, 1-49/100 feet to the southwesterly corner of Parcel No. 3 of premises conveyed to the Tinnerman Products, Inc., by deed recorded in Volume 5043, Page 628 of Cuyahoga County Records;

Thence North 2° 55' 00" west along the westerly line of said Parcel No. 3, 121-37/100 feet to the northwesterly corner of said parcel, which point is in the southerly line of an alley described in Common Pleas Court of Cuyahoga County Case No. 34171, Volume 342, Page 296 of Common Pleas Court Records;

Thence North 87° 05' 00" east along the southerly line of said alley, 35-00/100 feet to the northeasterly corner of said Parcel No. 3, conveyed to the Tinnerman Products, Inc., as aforesaid;

Thence South 14° 38' 10" east along the northeasterly line of said Parcel No. 3, 4-02/100 feet to the northwesterly line of Parcel No. 1 of premises conveyed to the Tinnerman Products, Inc., by deed recorded in Volume 5043, Page 628 of Cuyahoga County Records;

Thence North 64° 30' 00" east along the northwesterly line of said Parcel No. 1, 101-74/100 feet to the southwesterly line of Fulton Road, S.W.;

Thence South 25° 30' 00" east along the southwesterly line of Fulton Road, S.W., 77-17/100 feet to the place of beginning and being further known as all of Sublot No. 1 in Tinnerman Products, Inc Resubdivision to the survey dated February 1949, of Charles W. Root, Registered Professional Engineer and Surveyor, be the same more or less, but subject to all legal highways.

Section 2. That the Director of Economic Development is authorized to execute on behalf of the City of Cleveland all necessary documents to acquire and to convey the properties and to employ and to cause Tinnerman Lofts, LLC, or its designee, to pay all fees for title companies, surveys, escrows, appraisers, environmental audits, and all other costs necessary for the acquisition and sale of the properties.

Section 3. That this Council finds the conveyances are in compliance with Section 5709.41(B)(1) of the Revised Code and the proposed improvements constitute and are declared a public purpose under said section and the subject property is located in a blighted area of an impacted City as required by Section 5709.41 of the Revised Code.

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Section 4. That the conveyance shall be made by official deed prepared by the Director of Law and executed by the Mayor and the Commissioner of Purchases and Supplies on behalf of the City of Cleveland.

Section 5. That this ordinance is declared to be an emergency measure and, provided it receives the affirmative vote of two-thirds of all the members elected to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor; otherwise it shall take effect and be in force from and after the earliest period allowed by law.

SMA:nl
12-2-19

FOR: Director Ebersole

* No Certification of Funds Required.

ADMINISTRATIVE REPORT

Ordinance No. 1540-2019

Resolution No. _____

Estimated Cost: \$ _____

CERTIFICATE OF FUNDS

The sum of _____ Dollars required for this contract was on _____, 20____, and is at this date in the City Treasury or in process of collection to the credit of Fund and not appropriated for any other purpose.

Date: _____

Entered by: _____
Appropriation Clerk

Indexed by: [Signature]
Accountant

[Signature]
Director of Finance

[Signature]
Commissioner of Accounts

LEGAL DESCRIPTION OF PREMISES APPROVED BY:

Commissioner of Engineering and

Engineer of Plats and Surveys Construction

APPROVED FOR PASSAGE OR ADOPTION BY REQUESTING DEPARTMENT BECAUSE Authorizing the Mayor and the Commissioner of Purchases and Supplies to acquire and re-convey properties presently owned by Tinnerman Lofts, LLC, or its designee, located at 2048 Fulton Avenue for the purpose of entering into the chain-of-title prior to the adoption of tax increment financing legislation authorized under Section 5709.41 of the Revised Code.

DATE: 12-4-19

(signed) [Signature]

Director of Economic Development

THIS LEGISLATION IS NOT APPROVED BECAUSE:

Date: _____

(signed) _____

Director

THERE IS NO LEGAL OBJECTION TO THIS LEGISLATION IF AMENDED AS FOLLOWS:

Date: _____

(signed) _____

**DEPARTMENT OF ECONOMIC DEVELOPMENT
SUMMARY FOR THE LEGISLATIVE FILE
ORDINANCE NO: 1540-2019**

Project Name: Tinnerman Apartments
Project Address: 2048 Fulton Avenue, Cleveland, OH 44113
Developer: Tinnerman Lofts LLC and/or designee
Project Manager: Robin Brown
Ward/Councilperson: 3-Kerry McCormack
City Assistance: Non-School TIF

Project Summary and Discussion

Tinnerman Lofts LLC or designee (“Developer”) an entity of the The Dalad Group is proposing to develop the former Vista Print Building into approximately 51 market rate and workforce housing apartment units. The building will feature solar panels and amenities including a fitness center, roof deck, reserved 2-story parking garage, bike storage and a pet-washing station. The total project investment is expected to exceed approximately \$10 million. The project will create and/or cause to create 3 new W-2 jobs at the Project Site with an approximate payroll of \$105,000.

