

# Letters of Support

1. Kerry McCormack, Council Member, Ward 3, City of Cleveland
2. David J. Wondolowski, Executive Secretary/Business, Cleveland Building & Construction Trades Council
3. Thomas S. McNair, Executive Director, Ohio City Incorporated
4. William D. Friedman, President and CEO, Cleveland-Cuyahoga County Port Authority
5. Kyle Merrill, Vice President, Gilbane Building Company
6. Daniel Shoag, Ph.D., Department of Economics, Weatherhead School of Management, Case Western Reserve University and Harvard Kennedy School of Government, Harvard University (
7. Daniel J. Scarpitti, Executive Vice President, Comunale Co. Inc.
8. Armando Fransico, Senior Vice President, Lake Erie Electric, Inc.
9. Pete Pavlovich, President, P&R Companies
10. Sekhar Narendrula, P.E., President, Precision Engineering & Contracting, Inc.
11. David Hewitt, Vice President, Reflection Window + Wall
12. Ralph Austin, President, Seagate Mass Timber Inc.
13. Daniel J. Bauer P.E., Vice President, The K Company Inc.





CITY OF CLEVELAND  
**Office of the Council**

[www.clevelandcitycouncil.org](http://www.clevelandcitycouncil.org)

**Kerry McCormack** COUNCIL MEMBER, WARD 3

COMMITTEES: Health & Human Services • Development, Planning & Sustainability • Safety

August 9, 2019

To Whom It May Concern,

I am writing today with full and enthusiastic support for the development project at the corner of West 25<sup>th</sup> St. And Lorain Avenue in the Ohio City neighborhood being proposed by Harbor Bay Real Estate Advisors.

This project will bring over an estimated 200 million dollar investment to the City of Cleveland and completely revitalize one of the most important intersections in the entire region. West 25<sup>th</sup> and Lorain Avenue sits in the heart of the Market District of the historic Ohio City neighborhood, next to the world-famous West Side Market, a bustling commercial district and 8 different public transportation routes. In addition, this site abuts millions of dollars of new multimodal trails and is a short bike ride into Downtown Cleveland. There is no doubt that the current 70's era strip mall that exists on this site is not the highest and best use for this property, rather an active and exciting development, such as the plans proposed by Harbor Bay, will have a much larger impact on the community.

In addition to the positive economic impact, there is no doubt that this project will support the City of Cleveland's environmental sustainability goals. Harbor Bay is proposing state-of-the-art green building technology through the use of mass timber. In addition, the project will locate hundreds of jobs and residents in a walkable community and nearly on top of easily accessible public transportation, exceeding the goals of the City of Cleveland and the Greater Cleveland Regional Transit Authority to build transit oriented development on underutilized land.

It is true that the City of Cleveland has seen noticeable progress with investment in new and historically renovated housing, job creation and public green space and amenities, however none of that could have been possible without a public-private partnership. I can't recall a mixed use housing project in our city that did not have economic support from the City of Cleveland and others in one way or another. While we know the incredible and long-lasting positive effects that this revitalization brings to our community, we are not at a point yet where the capital stack can be solely raised privately. For this reason and the fact that projects like the Harbor Bay proposal bring in millions in new tax dollars to our area, create thousands of short and long-term jobs, as well as infuse significant amounts of economic vitality to our City, we support unique economic development tools to ensure that the projects get funded and that we bring economic growth to our neighborhoods.

On behalf of our community, I also would like to acknowledge and thank the team at Harbor Bay for their tremendous efforts to work with our neighborhood to solicit feedback. It's apparent that they truly care about the community in which they are investing in.

Please let me know if you have any questions.

Thank you,

A handwritten signature in black ink that reads "Kerry McCormack".

Cleveland City Councilman, Ward 3

David Wondolowski  
Executive Secretary



August 8, 2019

Ohio Air Quality Development Authority  
Attn: Board Members  
50 West Broad Street, Suite 1118  
Columbus, Ohio 43215

Dear Board Members,

The Cleveland Building and Construction Trades Council enthusiastically supports the Market Square project located at the corner of Lorain Avenue and West 25<sup>th</sup> Street here in Cleveland. This catalytic building will create over 1100 on and off-site construction jobs and 1480 permanent jobs when completed. Harbor Bay Real Estate Advisors has committed to using members of our 17 craft unions for the construction, assuring that they will be paying the area standard wage rates which will generate the highest levels of income tax for the city of Cleveland.

We respectfully ask for your consideration and approval of Market Square. This project will dramatically transform the current landscape and lead the way for continued re-development of the West 25<sup>th</sup> Street Corridor.

Thank you,

A handwritten signature in black ink that reads "David J. Wondolowski". The signature is fluid and cursive, with the first name "David" being the most prominent.

