

# Ordinance No. 482-2024

By Council Members McCormack,  
Hairston and Griffin (by departmental  
request)

## AN EMERGENCY ORDINANCE

Authorizing the Mayor and the Commissioner of Purchases and Supplies to acquire and re-convey properties presently owned by Cleveland LD, LLC, and/or its affiliates and designees, for the purpose of entering the chain of title prior to the adoption of tax increment financing legislation authorized under Section 5709.41 of the Revised Code.

WHEREAS, in accordance with the City's urban redevelopment activities and the Master Development Agreement between the City of Cleveland, Ohio (the "City") and Cleveland LD, LLC (the "Developer") dated November 3, 2023, a copy of which is placed in **File No. 482-2024-A**, the City desires to acquire certain parcels of property in Cleveland's Downtown and Riverfront areas as more particularly identified in this ordinance (the "Parcels" and each a "Parcel") owned by Developer, and/or its affiliates and designees identified and placed in the above mentioned file (the "Owners" and each an "Owner"), and reconvey each Parcel back to its respective Owner, for the purpose of entering the chain of title prior to the adoption of one or more tax increment financing ordinances authorized under Section 5709.41 (the "Project .41 TIF Ordinances" and each a "Project .41 TIF Ordinance"); and

WHEREAS, the Developer anticipates that one or more of the Parcels may be split or combined prior to becoming part of a Project .41 TIF Ordinance; and

WHEREAS, the City and Developer will work in collaboration to identify in the Project .41 TIF Ordinances any new parcels resulting from a split or combination of the Parcels and confirming City to have duly entered the chain of title for any and all said parcels; 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, the Mayor and the Commissioner of Purchases and Supplies are authorized to acquire from and re-convey to the Owners, for a nominal consideration of one dollar and other valuable consideration which is determined to be fair market value, the following Parcels for the purpose of entering into the chain-of-title prior to the adoption of one or more Project .41 TIF Ordinances: 101-20-023, 101-21-002, 101-23-050A, 101-23-050J, 101-23-052M, 101-23-072A, 101-23-072B, 101-23-072C, 101-23-072D, 101-23-072E, 101-23-072F, 101-23-072G, 101-23-072H, 101-23-072I, 101-23-072J, 101-23-072M, 101-23-085A, 101-23-085B, 101-23-085C, 101-23-085D, 101-23-085E, 101-23-085G, 101-23-085H, 101-23-085I, 101-23-100A, 101-23-100B, 101-23-100C, 101-23-100E, 101-23-100F, 101-23-100H, 101-23-100I, 101-23-100J, 101-23-100K, 101-23-100L, 101-23-100M, 101-23-100N, 101-23-100P, 101-23-100Q, 101-23-100S, 101-23-101F, 101-23-102F, 101-23-103F, 101-23-104F, 101-23-105F, 101-23-106F, 101-23-107F, 101-23-

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108F, 101-23-174A, 101-24-001B, 101-24-002C, 101-24-003B, 101-24-006, 101-24-007, 101-24-008, 101-26-028, 101-26-055, 101-28-008, 101-28-009, 101-28-010, 101-28-011, 101-28-012, 101-28-013, 101-28-014, 101-28-015, 101-28-016, 101-28-029, 101-28-030, 101-28-031, 101-28-032, 101-28-033, 101-28-034, 101-28-035, 101-29-001, 101-29-002, 101-29-010, 101-29-011, 101-29-012, 101-29-045, 101-30-001, 101-30-002, 101-30-003, 122-18-010, and 122-18-011.

Section 2. That the Director of Economic Development is authorized to execute on behalf of the City of Cleveland all necessary documents to acquire and to convey the Parcels and to employ and to cause Cleveland LD, LLC, or one or more of its designees, to pay all fees for title companies, surveys, escrows, appraisers, environmental audits, and all other costs necessary for the acquisition and sale of the Parcels.

Section 3. That this Council finds the conveyances comply with Section 5709.41(B)(1) of the Revised Code and the proposed improvements constitute and are declared a public purpose under said section.

Section 4. That through the City's acquisition of the Parcels and the City's re-conveyance of the Parcels to the Owners, the City is engaged in urban redevelopment.

Section 5. 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.

Section 6. 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.

SMA:nl  
4-29-2024  
FOR: Director McNair

