

Ordinance No. 1411-2025

By Council Members Santana, 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 TW58 Cleveland, LLC, or its designee, located at 1200 West 58th Street for the purpose of entering into the chain-of-title prior to the adoption of tax increment financing legislation authorized under Section 5709.41 of the Revised Code.

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, TW58 Cleveland, LLC, or its designee, for a nominal consideration of one dollar and other valuable consideration determined to be fair market value, the following property for the purpose of entering into the chain-of-title prior to the adoption of tax increment financing legislation authorized under Section 5709.41 of the Revised Code and more fully described as follows:

EXHIBIT “A”
LEGAL DESCRIPTION – Parcel No. 002-11-002

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio, and known as being part of Original Brooklyn Township Lot Numbers 31 and 50 and being further bounded and described as follows:

Beginning at a point on the westerly line of West 58th Street at a point bearing North 0° 02' 10" East, a distance of 447.36 feet measured along said westerly line from its intersection with the northerly line of Breakwater Avenue, 66 feet wide;

Thence North 0° 02' 10" East along said westerly line of West 58th Street a distance of 283.49 feet to a point;

Thence South 89° 57' 50" East, a distance of 23.96 feet to a point on the southwesterly curved sideline of Ohio State Route 2;

Thence northwesterly along said southwesterly curved sideline of Ohio State Route 2, deflecting to the left an arc distance of 177.80 feet; said arc having a radius of 890.00 feet and a chord which bears North 53° 34' 40" West a distance of 177.50 feet to a point on the southwesterly curved line of the Lake Shore and Michigan Railroad, 100 feet wide;

Thence southwesterly along said southwesterly curved line of said railroad deflecting to the right an arc distance of 17.96 feet, said arc having a radius of 5783.61 feet and a chord which bears South 61° 13' 53" West, a distance of 17.96 feet to a point of tangent;

Thence South 63° 34' 20" West, along the southwesterly line of said railroad a distance of 430.43 feet to a point;

Thence South 0° 02' 10" West, a distance of 192.97 feet to a point;

Thence North 89° 20' 00" East, passing through the center of a common wall, a distance of 84.65 feet to an angle point in said common wall; .

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Thence South 0° 40' 00" East, passing through said center of a common wall, a distance of 1.72 feet to an angle point;

Thence North 89° 20' 00" East, passing through said center of a common wall, a distance of 435.37 feet to a point on said westerly line of West 58th Street and the place of beginning of the premises herein intended to be described and further known as Sublot No. 2 in the Shoreway-West Subdivision No. 1 containing 3.6255 acres of land as surveyed and described by Hedrick & Associates, Inc., March 1985, as recorded in Vol. 232, Page 72 in the Cuyahoga County Map Records. Be the same more or less, but subject to all legal highways.
Property Address: 1200 West 58th Street, Cleveland, Ohio 44102

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 properties and to employ and to cause TW58 Cleveland, LLC, or its designee, to pay all fees for title companies, surveys, escrows, appraisers, environmental audits, and all other costs necessary for the acquisition and sale of the properties.

Section 3. That this Council finds the conveyances are in compliance with Section 5709.41(B)(1) of the Revised Code and the proposed improvements constitute and are declared a public purpose under said section and the subject property is located in a blighted area of an impacted City as required by Section 5709.41 of the Revised Code.

Section 4. That the conveyance shall be made by official deed 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 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.

SMA:uo
11-10-25

FOR: Director Bourdeau Small

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READ FIRST TIME on NOVEMBER 10, 2025
and referred to DIRECTORS of Economic Development,
City Planning Commission, Finance, Law;
COMMITTEES on Development Planning and Sustainability,
Finance Diversity Equity and Inclusion

CITY CLERK

READ SECOND TIME

CITY CLERK

READ THIRD TIME

PRESIDENT

CITY CLERK

APPROVED

MAYOR

REPORT
after second Reading

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