Brownfield and Site Development

CITY OF CLEVELAND

Mayor Justin M. Bibb

Agenda

01 Site Strategy

02 Opportunity Corridor Overview

03 JobsOhio Grant

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Site Selection

Real Estate Development

Community Readiness

SiteOhio

Sites with quantified utility and due diligence details offering speed, risk, and cost benefits to locating businesses.

NEO RightSites

Northeast Ohio's most competitive sites.

Property Database

Detailed information on all available sites and buildings in Ohio.

Revitalization

Grants and loans to eligible job creators to improve underutilized property*.

Site Inventory Program

Grants and loans for near-term win speculative development projects.

Job Hubs

Concentrated places of economic activity & target areas for site development.

Inclusive Growth Strategy

Support for distressed communities with non-traditional projects and to develop growth strategies.

THE NORTHEAST OHIO REGION

TeamNEO

JobsOhio

Ohio's Economic Development Corporation

Filling inventory gaps will enable supply chain growth across driver industries

Site Type	Acreage	Electricity (peak demand)	Natural Gas (per month)	Water/Sewer (gal/day)	Industry Supply Chains	Site Inventory Gaps	Availability vs. Demand
Megaprojects	500-1,000+	200 MW	1.5 MM mcf	2 MGD	Microelectronics, Electric Vehicles	1000+ acres with robust water, sewer, and electricity	
Heavy manufacturing	100-500	45 MW	1.5 MM mcf	1 MGD	Batteries, Electric Vehicles	300+ acres with robust utilities and rail service	
Light manufacturing	10-20	7,000 kW	5,000 mcf	50,000	Food Packaging	Proximity to public transit, road, and rail service	
General manufacturing	25-50	15,000 kW	50,000 mcf	500,000	Food Processing, Metals, Plastics and Materials	Food grade buildings, proximity to public transit, road, and utility infrastructure	
Business / industrial park	50+	10,000-20,000 kW	75,000 mcf	1 MGD	Food Production, Metals, Plastics and Materials	Proximity to public transit, road, and utility infrastructure	
Research & development	5- 20	1,500 kW	4,000 mcf	10,000	Healthcare, Medical Devices	Wet labs, R&D space in proximity to major medical institutions	
Warehouse / distribution	20-100	5,000 kW	400 mcf	10,000	Food Storage	Cold & freezer storage, redundant electricity	
Office space	1-25	2,000 kW	5,500 mcf	50,000	Professional Services	none	

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Site Opportunities and Need: READY BUILD SITES

Date	Acres	Jobs	Industry
4-Nov	300	2500	EV Battery
2-Nov	311	4000	EV Battery
31-Oct	30	98	Manufacturing
21-Oct	60	800	Semiconductor
17-Oct	20	465	Manufacturing
17-Oct	15	65	Manufacturing
11-Oct	80	550	EV Battery
26-Sep	30	280	Manufacturing
23-Sep	160	1500	Food Processing
20-Sep	200	1800	PV and Solar Cells
20-Sep	25	50	Polymer Manufacturing
12-Sep	15	148	Manufacturing
5-Aug	35	195	Manufacturing
4-Aug	50	500	Manufacturing
11-Jul	50	500	Manufacturing
11-Jul	15	700	Semiconductor Packaging
30-Jun	40	400	Automotive
14-Jun	35	550	Manufacturing

