



**BEACHWOOD CITY COUNCIL
ECONOMIC DEVELOPMENT COMMITTEE
MEETING MINUTES MONDAY, JULY 15, 2024, 6:00 PM
at BEACHWOOD CITY HALL, CONFERENCE ROOM A,
25325 Fairmount Boulevard, Beachwood, Ohio 44122**

Called to order at 6:00 PM by Council President Alec Isaacson

Roll Call

Present – Alec Isaacson, Jillian DeLong, Danielle Shoykhet, Josh Mintz

Absent – None

Others Present – Mayor Justin Berns, Catherine Bieterman, Larry Heiser, Todd Hunt,
Ben Lombardi, George Smerigan, June E. Taylor, Tina Turick

1. Mayor's Report

None.

2. Economic Development Update

Ms. Shoykhet introduced this item and turned the discussion over to Ms. Bieterman.

Ms. Bieterman gave an Economic Development update and presented the Economic Development Action Plan. A copy of that presentation is attached hereto for the official record.

The Committee was then permitted to ask questions.

After the update, Ms. Shoykhet asked if there were any further questions and there were none.

3. Any other matters coming before the Committee of the Whole

None.

Adjournment

Motion to Adjourn - Moved by: D. Shoykhet, Seconded by A. Isaacson

Yes: 4

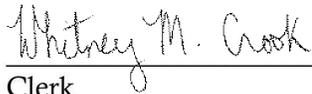
No: 0

Abstain: 0

Not Voting: 0

MOTION ADOPTED

Adjourn to the next Regular City Council Meeting at 6:40 PM



Clerk



Mayor

**Council Members: Alec Isaacson – Council President
Danielle Shoykhet – Council Vice-President
Jillian DeLong, Joshua Mintz,
Ali B. Stern, Eric Synenberg, June E. Taylor
Clerk of Council: Whitney M. Crook, MMC**

Pursuant to Ordinance Number 2020-78 Council has determined that the Video Recording of the meetings shall stand as the official Minutes of its Body, its Committees, and those of the Planning and Zoning Commission.

A written synopsis of all agenda items and votes shall also be promptly prepared and kept



CITY OF
Beachwood
WHERE BUSINESS IS BOOMING!

Economic Development Action Plan Objectives

Economic Development

- Retention and Expansion of Existing Businesses
- Branding and Attraction of New Business
- Regionalism
- Re-Development (Commerce Park)
- Entrepreneurship
- Incentives



Economic Development Marketing

- Enhancing the Beachwood Image and Sense of Place
- Branding and Image Strategy
- Marketing Targeted Site Opportunities



Targeted Marketing

Specific Site Opportunities

- Manufacturing
- Retail
- Office

Beachwood

Premier Retail & Dining

Prestigious & Desirable Site Locations!

Featuring a vibrant retail and restaurant scene, Beachwood attracts **more than 100,000 visitors daily**. A location known for high visibility and prestige, Beachwood offers unparalleled access off I-271. Elevate your business; make Beachwood your home, and let your story of **growth and success** begin!

City of Beachwood, Office of Economic Development
Catherine Bieterman, Director, 216.292.1915



QR

CITY OF
Beachwood

23550 COMMERCE PARK DRIVE Beachwood, Ohio

Featuring world-class healthcare and a destination retail hub, Beachwood attracts more than **100,000 visitors daily**. Beachwood is **consistently growing with unique companies** focused on innovation, commercialization, technology, research and development.

PROPERTY HIGHLIGHTS

- Up to 20' Ceiling Height
- Central Courtyard Space
- Convenient Interstate Access
- Chagrin Blvd. Amenities
- 8 Docks & New Roof
- Min. Divisible 31,000 SF

115,000 SF
OFFICE, TECH, R&D

For details, contact Beachwood's Office of Economic Development:
Catherine Bieterman, Economic Development Director, 216.292.1915

Targeted Marketing Landing Pages

CITY OF Beachwood

Premier Retail & Dining

Prestigious & Desirable Site Locations!






