

**CITY OF CLEVELAND**

Mayor Justin M. Bibb

**MAYOR'S OFFICE OF
CAPITAL PROJECTS****JAMES D. DEROSA**
DIRECTOR

Date: November 11, 2024

To: Mark Griffin, Director, Department of Law

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

Subject: Sale of City-owned Land for Residential Development

Please prepare legislation to authorize the Director of the Mayor's Office of Capital Projects to accept a donation of vacant land from Gustave R. Molnar ("Molnar"), located at 1216 West 65th Street, and known as PPN 002-08-053, to be consolidated with adjacent City-owned vacant land no longer needed for public use (PPN 002-08-054), located immediately adjacent to the north of Molnar's land at the southwest corner of Father Caruso Drive and West 65th Street and to sell the City-owned land to Molnar for purposes of residential development.

A copy of the approved legal description and map is attached.

Thank you.

JD/sd/mj

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
Ed Susanne DeGennaro, Commissioner of Real Estate, MOCAP
Mikal Jeanbaptiste, Real Estate Project Manager, MOCAP
Nancy Lanzola, Legislative Liaison, Department of Law
Beverly Gray, Legislative Liaison, Department of Law



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

Sale of City-owned Land for Residential Development

Ordinance No: XXXX-2024

Legislative Purpose: Please prepare legislation to authorize the Director of the Mayor's Office of Capital Projects to accept a donation of vacant land from Gustave R. Molnar ("Molnar"), located at 1216 West 65th Street, and known as PPN 002-08-053, to be consolidated with adjacent City-owned vacant land no longer needed for public use (PPN 002-08-054), located immediately adjacent to the north of Molnar's land at the southwest corner of Father Caruso Drive and West 65th Street and to sell the City-owned land to Molnar for purposes of residential development.

Project Summary: Molnar wishes to construct four single family townhomes on his property (PPN 002-08-053), which is next to City-owned vacant land (PPN 002-08-054), needed to create a high-quality residential development. City will accept a donation of Molnar's land to be consolidated with the City-owned land, and place deed restrictions requiring that the land is developed within two years, in compliance with plans approved by City Planning Commission.

City will then sell the consolidated parcel back to Molnar at appraised value of Molnar's portion. Molnar will split the land into four parcels and construct the townhomes. If Molnar fails to develop any of the four new parcels in conformity with the requirements set forth in the deed, the City will re-enter and retake the parcels, and have the ability to issue a request for proposals to ensure that future development conforms with City Planning's approved design.