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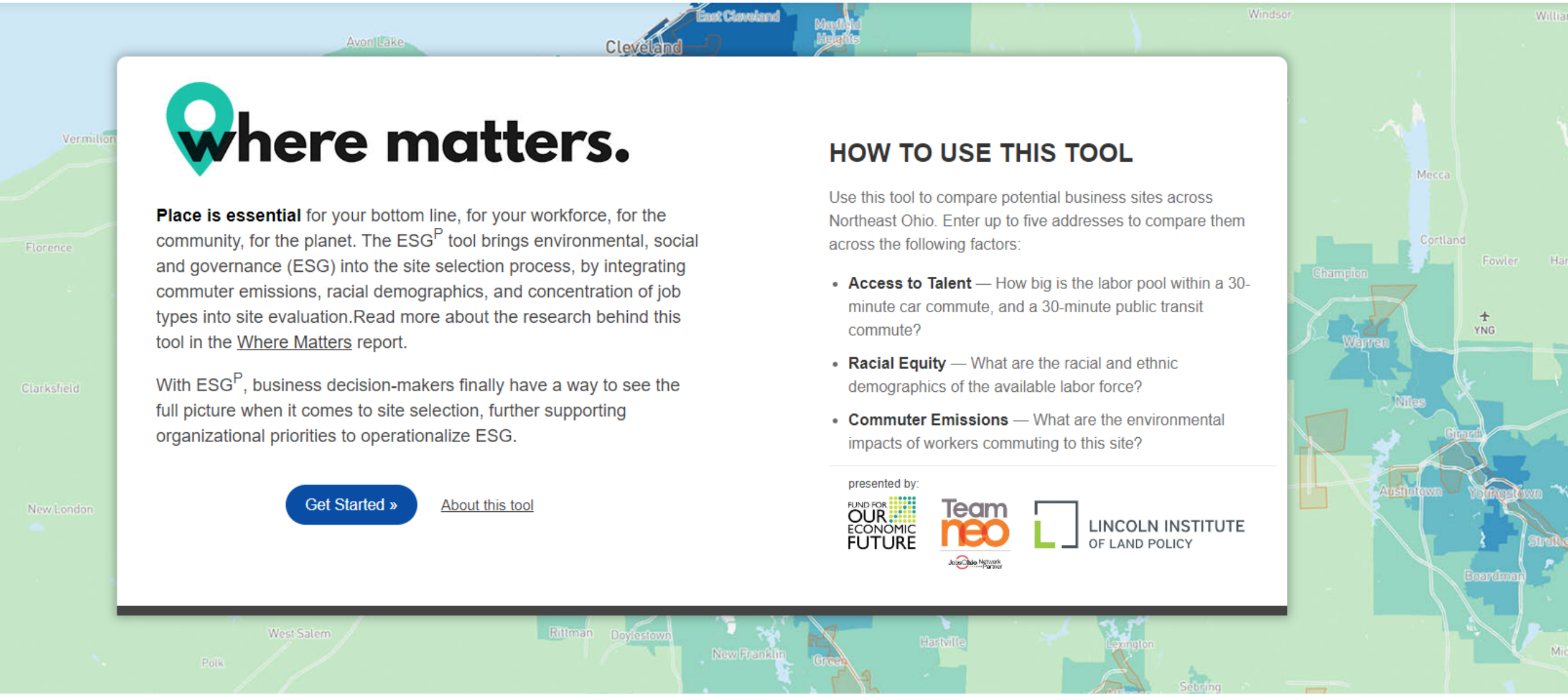


where matters.

Place is essential for your bottom line, for your workforce, for the community, for the planet. The ESG^P tool brings environmental, social and governance (ESG) into the site selection process, by integrating commuter emissions, racial demographics, and concentration of job types into site evaluation.Read more about the research behind this tool in the Where Matters report.

With ESG^P, business decision-makers finally have a way to see the full picture when it comes to site selection, further supporting organizational priorities to operationalize ESG.

Get Started » About this tool

HOW TO USE THIS TOOL

Use this tool to compare potential business sites across Northeast Ohio. Enter up to five addresses to compare them across the following factors:

- **Access to Talent** — How big is the labor pool within a 30-minute car commute, and a 30-minute public transit commute?
- **Racial Equity** — What are the racial and ethnic demographics of the available labor force?
- **Commuter Emissions** — What are the environmental impacts of workers commuting to this site?

presented by:

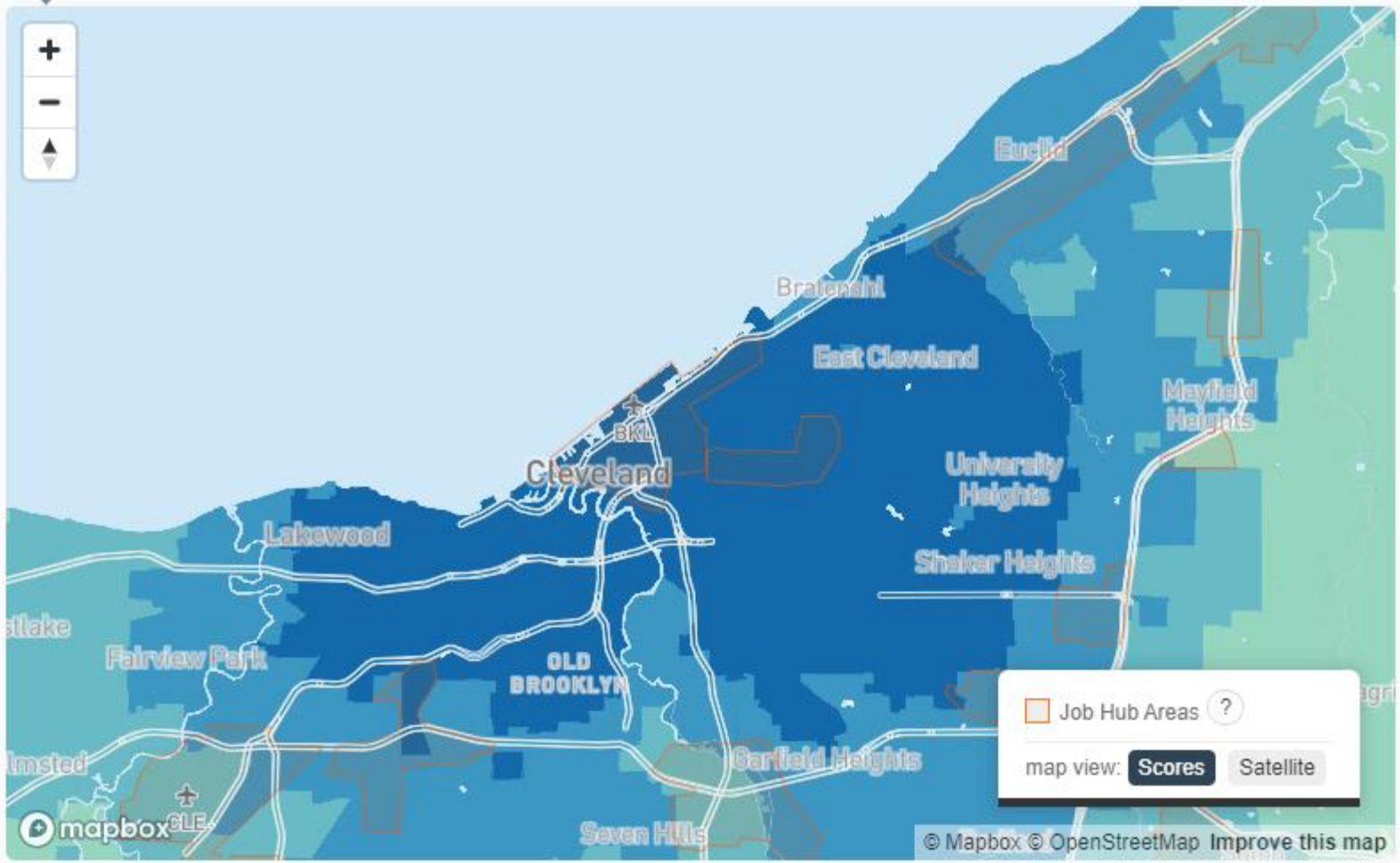
FUND FOR OUR ECONOMIC FUTURE Team neo LINCOLN INSTITUTE OF LAND POLICY

ZOOM IN

Your Sites

Enter an address to add a site

Search Northeast Ohio



Site Score (0 to 100)

lowest highest

Customize scoring criteria to find your ideal site.

Uncheck boxes to exclude from map. OR use sliders to weigh a component more/less heavily in the combined score. View methodology »