The Dalad Group (“Dalad”) is a full service real estate company based in Independence, Ohio. Founded in 1947, Dalad has been an innovative developer of office, industrial and retail space throughout the region. Dalad has completed numerous historic renovation projects within the City of Cleveland, including the Worthington Yards, Hoyt Block featuring the Blue Point Restaurant, the Hat Factory apartments on West 6th Street, 2320 Lofts located at 2320 Superior (serving CSU students) and the Creswell Building at 1220 Huron Road. Dalad also has a local portfolio of nearly two and a half million square feet of commercial real estate. The Dalad Group provides tenant representation and building management services through its brokerage division, Dalad Realty Company, as well as construction services through its general contracting arm, Dalad Construction Company. The total project investment is expected to exceed approximately \$10 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 Tinnerman Lofts 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 3 new full time jobs in the City of Cleveland
- Project estimates \$2,625 in new annual City tax revenue generated from residents and new employees

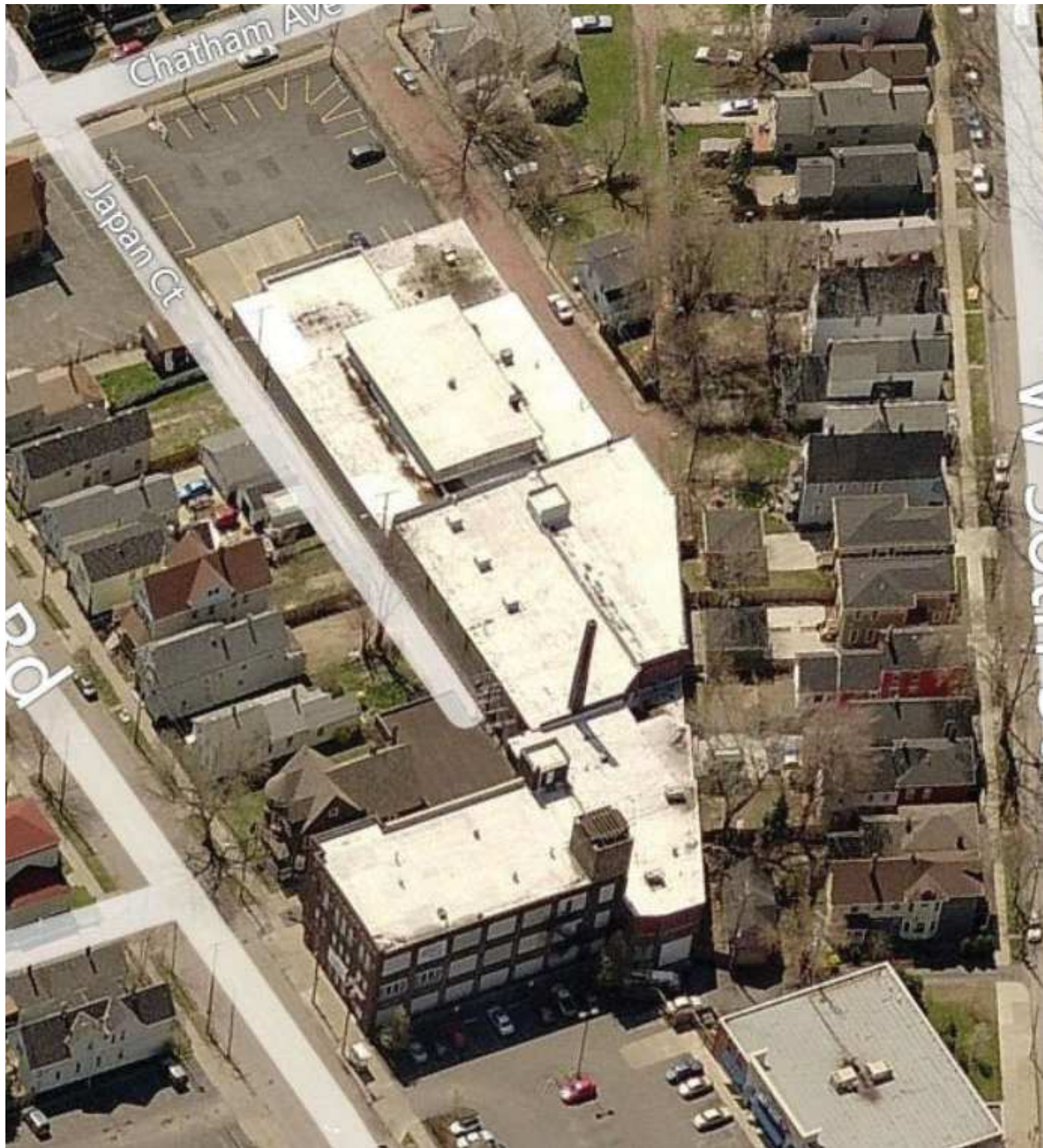
City Requirements

- 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

TINNERMAN LOFTS, LLC

DEVELOPER'S EQUITY	\$ 1,715,000	Acquisition	\$ 650,000
BANK LOAN	\$ 10,524,065	Construction/Renovation	\$ 13,151,049
TAX CREDIT EQUITY	\$ 3,564,006	Soft Costs	\$ 2,002,022
TOTAL PROJECT SOURCES	\$15,803,071	TOTAL PROJECT COSTS	\$15,803,071