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Beachwood Place & La Place
Multiple site opportunities within one of Northeast Ohio's premier destination shopping centers.

[View Available Sites](#)



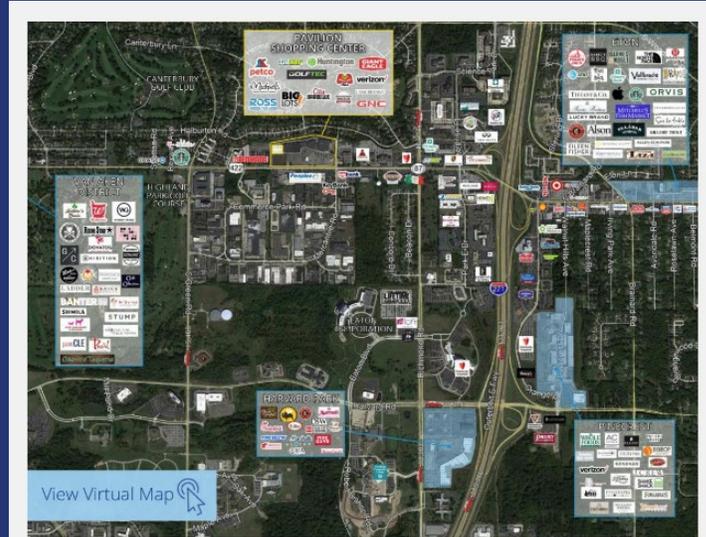
The Beachwood Collective
Desirable location off I-271, Chagrin Blvd., with street visibility. Featuring restaurants, fitness center and destination retail shops.

[View Available Site](#)



Pavilion Shopping Center
Anchor retail space available on Chagrin Blvd., with high traffic counts, centrally located between Eton and the Van Aken District.

[View Available Sites](#)



Let's Stay Connected!

Catherine Bieterman
 Economic Development Director
 City of Beachwood
 216-292-1915
 Catherine.Bieterman@beachwoodohio.com
[Connect on LinkedIn!](#)

Want to learn more? Fill out our contact form!

CITY OF Beachwood

THE PLACE THAT WILL ELEVATE YOUR BUSINESS!

Featured Property



23550 COMMERCE PARK DRIVE
Beachwood, Ohio

115,000 SF
OFFICE, TECH, R&D

Featuring world-class healthcare and a destination retail hub, Beachwood attracts more than 100,000 visitors daily. Beachwood is consistently growing with unique companies focused on innovation, commercialization, technology, research and development.

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For details, contact Beachwood's Office of Economic Development: Catherine Bieterman, Economic Development Director, 216.292.1915

[Click to discover](#) more highlights and photos for 23550 Commerce Park Drive or call Economic Development at 216-292-1915.



AVAILABLE PROPERTIES

Learn how the City of Beachwood can assist with site selection.

[View Properties](#)



BUSINESS RESOURCES

Business is booming! Learn about resources to elevate your business.

[View Resources](#)



RECENT PROJECTS

Home to nearly 2,500 companies. See some of our most recent projects.

[View Projects](#)

Let's Stay Connected!

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 Economic Development Director
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Want to learn more? Fill out our contact form!

Marketing: Crafting Beachwood's Identity & Shaping Perception

Before

Corporate Park Of Beachwood
Beachwood Ohio

LOCATION
3355 & 3365 RICHMOND RD
BEACHWOOD OH 44122

FOR MORE INFORMATION, CONTACT: 216-595-0780
Bonnie Reinberg / breinberg@firstrealtyofbeachwood.com Jordan Bird / jbird1234@gmail.com

TRADE AREA DEMOGRAPHICS

	POPULATION	AVG. HH INCOME	DAYTIME EMPLOYEES
1 Mile	4,564	\$130,433	21,272
3 Miles	61,245	\$121,401	100,599
5 Miles	213,381	\$84,495	163,017
5 Minutes	79,503	\$107,864	117,429

For more information contact:
Bonnie Reinberg
Threetimesbetter@aol.com

First Real Estate Corporation of America
3355 Richmond Road, Suite 231 A
Beachwood Ohio 44122
216-595-0780

