



# Historic Rehabilitation Awards

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## Historic Development that Best Exemplifies Major Community Impact



Photo: Courtesy of Geis Companies and Foss and Company Inc.

**Project Name: The 9**

**Developer: Geis Companies**

**Location: Cleveland, Ohio**

**State Investor: Foss Ohio 2014 Fund I, LLC**

The 2015 Historic Development that Best Exemplifies Major Community Impact Award is presented to Geis Companies for its development of The 9, a mixed-use development providing luxury apartments, retail, theater, dining, grocery and hotel space in downtown Cleveland, Ohio.

“The 9” consists of three historic structures spanning two city blocks at the intersections of East 9th Street, Euclid Avenue, and Prospect Avenue in the heart of downtown Cleveland, Ohio. The site consists of (1) the Cleveland Trust Tower, a 29 story, 400,000SF Marcel Breuer designed brutalist modern office tower built in 1971 as the headquarters for Cleveland Trust; (2) the Cleveland Trust Rotunda, a stunning 38,000SF historic structure built in 1905 with a stained glass dome built above a main floor and two mezzanine levels; and (3) the 1010 Euclid Building (also known as the Swetland Building), a 14 story, 120,000SF office building built in 1910.

The Geis Companies (“Geis”), a Cleveland based construction and real estate development firm, purchased the complex from Cuyahoga County in February 2013. At the time of the purchase, the complex had sat completely vacant for many years and was part of a several block, run down stretch of Euclid Avenue where most of the buildings were also vacant. Many observers thought Geis was taking a huge gamble in thinking that they could turn the crumbling complex into the hottest place in Cleveland to live, eat, shop, work, and play. Instead of listening to their skeptics, Geis believed so much in their vision that rather than wait for the delayed construction financing and tax credit closing to take place, they spent nearly \$50 million of their own funds to start construction so as to ensure the project could be completed on time by September of 2014.

The 9 has been an immediate success as this 'urban oasis' delivers all aspects of luxury downtown living in one provocative, yet refined package. Today, The 9 is made up of a full-service 156 room Marriott Autograph Collection Hotel, 194 luxury rental apartments complete with 24/7 concierge service, a 30,000 square foot Heinen’s grocery store, Adegas – a high end modern Mediterranean restaurant, Vault – a 5,000 square foot night club and private event

space located amongst Cleveland Trust's former bank vaults, Bark – an indoor dog park available to apartment tenants, Mint Ballroom – a 5,000 sf ballroom available for weddings and private events, Ledger Bar – a 2,000 square foot bar overlooking the lobby, Azure – an 8,000 square foot rooftop bar and event space open seasonally, and 10,000 square feet of commercial office space.

Undoubtedly one of the most luxurious urban attractions in a revitalizing downtown Cleveland community, The 9 offers more than just glitz and glam to a significant corner in the history of the city, previously dark, abandoned, and destined for demolition. Since opening, the complex has created nearly 300 hospitality, food and beverage jobs, while Heinen's is one of the only downtown Cleveland full-service supermarkets, an addition that was badly needed for a rapidly growing downtown population. As a result of the huge success of The 9, it has become an anchor to central Euclid Avenue and it has spurred the renovation and conversion of 500,000 square feet of previously vacant buildings in a three block radius, with many more projects planned to start in the near future.

“Congratulations to the entire Geis team on completing this transformational project,” said Eric Brubaker, Director of Acquisitions at Foss & Company. “Thanks to The 9, the central Euclid Avenue corridor in downtown Cleveland is booming with redevelopment projects. The Foss Ohio 2014 Fund was proud to have participated on this record breaking project and we look forward to participating on many more successful redevelopment projects in the near future.”

