

Ordinance No. 558-2026

By Council Members Bishop, Santana and Griffin (by departmental request)

AN EMERGENCY ORDINANCE

Authorizing the Directors of Public Works, Development, and/or Parks and Recreation, to enter into one or more agreements with the Board of Education of the Cleveland Metropolitan School District for the exchange of lands for future redevelopment and the mutual benefit of the parties; and authorizing the Commissioner of Purchases and Supplies to acquire and convey the properties.

WHEREAS, Section 3313.40 of the Revised Code permits a board of education and a municipal corporation to exchange real estate upon a vote of a majority of members of the board of education and a concurring vote of the legislative authority declaring that said exchange will be mutually beneficial to both parties; 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 the Directors of Public Works, Development, and/or Parks and Recreation, are authorized to enter into a property exchange (“Agreement”) with the Board of Education of the Cleveland Metropolitan School District (“CMSD”) for the transfer of lands between the City and CMSD needed for future redevelopment and the mutual benefit of the parties, necessary to implement this ordinance, including but not limited to future occupancy conditions, reversionary rights, demolition of remaining school buildings, and site restoration of the CMSD properties.

Section 2. That notwithstanding and as an exception to the provisions of Chapter 181 and 183 of the Codified Ordinances of Cleveland, Ohio, 1976, the Directors of Public Works, Development, and/or Parks and Recreation, as appropriate, and the Commissioner of Purchases and Supplies are authorized to accept from CMSD title to the properties which are more fully described as follows:

PPN 103-35-009
4.9886 Acres

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio, and known as being all of Sublot Nos. 1 through 6, 50 through 57 and 58 through 63, part of Sublot Nos. 14 through 22, 49 and 96 in William C. Scofield and John Outhwaite’s Subdivision of part of Original 10 acre Lots Nos. 49 and 50 as recorded in Volume 3, Page 5 of the Cuyahoga County Map Records, part of vacated Portland Avenue (50 feet wide) by City of Cleveland Ordinance 103518, passed January 20, 1936, part of vacated Portland Avenue (50 feet wide) by City of Cleveland Ordinance 36-41, passed February 10, 1941 and part of vacated Scovill Avenue (60 feet wide) by City of Cleveland Ordinance 1325-46, passed June 24, 1946, being more definitely described as follows;

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Commencing at a 1" iron pin in a monument box found at the intersection of the centerline of E.55th Street (100 feet wide) and the centerline of Scovill Avenue (60 feet wide)

Thence, along the centerline of E.55th Street, South 01° 13' 45" East, 340.63 feet to the centerline of vacated Portland Avenue (50 feet wide);

Thence, along the centerline of vacated Portland Avenue, North 75° 08' 08" West, 52.04 feet to an iron pin set in the westerly right of way of E.55th Street and being the **True Point of Beginning** for the parcel herein described;

Thence, continuing along the centerline of vacated Portland Avenue, North 75° 08' 08" West, 173.81 feet to a railroad spike set in the northerly extension of the westerly line of land conveyed to Cleveland Metropolitan Housing Authority as recorded in Volume 8219, Page 723 of the Cuyahoga County Records;

Thence, along the westerly line of land conveyed to Cleveland Metropolitan Housing Authority and its northerly extension, South 14° 51' 55" West, 283.80 feet to an iron pin set in northerly right of way of Outhwaite Avenue (60 feet wide);

Thence, along the northerly right of way of Outhwaite Avenue, North 75° 08' 22" West, 340.57 feet to an iron pin set at the southeasterly corner of land conveyed to the City of Cleveland;

Thence, along the easterly line of land conveyed to the City of Cleveland, North 14° 51' 55" East, 283.83 feet to an 5/8" iron pin found (cap destroyed) in the centerline of vacated Portland Avenue;

Thence, along the centerline of vacated Portland Avenue, South 75° 08' 08" East, 20.35 feet to an iron pin set in the southerly extension of the westerly line of said Sublot No. 63;

