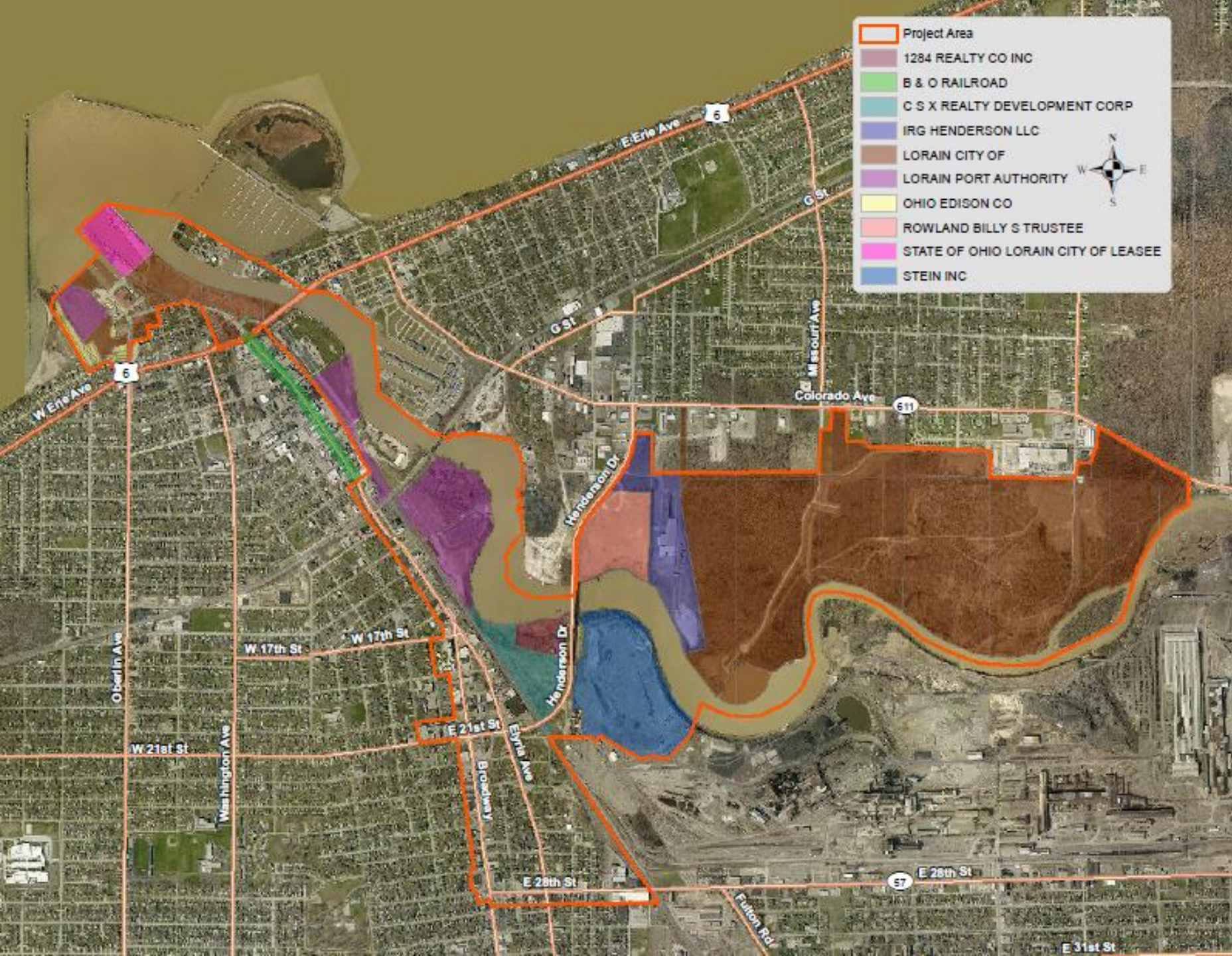


Lorain Harbor Area-Wide Planning Project

FINAL REPORT





- In 2017, the County was awarded a U.S. EPA Area-Wide Planning Grant with the intent to provide holistic guidance on how to approach brownfield redevelopment.
- The area of focus was the historic waterfront and downtown core of the City of Lorain.



- The project team identified 7 key catalytic sites as potential springboards for development.
- These 7 areas total approximately **628** acres and include 3 areas owned by the City of Lorain, 2 owned by the Lorain Port Authority, and 2 that are privately held.

Expression of Interest (EOI)



NAIOP

COMMERCIAL REAL ESTATE
DEVELOPMENT ASSOCIATION
NORTHERN OHIO CHAPTER

- City of Lorain and the Lorain Port Authority issued an EOI for five of the seven previously discussed catalytic sites (the two privately-owned sites were not included).
- The EOI was widely distributed to a list of over 165 developers in the Midwest. It included regional and national developers operating in five states. Individual meetings and site tours for interested developers were also conducted.
- Together with NAIOP of Northern Ohio we hosted a Lorain Harbor Developer Showcase on July 26, 2018. NAIOP is North America's largest and most prestigious commercial real estate organization. This event focused on the economic development incentives provided by the newly established Opportunity Zones enacted in part of the Tax Cuts and Jobs Act of 2017. The event had over 120 attendees including some of the region's top developers as well as representatives from the USEPA Office of Brownfields and Land Revitalization, Jobs Ohio, and experts in the field of finance and taxation.

Key Accomplishments

- Key areas of waterfront property were identified and better defined for disposition and redevelopment, with EOI's submitted from 4 developers and ongoing conversations with others.
- Lorain was put back on the map by the Greater Cleveland Real Estate community and is now known regionally from Chicago to Pittsburgh for its available waterfront property and readiness for redevelopment.
- Lorain now has a supportive stakeholder community, working together on their own revitalization projects and ready to support positive redevelopment in Lorain.
- Lorain now has a website lorainharborawp.com to promote positive revitalization activities and share redevelopment opportunities with potential developers and end users.
- The entire Area-wide Planning region is part of an Opportunity Zone, designated by the Governor.

