



CITY OF CLEVELAND
Mayor Justin M. Bibb

Ordinance No. 1325-2025

November 2025



Ord. No. 1325-2025

Authorizes Certain Terms of Browns Settlement

Amends the Lease, determines the method of designing and performing demolition and site preparation for the Stadium and for designing and constructing various Lakefront Improvements; authorizes other professional service contracts; accepts gifts and grants; and establishes the Community Benefits Project and the Lakefront Development Subfunds.

Summary of Terms

- HSG will donate \$25 million to the City by December 1, 2025 (or a later date once all approvals are secured) to advance lakefront development.
- HSG will raze the current Huntington Bank Field in downtown Cleveland to a pad ready state at the Browns' expense, beginning promptly upon termination of the Parties' lease agreement. HSG will cover the cost of demolition and site work if it exceeds the estimated \$30M cost. Work is subject to community benefits ordinance
- HSG will pay \$5 million to the City by January 1 of each calendar year from 2029 to 2033, totaling \$25 million over five years, to advance Lakefront development.
- Upon termination of the Lease, HSG will invest no less than \$2 million per year over the next 10 years on mutually agreed Community Benefit Projects throughout the City totaling no less than \$20 million.
- Both parties will work together in ensuring public health and safety interests regarding any effects on Cleveland Hopkins International Airport operations caused by the new stadium in Brook Park.
- Both parties will mutually support infrastructure plans with respect to the Brook Park stadium mixed-use project, the modernization of Cleveland Hopkins International Airport, and the development of the Cleveland lakefront, including the redevelopment of the Burke Lakefront Airport property.



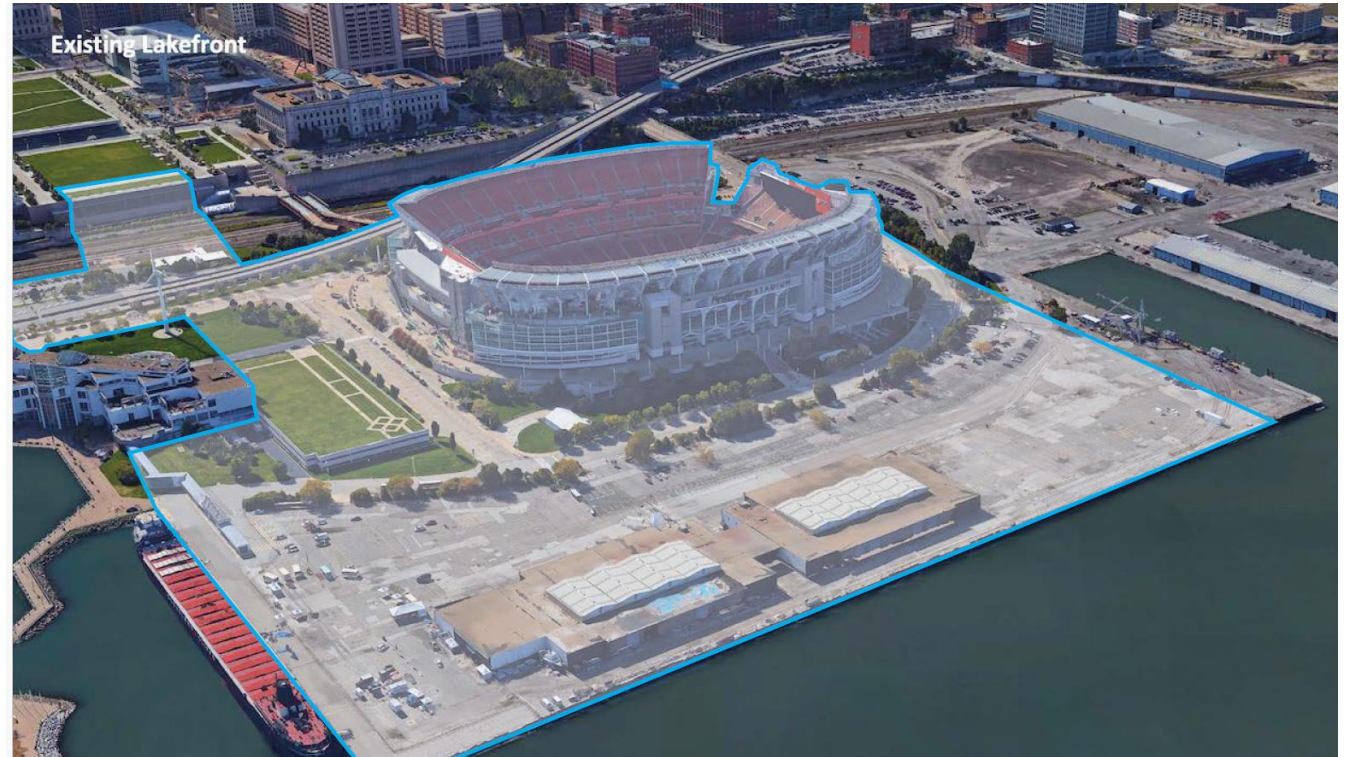
Community Benefit Projects

- HSG to contribute \$2M per year to the City for 10 years for Community Benefits Projects upon termination of the Lease
- Eligible projects will advance health, safety, or the provision of community services within the City of Cleveland through any one or more of the following: (a) capital improvements to existing structures, (b) construction of new facilities, (c) educational programming, and (d) recreational programming
- On or before March 1 of each year, the Administration and Council will jointly propose Community Benefit Projects for the year to HSG. HSG and the City will work in good faith to align projects with City priorities, on timing, and to implement the projects.
- \$20M in community benefit projects total



Cleveland's North Coast Lakefront

- Donation by the Browns will advance Lakefront development (\$50M)
- Provides a method for demolishing the Stadium and preparing the site for development, at no cost to the City
- All improvements (public improvements, amenities, new buildings, and other improvements) are subject to planning commission review and other City review processes
- North Coast Waterfront Development Corporation is currently evaluating responses to Lakefront Development RFQ to identify partners to lead redevelopment efforts
- HSG does not have development rights for the Lakefront or Burke



Additional Information about the Settlement Terms and Stadium

- HSG will invest \$50M total for the lakefront (\$25M up front, \$25M over five years), plus cover stadium demolition costs (~\$30M) and \$20M in community benefits for projects throughout the City. \$70M funding commitment does not change, even if demolition and pad-prep costs change.
- The settlement allows the Browns to exercise two, one-year options for the Stadium
- Economic impact study by Econsult estimates ~\$30M in regional impact of the Stadium leaving Downtown, and that is mostly indirect economic impact.
- About \$32M in principal remains on the Stadium, to be paid off by end of 2028 before the end of the Lease.
- Estimated \$4M/year in capital repairs expected. Capital repairs will be limited to repairs necessary for the health and safety of visitors and employees.
- There is no legal strategy that can force the Browns to stay in a stadium in Cleveland beyond the end of their lease in February 2029.



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Questions?

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