DEPARTMENT OF ECONOMIC DEVELOPMENT

SUMMARY FOR THE LEGISLATIVE FILE
ORDINANCE NO: 1170-2024

Project Name	Acquisition of Former Collinwood Dave's Supermarket Property
Project Site	15900 Lakeshore Blvd, Cleveland OH 44110
Project Manager	John Fahsbender, Brownfields and Site Coordinator
Ward/Councilperson	8/Polensek
City Assistance	
Project Summary	On April 30, 2022, the Dave's Supermarket at E 159th and Lakeshore permanently closed its doors, leaving Collinwood without a full-service grocery store and abruptly turning the neighborhood into a food desert. On September 19, 2022, Qasim Properties LLC acquired the property, including the 50-year-old supermarket building and the 4.24-acre parcel, for $1,475,000. We understand that Qasim's initial plan was to open a Simon's Supermarket at this location, but that never materialized. For at least the past year, Qasim has been marketing the property for sale. We don't believe that they've received any serious offers over that time. Complicating the loss of the Collinwood Dave's, in August, Walgreens shuttered its store at 16100 Lakeshore, right next door, resulting in the loss of not only a grocery store alternative, but one of the last pharmacies to serve this area. With no market solution in sight, we believe the City needs to step in and catalyze the redevelopment of this site. Working with Councilman Polensek, Economic Development has come up with a plan for the City to acquire the Dave's property and get it redeveloped to bring a grocery store and other community essentials to the site. We've had numerous discussions with Qasim's broker, and have reached an agreement in principal to buy the property. Under this deal, the City would acquire the property for $1,475,000 (using $350,000 from the Councilman's CDBG and $1,125,000 from the City's UDAG funds) to hold in the Industrial-Commercial Land Bank. Once the City has site control, we can prepare the site for redevelopment—make it "shovel ready"—and ultimately seek proposals for projects that include a grocery store to replace Dave's, and other shops and amenities in a mixed-use development. This development would complement Metroparks' plans to create a new park at the former Euclid Beach Motor Home Park site, creating a 30-acre green space and public lakefront access. Sandwiched between two existing parks, Lakefront Reservation to the west and Euclid Beach Park to

	the east, the new park will extend public lakefront significantly. We anticipate that this new park will enhance the neighborhood considerably.
PPNs	PPN 113-13-029
Attachments	Location map