Price: \$65,000, appraised value of Molnar's land

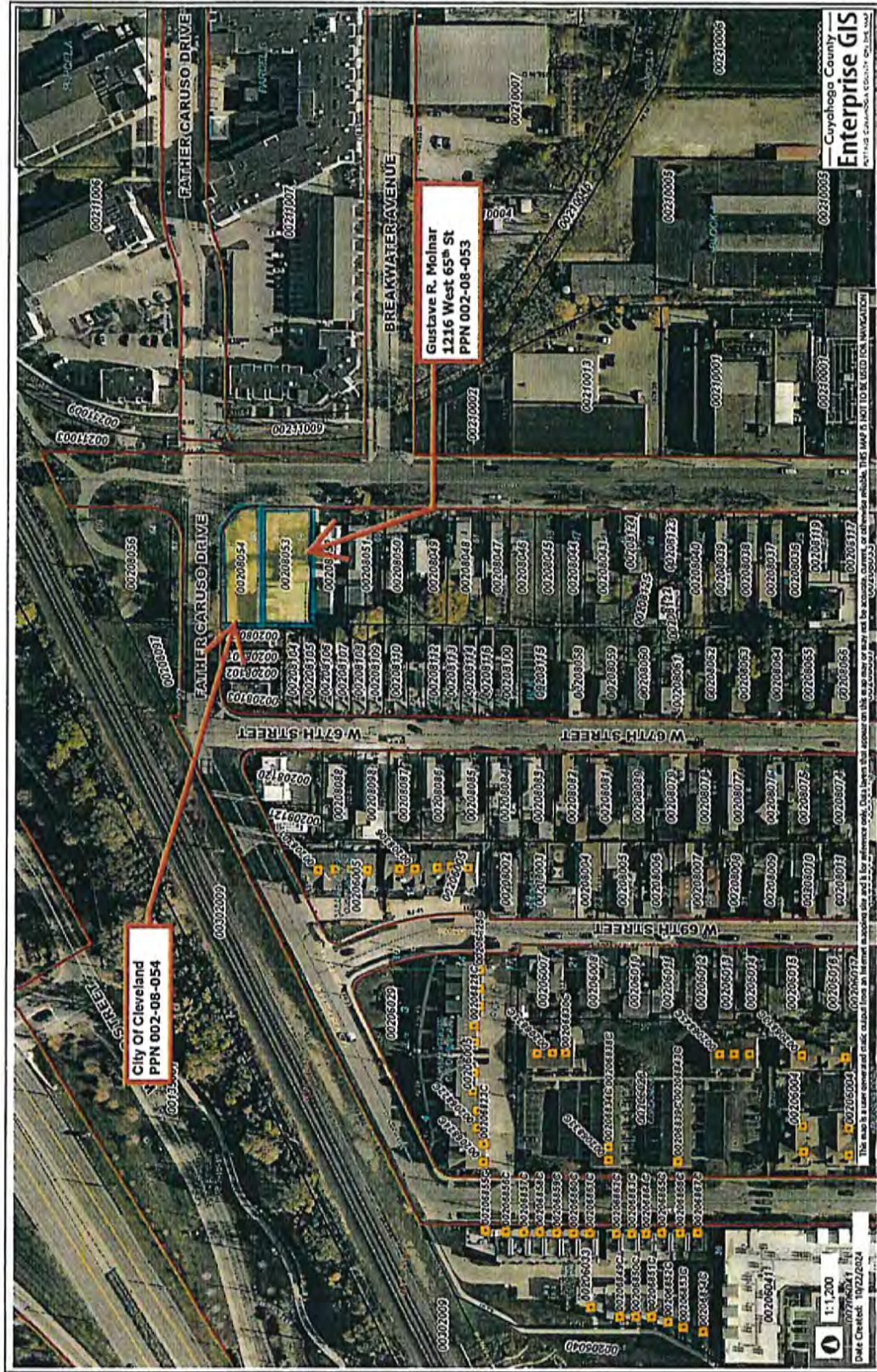
PPN: 002-08-053 Molnar's land to be transferred to City
002-08-054 City-owned land to be transferred to Molnar

Ward: Ward 15 (Councilperson Spencer)

Attachments: Location Map & Legal Descriptions



Sale of City-owned Land for Residential Development (PPN 002-08-054)



Cuyahoga County
Enterprise GIS

This map is a derivative of data collected from an Internet database and is for reference only. Data levels that appear on this map may not be the most current. Users of this map should verify the accuracy, currency, or otherwise of the data. THIS MAP IS NOT TO BE USED FOR NAVIGATION.



CITY OF CLEVELAND
Mayor Justin M. Bibb

PERMANENT PARCEL NUMBER 002-08-053

LEGAL DESCRIPTION

*OK
2/26/24
11-08-2024*

Situate in the City of Cleveland, Cuyahoga County, State of Ohio, being more particularly bounded and described as follows:

Being Sublots Nos. 58 and 59 in J. Morrison's Subdivision of part of original Brooklyn Township Lots 31 and 32, as shown by the recorded Plat in Volume 1 of Maps, Page 49 of Cuyahoga County Records and together forming a parcel of land having a frontage of sixty (60) feet on the westerly side of West 65th Street (formerly Gordon Avenue), and extending back of equal width one hundred forty (140) feet, as appears by said Plat, be the same, more or less, but subject to all legal highways and easements of record.

PPN: 002-08-053

Address: 1216 W. 65th St., Cleveland, OH 44102

PPN 002-08-054

*OK
PCH
10-21-2024*

LEGAL DESCRIPTION OF PARCEL "A"

SITUATED IN THE CITY OF CLEVELAND, COUNTY OF CUYAHOGA AND STATE OF OHIO, AND KNOWN AS BEING SUBLot NOS. 60 AND 61, IN JUSTIN MORRISON ALLOTMENT OF PART OF ORIGINAL BROOKLYN TOWNSHIP LOT NOS. 31 AND 32 AS SHOWN BY THE RECORDED PLAT OF VOLUME 1 OF MAPS, PAGE 49 OF CUYAHOGA COUNTY RECORDS AND TOGETHER FORMING A PARCEL OF LAND, 60 FEET FRONT ON THE WESTERLY SIDE OF JUNCTION STREET, LATER GORDON AVENUE AND NOW KNOWN AS WEST 65TH STREET, AND EXTENDING BACK OF EQUAL WIDTH 140 FEET DEEP, AS APPEARS BY SAID PLAT, BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS.

PPN 002-08-054

Address: W 65th ST CLEVELAND, OH, 44102