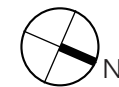
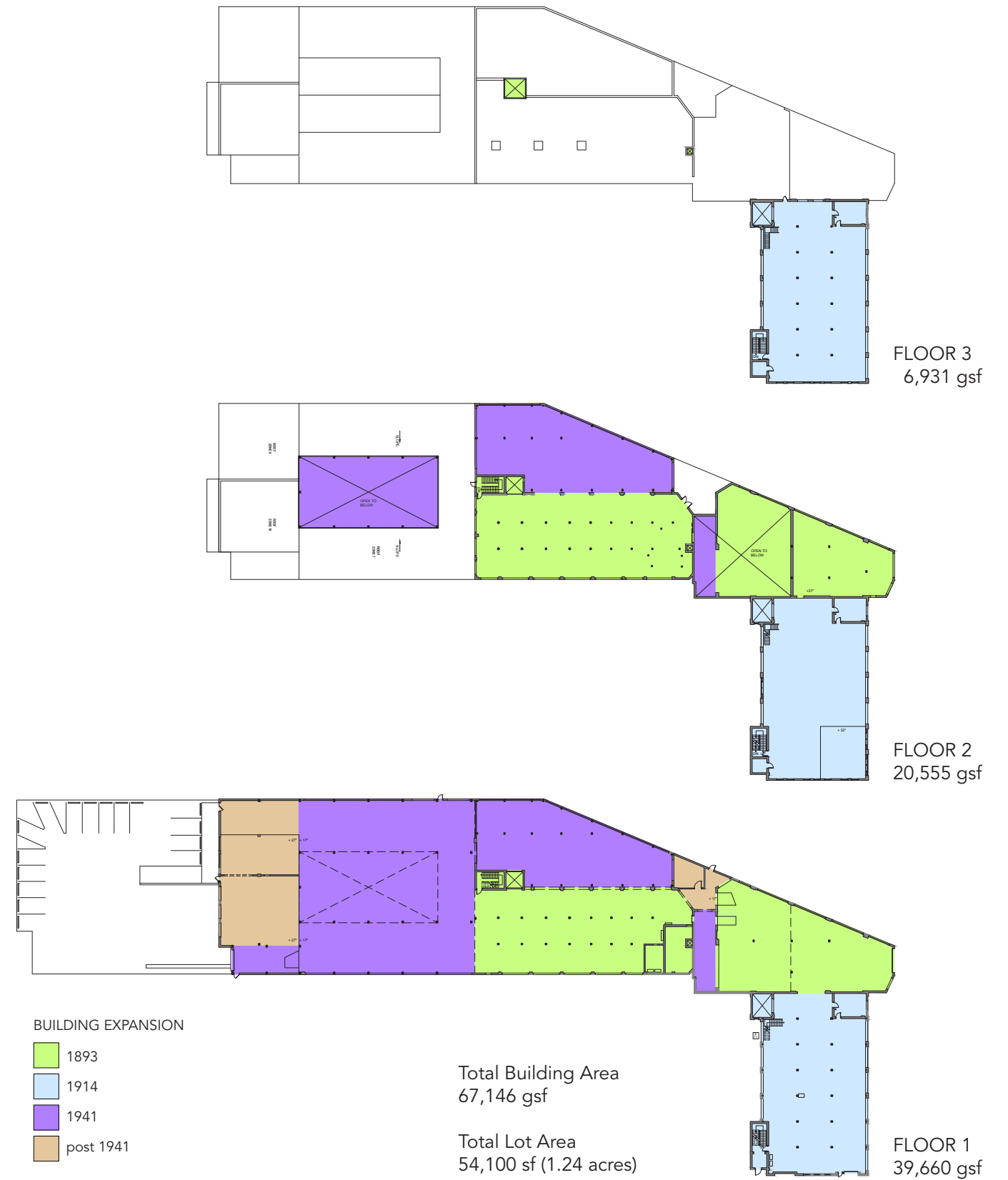
Estimated Value of TIF: \$263,493



BIRD'S-EYE VIEW LOOKING SOUTH

TINNERMAN LOFT APARTMENTS
2048 Fulton Road, Cleveland, OH

OVERALL BUILDING PLANS (EXISTING)
TIMELINE OF BUILDING EXPANSION



PROPOSED REHABILITATION & RENOVATION FOR:

TINNERMAN STEEL RANGE CO.

2048 FULTON ROAD
CLEVELAND, OH 44113

PPN: 007-05-027

ISSUED FOR PERMIT
NOVEMBER 4, 2019



FULTON ROAD FACADE, CIRCA 1914

GIBBON
ARCHITECTURE
3012 Chadbourn Road Shaker, OH 44120
216.385.5023

PROJECT INFORMATION

PROPOSED REHABILITATION & RENOVATION FOR:
TINNERMAN STEEL RANGE CO.
2048 FULTON ROAD
CLEVELAND, OH 44113

PROJECT NO. 2017.003

DATE	TITLE
11/27/2017	INTERIOR IMPROVEMENT DEMOLITION
04/05/2019	PLANNING SUBMISSION
11/04/2019	ISSUED FOR PERMIT

REVISION SCHEDULE

NO.	DATE	DESCRIPTION

ARCHITECT'S SIGNATURE
I hereby certify that these plans were prepared under my direct supervision and that to the best of my knowledge they comply with the codes and ordinances pertaining to this project.



