

# Ordinance No. 1322-2024

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

## AN EMERGENCY ORDINANCE

Authorizing the Mayor and the Commissioner of Purchases and Supplies to acquire property from Gustave R. Molnar located at 1216 West 65<sup>th</sup> Street for future redevelopment; to consolidate that property with adjacent vacant City-owned property; to convey the consolidated property back to Gustave R. Molnar; and to enter into a purchase agreement between the City and Molnar for the future redevelopment.

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WHEREAS, the City of Cleveland owns certain vacant property located at the southwest corner of Father Caruso Drive and West 65<sup>th</sup> Street, known as Permanent Parcel No. 002-08-054, as depicted on the map placed in **File No. 1322-2024-A** (“City Property”), which is no longer needed for the City’s public use; and

WHEREAS, Gustave R. Molnar (“Molnar”) owns property located at 1216 West 65<sup>th</sup> Street, known as Permanent Parcel No. 002-08-053, as depicted on the map placed in the above-mentioned file (“Molnar Property”); and

WHEREAS, Molnar wishes to create a residential development using both the City Property and the Molnar Property; and

WHEREAS, the City and Molnar agree to enter into a purchase agreement for the acquisition of the Molnar Property, the consolidation of the Molnar Property with the City Property, the placement of deed restrictions on the consolidated properties, and the re-conveyance to Molnar of the consolidated property for the purpose of future redevelopment (the “Development”); 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 Chapters 181 and 183 of the Codified Ordinances of Cleveland, Ohio, 1976, the Director of Capital Projects is authorized to enter into a purchase agreement with Molnar relating to the Development.

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 Mayor and

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the Commissioner of Purchases and Supplies are authorized to acquire the Molnar Property from Molnar for purposes of future redevelopment.

Section 3. That the Director of Capital Projects is authorized to execute on behalf of the City of Cleveland all necessary documents to acquire, accept, record, and convey the Molnar Property and to employ and pay all fees for title companies, surveys, escrows, appraisers, environmental audits, and all other costs necessary for the acquisition of the Molnar Property.

Section 4. That the consideration to be paid for the Molnar Property shall be \$1.00 and other valuable consideration, which is deemed to be fair market value.

Section 5. 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 above-described City Property and Molnar Property (the “Consolidated Property”) are no longer needed for the City’s public use.

Section 6. That by and at the direction of the Board of Control, the Mayor and the Commissioner of Purchases and Supplies are authorized to convey the Consolidated Property to Molnar, taking into account all restrictions, reversionary interests, and similar encumbrances as may be placed by the City of Cleveland in the deed of conveyance.

Section 7. 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 Consolidated Property to Molnar at the appraised value of \$65,000, which is determined to be fair market value.

Section 8. That the conveyance shall be made by official quitclaim deed prepared by the Director of Law and executed by the Mayor on behalf of the City of Cleveland. The deed 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

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contain a provision against the erection of any advertising signs or billboards except permitted identification signs.

Section 9. That the Purchase Agreement shall be prepared by the Director of Law.

Section 10. That the Director of Capital Projects is authorized to execute any documents as may be necessary to effectuate the purposes of this ordinance.

Section 11. 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.

PMA:nl  
11-25-2024  
FOR: Director DeRosa

**By Council Members Spencer, Bishop, Hairston and Griffin  
(by departmental request)**

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**READ FIRST TIME on NOVEMBER 25, 2024**

**REPORTS**

**and referred to DIRECTORS of Capital Projects,  
City Planning Commission, Finance, Law;  
COMMITTEES on Municipal Services and Properties,  
Finance Diversity Equity and Inclusion**

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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**

\_\_\_\_\_  
**MAYOR**

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

FILED WITH COMMITTEE

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