

DEPARTMENT OF ECONOMIC DEVELOPMENT
SUMMARY FOR THE LEGISLATIVE FILE
ORDINANCE NO: 463-2020

Project Name: The Lincoln Building
Project Address: 2410 Scranton Road, Cleveland, OH 44113
Developer: Sustainable Community Associates or Designee
Project Manager: Dan Kennedy
Ward/Councilperson: 3-Kerry McCormack
City Assistance: Non-School TIF

Project Summary and Discussion

Sustainable Community Associates (“SCA”) are a development team made up of three Oberlin College graduates, Naomi Sabel, Ben Ezinga, and Josh Rosen. They have completed four projects within the City of Cleveland, three of which along the Scranton Corridor. SCA owns, manages, and maintains all of their properties; working with a dedicated staff who share their vision and sense of stewardship.

Sustainable Community Associates’ next project is the Lincoln Building, a new \$24M building located across the street from the recently restored, Fairmont Creamery Building. The Lincoln, a proposed 4-story building on the southwest corner of Scranton Road and Wiley Avenue, will contain 83 residential apartments and 6500 SF of commercial/office space on the ground floor. Approximately 25% of the residential units will be targeted towards “workforce housing”. As it has done in the past, SCA will work with emerging entrepreneurs and established neighborhood businesses to fill the commercial/office space. 30 full -time jobs are expected once complete.

Proposed City Assistance

The request to Cleveland City Council is to authorize the Director of Economic Development to enter into the chain of title for certain properties associated with the project for the purpose of entering into a non-school Tax Increment Finance (TIF) agreement with Sustainable Community Associates or its designee. This TIF agreement will be up to 30 years in length. The City will declare certain improvements with respect to the project to be a public purpose and exempt 100% of the improvements from real property taxes. The TIF will be immediately effective on the residential after the expiration of the 15-year, 100% tax abatement.

Under the agreement, parcels acquired and re-conveyed to the developer will be subject to a TIF under Section 5709.41 of the Ohio Revised Code in consideration for the developer agreeing to make certain improvements to those parcels and making payments in lieu of taxes (PILOTs) equal to the taxes that would have been paid for those parcels but for the TIF. A portion of the PILOT will be paid to the Cleveland

Municipal School District in the amount the District would have otherwise received but for the TIF.

This piece of legislation will allow the City of Cleveland to enter into the chain of title for the parcels that are to be included in the TIF district. A second piece of legislation will be required by Cleveland City Council for approval of the TIF Agreement.

Economic Impact

- Creation of 30 jobs in the City of Cleveland
- Project estimates \$30,000 in new annual City tax revenue generated from residents and new employees

City Requirements

- Subject to Chapter 187: MBE/FBE/CSB requirements
- Subject to Chapter 188: Fannie Lewis Cleveland Residential Employment Law
- Subject to a Workforce Development Agreement for all new jobs
- Subject to a Community Benefits Agreement