DATE: 11/4/2019
JEFFREY W GIBBON OH LICENSE: ARC 1416217
EXPIRATION: 12/31/2019

SHEET INFORMATION

ISSUE DATE: 11/4/2019
ISSUED FOR PERMIT

TITLE

NUMBER

PREVIOUSLY SUBMITTED TO CITY OF CLEVELAND	APPROVAL DATE	STATUS
B17043407 INTERIOR DEMOLITION SUBMISSION	DECEMBER 12, 2017	APPROVED
19-108 BOARD OF ZONING APPEALS	JULY 22, 2019	APPROVED

HISTORIC TAX CREDIT AWARDS	APPROVAL DATE	STATUS
ROUND 22 STATE (SHPO)	JUNE 26, 2019	AWARDED
FEDERAL (NPS)	APRIL 28, 2019	AWARDED

PROJECT TEAM

PROPERTY OWNER
TINNERMAN LOFTS, LLC
4055 Rockside Woods Boulevard
Independence, OH 44131
contact: Andrew Iarussi
email: aiarussi@DaladGroup.com

ARCHITECT
GIBBON ARCHITECTURE
3012 Chadbourn Road
Shaker, OH 44120
contact: Jeff Gibbon
email: jeff@gibbonarchitecture.com

CIVIL ENGINEERING
CESO ENGINEERING
175 Montrose West Ave, Suite 400
Akron, OH 44321
contact: Robert Papotto
email: papotto@cesoinc.com

LANDSCAPE DESIGN
DERU LANDSCAPE ARCHITECTURE
812 Huron Road E, Suite 411
Cleveland, OH 44115
contact: Jayme Schwartzberg
email: jayme@deru-la.com

STRUCTURAL ENGINEERING
I.A. LEWIN, PE & ASSOCIATES (ILA)
4110 Mayfield Road
South Euclid, OH 44121
contact: Isaac Lewin
email: ilewin@lewinandassociates.com

MEP/FP ENGINEERING
INTEGRATED ENGINEERING CONSULTANTS (IEC)
9700 Rockside Road, Suite 290
Cleveland, Ohio 44125
contact: AJ Mazza
email: aj.mazza@iec-inc.com

PRESERVATION CONSULTANT
HISTORIC PRESERVATION GROUP LLC
2425 W 11th Street, Suite 4
Cleveland, OH 44113
contact: Heather Rudge
email: heather@hpggroup-llc.com

GREEN RATER
EMERALD BUILT ENVIRONMENTS
3 Hemisphere Way
Cleveland, OH 44146
contact: Matthew Setzekom
email: msetzekom@emeraldbe.com

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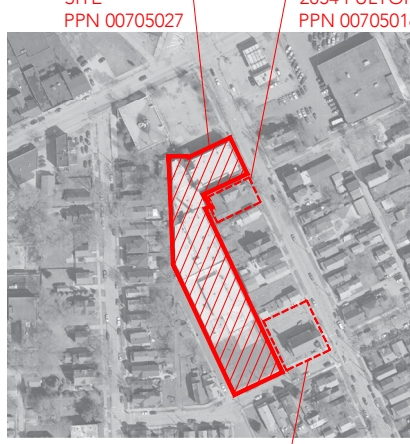
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P4.01c ABOVE FLOOR PLUMBING PLAN FLOOR 1 (WEST CENTRAL)
P4.01d ABOVE FLOOR PLUMBING PLAN FLOOR 1 (EAST CENTRAL)
P4.01e ABOVE FLOOR PLUMBING PLAN FLOOR 1 (CENTRAL)
P5.01b ABOVE FLOOR PLUMBING PLAN FLOOR 2 (NORTH)
P5.01c ABOVE FLOOR PLUMBING PLAN FLOOR 2 (WEST CENTRAL)
P5.01d ABOVE FLOOR PLUMBING PLAN FLOOR 2 (EAST CENTRAL)
P5.01e ABOVE FLOOR PLUMBING PLAN FLOOR 2 (CENTRAL)
P5.01f ABOVE FLOOR PLUMBING PLAN FLOOR 2 (NORTH)
P6.01d ABOVE FLOOR PLUMBING PLAN FLOOR 3 (NORTH)
P7.01b GAS PIPING PLAN FLOOR 1 (SOUTH)
P7.01c GAS PIPING PLAN FLOOR 1 (WEST CENTRAL)
P7.01d GAS PIPING PLAN FLOOR 1 (CENTRAL)
P7.01e GAS PIPING PLAN FLOOR 1 (NORTH)
P8.01c GAS PIPING PLAN FLOOR 2 (WEST CENTRAL)
P8.01d GAS PIPING PLAN FLOOR 2 (CENTRAL)
P8.01e GAS PIPING PLAN FLOOR 2 (NORTH)
P9.01d GAS PIPING PLAN FLOOR 3 (NORTH)
P10.01 GAS PIPING PLAN ROOF
P11.01 GAS RISER DIAGRAM
P12.01 SANITARY STACK DIAGRAM
P12.02 SANITARY STACK DIAGRAM
P12.03 SANITARY STACK DIAGRAM
P13.01 PLUMBING SPECIFICATIONS

