

CITY OF CLEVELAND
DEPARTMENT OF COMMUNITY DEVELOPMENT
DIVISION OF NEIGHBORHOOD DEVELOPMENT
COMMUNITY REINVESTMENT AREAS
VERIFICATION OF APPLICATION FOR TAX EXEMPTION &
HOUSING OFFICER CERTIFICATION

ADDRESS OF ABATED PROPERTY: 1295 Holmden Ave

PERMANENT PARCEL NUMBER: 008-13-018

NAME OF DEVELOPMENT: Tremont Steelyard, LLC

ADDRESS OF DEVELOPMENT: 7611 Aster Dr.

COST OF REHABILITATION BASED ON APPLICATION: \$200,000.00

SALE PRICE OF PROPERTY BASED ON APPLICATION: \$0

COMPLETION DATE (PERMIT CLOSED/C OF O ISSUED): 6/24/2025

ORDINANCE NO. : OF CRA 482-2022 PASSAGE DATE: 05/25/2022 EFFECTIVE DATE: 05/25/2022

BUILDING PERMIT NO. B24017515 ISSUED: 7/10/2024 VALUE OF PERMIT: \$200,000.00

DIVISION OF SECTION 3735.67 WHICH EXEMPTION IS GRANTED: (D) (1): X (D) (2): ____

PROJECT INVOLVES HISTORICAL OR ARCHITECTURAL SIGNIFICANCE:

NO: X

THE STRUCTURE IS NOT OF HISTORICAL OR ARCHITECTURAL
SIGNIFICANCE.

YES: ____

THE STRUCTURE IS OF HISTORICAL OR ARCHITECTURAL
SIGNIFICANCE & WRITTEN CERTIFICATION OF APPROPRIATENESS
HAS BEEN SUBMITTED.

DATE OF CERTIFICATION: October 3, 2025

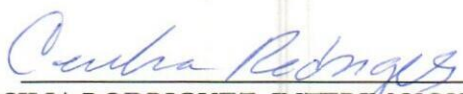
EFFECTIVE DATE: January 1, 2025

EXPIRATION DATE: December 31, 2039

PERIOD OF TAX EXEMPTION FOR THIS PROJECT: 15 Years beginning tax year 2025

- 100% of the assessed residential rehabilitation value
- No commercial rehabilitation value abated

PURSUANT TO SECTION 3735.67 OF THE OHIO REVISED CODE I, CECILIA RODRIGUEZ, CERTIFY THAT
THE PERIOD OF EXEMPTION & DIVISION OF SECTION 3735.67 APPLICABLE TO THE SUBJECT
PROPERTY SET FORTH HEREIN ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.



CECILIA RODRIGUEZ, INTERIM HOUSING OFFICER
DEPARTMENT OF COMMUNITY DEVELOPMENT
BUREAU OF HOUSING DEVELOPMENT



City of Cleveland

Justin M. Bibb, Mayor

Department of Community Development

Alyssa Hernandez, Director
601 Lakeside Avenue, Room 320
Cleveland, Ohio 44114-1070
216-664-4000
www.clevelandohio.gov

October 3, 2025

George Sidoris
7611 Aster Dr.
Mentor, Ohio 44060

REF: Residential Tax Abatement
1295 Holmden Ave.
PPN: 008-13-018

Dear Applicant,

This letter is to inform all concerned parties that the documentation necessary to approve and certify the above-referenced property as a tax abated rehabilitation project has been forwarded to the Cuyahoga County Auditor's Office for processing. The effective date of the tax abatement will begin **January 2025 (tax year)**. The residential tax abatement is approved for **100%** of the assessed taxes for the rehabilitation costs for a term of **15 years** following the effective date.

The residential tax abatement authorized by this letter is granted only for the value of the improvements related to the recent rehabilitation. During the term of the abatement, the property owner will be responsible for paying all taxes associated with the land value of the property and any previous building value.

For your information, residential property taxes in Cuyahoga County are billed one year after the fact (for example, in January 2022 tax bills will be mailed for tax liability incurred for the first six months of 2021). As a result, you may have non-tax abated liability for calendar year 2021 depending upon the completion date of the new construction.

If you have any questions regarding the tax abatement certification, please feel free to contact Tax Abatement Program Manager, Carol Madison, at 216-664-4423 or cmadison@clevelandohio.gov. If you have specific questions regarding the tax valuation of your property after tax abatement or possible prior year non-tax abated liability, please contact John Dobeck of the Cuyahoga County Auditor's Office at 216-443-7010.

Sincerely,

Cecilia Rodriguez
Interim Housing Officer