

## ECONOMIC IMPACT REPORT AS OF 2026

# Utica Block (Park Hotel)

## Historic Preservation and Rehabilitation

Built in 1889, the Utica Block (Park Hotel) is a three-story orange brick commercial building located within the Lower Prospect/Huron Historic District in the historic Gateway District. Designed by an unknown architect, the corner structure features facades articulated by low-relief engaged piers, segmental arched windows, and a large, densely bracketed cornice. A surviving example of late 19th century commercial architecture, the building was converted to a hotel in 1929 and has continued to evolve alongside its surroundings — undergoing renovations in the 1980s and again in 1993, just prior to the opening of the adjacent baseball stadium — while adapting its ground-floor commercial spaces to serve successive tenants over the decades.

### Utica Block (Park Hotel) Overview

2217 E 9th Street | Cleveland, OH

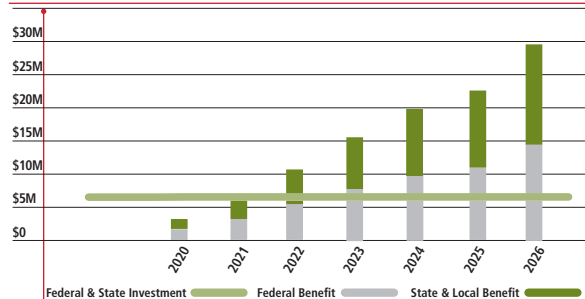
|   |                    |
|---|--------------------|
| Year Built:                                       | 1889               |
| Area:   | 29,658 square feet |
| Current Use:                                      | Office             |
| Direct Jobs from Operations as of 2026:           | 77                 |
| Annual Direct Payroll from Operations as of 2026: | \$7.2M             |

### Historic Preservation Related Funding Sources

|                                 |        |
|---------------------------------|--------|
| Historic Preservation Easement* | \$6.6M |
|---------------------------------|--------|

\* Represents the estimated US income taxes assuming a 37% tax rate, as a result of charitable deductions arising from the placing of the historic preservation easement.








### Return on Governmental Preservation and Rehabilitation Incentives



A rehabilitated late 19th century commercial block, the Utica Block retains its original orange brickwork, engaged piers, and bracketed cornice — a surviving example of the neighborhood's pre-stadium architectural character.

FEDERAL LEVEL ECONOMIC IMPACT

# Utica Block (Park Hotel)

|  | Building Rehabilitation   | Annual Operation   |
|--|---|--|
| <b>Economic Impact Comparison</b>  | The one-time economic impact from construction associated with the building's rehabilitation. | The economic impact associated with ongoing annual operations. |
| <b>Jobs Supported</b><br>           | <b>31</b><br>jobs supported   | <b>521</b><br>jobs supported                                   |
| <b>Labor Income</b><br>             | <b>\$2.3M</b><br>labor income   | <b>\$24.6M</b><br>labor income                                 |
| <b>Economic Output</b><br>         | <b>\$7.8M</b><br>economic output  | <b>\$108.5M</b><br>economic output                             |
| <b>Gross Domestic Product</b><br> | <b>\$5.0M</b><br>gross domestic product   | <b>\$72.7M</b><br>gross domestic product                       |
| <b>Federal Taxes</b><br>          | <b>\$211K</b><br>federal taxes  | <b>\$2.6M</b><br>federal taxes                                 |
| <b>State Taxes</b><br>            | <b>\$313K</b><br>state taxes  | <b>\$1.4M</b><br>state taxes                                   |
| <b>Local Taxes</b><br>            | <b>\$118K</b><br>local taxes  | <b>\$1.2M</b><br>local taxes                                   |



Commissioned by:



**RUTGERS**

Edward J. Bloustein School of Planning and Public Policy

The economic impact analysis of Utica Block (Park Hotel) was completed on May 27, 2026, 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 Historic Gateway Neighborhood Corporation and GBX Group LLC.

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