Access to Talent

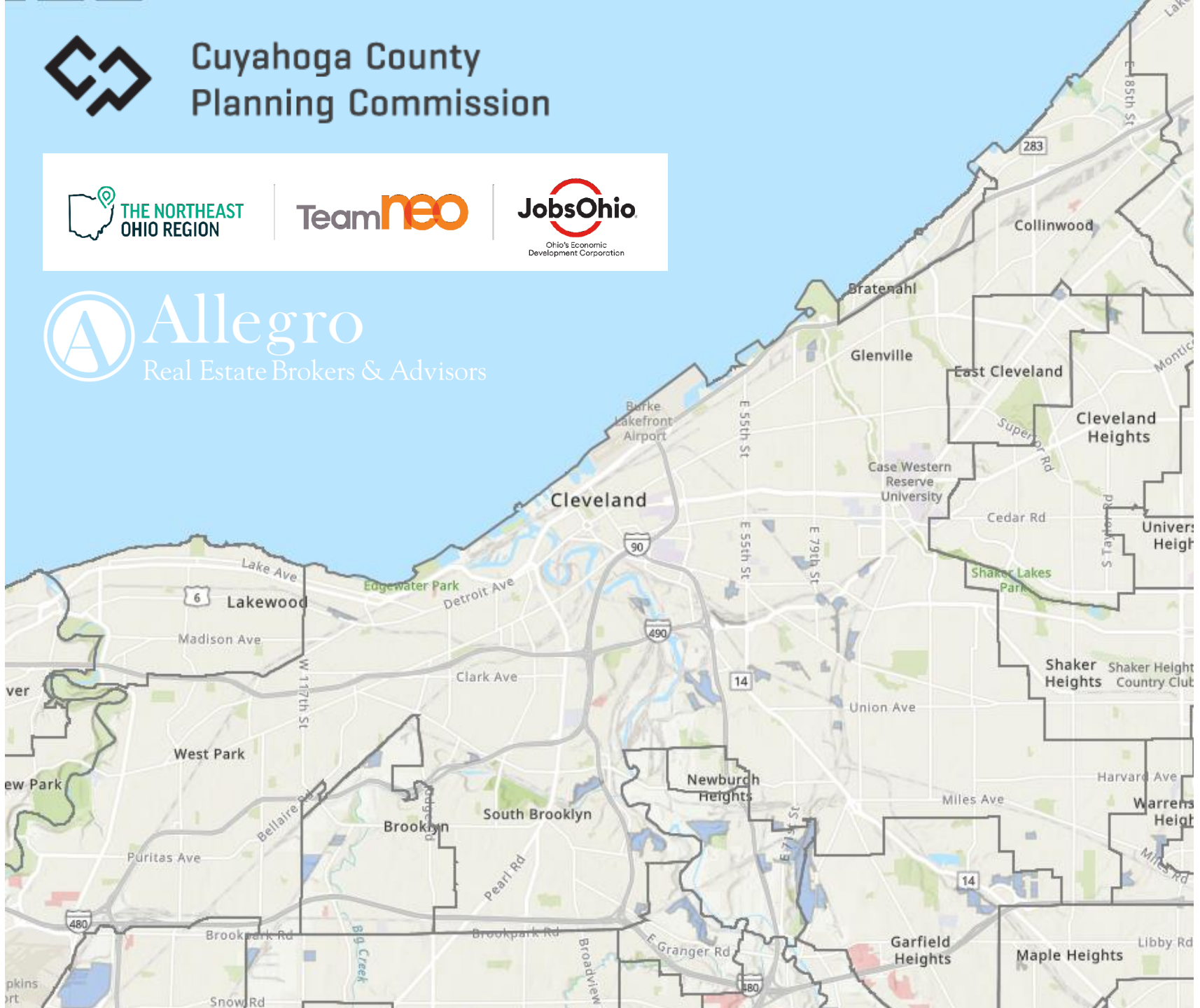
less more

Racial Equity

less more

Commuter Emissions

less more



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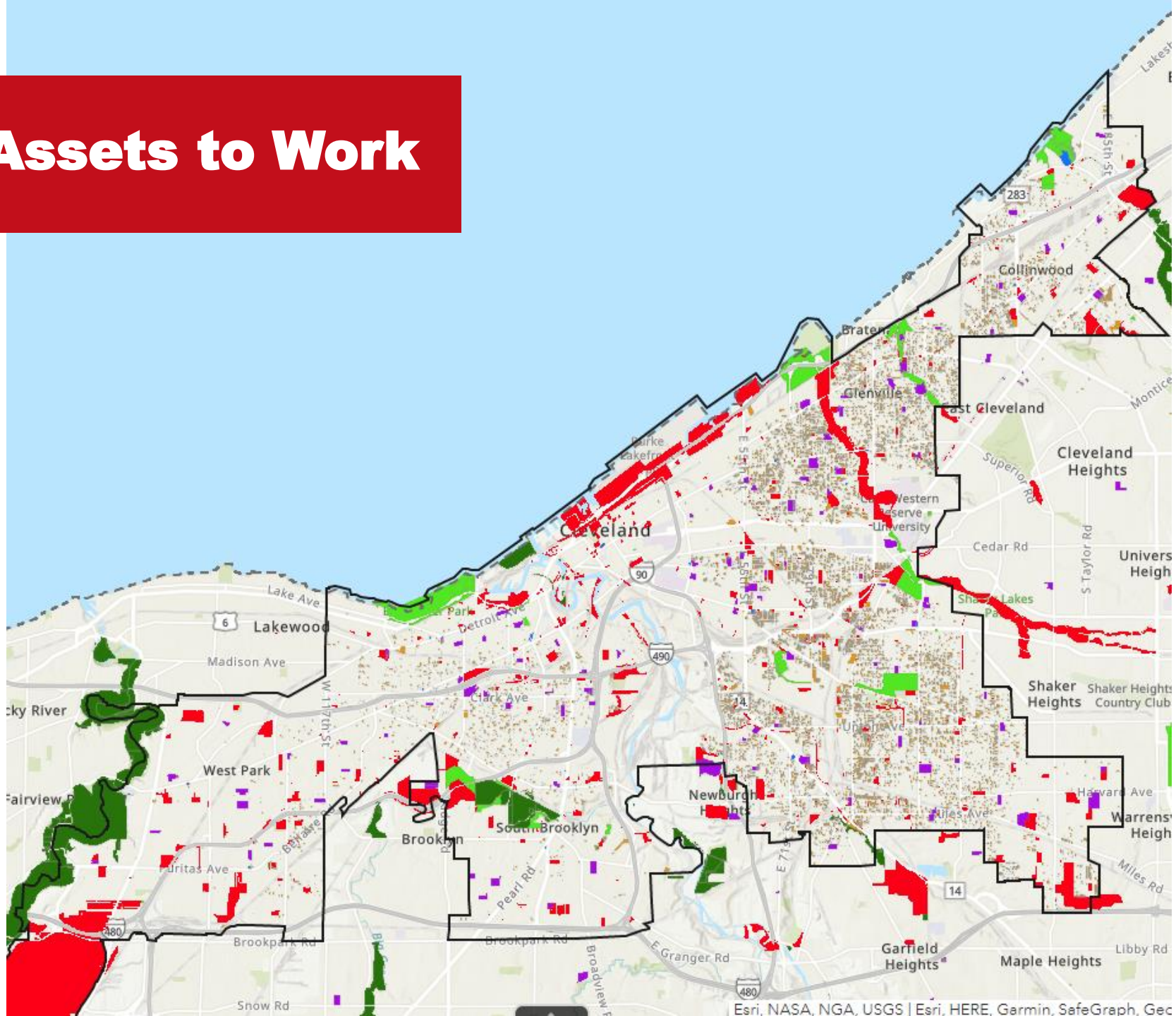
Putting Assets to Work