David J Wondolowski  
Executive Secretary/Business Manager



August 6<sup>th</sup>, 2019

Ms. Christina O'Keeffe  
Executive Director  
The Ohio Air Quality Development Authority  
50 West Broad Street  
Suite 1118  
Columbus, Ohio 43215

Dear Ms. O'Keefe:

Home to the historic West Side Market, Lutheran Hospital, Saint Ignatius High School and over 10,000 impassioned residents; Ohio City is a growing and dynamic neighborhood. In the past 10 years we have seen the development of over 1,000 units of housing, the opening of over 150 small and local businesses and worked towards the creation of catalytic new green infrastructure projects such as the future Irishtown Bend Riverfront Park.

And for nearly 8 years we have worked to leverage what is currently the second busiest public transportation intersection in Cuyahoga County. Known as Market Plaza, this single story strip center is out of context with the rest of our dense and historic neighborhood. In 2011, through a large scale community process we outlined a plan to encourage a substantial transit oriented development. This plan was gained wide spread support and was adopted by the Cleveland City Planning Commission in the Fall of 2011. Since that time we have invested over \$200,000 studying this potential transformation with the property owner, and late last year that led to the acquisition of the property by Harbor Bay.

As with all development projects in Ohio City, we have worked with Harbor Bay to ensure maximum community input throughout the process which included individual meetings, focus groups, open houses, multiple meetings with the local block club and community wide discussions. Their project received unanimous support from the South of Lorain block club, as well as multiple approvals from the Cleveland City Planning Commission and sign off from Cleveland City Council.

This project will fill in a critical gap in Ohio City and integrate into the fabric of our community and we are excited to see its' progress. Please contact me if you have any questions.

Sincerely,

Thomas S. McNair  
Executive Director  
216.534.6890



August 8, 2019

Ms. Christina O’Keeffe  
Executive Director  
Ohio Air Quality Development Authority  
50 West Broad St., Suite 1118  
Columbus, Ohio, 43215

Dear Executive Director O’Keeffe,

The Cleveland-Cuyahoga County Port Authority (“Port of Cleveland”) fully supports the Market Square project at West 25<sup>th</sup> and Lorain Avenue in Cleveland. Besides the 1100 construction jobs and over 1400 permanent jobs, we see this project as a transformative development within one Cleveland’s core neighborhoods, Ohio City. The Port has been involved with supporting various aspects of development throughout Cleveland, Cuyahoga County and the greater State of Ohio. This project will be no different given that the developer will be utilizing the Port of Cleveland throughout construction; which will support another 4,000 jobs in and around the Port.

Overall, we are glad to see more private sector investment within Cleveland’s urban core, and respectfully urge the Ohio Air Quality Development Authority to favorably consider the Market Square project.

We truly appreciate your consideration of this vital project. Going forward, do not hesitate to reach out to the Port of Cleveland should you, or your staff, have questions regarding our economic impact, maritime operations and environmental stewardship in Northeast Ohio.

William D. Friedman  
President and CEO  
Cleveland-Cuyahoga County Port Authority

August 8, 2019

Ms. Christina O'Keeffe  
Executive Director  
The Ohio Air Quality Development Authority  
50 West Broad Street  
Suite 118  
Columbus, Ohio 43215

**Re: Market Square Development**

Dear Ms. O'Keeffe,

We are writing this letter in support of the Market Square Development project located in Cleveland, Ohio's "Ohio City" neighborhood proposed by Harbor Bay Real Estate Advisors. The proposed project will greatly benefit the Cleveland area and the Ohio City neighborhood through multiple channels including additional jobs, economic development, attract more residents and business to the area, etc. Gilbane is proud to serve as the Construction Manager on the project and partner with Harbor Bay Real Estate Advisors on such a terrific project.

We would like to thank you in advance for your support of the Market Square Development project and all the positive impacts it will bring to the Cleveland area.

We are looking forward to a successful project.

Sincerely,

A handwritten signature in black ink, appearing to read "Kyle Merrill".

Kyle Merrill  
Vice President  
Gilbane Building Company



CASE WESTERN RESERVE  
UNIVERSITY

WEATHERHEAD SCHOOL OF MANAGEMENT

August 8<sup>th</sup>, 2019

Professor Daniel Shoag

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Case Western Reserve University  
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<https://weatherhead.case.edu/faculty/daniel-shoag>

Ms. Christina O'Keeffe, Executive Director  
Mr. Michael Keenan, Chairman  
Ohio Air Quality Development Authority (OAQDA)  
50 W. Broad St., Suite 1118  
Columbus, OH 43215

Dear Director O'Keeffe and Chairman Keenan.

Regrettably, I am unable to attend the OAQDA meeting on Tuesday, August 13, 2019. I was hoping to be present to further articulate to the Board the significant and positive economic impacts related to the Market Square Development in Cleveland, Ohio.