Thence, leaving the centerline of vacated Portland Avenue, along the westerly line of said Sublot No. 63 and its southerly extension, North 14° 51' 55" East, 157.00 feet to a MAG nail set in the southerly line of land conveyed to Cleveland Metropolitan Housing Authority as recorded in Volume 8219, Page 723 of the Cuyahoga County Map Records;

Thence, along the southerly line of land conveyed to Cleveland Metropolitan Housing Authority, South 75° 08' 08" East, 198.29 feet to an iron pin set at the southeasterly corner thereof;

Thence, along the easterly line of said land conveyed to Cleveland Metropolitan Housing Authority, North 11° 45' 32" East, 203.20 feet to the centerline of vacated Scovill Avenue, said point being referenced by 5/8" iron pin found 0.37 feet South and 0.04 feet West (bent South);

Thence, along the centerline of vacated Scovill Avenue, South 78° 15' 39" East, 184.68 feet to a MAG nail set in the easterly end of vacated Scovill Avenue;

Thence, leaving the centerline of vacated Scovill Avenue, along the easterly end of vacated Scovill Avenue, South 01° 03' 14" East, 3.43 feet to a MAG nail set;

Thence, continuing along the easterly end of vacated Scovill Avenue, South 01° 13' 45" East, 27.36 feet to the southerly right of way of Scovill Avenue, said point being referenced by 5/8" iron pin found 0.06 feet South and 0.12 feet West (bent West);

Thence, along the southerly right of way of Scovill Avenue, South 78° 15' 39" East, 15.39 feet to an iron pin set in the westerly right of way of East 55th Street;

Thence, along the westerly right of way E.55th Street, South 01° 13' 45" East, 355.14 feet to the point of beginning.

Containing within said bounds 4.9886 acres (217,302 square feet) of land as surveyed by KS Associates, Inc. under the supervision of Trevor A. Bixler, Professional Surveyor, No. 7730 in March 2026.

Bearings are based on the Ohio State Plane, North Zone, NAD83(2011) Grid North.

All iron pins set are 5/8" x 30" capped rebar inscribed "KS ASSOCS INC PROP MARKER".

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PPN 118-30-005

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SITUATED IN THE CITY OF CLEVELAND, COUNTY OF CUYAHOGA AND STATE OF OHIO, AND KNOWN AS BEING ALL OF SUBLOTS NOS. 148, 149, 150, 151, 152, 153, 154, 155, 156 AND 157 IN W.S. & M.W. CHAMBERLAIN ALLOTMENT OF A PART OF ORIGINAL ONE HUNDRED ACRE LOTS NOS. 334 AND 335 AS SHOWN BY THE RECORDED PLAT IN VOLUME 3 OF MAPS, PAGE 28 OF CUYAHOGA COUNTY RECORDS, BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD.

PPN: 118-30-005

Address: 6412 CENTRAL AVE CLEVELAND OHIO 44104

Section 3. That according to the Agreement referenced above and by and at the direction of the Board of Control, the Commissioner of Purchases and Supplies is authorized to convey the following properties to CMSD:

PPN 124-01-007

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio, and known as being all of Sublot No. 43 and part of Sublot No. 44 in S. Foljambe's Subdivision of part of Original 100 Acre Lots Nos. 331 and 332 as shown by the recorded plat In Volume 3 of Maps, Page 24 of Cuyahoga County Records, and part of vacated East 57th Street, as shown by the vacation plat of part of East 57th Street, recorded in Volume 207 of Maps, Page 37 of Cuyahoga County Records, and together forming a parcel of land bounded and described as follows:

Beginning in the Easterly side of East 55th Street (formerly Willson Avenue) at the Southwesterly corner of said Sublot No. 43;

Thence Northerly along the Easterly side of East 55th Street, 120 feet to the Northwesterly corner of said Sublot No. 44;

Thence Easterly along the Northerly line of said Sublot No. 44, 160 feet 9 inches to a point;