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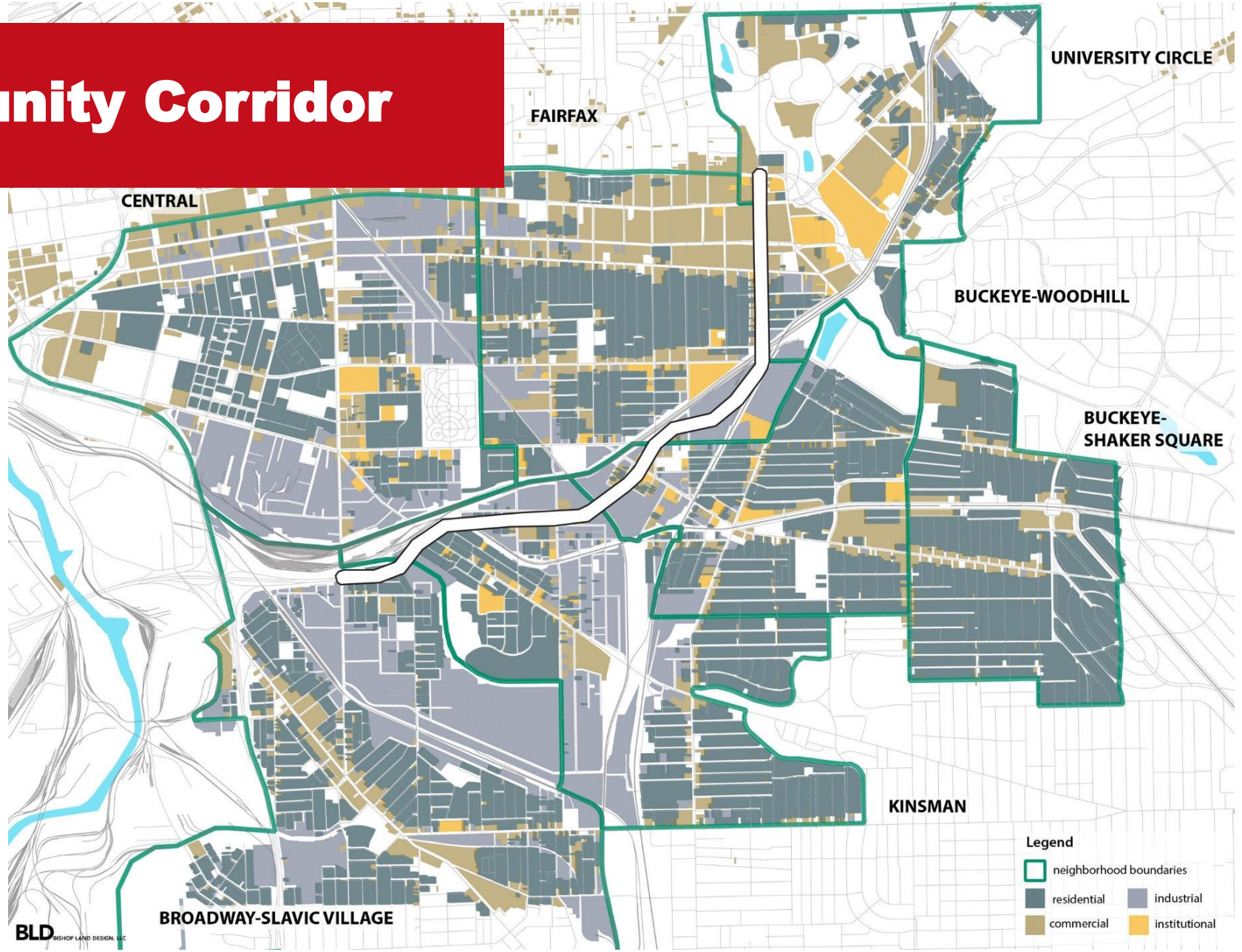
Opportunity Corridor