After

The Beachwood Collective
3355-3365 Richmond Road

Premiere Retail, Fitness & Dining Destination

CITY OF Beachwood

FIRST REAL ESTATE CORPORATION OF AMERICA
3355 Richmond Rd, Suite 231 A
Beachwood, Ohio 44122
Property Contact: Jordan Bird
Phone: 216-245-0996

Prime Retail Business Location
La Place at Beachwood Place
FOR LEASE

CITY OF Beachwood

CATHERINE BIETERMAN
Economic Development Director
City of Beachwood
Office: 216-292-1915
catherine.bieterman@beachwoodohio.com

PROPERTY HIGHLIGHTS

- » 103,300 SF
- » Building Height: 14'-16'
- » Surface Parking: Over 400 Spaces
- » Year Built: 1980
- » Tenancy: Multi

Space available from
1,800 SF

CITY OF Beachwood

FIRST REAL ESTATE CORPORATION OF AMERICA
3355 Richmond Rd, Suite 231 A
Beachwood, Ohio 44122
Property Contact: Jordan Bird
Phone: 216-245-0996

SITE #2 FLOOR PLAN
3,803 SF plus Patio

La Place at Beachwood Place

CITY OF Beachwood

CATHERINE BIETERMAN
Economic Development Director
City of Beachwood
Office: 216-292-1915
catherine.bieterman@beachwoodohio.com

Beachwood Site Inventories

City of Beachwood PROPERTY SEARCH EXPLORE COMMUNITIES

All Filters
New Search

City of Beachwood
Property Results
40 total Properties (Save All)

Sort By: [icon]

[PDF] [Excel] [Print] [Share]

Updated



Office

25550 Chagrin Blvd
Address: 25550 Chagrin Blvd
City: Beachwood
County: Cuyahoga County
Zip Code: 44122
Min Size: 1,537 sqft
Max Size: 19,683 sqft

[View Details](#)

Compare

Updated



Office

Science Park Building
Address: 25825 Science Park Dr
City: Beachwood
County: Cuyahoga County
Zip Code: 44122
Min Size: 21,883 sqft
Max Size: 21,883 sqft

[View Details](#)

Compare

[Map](#)

City of Beachwood PROPERTY SEARCH EXPLORE COMMUNITIES

Property Report Occupation Data Demographics Labor Force Consumer Expenditure

Science Park Building

Beachwood, Ohio 44122
[View City Profile](#)

[PDF] [Print] [Share] [Documents]

[360° Virtual Tour] [Map View] [Street View] [3D Rotation]



Property Details

Street Address: 25825 Science Park Dr ([Get Directions](#))

City: Beachwood ([View City Profile](#))

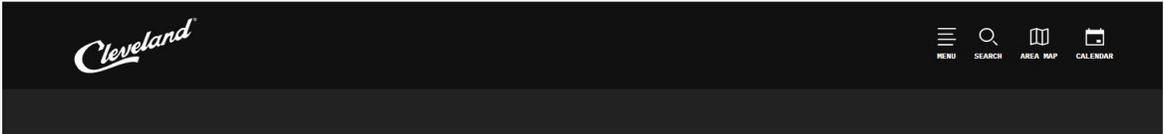
County: Cuyahoga County ([View County Profile](#))

Zip Code: 44122

Latitude/Longitude: 41.4713, -81.4940

[Map](#)

Destination Cleveland



PLACES TO STAY IN CLEVELAND

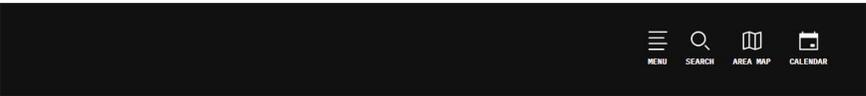
Hit the hay here



Kids in The Land: Hotels



Where to Stay: Beachwood



Build Me Up: Huntington Convention Center in CLE Upgrades



Where to Stay: Beachwood



Economic Development Mid-Year Review

Business Expansion, Retention and Attraction

- Supporting Regional Collaboration with Key Partners
- Attraction (7 New Office, 5 Commercial, 3 Health Service Office/Medical Facilities, 7 Retail/Restaurant)
- 25 Business Retained