Thence Southerly in a direct line to point in the Northerly line of said Sublot No. 43, said point being Easterly 160 feet 10 inches measured along said Northerly line from the Easterly side of East 55th Street;

Thence Easterly along said Northerly line and the Easterly prolongation thereof 130 feet to the center line of said vacated East 57th Street;

Thence Southerly along the said center line to its point of Intersection with the Easterly prolongation of the Southerly line of said Sublot No. 43;

Thence Westerly along said Easterly prolongation and along the said Southerly line 290 feet 11 Inches to the Easterly side of East 55th Street and the place of beginning, as appears by said plat, be the same more or less, but subject to all legal highways.

PPN: 124-01-007

Address: 2415 E 55 ST CLEVELAND OHIO 44104

PPN 124-01-008

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio, and known as being part of Sublot No. 45 in S. Foljambe's Subdivision of part of original One Hundred Acre Lots Nos. 331 and 332, as shown by the recorded plat in Volume 3 of Maps, Page 24 of Cuyahoga County Records and bounded and described as follows:

Beginning on the Southerly line of Quincy Avenue, S.E., at the Northwesterly corner of land conveyed to Ann C. Smith by deed dated November 14, 1885, and recorded in Volume 388, Page 424 of Cuyahoga County Records;

Thence Westerly along the Southerly line of Quincy Avenue S.E. about 39.69 feet to the Northeasterly corner of land conveyed to the City of Cleveland by deed dated August 12, 1946, and recorded in Volume 6209, Page 364 of Cuyahoga County Records;

Thence Southerly along the Easterly line of land conveyed, 10 feet to the Southeasterly corner thereof;

Thence Westerly along the Southerly line of land conveyed to said City of Cleveland, 11.13 feet to the Easterly line of land conveyed to Marathon Finance Company, by deed. Dated May 13, 1963 and recorded in Volume 10913, Page 435 of Cuyahoga County Records;

Thence Southerly along said Easterly line 55.30 feet to the Southerly line of Sublot No. 45;

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Thence Easterly along the Southerly line of said Sublot No. 45, 50.75 feet to the Southwesterly corner of land conveyed to Ann C. Smith as first aforesaid.

Thence Northerly along the Westerly line of land so conveyed about 64 feet to the place of beginning, as appears by said plat, be the same, but subject to all legal highways. Also subject to zoning ordinances, if any.

PPN: 124-01-008

PPN 124-01-009

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio: And known as being part of Sublot No. 45 in S. Foljambe's Subdivision of part of Original One Hundred Acre Lots Nos. 331 and 332, as shown by the recorded plat in Volume 3 of Maps, Page 24 of Cuyahoga County Records, and bounded and described as follows:

Beginning on the Southerly line of Quincy Avenue, S.E., (formerly Wade Street), at the Northwesterly corner of land conveyed to Samuel Kleinman and Ida Kleinman be deed dated April 26, 1913, and recorded in Volume 1465, Page 490 of Cuyahoga County Records;

Thence Southerly along the Westerly line of land so conveyed about 62 feet 11 inches to the Southerly line of said Sublot No. 45;

Thence Westerly along the Southerly line of said Sublot No. 45, 45 feet to the Southeasterly corner of land conveyed to Emanuel Rosenfeld be deed dated March 13, 1894, and recorded in Volume 575 in Maps, Page 21 of Cuyahoga County Records;

Thence Northerly along the Easterly line of land so conveyed to Emanuel Rosenfeld about 64 feet to the Southerly line of Quincy Avenue, S.E.,

Thence Easterly along the Southerly line of Quincy Avenue, S.E., 45 feet to the place of beginning, be the same more or less, but subject to all legal highways.

