

# Ordinance No. 406-2024

**By Council Members Howse-Jones,  
Hairston and Griffin  
(by departmental request)**

## AN EMERGENCY ORDINANCE

Authorizing the Mayor and the Commissioner of Purchases and Supplies to sell certain City-owned properties no longer needed for the City's public use located at 1848 East 101<sup>st</sup> Street and 9910 Woodward Avenue to Gordon Crossing Land Co., LLC for purposes of future development.

WHEREAS, the Director of Community Development has requested the sale of certain City-owned properties to Gordon Crossing Land Co., LLC (the "Redeveloper") no longer needed for the City's public use and located at 1848 East 101<sup>st</sup> Street and 9910 Woodward Avenue for purposes of developing the Gordon Crossing Low Income Housing Tax Credit project (the "Project"); and

WHEREAS, this ordinance constitutes an emergency measure providing for the usual daily operation of a municipal department; now, therefore,

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF CLEVELAND:

Section 1. That notwithstanding and as an exception to the provisions of Chapter 181 and 183 of the Codified Ordinances of Cleveland, Ohio, 1976, it is found and determined that the following described properties are no longer needed for the City's public use:

PPN 119-12-057

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio: And known as being part of Original 100 Acre Lot No. 401 and bounded and described as follows:

Beginning at the point of intersection of the Westerly line of East 101<sup>st</sup> Street (formerly Republic Street) with the Northerly line of land conveyed to William W. Harris by deed dated March 7, 1872 and recorded in Volume 194, Page 596 of Cuyahoga County Records; thence Westerly along said Northerly line of land so conveyed being also the Southerly line of Woodward Court, N.E. as dedicated by plat recorded in Volume 78 of Maps, Page 39 of Cuyahoga County Records, 125 feet; thence Southerly on a line parallel to said Westerly line of East 101<sup>st</sup> Street, 36 feet; thence Easterly on a line parallel to said Northerly line of land so conveyed to William W. Harris, 125 feet to the Westerly line of East 101<sup>st</sup> Street; thence Northerly along the Westerly line of East 101<sup>st</sup> Street 36 feet to the place of beginning, as appears by said plat, be the same more or less.

Property Address: 1848 East 101<sup>st</sup> Street, Cleveland, Ohio 44106

# Ordinance No. 406-2024

PPN 119-12-084

And known as being: Situated in the City of Cleveland, County of Cuyahoga and State of Ohio, and known as being part of Original One Hundred Acre Lot No. 401, bounded and described as follows:

Beginning the Southwesterly corner of the parcel of land conveyed by H.A.C. Bennett, widow, to Louisa Sprague, by deed dated October 12, 1899, and recorded in Volume 723, Page 445 of Cuyahoga County Records; thence Northerly along the Westerly line of the land conveyed to Louisa Sprague as aforesaid and along the Westerly line of land conveyed by Frances A. Jones and Anna Bell Jones, husband and wife to Louisa Sprague by deed dated October 10, 1891, and recorded in volume 508, Page 6 of County Records, 137 feet to the Northerly line of land conveyed to Louisa Sprague, by deed recorded in Volume 508, Page 6 of Cuyahoga County Records, as aforesaid, which is also the Southerly line of Woodward Court Avenue, N.E.; thence Easterly along said Northerly line, which is also the Southerly line of Woodward Court, N.E., 45 feet; thence Southerly parallel with the first described line, 137 feet to a point in the Southerly line of land conveyed to Louisa Sprague, by deed recorded in Volume 723, Page 445, distant Easterly 45 feet from the place of beginning, thence Westerly along said Southerly line, 45 feet to the place of beginning, be the same more or less, but subject to all legal highways.

Property Address: 9910 Woodward Avenue, Cleveland, Ohio  
44106

Section 2. That by and at the direction of the Board of Control, the Mayor and the Commissioner of Purchases and Supplies are authorized to sell the above-described properties to the Redeveloper at a price not less than \$200 for each parcel, and other valuable consideration, taking into account all restrictions, reversionary interests, and similar encumbrances as may be placed by the City of Cleveland in the deeds of conveyance, which is determined to be fair market value.

Section 3. That the conveyances shall be made by official deeds prepared by the Director of Law and executed by the Mayor and the Commissioner of Purchases and Supplies on behalf of the City of Cleveland. The deeds shall contain necessary provisions, including restrictive reversionary interests as may be specified by the Board

# Ordinance No. 406-2024

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of Control or Director of Law, which shall protect the City's interests and shall specifically contain a provision against the erection of any advertising signs or billboards except permitted identification signs.

Section 4. That the Director of Community Development is authorized to execute any documents as may be necessary to effectuate the purposes of this ordinance.

Section 5. That this ordinance is declared to be an emergency measure and, provided it receives the affirmative vote of two-thirds of all the members elected to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor; otherwise it shall take effect and be in force from and after the earliest period allowed by law.

GEP:nl  
4-15-2024  
FOR: Director Hernandez

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REPORT  
after second Reading

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READ FIRST TIME on APRIL 15, 2024

and referred to DIRECTORS of Community Development,  
City Planning Commission, Finance, Law;  
COMMITTEES on Development Planning and Sustainability,  
Finance Diversity Equity and Inclusion

REPORTS

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CITY CLERK

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READ SECOND TIME

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CITY CLERK

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READ THIRD TIME

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PRESIDENT

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CITY CLERK

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APPROVED

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MAYOR

Recorded Vol. **111** Page \_\_\_\_\_

Published in the City Record \_\_\_\_\_

PASSAGE RECOMMENDED BY  
COMMITTEE ON  
DEVELOPMENT, PLANNING AND  
SUSTAINABILITY

FILED WITH COMMITTEE

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PASSAGE RECOMMENDED BY  
COMMITTEE ON  
FINANCE, DIVERSITY, EQUITY  
and INCLUSION

FILED WITH COMMITTEE

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