Emerging Cluster Industries

- Focusing on companies growing in key emerging cluster industries Manufacturing, Research & Development, Technology and Innovation

National and Global Headquarters

- Roundtable Discussion with Foreign Representatives and Delegates

Current Projects

- 2 Retention, 11 Attraction Projects, 3 Expansions

Beachwood's One-Stop Business Resource Center



Beachwood
**ONE-STOP
BUSINESS**
RESOURCE CENTER
Supporting Business Growth & Expansion

Providing Support For:

- Market Research, Data / Industry Statistics & Support to Identify New Customers
- Financial Assistance and Incentives
- Regional Alliances, Advocacy and Building Networks
- International Business Engagement
- Minority & Women's Business Resources
- Business Advisory Services
- Business Jump-Start and Acceleration Programs, Courses and Workshops
- Workforce Development Partnerships and Solutions



Research and Engagement Projects

Chamber of Commerce - Community Outreach to Support Entrepreneurship Development

Global Business Development - Roundtable Discussion with Collaborative Chambers of Commerce

Innovation - Interns working to support initiatives for the Innovation Committee

One-on-One Business Support - Market Support Projects

History of Beachwood's Businesses - Building a story board on the history of Beachwood's companies and the amazing products they have introduced

Retail Branding - Branding that supports destination retail and dining in Beachwood



