

# Region 5 Brownfields Success – City of Cleveland, Cuyahoga County, OH

## Former Clothing Factory Converted into School for Gifted Children

### Opportunity:

The former Joseph and Feiss/Hugo Boss property in Cleveland, Ohio was developed in 1870 for clothing manufacturing by the Joseph and Feiss (later Hugo Boss) company. Three buildings were constructed over a number of years; a warehouse, factory and administration building. Operations continued at the property until 1998. In the early 2000's, the factory building was razed along with parking lots on the northern boundary. The administrative and the warehouse building remain onsite, but were abandoned.

### Targeted Investment:

Cleanup and redevelopment funding from a multitude of sources made this project financial viable.

- The Cuyahoga County brownfield program performed initial phase I and phase II assessments in 2010 and provided a sub-grant from their RLF for cleanup.
- Ohio EPA's Targeted Brownfield Assessment funding was used to perform soil and indoor air sampling.
- The \$13 million renovation utilized \$3.3 million in federal and state Historic Tax Credits, \$3.4 million in state and federal New Market Tax Credits, \$4.6 million grant from the Ohio Facilities Construction Commission funding, as well as other local and private resources.



**Results:** The former Joseph and Feiss site is now home to the Menlo Park Academy, a tuition-free community school dedicated to gifted learners. Utilizing the 81,300 square-foot four story warehouse building, Menlo Park opened its doors to over 420 students in Fall 2017, and made an immediate impact on property values surrounding the site.