FIRE ALARM
FA.01 FIRST FLOOR SOUTH FIRE ALARM PLAN
FA.02 FIRST FLOOR NORTH FIRE ALARM PLAN
FA.03 SECOND FLOOR SOUTH FIRE ALARM PLAN
FA.04 SECOND FLOOR NORTH FIRE ALARM PLAN
FA.05 THIRD FLOOR NORTH FIRE ALARM PLAN
FA.06 ROOF NORTH FIRE ALARM PLAN
FA.07 FIRE ALARM, RISER DIAGRAM
FA.08 AREA OF RESCUE ASSISTANCE RISER DIAGRAM

FIRE PROTECTION
FP-1 of 8 FIRE PROTECTION SECTIONS & DETAILS
FP-2 of 8 ISOMETRICS
FP-3 of 8 SPRINKLER PLAN (GARAGE)
FP-4 of 8 SPRINKLER PLAN (FLOOR 1 SOUTH)
FP-5 of 8 SPRINKLER PLAN (FLOOR 1 NORTH)
FP-6 of 8 SPRINKLER PLAN (FLOOR 2)
FP-7 of 8 SPRINKLER PLAN (FLOOR 3)
FP-8 of 8 SPRINKLER PLAN (ROOF PLAN)

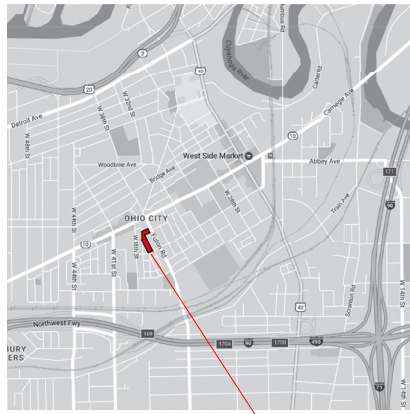
SITE LOCATION INFORMATION



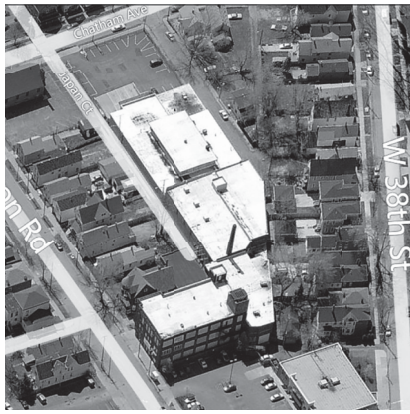
SITE AERIAL



SITE BIRDSEYE LOOKING EAST



SITE VICINITY MAP



SITE BIRDSEYE LOOKING SOUTH

PROJECT INFORMATION

PROPOSED REHABILITATION & RENOVATION FOR:
TINNERMAN STEEL RANGE CO.
2048 FULTON ROAD
CLEVELAND, OH 44113

11/4/2019 ISSUED FOR PERMIT

PROJECT NO. 2017.003

DATE	TITLE
11/27/2017	INTERIOR IMPROVEMENT DEMOLITION
04/05/2019	PLANNING SUBMISSION
11/04/2019	ISSUED FOR PERMIT

NO.	DATE	DESCRIPTION

ARCHITECT'S SIGNATURE
I hereby certify that these plans were prepared under my direct supervision and that to the best of my knowledge comply with the codes and ordinances pertaining to this project.