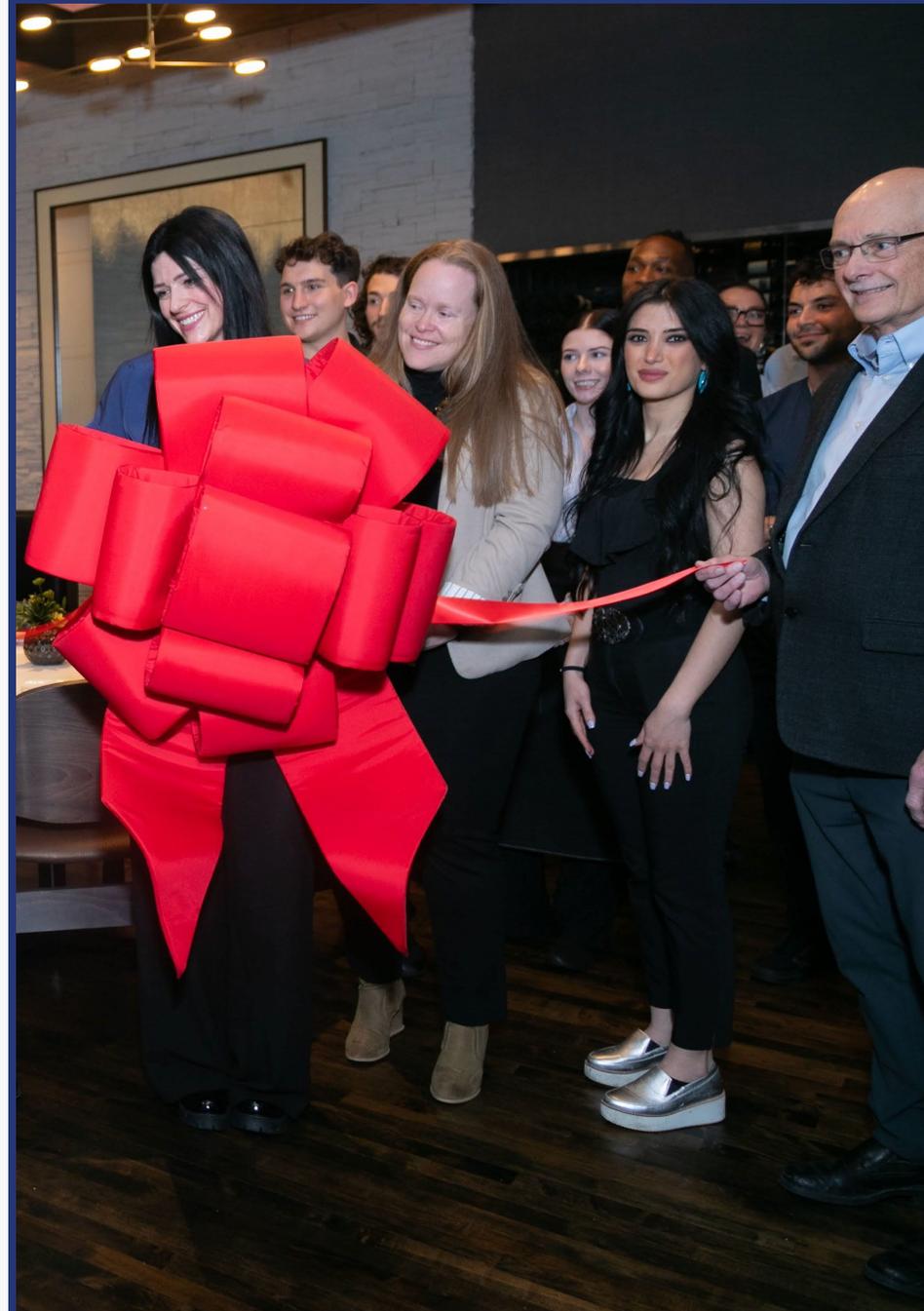
Community Improvement Corporation

Revolving Loan Committee:

- Started Meeting in May
- Setting Structure for Loan Review
- Discussion on Leveraging Financing