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Opportunity Corridor Vision

To maximize the inclusive economic impact and community benefit of the Opportunity Corridor by attracting a high density of accessible and family supporting jobs, prioritizing high quality of design and connectivity in the built environment, and targeting a strategic industry mix aligned with Cleveland's economic strengths. The Opportunity Corridor will truly bring opportunity to Cleveland's neighborhoods and serve as the gateway to further investment in the southeast side of Cleveland

Business Rationale

Opportunities for manufacturing, tech, and logistics companies to take advantage of prime sites in the heart of Cleveland's east side with unparalleled business/workforce connectivity including easy access to three interstate highways, four public transit stops, and two rail lines, just minutes away by road, transit, or trail to downtown Cleveland and University Circle. Businesses will enjoy high speed internet, proximity to large population centers and access to talent, eligibility for favorable Opportunity Zone tax treatment and public incentives for businesses meeting the City's profile and criteria.

Criteria and Principles

01 Industry Mix
Businesses with strategically-aligned proposed uses, per the targeted industry mix

02 Job Density
Businesses which will create job density of at least 20+ jobs/acre

03 Job Accessibility
Businesses offering a mix of job skill levels, but including entry-level / low skill jobs with opportunities for growth in addition to mid-skilled jobs and jobs requiring advanced skills or degrees.

04 Local Employment
Businesses which commit to recruiting and hiring residents of Cleveland (20+% of employees) and working with community groups and workforce providers to recruit, hire, and train residents

05 Family Supporting Wages
Businesses which commit to a living wage for all employees, with benefits and opportunities for career growth

05 Design
Projects which are attractive, add building density, offer amenities/green space/programming to the neighborhood, become points of pride, and signal economic vibrancy to travelers along the Corridor

06 Sustainability
Prioritizing businesses that are carbon-neutral / have minimal carbon footprint and a commitment to striving for high standards in environmental sustainability

07 Community Benefits
Projects must commit to early discussions with neighboring residents to discuss potential uses and develop concepts for community benefits agreements.

08 Commitment to Racial Equity
Developer/employer is a minority-led business or a business with a stellar record on DEI in terms of its own hiring and policies, or is a developer/employer willing to make substantial equity commitments on its development team and staff