DATE: JEFFREY W GIBBON
OH LICENSE: ARC. 1416217
EXPIRATION: 12/31/2019

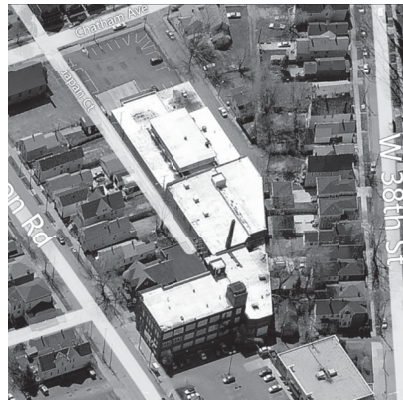
SHEET INFORMATION

ISSUE DATE: 11/4/2019
ISSUED FOR PERMIT

TITLE
**CONSTRUCTION
SITE PLAN**

NUMBER

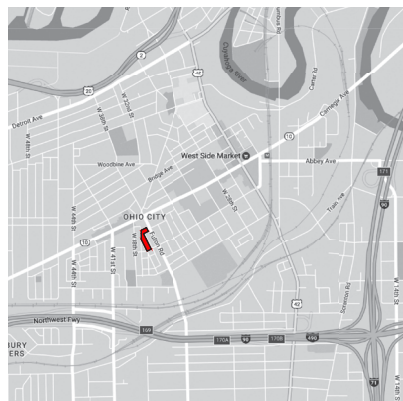
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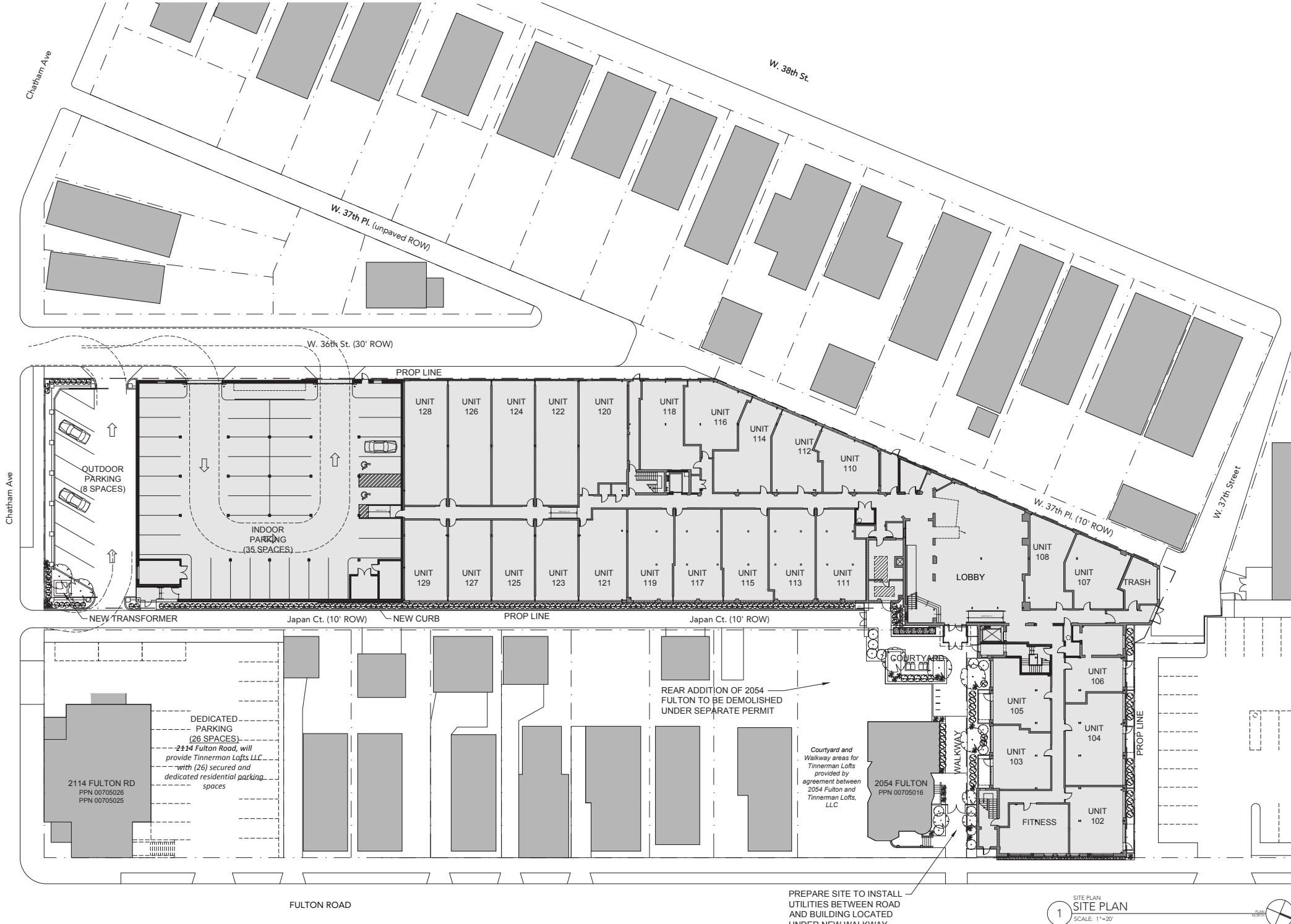
C SITE BIRDSEYE VIEW
SCALE: NTS