Innovation Committee:

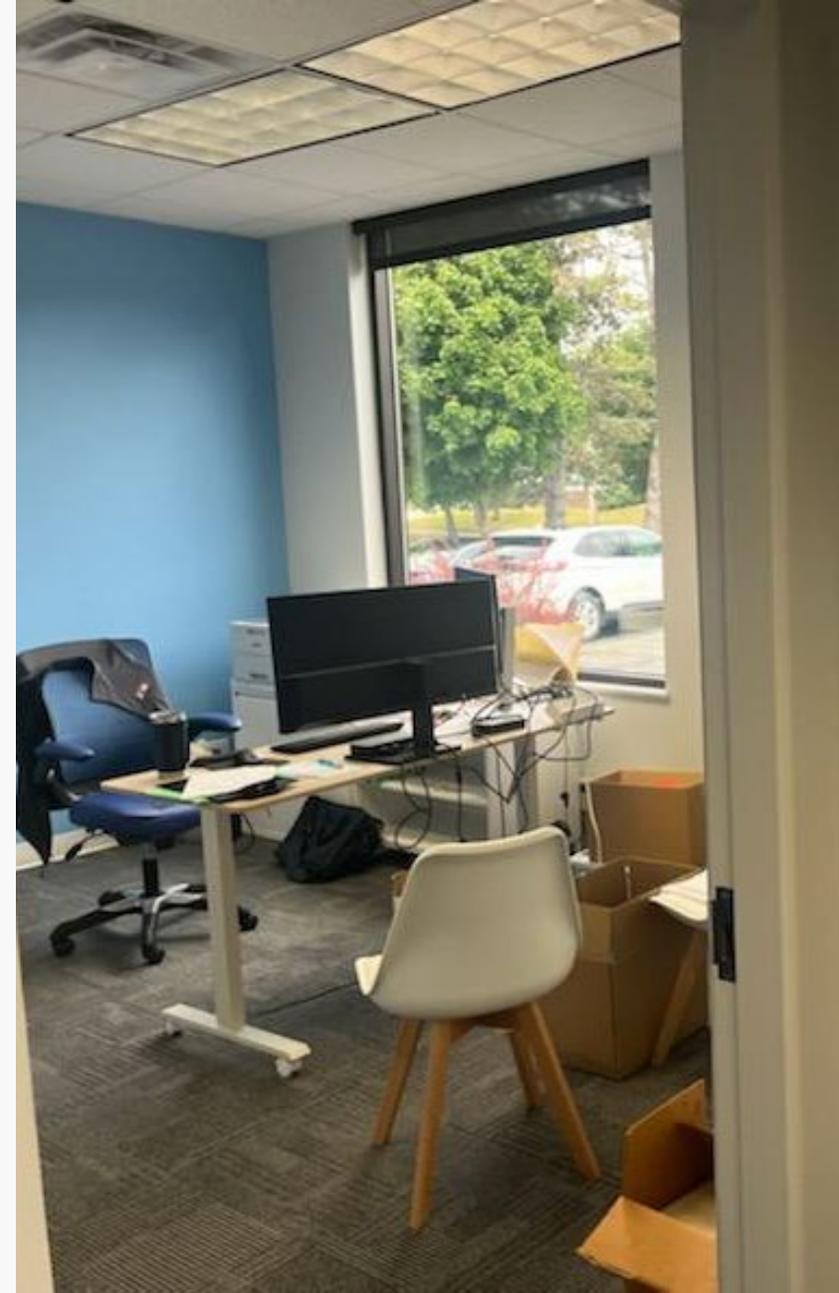
- Started Meeting in May
- Preliminary discussions on objectives and working to narrow those objectives