Although I was contracted by Harbor Bay Real Estate Advisors to complete the *Ohio City | Market Square Economic Impact Study* dated April 15, 2019, my ultimate responsibility is to complete all economic analysis in an impartial manner providing all parties with reliable information that can be considered in making crucial decisions.

I stand by the Economic Impact Study that I prepared and would be open to address any questions that you and your fellow members may have at a future date.

Sincerely,

A handwritten signature in dark ink, appearing to read "D. Shoag", with a long horizontal flourish extending to the right.

Professor Daniel Shoag, Ph.D.  
Department of Economics  
Weatherhead School of Management  
Case Western Reserve University and  
Harvard Kennedy School of Government  
Harvard University



*Plumbing • Heating • Air Conditioning • Fire Protection • Process Piping*

August 9, 2019

The Ohio Air Quality Development Authority  
50 West Broad Street, Suite 118  
Columbus, Ohio 43215

ATTN: Ms. Christina O'Keeffe  
Executive Director

RE: Market Square Development

Dear Ms. O'Keeffe:

The S.A. Comunale Co., Inc. strongly supports the Market Square Development project located in the Ohio City area of Cleveland, Ohio by Harbor Bay Real Estate Advisors.

We are honored and proud to be the selected Contractor to perform the Plumbing and HVAC piping associated with the First Mass Timber project in the area.

We employ many Cleveland and Cuyahoga County union plumbers and pipefitters as we are in the process of performing work at two large downtown redevelopment projects now with completion slated for summer of 2020.

We feel that this project will entice and influence more people and businesses to the downtown Cleveland area creating more jobs and financial opportunities in a growing community.

Thank you in advance for your support of the Ohio City Market Square Development project and we are looking forward to a very vibrant and successful project.

If you have any questions, please feel free to contact me at (330) 351-0050.

Very truly yours,

S.A. COMUNALE COMPANY, INC.

Daniel J. Scarpitti  
Executive Vice President

DJS:kcw  
cc: File



**Lake Erie Electric, Inc.**

**Contractors and Engineers**

OH Lic. # 27772

25730 First Street, PO Box 450859, Westlake, Ohio 44145 Phone: 440-835-5565 Fax: 440-835-5688

*Established 1952*

August 8, 2019

To: The Ohio Air Quality Development Authority  
Ms. Christina O'Keeffe  
Executive Director

Re: **Market Square Development**

Dear Ms. O'Keeffe,

We are writing this letter in support of the Market Square Development Project. This project located in the center of Ohio City, is a very exciting and needed project. Harbor Bay Real Estate Advisors and Gilbane Building Company have put together a great team to make this a very successful job and one that every resident will be proud of.

The proposed project will not only benefit the Ohio City Neighborhood, but all the proximity cities. It will bring additional employment opportunities and residents to the area.

Lake Erie Electric is a local electrical Contractor that has been in the market since 1952. We employed approximately 250 union electricians with the majority being Cuyahoga county and city of Cleveland residents.

Again, we are very excited to be part of this project and will like to thank you in advance for your support.

LAKE ERIE ELECTRIC, INC.

*Armando Francisco*

Armando Francisco  
Senior Vice President



P&R Plumbing and Heating, Inc.

2306 W Superior St | PO Box 16958 | Duluth MN 55816

218.722.3645 | Fax 218.722.4147

August 8, 2019  
Ms. Christina O'Keeffe  
Executive Director  
The Ohio Air Quality Development Authority  
50 West Broad Street  
Suite 118  
Columbus, Ohio 43215

**Re: Market Square Development**

Dear Ms. O'Keeffe,

We are writing this letter to let you know we are in full support of the Market Square Development project located in Cleveland, Ohio's "Ohio City" neighborhood proposed by Harbor Bay Real Estate Advisors.

The proposed project will greatly benefit the Cleveland area and the Ohio City neighborhood through multiple channels including additional jobs, economic development, attract more residents and business to the area, etc. P&R Companies is proud to serve as the Plumbing and HVAC Lead Contractor on the project while teaming up with Kcompany and Comunale. We are also excited to partner with Gilbane and Harbor Bay Real Estate Advisors on such a terrific project.

We would like to thank you in advance for your support of the Market Square Development project and all the positive impacts it will bring to the Cleveland area.

We are looking forward to a successful project.

Thank You,

Pete Pavlovich

President

P&R Companies, Plumbing and Heating



## **Precision Engineering & Contracting, Inc.**

**Professional Engineers & Construction Contractors**

August 8, 2019

Ms. Christina O'Keeffe  
Executive Director  
The Ohio Air Quality Development Authority  
50 West Broad Street Suite 118  
Columbus, Ohio 43215

Re: Market Square Development

Dear Ms. O'Keeffe,

We are submitting this letter in support of the Market Square Development project located in Cleveland, Ohio's "Ohio City" in close proximity to the historic Westside Market. The proposed project is headed by Harbor Bay Real Estate Advisors. The proposed Mixed-Use development project will benefit the Cleveland area and the Ohio City neighborhood by creating numerous employment opportunities, stimulating economic growth, attracting long-term residents and business to the area.