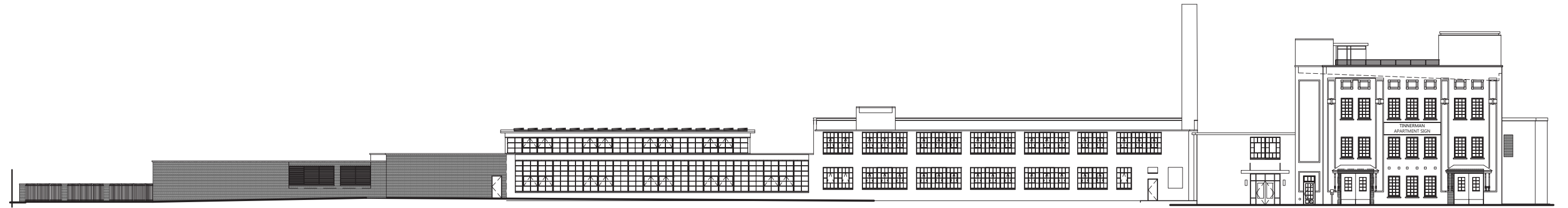


B SITE AERIAL VIEW
SCALE: NTS

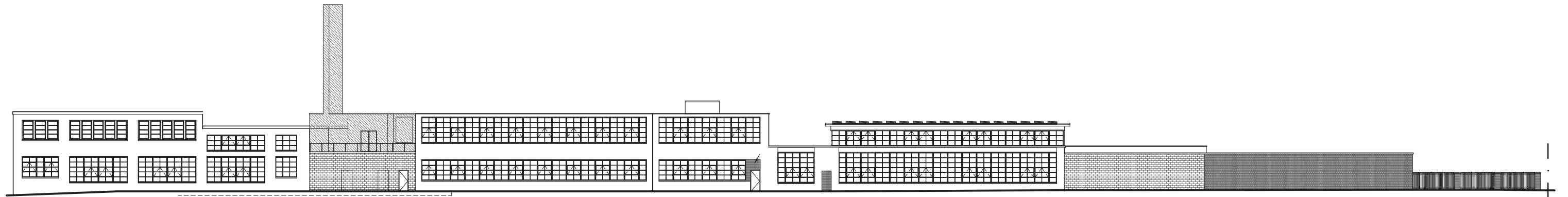


A SITE VICINITY MAP
SCALE: NTS

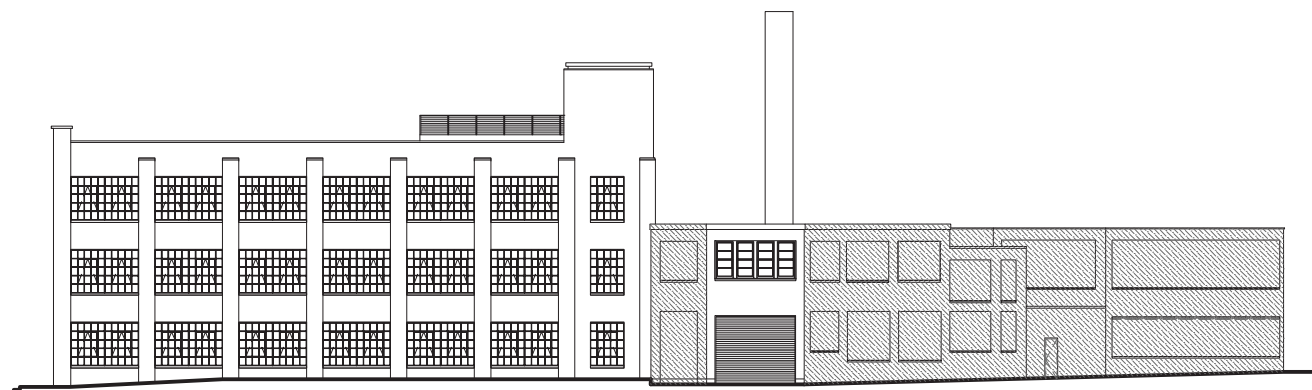




EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

TINNERMAN LOFT APARTMENTS
2048 Fulton Road, Cleveland, OH

BUILDING ELEVATIONS





View from Fulton Road (present day)



