

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

Easement to Cedar Redevelopment Phase IV LLC

Ordinance No: 1316-2025

Legislative Purpose: Authorizing the Director of the Department of Parks & Recreation to grant an easement over City-owned land located on East 26th Street between Central Avenue and Community College Avenue, (PPN 103-27-020), to Cedar Redevelopment Phase IV LLC ("Cedar IV"), or its designee, for fire lane access for its new residential development.

Project Summary: As part of Cuyahoga County's Central Surge Initiative aimed at impacting Cleveland's Central Neighborhood, the area between East 22nd and East 28th Streets was improved beginning in 2022 through a partnership between the County, the City and Cuyahoga Metropolitan Housing Authority ("CMHA"). Pursuant to Ordinance No. 608-2022 and Board of Control Resolution No. 111-23, the City and CMHA exchanged portions of their properties in the area to effectuate these improvements. The improvements include the new East 26th Street, construction of a new City park next to the Central Recreation Center and construction of Cedar IV's new 50-unit residential development.

Cedar IV requires an easement for fire lane purposes across an approximately 24' x 150' strip of the new City park adjacent to Cedar IV's residential development. The easement is approximately 3,805 square feet (0.0708 acres) and does not impact the City park facilities, as it is located toward the rear portion of the park.

In addition to providing fire lane access for the residential development, the easement area will provide improved pedestrian access to and from the Central Recreation Center and new City park. Cedar IV retained BBG Real Estate Services to appraise the easement area and will purchase the easement at appraised value of \$14,000.

Price:

PPN: 103-27-020 – City-owned land for easement

Ward: Ward 5 (Councilman Starr)

Attachments: Location Map