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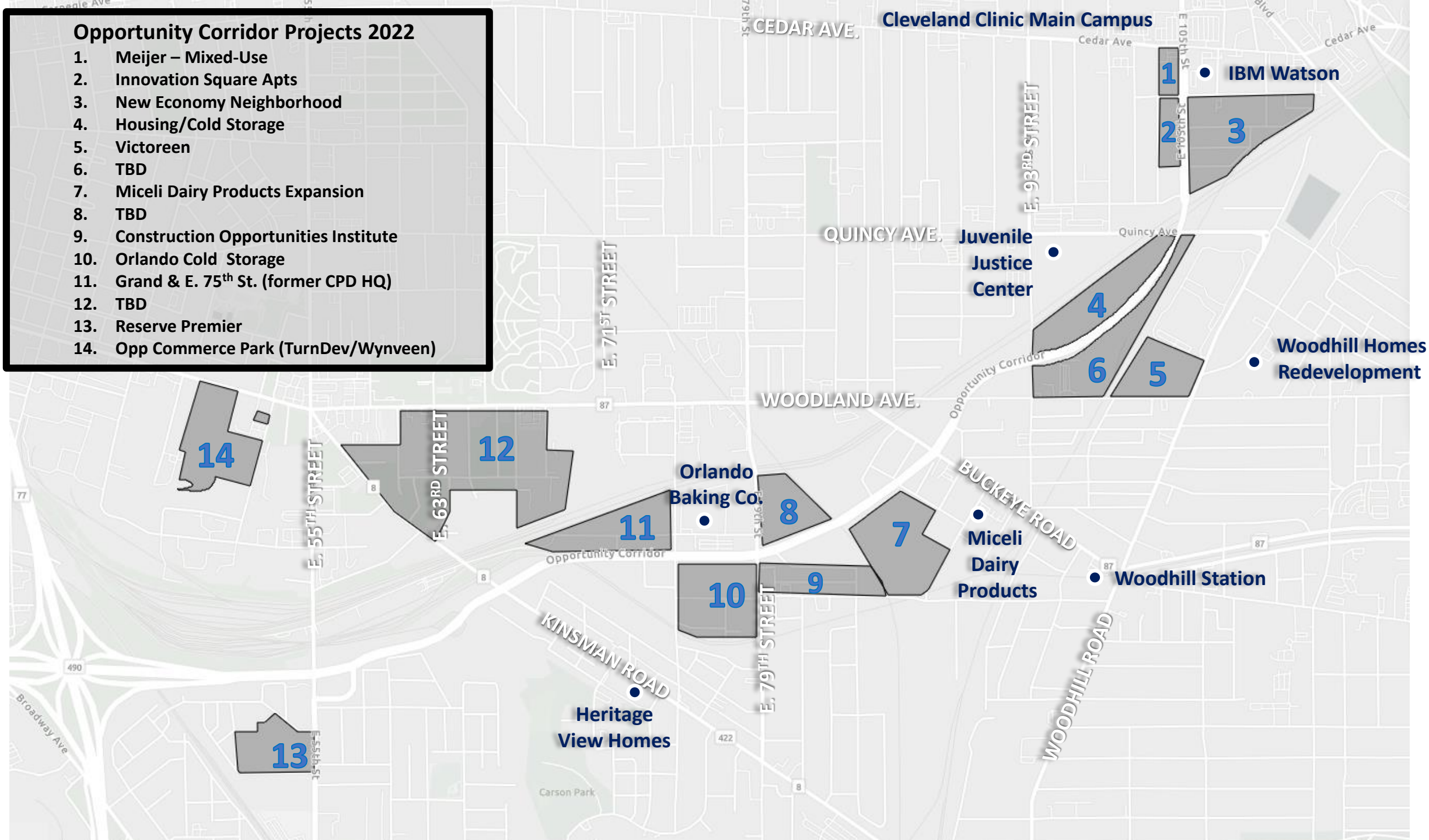
Opportunity Corridor Projects 2022
1. Meijer – Mixed-Use
2. Innovation Square Apts
3. New Economy Neighborhood
4. Housing/Cold Storage
5. Victoreen
6. TBD
7. Miceli Dairy Products Expansion
8. TBD
9. Construction Opportunities Institute
10. Orlando Cold Storage
11. Grand & E. 75th St. (former CPD HQ)
12. TBD
13. Reserve Premier
14. Opp Commerce Park (TurnDev/Wynveen)
CEDAR AVE.
Cleveland Clinic Main Campus
Cedar Ave
E 105th St
IBM Watson
E. 93RD STREET
QUINCY AVE.
Juvenile Justice Center
Quincy Ave
Woodhill Homes Redevelopment
Opportunity Corridor
E. 71ST STREET
WOODLAND AVE.
E. 55TH STREET
E. 63RD STREET
Orlando Baking Co.
BUCKEYE ROAD
Miceli Dairy Products
Woodhill Station
Opportunity Corridor
KINSMAN ROAD
E. 79TH STREET
WOODHILL ROAD
Heritage View Homes
Broadway Ave
Carson Park
1
2
3
4
5
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7
8
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13
14

Proposal: Funding to Prep Sites

- City working quickly to remediate, demo, clear, and prep sites for development on Opportunity Corridor
- JobsOhio is a partner on these efforts through its Ohio Site Inventory Program (OSIP) grants – these require a 1:1 match
- JobsOhio has offered the City a $2 million OSIP grant
- The City is seeking match funding for this grant and for an additional planned grant application for work in the Opportunity Corridor
- Department of Economic Development has budgeted **$550,000**
- Seeking **$3.5 Million** in ARPA funding to complete required match
- **Outcome: 2-3 sites of 10+ acres remediated, cleared, and ready for development**

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Site Preparation Process

- A brownfield site is selected for redevelopment based on its location, size, and development potential.
- The City will take title to the brownfield site, usually through tax foreclosure or forfeiture, after the City conducts an initial environmental assessment of the property.
- Once it owns the property, the City conducts additional assessments to fully characterize contamination at the site, as necessary, and completes any remedial action as required.
- In conjunction with remediation, the City will perform utility and site surveys, consolidate parcels, demolish existing structures, vacate streets, and do any additional site preparation needed for development.
- At that point, the City would issue a Request for Proposals for redevelopment of the site, bringing jobs and revenue to what was once an economic drain and neighborhood eyesore.

