

1) I am a Cleveland resident and I am very strongly in favor of the proposal to allow developers to pay CMSD a lump sum up front in order to facilitate financing for the nuCLEus project.

J ■ B ■

2) More history is needed on this project. Why is CMSD involved in this effort? Is it simply to be able to collect future taxes, a revenue stream?

Peace.  
DMM

3) Dear Councilmen Johnson and Cleveland Metropolitan Board Members.

I am a proud member of your ward 4 as well as a Clevelander. I'm concerned about this project that involves the 18 million going towards the Cleveland Metro School District. This project sounds almost too good to be true, Despite too good to be true as if the Trojan horse has rode into Cleveland.

Frankly, I think that the TIF is a bad idea for Cleveland. I understand that our property taxes won't be affected, but where will money come from to pay for this project if the project exceeds its estimated costs. What if the state refuses to kick in the extra revenue needed to complete this project? Two, why can't the citizens of Cleveland be allowed to vote on this issue. Why is this project contingent on if only the school board votes on it and even if they reject the proposal City Hall gets the last word. I think this developer is using the school board and the promise that they'll invest in our schools and that if this developer is allowed to build this project here then it won't matter if they did invest in our schools... because we won't be there to reap the benefits of it. This is the beginning of Gerrymandering and these developers come into these cities and shove all the hard working struggling families out of these communities that they have lived in for years. So my question is where are these people going to go? There is already a tent community on our west side do they plan on expanding this community? Cleveland already has a housing problem. Adults are rooming together to survive and building condos and high priced apartments aren't the answers we [need to](#) solve these problems.

I feel that this 18 million dollar is an deceptive incentive that the developer is using to get Cleveland Board members to vote for their enveloped idea stamped with greed. Looking only for political edge that will only benefit themselves and not our communities. Are we that desperate that we have to jump every time someone waves a dollar bill in our face? There are more questions that need answering like : Are they hiring local minority contractors to build are they going to help build up the community with good paying jobs above the states minimum wage that will hire the cities minority men and women struggling with families that have little or no education? Will the jobs pay enough to take people off welfare and still afford decent housing within the borders of Cleveland without adults having to room together? Because that's only way we'd support such an project here in Cleveland.

Best Regards,  
V [REDACTED] E [REDACTED]

4) Dear Cleveland Metro Board Members,  
I think that the TIF is a bad idea for Cleveland. If our property taxes wont be affected where will this money coming from to pay for this project if the project exceeds its estimated costs. Two, why can't the citiizens of cleveland vote on this issue. Why is this project contingent on if only the school board votes on it and even if they reject the proposal City Hall gets the last word. I think this developer os using the school board and the promise that theu'll invest in our schools. I believe that if this developer builds this project here then it wont matter if they did invest in our schools... because we wont be there to enjoy it. This is the begining of Gerrymandering and these devlopers come into these cities and shove all the hard working struggling families our of these communities that they have lived in for years. So my question is where are these people going to go? There is already a tent community on our west side do they plan on expanding this community? Cleveland already has a housing problem. Adults are rooming together to survive and building condos and high priced apartments aren't the answers we [need.tp](#) solve these problems.

I believe that this is a deceptive incentive that the Cleveland City Council has to get Cleveland Board members to vote thier enveloped idea stamped with greed. The only benefit will be to themselves. not to the communities. Are they hiring local minority contractors to build are they going to help build up the community with good paying jobs for women and men that have little or no education? Will the jobs pay enough to take people off welfare and still afford decent housing within Cleveland without rooming together? Because thats only way we'd support such an project here in Cleveland.

Regards,

V [REDACTED] E [REDACTED]

5) Hi,

Why is the Board of Education, a teaching/education organization, getting into building a commercial building? Isn't this outside the purpose of a school system?

J ■ D ■

6) Hello,

I am a Cleveland resident.

I have a problem with TIF for the Stark Nucleus project inasmuch as you are agreeing to a 50/50 split on the taxes for 30 years, foregoing a potential \$60.5 million over that time period after that split. And then, you apparently reduce the amount that would be received over that period of time to the present value of \$18 million.

Based on the interest rate of 30 year treasury bills, that calculation is low (you use a 4% multiplier for present value). The present t-bill rate is about 2.85% which would give a present value calculation of about \$26,000,000, which is almost 50% more in the school's coffers, which would result in a greater amount of state and federal matching funds.

I am not an economist, but accepting only \$18,000,000 makes little sense to me.

And I'm NOT in favor of the 50/50 split for helping finance the private debt of Mr. Stark at the expense of the schools, especially with the political climate as it is. We have the situation with the Q and Dan Gilbert out there. In addition, who knows what Betsy DeVos has in mind.

This will be the fourth project Stark has proposed for downtown, a guy that advertises to downtown residents that we should come to Crocker Park to live and shop.

The first two projects in the Warehouse District were not started. I do not see construction commenced at 515 Euclid, although it was to start in June. Then we have the Nucleus project - Stark has certainly made a profit on parking, having raised the rates immediately upon taking over the land there.

Perhaps, Stark can funnel profits from the American Greetings project at Crocker Park to this project and take less in a tax split on TIF, if you really want to use the public's tax money to pay private debt. I believe his expansion of Crocker Park received TIF for 30 years at 100%; so, he got a nice deal there.

Your plan allows the the rich to get richer. The Black children of Cleveland again suffer at the hands of white suburbanites who fled in the '60's and 70's to avoid integration of the public schools that was the subject of a lawsuit in 1973 (I'm white, by the way). And yes, it is a racial issue.

Those are my thoughts. I am against the plan as presently constituted.

B ■ L ■

1055 Old River Road, #827  
Cleveland, OH 44113

7) As a Cleveland resident paying over \$7,000/year in property taxes that mostly funds CMSD, I want to voice my support for the proposed TIF arrangement. The deal is a win-win-win. I hope you are successful in obtaining the necessary approvals.

Sincerely,

M [REDACTED] M [REDACTED]

8) Gentlemen:

Find another way to collect taxes for schools. Homeowners have been maxed out with all these taxes. I have only one income and that is Social Security. One more increase and I will be forced to sell my house. We have poured far too much monies to schools only to see no difference. Children graduate and can't even spell. My children never attended public schools, yet I'm forced to pay and pay... ask the rich donors for a change..I will never vote for another tax increase.

M.S. [REDACTED]



9) Doesn't the district receive the \$18 million if city council approves the TIF? The wording in the survey suggests otherwise and could be confusing. I'm supportive of the nuCLEus project and the upwards of \$50 million the district could reap. I'll be completing the survey tonight or tomorrow. Thank you for taking our input.

Sent from my iPhone