

DEPARTMENT OF ECONOMIC DEVELOPMENT

SUMMARY FOR THE LEGISLATIVE FILE

ORDINANCE NO: 902-18

Recipient: Weston, Inc. and/or designee
Project Manager: Richard Barga
Ward/Councilperson: 11 / Brady
City Assistance: Enterprise Zone Tax Abatement (10 year/60%)
Project Site: Midland Steel Site: 10615 Madison Avenue

Company Background

The Weston Development Group has developed many commercial and industrial sites throughout Cleveland and the region. Examples include the redevelopment of the Standard Building downtown and the development of the Mace Headquarters on Carnegie Avenue as well as several larger industrial facilities in the suburbs.

The Department of Economic Development was approached about the Midland Steel site as a potential option for their new endeavor. Weston has indicated that they intend to develop the site as a multi-tenant industrial facility. They have indicated that several tenants have

outdated facilities in Cleveland that they believe would be interested in new construction, as well as opportunities for relocations from suburban markets or new business. Weston intends to start development on the first phase (9-10 acres) of the site in the fall of 2018; with the second phase expected to follow within 18-24 months.

The developer has estimated that at least 100 FTE will be located at the site. The split between relocation and creation will be determined at a later date.

Proposed City Assistance

- City will provide a 10 year/60% Enterprise Zone Tax Abatement

Economic Impact

- Creation of 100 full-time equivalent jobs, with an annual payroll of \$3,500,000
- Estimated \$875,000 annual income tax revenue
- Estimated \$1,411,220 annual property tax revenue
- Redevelopment of remediated brownfield to productive use on the largest development-ready site in the City of Cleveland

City Requirements

- Project is subject to Chapter 187: MBE/FBE/CSB requirements
- Project is subject to Chapter 188: Fannie Lewis Cleveland Resident Employment Law
- Project is subject to a Workforce Development Agreement
- Project is subject to a Community Benefits Agreement