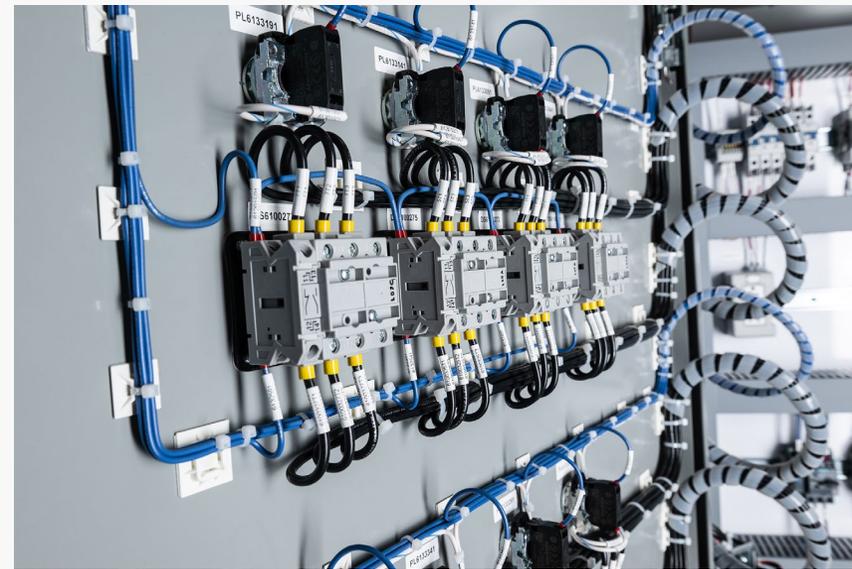
Current Status on Projects





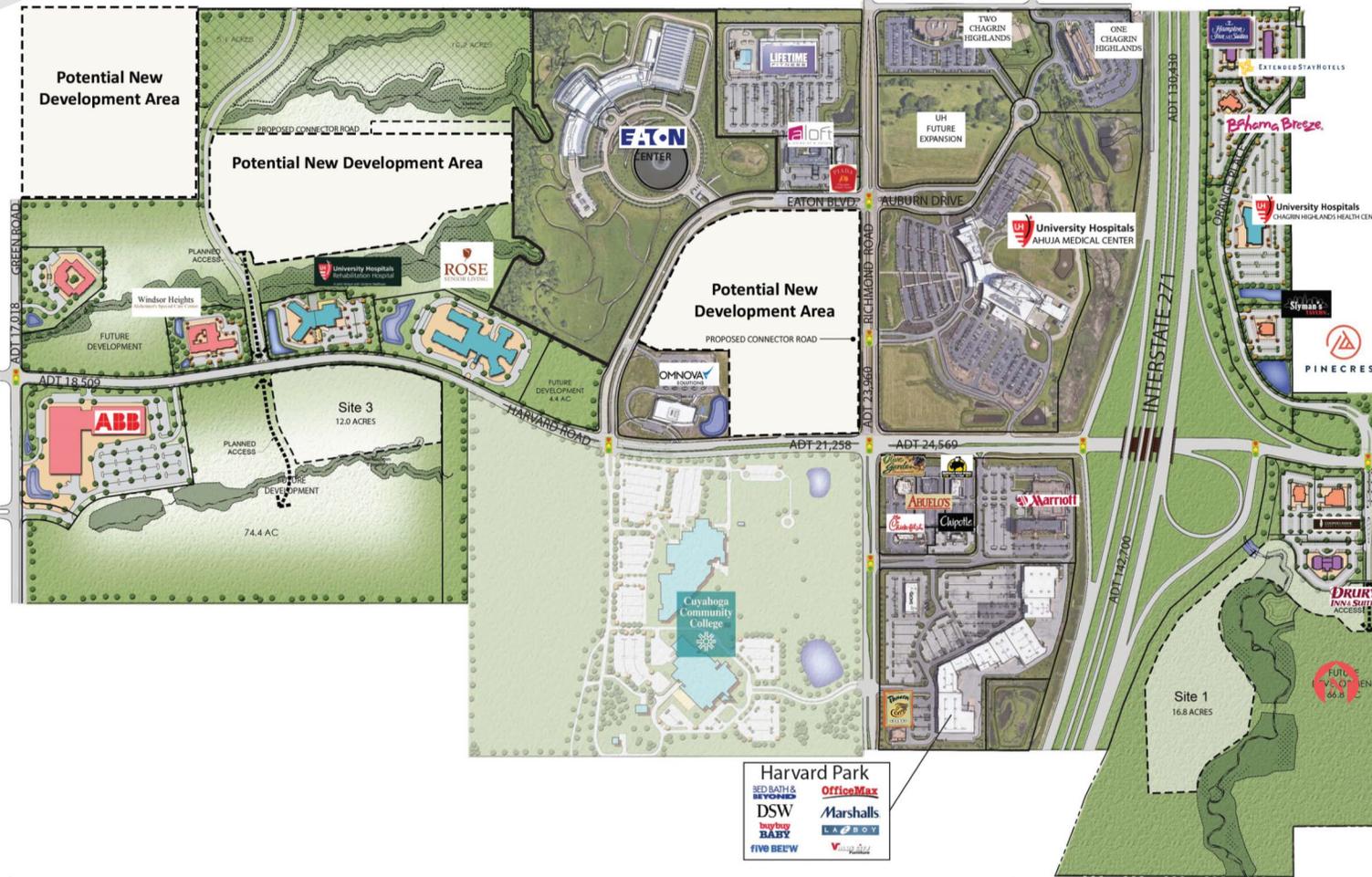








Beachwood Harvard Road and Richmond Road Sites





Beachwood Resources & Incentives

- Community Reinvestment Area Tax Abatement (CRA)
- Tax Increment Financing (TIF)
- Job Creation Tax Credit (JCTC)
- Occupancy Incentive
- Property Assessed Clean Energy (PACE)
- Savings Through Efficiency Program (STEP)
- Low Interest Loan Programs (RLF)
- Forgivable Loan Program for Emerging Industries and Commercial Revitalization

Each Program Supports Business Retention, Expansion and Attraction



Recommendations For Consideration

- Tax Increment Financing
 - Beachwood Place/ Chagrin Blvd
- Targeted Site Data and Story Building
 - Commercial Site Development Opportunities
 - Marketing for Unique Site Opportunities
- Economic Development Action Plan







Presented by:

**Cathy Bieterman,
Economic Development Director**

City of Beachwood
25325 Fairmount Blvd.
Beachwood, Ohio 44122

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Office: 216-292-1915



Mayor Justin Berns



Danielle Shoykhet
Chair, Economic Development

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