



CITY OF CLEVELAND

Mayor Justin M. Bibb

**MAYOR'S OFFICE OF
CAPITAL PROJECTS**

JAMES D. DEROSA
DIRECTOR

Date: October 14, 2024

To: Mark D. Griffin, Director
Department of Law

From: James D. DeRosa, Director
Mayor's Office of Capital Projects

Subject: Legislation to authorize lease of City owned property to Meadow City, LLC

Please prepare legislation authorizing the Director of Capital Projects to lease City owned property north of IR-90 near Waterloo Road/Marginal Road to Meadow City, LLC to develop native seed garden plots for a term of three (3) years.

Thank you.

JD/sd/djd

Encl.

Cc: Bradford J. Davy, Chief of Staff
Ryan Puente, Deputy Chief of Staff & Chief Government Affairs Officer
Bonita G. Teeuwen, P.E., Chief Operating Officer
James D. DeRosa, Director, MOCAP
Susanne DeGennaro, Real Estate Commissioner, MOCAP
Daniel Dougherty, Real Estate Project Manager, MOCAP
Veronica Thoms, Legislative Liaison, MOCAP
Nancy Lanzola, Law Department



LEGISLATIVE SUMMARY
Mayor's Office of Capital Projects
Division of Real Estate

Lease of City owned property to Meadow City, LLC

Ordinance No:	1199-2024
Legislative Purpose:	To authorize the Director of Capital Projects to lease City owned property adjacent to Interstate 90 at Waterloo Road/Marginal Road to Meadow City, LLC to develop native seed garden plots for a term of three (3) years.
Project Summary:	<p>Meadow City Native Plant Nursery ("Meadow City, LLC") is a small business in the North Collinwood neighborhood that specializes in native plants to supply gardeners, landscapers, and conservation organizations for the creation of wildlife habitats. The Western Reserve Land Conservancy, National Wildlife Federation, Northeast Ohio Regional Sewer District, and Cleveland Metroparks are among their regular customers.</p> <p>Meadow City, LLC recently opened a retail location on land leased from the Cleveland Land Reutilization Program on Westropp Avenue near the Waterloo Arts District. The nursery operates as a "market garden" with a zoning variance for a "farm stand", allowing them to sell plants on site.</p> <p>In order to grow more plants, Meadow City, LLC is seeking land to establish "native seed garden plots" and requests City owned land adjacent to Waterloo Road/Marginal Road north of Interstate 90. These lands are vacant remnant parcels that were acquired by the City in connection with the construction of Interstate 90.</p> <p>The plots will be well-maintained wildflower beds, which Meadow City, LLC staff would enter by foot to collect seed by hand as the land is not accessible by vehicular traffic. These seeds would then be used to grow native plants at their nursery. They plan to keep these plots and property well maintained by weeding and mowing every two weeks. They also plan to build attractive welded-wire fences with wooden posts around the property. There won't be any customer or visitor activity at this site.</p>
Lease Rate:	Appraised value of \$900.00 per year
Lease Term:	Three-year term
Permanent Parcel No:	PPN 112-24-073, 112-24-074, & 112-24-075
Ward:	Ward 8 (Councilman Michael D. Polensek)
Attachments:	Location Map & Information Packet