Precision Engineering and Contracting, Inc. is a certified MBE and SBE Company and proud to be part of this project and partner with Gilbane Building Company and Harbor Bay Real Estate Advisors on such a monumental project. Precision will be providing the site demolition, earthwork, earth retention system, site preparation, utilities, and infrastructure components for this project.

We would like to thank you in advance for your support of the Market Square Development project and the many positive impacts it will bring to the Cleveland area.

We are looking forward to a successful project.

Sincerely,

*N. Chandrasekhar*

Sekhar Narendrula, P.E.  
President

31340 Solon Road, Suites 25 & 26, Solon, OH 44139  
Phone: (440)349-1204 Fax: (440)349-1205 email: [info@precisioneng.us](mailto:info@precisioneng.us)  
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Certified Minority Business Enterprise**



Ms. Christina O'Keeffe  
Executive Director  
The Ohio Air Quality Development Authority  
50 West Broad Street Suite 118

Re: Market Square Development

Dear Ms. O'Keeffe,

The purpose of this letter is to communicate RWW's involvement and support for the Market Square Development in Cleveland's Ohio City and the adjacent historic Westside Market. This proposed mix-used project by Harbor Bay Real Estate Advisors is a beautiful and important addition to the Cleveland skyline and community.

RWW is an MBE and National Glass and Glazing Contractor. We are very excited to be engaged with the Gilbane Building Company on this development. In fact, we are currently working with Gilbane on the Lumen Tower in Playhouse Square. We have employed several Ironworkers from the local 17 union hall and have a great relationship with this union and its Business Manager, Rich Jordan. We have also opened an office and have hired staff locally as a direct result of our involvement in the city.

We feel that the new Market Square Development is a wonderful opportunity for hiring additional team members, not just for RWW but all the other sub-trades involved. In addition to the great employment opportunities this project presents, the technology employed in this timber-framed structure is equally impressive!

We are truly appreciative of your support for this landmark project in Cleveland's Ohio City.

Sincerely,

A handwritten signature in blue ink that reads 'David Hewitt'.

David Hewitt  
Vice President

August 8, 2019

Ms. Christina O’Keeffe  
Executive Director  
The Ohio Air Quality Development Authority  
50 West Broad Street  
Suite 118  
Columbus, Ohio 43215

**Re: Market Square Development**

Dear Ms. O’Keeffe,

We are writing this letter in support of the Market Square Development project located in Cleveland, Ohio’s “Ohio City” neighborhood proposed by Harbor Bay Real Estate Advisors.

Seagate is proud to contribute to the positive affects the proposed project will have on the surrounding area, especially job creation and economic development.

We will be working with local labor providers to achieve diversity goals set for MBE, FBE, and SBE by actively seeking out partnerships with these businesses for equipment, tool, and material supply, as well as housing for out-of-town supervisors.

We anticipate employing up to 20 local tradespersons including minority workers for up to 6 months. Seagate is excited to be the Mass Timber Supplier and Installer on this project.

We would like to thank you in advance for your support of the Market Square Development project and all the positive impacts it will bring to the Cleveland area.

Sincerely,

*Ralph Austin*

Ralph Austin  
President  
Seagate Mass Timber Inc.



***Service Not Excuses***

DATE: August 8, 2019

TO: The Ohio Air Quality Development Authority  
Christina O'Keefe

FROM: The K Company, Inc.  
Daniel J. Bauer

RE: Market Square Development

Dear Ms. O'Keefe,

This letter is to communicate our involvement and support for the Market Square Development in Cleveland's 'Ohio City'. This is a project proposed by Harbor Bay Real Estate Advisors. They have entrusted us with being a part of the Mechanical HVAC team where we will be assisting in design and furnishing the air side and controls for the HVAC systems for the project.

This project will employ many of our Cleveland Union workforce. It is an exciting project to be a part of as it will provide new businesses to the area as well as jobs. It will also be a great new place to live and work in this progressive neighborhood.

My company is a Cleveland certified Female Business Enterprise (FBE) and we employ Union sheetmetal workers and electricians, many of whom are Cleveland and Cuyahoga County residents.

We would like to express our gratitude in advance for your support of the Ohio City Market Square Development.

Sincerely,

Daniel J. Bauer, P.E.  
Vice President

2234 South Arlington Road Akron, Ohio 44319 Phone: 330.773.5125 Fax: 330.773.2962  
Cleveland: 216.736.8182 Canton: 330.452.2292

[www.thekcompany.com](http://www.thekcompany.com)

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