PPN: 124-01-009

PPN 124-01-010

SITUATED IN THE CITY OF CLEVELAND, COUNTY OF CUYAHOGA AND STATE OF OHIO AND KNOWN AS BEING PART OF SUBLOT NO. 45 IN S. FOLJAMBE'S SUBDIVISION OF PART OF ORIGINAL ONE HUNDRED ACRE LOT NOS. 331 AND 332, AS SHOWN BY THE RECORDED PLAT IN VOLUME 3 OF MAPS, PAGE 24 OF CUYAHOGA COUNTY RECORDS, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING ON THE SOUTHERLY LINE OF QUINCY AVENUE, S.E. (FORMERLY WADE STREET) AT ITS INTERSECTION WITH THE WESTERLY LINE OF EAST 57TH STREET (FORMERLY UNION STREET) AT THE NORTHEASTERLY CORNER OF SAID SUBLOT NO. 45; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF EAST 57TH STREET, 62 FEET 1 INCH TO THE SOUTHEASTERLY CORNER OF SAID SUBLOT NO. 45; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID SUBLOT NO. 45, 35 FEET; THENCE NORTHERLY PARALLEL WITH THE WESTERLY LINE OF EAST 57TH STREET, ABOUT 62 FEET 11 INCHES TO THE SOUTHERLY LINE OF QUINCY AVENUE, S.E., ABOUT 35 FEET TO THE PLACE OF BEGINNING, AS APPEARS BY SAID PLAT, BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS LEGAL HIGHWAYS.

TOGETHER WITH THAT PART OF VACATED EAST 57TH STREET AS SHOWN BY THE VACATION PLAT OF PART OF EAST 57TH STREET RECORDED IN VOLUME 207 OF MAPS, PAGE 37 OF CUYAHOGA COUNTY RECORDS.

PPN: 124-01-010

Address: 5610 QUINCY AVENUE CLEVELAND OHIO 44104

PPN 124-01-054

SITUATED IN THE CITY OF CLEVELAND, COUNTY OF CUYAHOGA AND STATE OF OHIO AND KNOWN AS BEING THE EASTERLY 110 FEET OF SUBLOT NO. 44 IN S. FOLJAMBE'S SUBDIVISION OF PART OF ORIGINAL ONE HUNDRED ACRE LOT NOS. 331 AND 332, AS SHOWN BY THE RECORDED PLAT IN VOLUME 3 OF MAPS, PAGE 24 OF CUYAHOGA COUNTY RECORDS, AND BEING 60.00 FEET FRONT ON THE WESTERLY SIDE OF EAST 57TH STREET, AND EXTENDING BACK OF EQUAL WIDTH 110 FEET, AS APPEARS BY SAID PLAT, BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS.

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TOGETHER WITH THAT PART OF VACATED EAST 57TH STREET AS SHOWN BY THE VACATION PLAT OF PART OF EAST 57TH STREET RECORDED IN VOLUME 207 OF MAPS, PAGE 37 OF CUYAHOGA COUNTY RECORDS.

PPN: 124-01-054

Address: EAST 57TH ST CLEVELAND OHIO 44104

PPN 124-01-085

SITUATED IN THE CITY OF CLEVELAND, COUNTY OF CUYAHOGA AND STATE OF OHIO AND KNOWN AS BEING PART OF SUBLLOT NO. 45 IN S. FOLJAMBE'S SUBDIVISION OF PART OF ORIGINAL ONE HUNDRED ACRE LOTS NUMBER 331 AND 332, AS SHOWN BY THE RECORDED PLAT IN VOLUME 3 OF MAPS, PAGE 24 OF CUYAHOGA COUNTY RECORDS. AND BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING IN THE EASTERLY LINE OF EAST 55TH STREET, FORMALLY WILSON AVENUE, AT THE SOUTHWESTERLY CORNER OF SAID SUBLLOT NO. 45;

THENCE NORTH 89 DEG. 45' 50" EAST 140.00 FEET ALONG THE SOUTHERLY LINE OF SAID SUBLLOT NO. 45 TO A POINT;

THENCE NORTH 0 DEG. 08' 40" WEST 55.30 FEET TO A POINT IN THE SOUTHERLY LINE OF PARCEL OF LAND CONVEYED TO THE CITY OF CLEVELAND BY DEED RECORDED IN VOLUME 6209, PAGE 364 OF CUYAHOGA COUNTY RECORDS;

