



CITY OF CLEVELAND

Mayor Justin M. Bibb

COMMUNITY DEVELOPMENT

Ord. No. 739-2025

May 29, 2025

The Honorable Blaine A. Griffin
President, Cleveland City Council
601 Lakeside Avenue
Cleveland, OH 44114

Subject: Legislation for Introduction & Passage – June 2, 2025

Dear Council President Griffin,

We respectfully request the passage of emergency legislation amending Ordinance No. 42-2025, originally passed on February 10, 2025, to revise provisions related to the interdepartmental transfer and potential sale or ground lease of the City-owned property located at 4242 Lorain Avenue, also known as the former McCafferty Health Center, to Pennrose Holdings, LLC, or its designee.

The amended ordinance clarifies the City's authority to proceed with either the sale or a long-term ground lease of the property to support the redevelopment of the site into affordable housing. The updates are necessary to align the legislation with the development team's current project structure and timeline. Key amendments include:

- Section 3 confirms the property is no longer needed for the City's public use.
- Sections 6 and 7 authorize the Director of Community Development to execute either the sale or an 80-year ground lease, with a 15-year renewal option.
- Section 9 establishes that an annual rental rate will be determined by the Board of Control, considering the City's use restrictions.
- Section 11 authorizes necessary actions by City officials to carry out the ground lease.
- Section 12 authorizes the Director to enter into a development agreement with Pennrose.

This ordinance amendment supports the City's continued work to repurpose underutilized public assets for equitable neighborhood revitalization and the creation of quality affordable housing.

Given the project's schedule and the need to maintain momentum with the development team and community partners, we respectfully request Council's support for introduction and passage under suspension of the rules as an emergency measure. Doing so will allow the Department of Community Development to proceed without delay and maintain alignment with funding and construction timelines.





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Thank you for your continued support and consideration. Please let us know if additional information or materials are needed. If you should have any additional questions or concerns, you may contact me at (216) 664-6617.

Sincerely,

Alyssa Hernandez, Director
Department of Community Development

cc: All Members of Council
Patricia J. Britt, City Clerk, Clerk of Council
Ryan M. Puente, Chief Government Affairs Officer, Mayor's Office

Blaine A. Griffin, Council President

