FILE NO. 1010-2024-A

To: Council of the City of Cleveland

From: Assessment Equalization Board

Date: August 13, 2024

Re: Report for the Euclid Beach Blvd./E. 159th St. Improvement Assessments

The undersigned members of the Assessment Equalization Board appointed by Resolution No. 619-2024, adopted July 10, 2024, to hear and determine objections to the assessments estimated under Resolution No. 1301-2023, adopted January 22, 2024, with respect to improvements to Euclid Beach Boulevard (entire street) and E. 159th Street (from Euclid Beach Boulevard to Lakeside Avenue) respectfully report:

(1) We met at the time and place prescribed in Resolution No. 619-2024 and took an oath of office as prescribed by law;

(2) We considered and determined all objections received with regard to the estimated assessments;

(3) We have determined and recommend the following with regard to the objection received:

a. Parcel No. 113-01-020: The objection did not raise concerns within the Board's authority to equalize the estimated assessments and there were no facts presented to distinguish this parcel from similarly situated parcels in order to consider a change in the estimated assessment.

(4) We have determined that the estimated assessments, as shown on the attachment hereto, are proper and conform to the standards prescribed in Resolution No. 1301-2023;

(5) We have determined that the estimated assessments, as shown on the attachment hereto, are limited, with respect to each lot and parcel of land to be assessed, to the special benefits conferred by the improvement; and

(6) We have completed all hearings on the objections.

Attached is a list of the assessments which is hereby recommended for your approval.

Robert E Cahill — 8-15-2024

Robert Cahill — Date

Michelle Felder — 8-15-2024

Michelle Felder — Date

Chris Garland — 8/22/2024

Chris Garland — Date

absent

Paula Morrison, Alternate — Date

Project Costs - East 159/Euclid Beach Blvd Assessment						
Estimated cost of Construction (minus intersections)					$ 772,275.20	
Inspection Costs:	8			Months	$ 50,000.00	
Geotechnical Costs					$ 6,300.00	
Design Costs					$ 57,205.00	
mailing costs					$ 72.00	
newpaper costs					$ 3,400.00	
Total Project costs (minus intersection costs):					$ 891,252.20	
City costs:	0.5			factor	$ 445,626.10	
Property owner costs:					$ 445,626.10	

33%

Parcel	Property Owner	Address	Mailing Address	Frontage Length (Ft)	% Frontage	Project Cost	Market Value	% Project Cost/Market Value	MAX assessment allowed	Final assessment estimate per property
113-01-009	McDonald's Real Estate	15891 E 159 St	McDonald's Corporation PO Box 182571 Columbus, OH 43218	382	21.8%	$ 97,051.98	$371,400	26.13%	$ 123,676.20	$ 97,051.98
113-01-020	MBC Development LP	16015 Lakeshore Blvd	950 E. Main St Schuylkill Haven, PA 17972	212	12.1%	$ 53,861.31	$854,500	6.30%	$ 284,548.50	$ 53,861.31
113-01-003	Euclid Beach Preservation	125 E 156 St	250 W. 55 St, 35th Floor New York, NY 10019	50	2.9%	$ 12,703.14	$12,027,100	0.11%	$ 4,005,024.30	$ 12,703.14
113-01-011	Zenco LLC	Euclid Beach Blvd	6839 Chaucer Ct, Indianapolis, IN 46220	230	13.1%	$ 58,434.44	$48,200	121.23%	$ 16,050.60	$ 16,050.60
113-01-012	Zenco LLC	Euclid Beach Blvd	6839 Chaucer Ct, Indianapolis, IN 46220	119	6.8%	$ 30,233.47	$55,200	54.77%	$ 18,381.60	$ 18,381.60
113-01-014	Euclid Beach Preservation	Euclid Beach Blvd	250 W. 55 St, 35th Floor New York, NY 10019	104	5.9%	$ 26,422.53	$39,500	66.89%	$ 13,153.50	$ 13,153.50
113-01-013	CUY Metro Housing	16001 Euclid Beach Blvd	PO Box 94967 Cleveland, OH 44101	281	16.0%	$ 71,391.64	$7,199,500	0.99%	$ 2,397,433.50	$ 71,391.64
113-01-005	Euclid PropCo TIC II, LLC	16101 Euclid Beach Blvd	50 Chestnut Ridge Rd, Ste 107 Montvale NJ 07645	138	7.9%	$ 35,060.66	$4,500,000	0.78%	$ 1,498,500.00	$ 35,060.66
113-01-016	Lakeshore Beach Owner, LLC	16024 Lakeshore Blvd	250 W. 55 St, 35th Floor New York, NY 10019	238	13.6%	$ 60,466.94	$3,750,000	1.61%	$ 1,248,750.00	$ 60,466.94
	Total:			1754	100%	$ 445,626.10				$ 378,121.36