THENCE NORTH 88 DEG. 49' 50" WEST 17.54 FEET ALONG SAID SOUTHRLY LINE OF LAND CONVEYED TO THE CITY OF CLEVELAND TO AN ANGLE HEREIN;

THENCE SOUTH 79 DEG. 58' 00" WEST 124.23 FEET CONTINUING ALONG SAID SOUTHERLY LINE TO THE SOUTHWESTERLY CORNER OF LAND CONVEYED TO THE CITY OF CLEVELAND, AS AFORESAID:

THENCE DUE SOUTH 34.60 FEET ALONG SAID EASTERLY LINE OF EAST 55TH STREET, TO THE PLACE OF BEGINNING. ACCORDING TO A SURVEY BY CLEVELAND SURVEYS, CIVIL ENGINEERS AND SURVEYORS. DATED JULY ,1962, BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS. ALSO SUBJECT TO ZONING ORDINANCES, IF ANY.

Section 4. That this Council finds that the transactions contemplated in this ordinance are mutually beneficial to the City and the CMSD.

Section 5. That, notwithstanding any provision of the Codified Ordinances of Cleveland, Ohio, 1976, to the contrary, the Mayor and the Commissioner of Purchases and Supplies are authorized to acquire, accept, record, and convey the properties necessary to implement the Agreement, including but not limited to gift, fee simple acquisitions, temporary and permanent easements, and work agreements.

Section 6. That the Directors of Development, Public Works, Parks and Recreation, Capital Projects, Law, and other appropriate City officials, as appropriate, are authorized to execute any other documents and certificates, and take any other actions which may be necessary or appropriate to effectuate this ordinance.

Section 7. That the conveyances shall be made by official deed prepared by the Director of Law and executed by the Mayor on behalf of the City of Cleveland. The deed

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shall contain necessary provisions, including restrictive reversionary interests as may be specified by the Board of Control or Director of Law, which shall protect the parties as their respective interests require and shall specifically contain a provision against the erection of any advertising signs or billboards except permitted identification signs.

Section 8. That notwithstanding and as an exception to the provisions of Chapters 183.07 of the Codified Ordinances of Cleveland, Ohio, 1976, the transfer of properties between CMSD and the City are at no cost to either party, with all of the transactions together acknowledged and determined to be a fair market value transaction.

Section 9. 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.

SM:uo
4-27-26

FOR: Directors DeRosa, Laird, Bourdeau-Small and Nichols

Ord. No. 558-2026

By Council Members Bishop, Santana and Griffin (by departmental request)

AN EMERGENCY ORDINANCE

Authorizing the Directors of Public Works, Development, and/or Parks and Recreation, to enter into one or more agreements with the Board of Education of the Cleveland Metropolitan School District for the exchange of lands for future redevelopment and the mutual benefit of the parties; and authorizing the Commissioner of Purchases and Supplies to acquire and convey the properties.

READ FIRST TIME on APRIL 27, 2026

REPORTS

and referred to DIRECTORS of Capital Projects, Public Works, Development, Parks and Recreation, City Planning Commission, Finance, Law; COMMITTEE on Municipal Services and Properties, Development Planning and Sustainability, Finance, Diversity, Equity and Inclusion

CLERK OF COUNCIL

READ SECOND TIME

CITY CLERK

READ THIRD TIME

PRESIDENT

CITY CLERK

APPROVED

MAYOR

REPORT after second Reading

PASSAGE RECOMMENDED BY
COMMITTEE ON
**MUNICIPAL SERVICES
AND PROPERTIES**

FILED WITH COMMITTEE

PASSAGE RECOMMENDED BY
COMMITTEE ON
**DEVELOPMENT, PLANNING AND
SUSTAINABILITY**

FILED WITH COMMITTEE

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

FILED WITH COMMITTEE