Westinghouse Redevelopment:

PACE, TIF Legislation

Ordinance Nos. 98-2026 and 104-2026

Council Committee: Finance, Diversity, Equity, and Inclusion | March 2026

Developer background

- *TW58 Cleveland LLC is the holding and development entity formed from RDC Holdings I, LLC, and Ocean Wave Development, LLC.*
- *The developers are based out of Cleveland.*
- *Project team led by Mr. Jim Rusnov (RDC Holdings I), and Mr. David Fischback and Mr. Liam Fischback (Ocean Wave Development). The Fischbacks are also associated with the Krill Company, who will perform as General Contractor.*
- *Mr. Rusnov has experience in Real Estate transactions and developments through his role for Greater Cleveland RTA, while David Fischback's Krill Co. has performed construction on projects such as Tru by Hilton in Midtown, Tinnerman Lofts, Worthington Yards, and the Cleveland Clinic GCIC building on Main Campus*

KRILL
THE BUILDING PROFESSIONALS

Property background

- *Total square footage: 113,680 sq. ft. across 8 stories. Only the tower and the façade of the foundry remain today.*
- *Constructed in 1898.*
- *GI-B3: General Industry zoning.*
- *Structure constructed historically for manufacturing on aluminum and brass castings.*

Project Summary

- *Redevelopment of the complex into:*
  - *106 market apartment units (10 affordable).*
  - *~23,000 sq. ft. of commercial office, retail, and restaurant space.*
  - *8 studios, 81 one-bedroom and 17 two-bedroom units.*
- *Creation of 5 new FTE jobs, $214,000 of annual payroll.*
- *Total project cost greater than $81,000,000.*

Sources and Uses

Estimated Sources		Estimated Uses	
Bank Loan	$ 44,550,000	Building Acquisition	$ 4,286,781
Equity	$ 16,542,100	Construction Costs	$ 65,968,849
CDA Loan	$ 3,000,000	Capitalized Interest	$ 1,049,841
Port of Cleveland	$ 3,243,521	Reserves	$ 1,495,000
State and County Incentives	$ 2,168,463	Machinery, FF&E	$ 1,180,000
City NDP Grant	$ 32,749	Developer Fee	$ 1,655,152
PACE Loan	$ 9,946,087	Soft Costs	$ 5,847,297
County Loan	$ 2,000,000		
Total Sources	**$ 81,482,920**	**Total Uses**	**$ 81,482,920**

Community Benefits

- *Project is subject to an expanded CBA containing community benefits such as:*
  - *Standard benefits like MBE/FBE/CSB participation, mentor-protégé, and construction apprenticeships.*
  - *Construction of four speed tables near the Project Site, on W. 58th St. and Breakwater Ave.*
  - *Installation of public bicycle parking racks.*
  - *Funding for improvements to the nearby Herman Park Trail.*
  - *Streetscape and site beautification activities along W. 58th St.*

PACE Financing

- *PACE Financing: The Cleveland-Cuyahoga County Port Authority is providing up to $15M in financing over 28 years, with final payment due in 2056.*
- *Energy Efficiency Upgrades: PACE loan covers improvements like roofing, HVAC controls, windows, insulation, and electrical to exceed standard energy codes.*
- *Special Assessment: Approved by the Advanced Energy SID, this assessment will secure the loan, with semi-annual payments estimated at $677K, levied and collected by the City and County.*

Tax Increment Financing

- *Provides 100% non-school TIF over a 30-year period.*
  - *Median annual TIF value to Developer in years 16-30: $483,590.*
  - *Estimated total value of 30-year TIF at $11,369,417.*
  - *CMSD to benefit from $23,209,889 in total new income over the course of the TIF.*
  - *Creation of 5 FTE jobs providing approximately $5,350 in new annual income tax.*

***ESTIMATED NET INCREASE** OF **+$23,370,389** IN INCOME TAX REVENUE AND PAYMENTS IN LIEU OF TAXES TO CMSD OVER 30 YEARS.*