Final Assessment costs:	$	378,121.36
Final City Costs:	$	513,130.84
Total Costs:	$	891,252.20

Lanzola, Nancy

From: Chris Garland <chrisgarlandincleveland@gmail.com>
Sent: Friday, September 20, 2024 12:43 PM
To: Cornely, Mary
Cc: Robert E. Cahill; Michelle Felder; Roberts, Kevin P; Lanzola, Nancy
Subject: Re: Euclid Beach Boulevard and E. 159th Street Assessment

CAUTION: This email originated from outside of the City of Cleveland. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@clevelandohio.gov.

Hello Mary,
Thanks for bringing this to our attention.
I approve of this substitution.

Regards,
Chris Garland

Sent from my iPhone

On Sep 20, 2024, at 12:34 PM, Cornely, Mary <MCornely@clevelandohio.gov> wrote:

And I forgot to mention that there is some urgency for this. A response e-mail will suffice.

From: Cornely, Mary
Sent: Friday, September 20, 2024 12:33 PM
To: Robert E. Cahill <rcahill@sutter-law.com>; Michelle Felder <michelle@felderandco.com>; Chris Garland (chrisgarlandincleveland@gmail.com) <chrisgarlandincleveland@gmail.com>
Subject: Euclid Beach Boulevard and E. 159th Street Assessment

Sorry to bother you guys again. It turns out there was a mistake in the description of the assessment area in some of the legislative documents. The Board report inadvertently identified Lakeshore Boulevard as Lakeside Avenue.

I would appreciate if you would each respond with your approval of the substitution of "Lakeshore Boulevard" for "Lakeside Avenue" in the Board Report to Council.

MARY Z. CORNELY
Assistant Director of Law
City of Cleveland, Department of Law
601 Lakeside Avenue, Suite 106
Cleveland, Ohio 44114-1015
216-664-2916

Lanzola, Nancy

From: Robert E. Cahill <rcahill@sutter-law.com>
Sent: Friday, September 20, 2024 1:45 PM
To: Chris Garland; Cornely, Mary
Cc: Michelle Felder; Roberts, Kevin P; Lanzola, Nancy
Subject: RE: Euclid Beach Boulevard and E. 159th Street Assessment

You don't often get email from rcahill@sutter-law.com. Learn why this is important

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I likewise approve this substitution.

Rob

From: Chris Garland <chrisgarlandincleveland@gmail.com>
Sent: Friday, September 20, 2024 12:43 PM
To: Cornely, Mary <MCornely@clevelandohio.gov>
Cc: Robert E. Cahill <rcahill@sutter-law.com>; Michelle Felder <michelle@felderandco.com>; Roberts, Kevin P <kroberts2@clevelandohio.gov>; Lanzola, Nancy <NLanzola@clevelandohio.gov>
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216-664-2916

Robert E. Cahill
Shareholder
Sutter O'Connell
3600 Erieview Tower
1301 E. 9th Street
Cleveland, Ohio 44114

Direct: 216.928.3554
Fax: 216.928.4400
Mobile: 216.496.2738
Email: rcahill@sutter-law.com

www.sutter-law.com

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Cornely, Mary

From: Michelle Felder <michelle@felderandco.com>
Sent: Saturday, September 21, 2024 10:16 AM
To: Cornely, Mary
Cc: Robert E. Cahill; Chris Garland (chrisgarlandincleveland@gmail.com)
Subject: Re: Euclid Beach Boulevard and E. 159th Street Assessment

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Hi Mary, I approve this substitution, thank you!

#kamalaharris

Michelle S Felder

Founder
Cotton Blocks LLC
cottonblocks.com

Creative Genius/CEO
Felder & Co. LLC
felderandco.com

216-5361400

On Fri, Sep 20, 2024, 12:32 PM Cornely, Mary <MCornely@clevelandohio.gov> wrote:

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> Assistant Director of Law
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