1914 Addition From Fulton Road (photo date unknown)

TINNERMAN LOFT APARTMENTS
2048 Fulton Road, Cleveland, OH



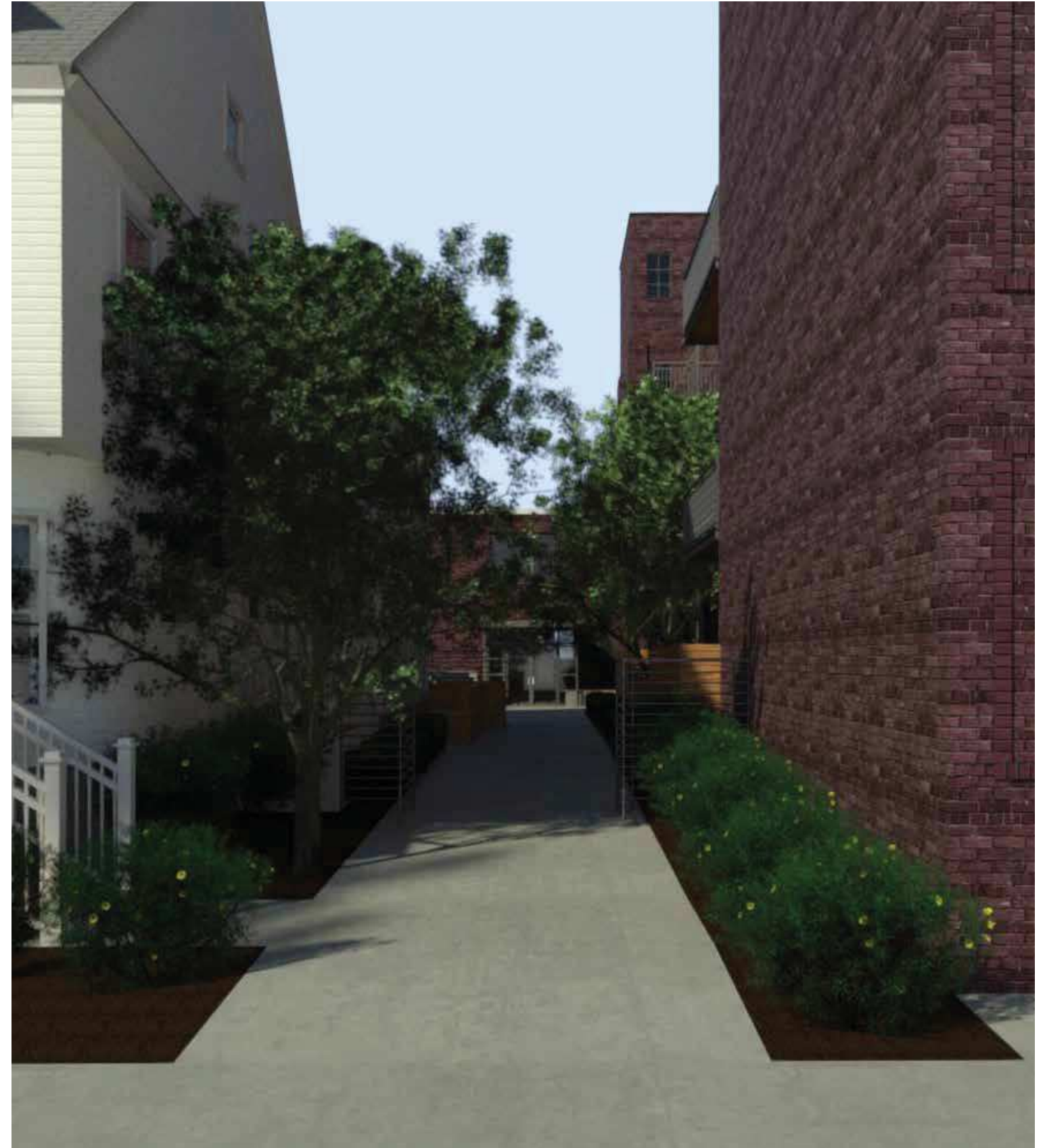
Proposed Fulton Road Facade Restoration

PROPOSED FULTON ROAD FACADE



COURTYARD CONCEPT

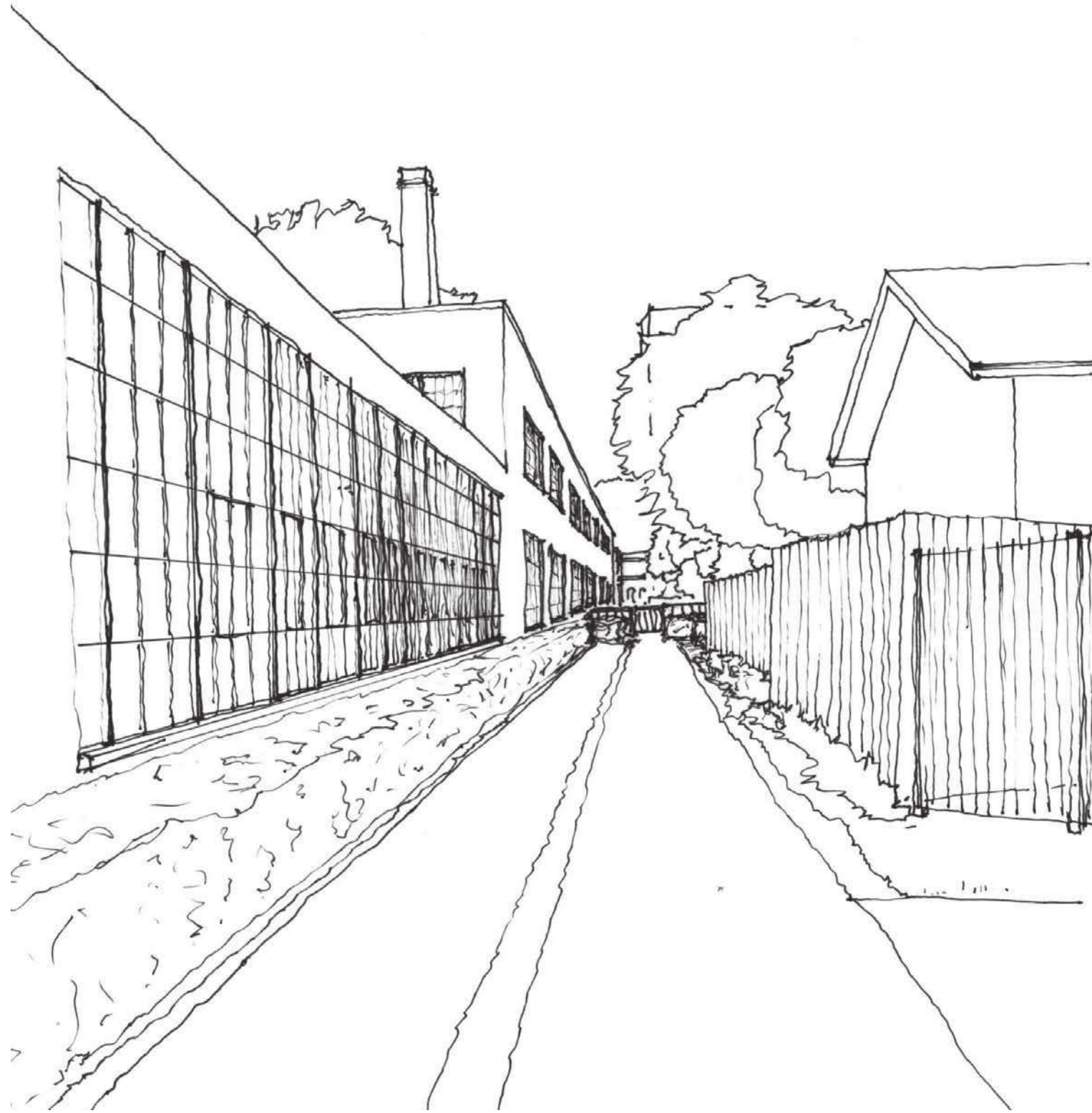
TINNERMAN LOFT APARTMENTS
2048 Fulton Road, Cleveland, OH



FULTON ROAD ENTRY TO COURTYARD

PROPOSED FULTON ROAD ENTRY & COURTYARD





TINNERMAN LOFT APARTMENTS
2048 Fulton Road, Cleveland, OH



JAPAN CT. STUDY