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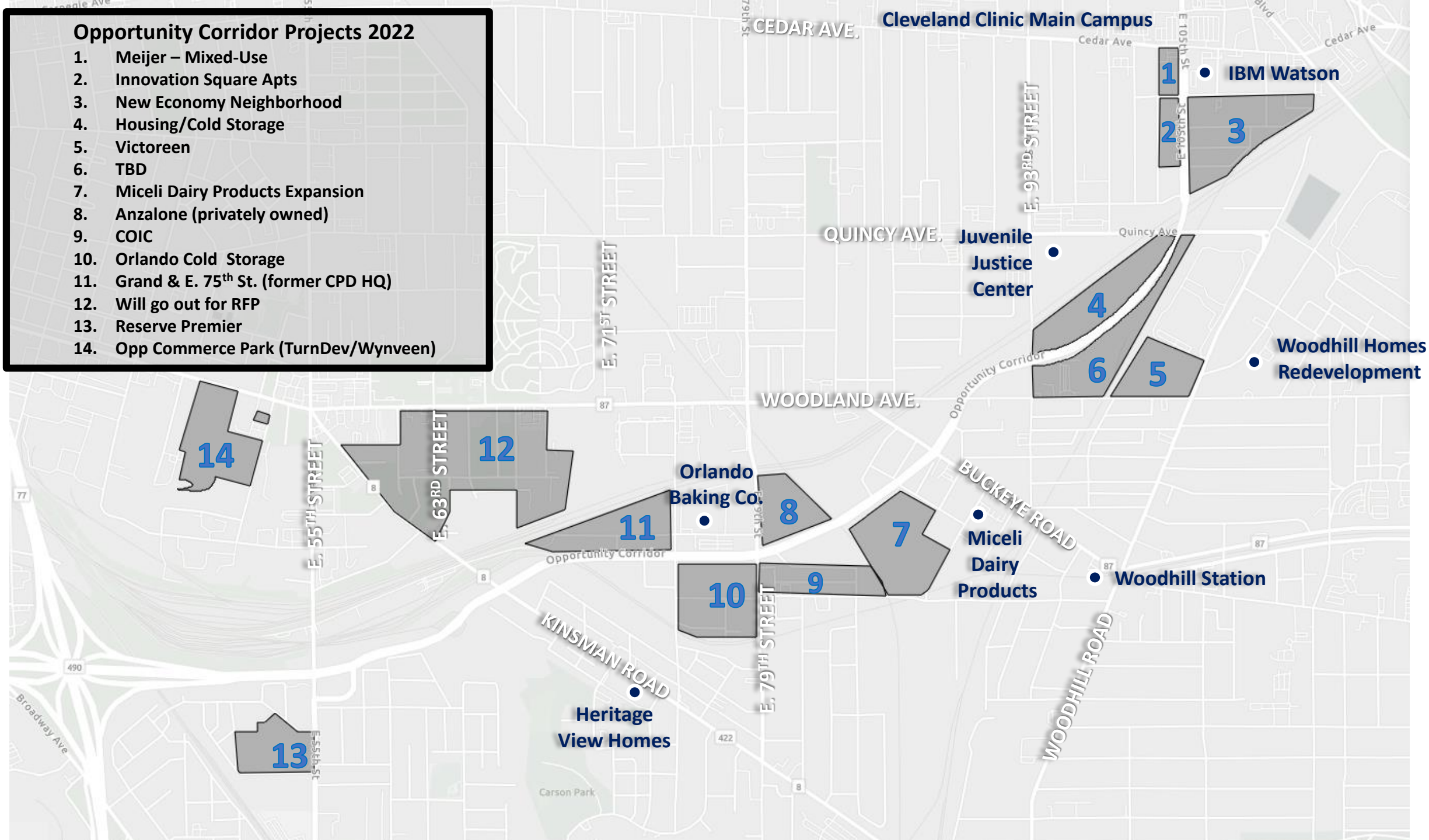
Opportunity Corridor Projects 2022
1. Meijer – Mixed-Use
2. Innovation Square Apts
3. New Economy Neighborhood
4. Housing/Cold Storage
5. Victoreen
6. TBD
7. Miceli Dairy Products Expansion
8. Anzalone (privately owned)
9. COIC
10. Orlando Cold Storage
11. Grand & E. 75th St. (former CPD HQ)
12. Will go out for RFP
13. Reserve Premier
14. Opp Commerce Park (TurnDev/Wynveen)
CEDAR AVE.
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Questions?

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