

**RESOLUTION 2025-051:
BROWNFIELDS REVOLVING LOAN FUND
RECOMMENDATION FOR FUNDING –
MIDTOWN CLEVELAND INC.**

**Board of Directors
December 12, 2025**

INTRODUCTION BY ED/CEO

- Memorandum of Agreement between NOACA and Vibrant NEO to form a coalition for the Brownfields Revolving Loan Fund (RLF) (Resolution 2022-025)
- Brownfields Steering Committee established (Resolution 2022-032) to review applications and make recommendations for funding
- Funding recommendations must be approved by the Boards of Directors of Vibrant NEO and NOACA
 - NOACA is Fiscal Agent for grant; final approval of all funding

ACTION REQUESTED

Request that the Board of Directors adopt the following Resolution:

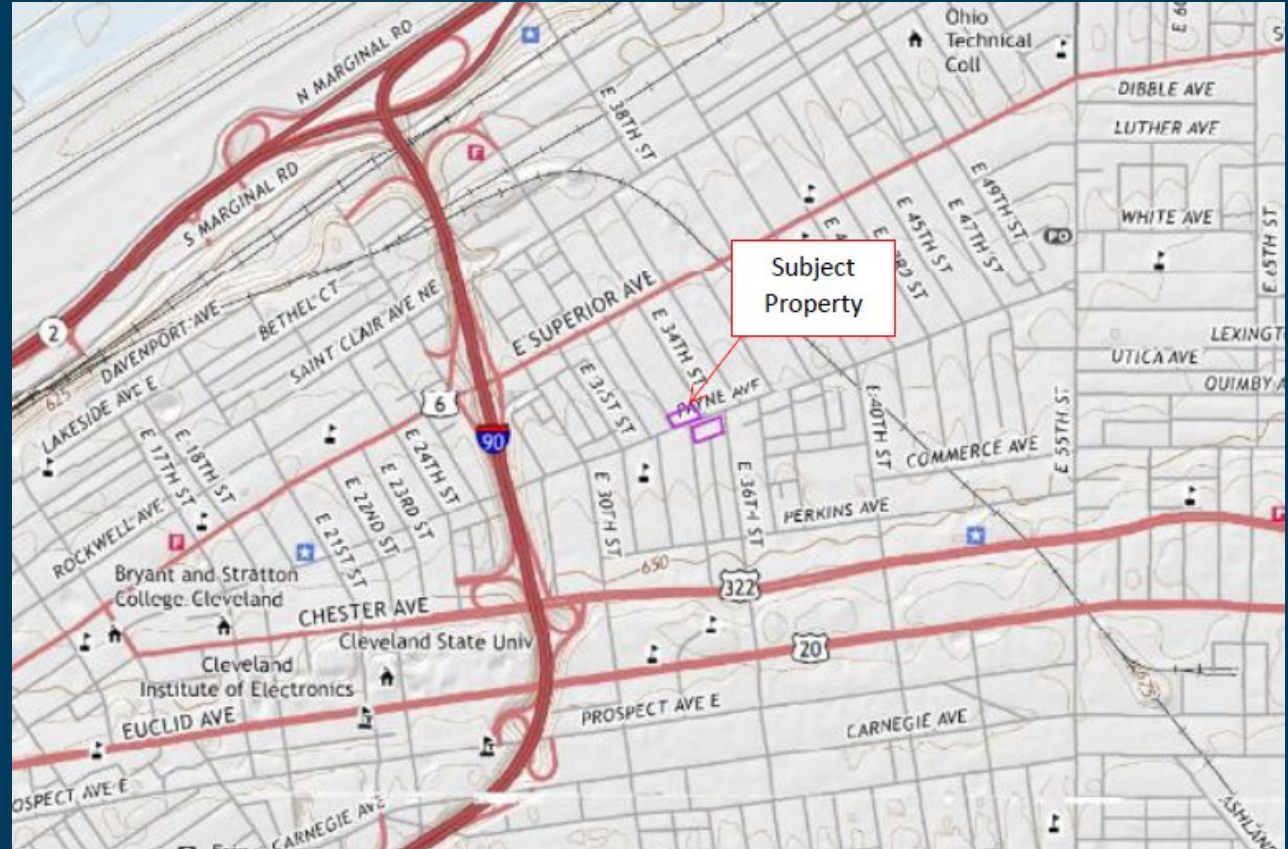
- Resolution 2025-051, which offers a loan from the NOACA-Vibrant NEO Brownfields Revolving Loan Fund to MidTown Cleveland, Inc. in the amount of \$750,000, with amended terms and conditions

PREVIOUS ACTION

Recommended by the Finance and Audit Committee

BACKGROUND

- **Location:** 3301 Payne Ave., Cleveland, Ohio 44114
- 2.534 acres; 38,000 sq. ft. building
- **Previous Use:** Limited Retail Business
- **Proposed Reuse:** Mixed use affordable housing and commercial; potential location for Cleveland Public Library neighborhood branch



BACKGROUND

- In a Vibrant NEO Strategic Investment Area
- Sensitive populations
 - High rate of poverty
 - Health risks: asthma, heart disease, diabetes
- Consistent with 2021-2025 City of Cleveland Consolidated Plan and Connecting Cleveland 2020 Citywide Plan
- 10 public meetings held



APPLICATION REVIEW

- Requested \$1,298,371 for asbestos and subsurface soil remediation
- Environmental Assessments
 - Phase I; Phase II assessment of soil, groundwater, and soil gas; pre-demo asbestos survey
- Anticipated cost of redevelopment: \$47,111,409
- 250 temporary jobs anticipated, \$26/hr
- \$43 million secured in redevelopment funds

APPLICATION REVIEW

- **Brownfields Steering Committee discussed amending standard terms to align with the project's timeline, including:**
 - 15-year repayment
 - 3% interest
 - Interest-only payments during construction period (36 months)
- **Vibrant NEO Board of Directors approved the loan recommendation at its October 28, 2025, meeting**
- **MidTown requested 18-year repayment term to be coterminous with their permanent loan**
- **Sudsina and Associates, LLC prepared creditworthiness analysis**
 - Approved reasoning behind longer repayment term

FINANCIAL IMPACTS

- **Allocation of \$750,000 from Brownfields Revolving Loan Fund**
- **Actual disbursements: Eligible expense reimbursement**
- **Expected interest throughout term: \$257,123.80**

NEXT STEPS

- Pending Board approval, the loan will be executed and funds encumbered
- This recommendation is conditional upon U.S. EPA Eligibility Determination

ACTION

Approval of Resolution 2025-051, which offers a loan from the NOACA-Vibrant NEO Brownfields Revolving Loan Fund to MidTown Cleveland, Inc. in the amount of \$750,000, with the following amended terms and conditions:

- 18-year repayment
- 3% interest
- Interest-only payments during construction period (36 months)



Motion
Second
Discussion
Put the Question





NOACA

Northeast Ohio Areawide Coordinating Agency

NOACA will **strengthen** regional cohesion, **preserve** existing infrastructure, and **build** a sustainable multimodal transportation system to **support** economic development and **enhance** quality of life in Northeast Ohio.