



RUTGERS

Edward J. Bloustein School
of Planning and Public Policy

ECONOMIC IMPACT REPORT AS OF 2019

Empire Improvement Building

Historic Preservation and Rehabilitation

The Empire Improvement Building was constructed in 1913 and is a prominent structure in the Superior Avenue Garment District of Cleveland, Ohio. After being nearly vacant for decades, an extensive rehabilitation completed in February 2018 transformed the historic building into an award-winning state-of-the-art office space. The rehabilitation was made possible through the use of federal and state historic tax credits and a Historic Preservation Easement.

Empire Improvement Building Overview

2101 Superior Avenue | Cleveland, OH

Year Built:	1913 (expanded 1919)
Area:	56,000 square feet
Current Use:	Corporate Headquarters
Redevelopment Cost:	\$15.0M
Redevelopment Completed:	2018
Direct Jobs from Operations:	60
Annual Direct Payroll from Operations:	\$8.8M

Historic Preservation Related Funding Sources

Historic Preservation Easement*	\$5.1M
Historic Tax Credit – Federal	\$2.1M
Historic Tax Credit – State	\$1.0M

* Represents the estimated US income taxes assuming a 39.6% tax rate, as a result of charitable deductions arising from the placing of the historic preservation easement.

Return on Governmental Preservation and Rehabilitation Incentives










BEFORE



CIRCA 1920

Cleveland had the second-largest garment district outside of New York City in the early 1900s. Dozens of warehouses, factory lofts, and retail shops lined Superior Avenue just outside Cleveland's central business district. Today these buildings are home to corporate headquarters, multifamily residential, artist lofts, and retail.

Empire Improvement Building

	Building Rehabilitation	Annual Operation
Economic Impact Comparison	The one-time economic impact from construction associated with the building's rehabilitation.	The economic impact associated with ongoing annual operations.
Jobs Supported 	228 jobs supported	350 jobs supported
Labor Income 	\$12.6M labor income	\$24.2M labor income
Economic Output 	\$48.6M economic output	\$84.6M economic output
Gross Domestic Product 	\$19.0M gross domestic product	\$34.4M gross domestic product
Federal Taxes 	\$1.3M federal taxes	\$2.1M federal taxes
State Taxes 	\$824K state taxes	\$1.2M state taxes
Local Taxes 	\$642K local taxes	\$1.2M local taxes



Commissioned by:



RUTGERS

Edward J. Bloustein School of Planning and Public Policy

The economic impact analysis of the Empire Improvement Building was completed on March 5, 2020 by the Edward J. Bloustein School of Planning and Public Policy at Rutgers University using the R/ECON™ input-output (I-O) model and was commissioned by the Historic Gateway Neighborhood Corporation and Historic Warehouse District Development Corporation.

Michael L. Lahr, Ph.D. | Distinguished Research Professor | Director, Rutgers Economic Advisory Service (R/ECON™) 848.932.2372 | lahr@rutgers.edu | <https://bloustein.rutgers.edu>