

An aerial photograph of the Cleveland skyline, featuring the Terminal Tower and other skyscrapers. The city is surrounded by greenery and water bodies. The text is overlaid on the center of the image.

City of
CLEVELAND
ECONOMIC DEVELOPMENT

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

ERIEVIEW TOWER / GALLERIA – ADDITIONAL COMMUNITY BENEFITS

- **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

- 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)

- 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.**