

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

**PROPERTY EXCHANGE AGREEMENT, LEASE AND SHARED USE
AGREEMENT WITH CMSD TO CREATE REDEVELOPMENT
OPPORTUNITIES AT FORMER SCHOOL PROPERTIES AND TO ALLOW
CMSD TO CONSTRUCT A NEW MARION C. SELTZER SCHOOL ON CITY'S
CUDELL COMMONS PROPERTY**

Ordinance No: 75-2021

Legislative Purpose: To authorize the Directors of Public Works and Community Development to enter into a property exchange agreement with the Cleveland Metropolitan School District (CMSD) for the transfer of various properties between the parties to facilitate the efficient use of real estate for public purposes including construction of a new Marion C. Seltzer Elementary School, assembling land for redevelopment through new mixed use and/or housing projects, and disposition of underutilized and unneeded school real estate; and to authorize the Director of Public Works to enter into a lease for use of ballfields at the new school and a shared use agreement for shared use of parking lots at Cudell Recreation Center and the new Marion C. Seltzer School.

Project Summary: In 2019 the Board of Education approved a revised school merger and construction plan that included construction of a new Marion C. Seltzer Elementary School. CMSD has determined that the best site for the new school is adjacent to the existing school on portions of City's Cudell Commons property in Ward 15.

Under this ordinance authority, City will split 2.168 acres from the Cudell Commons site for the new school. This will allow for park and recreation amenities to remain adjacent to the new school, allow for the current school to be open until the new school is completed, and allow CMSD to construct new playfields on the current school site after it has been demolished, for mutual use by both City and CMSD. City and CMSD will also share their parking lots during non-peak hours.

City and CMSD will enter into a 45 year lease for the playfields. No rent will be charged by CMSD in exchange

for City maintaining the playfields. City and CMSD shall enter into a shared use agreement for the parking lots at no cost to either party. The term of the shared use agreement shall be 10 years and shall renew automatically on a yearly basis thereafter until terminated by either party.

City will retain ownership of and will not disturb the Cudell Recreation Center or Cudell Fine Arts Center, the historic Cudell Clock Tower, the Tamir Rice Memorial, or the Cleveland Police Memorials for Fallen Officers.

CMSD has agreed to swap two former school properties for the land it needs at Cudell Commons.

Transfer from CMSD to City: CMSD will transfer the following properties at no cost to the Department of Community Development:

- (1) The closed and partially demolished Watterson-Lake Elementary School and the adjacent parking to the south of the school building. This school is located at 1422 W. 74th Street (2.383 acres) in Ward 15.

CMSD will demolish the remaining structure, grade and seed the property before transferring title to the City, which is anticipated to occur in 2021.

City intends to redevelop the site with new housing through an RFP process.

- (2) The closed Harry E. Davis School located at 10713 Churchill Avenue (4.621 acres) in Ward 9.

CMSD will transfer the existing building, contents, and land to the Department of Community Development. Dept. of Community Development intends (through separate legislation) to transfer a portion of the property to NRP Group, a private developer, to develop 2 acres of the site as a residential/mixed-use development located within the Mayor's Neighborhood Transformation Initiative Glenville target area. NRP received Low-Income Housing Tax Credit (LIHTC) for the project through a competitive process with the Ohio Housing Finance Agency.

The exchange of real estate as outlined herein will be mutually beneficial to the respective parties and the community. An exchange of properties between City and Cleveland Metropolitan School District is authorized by Ohio Revised Code Section §3313.40.

Permanent Parcel Nos for portion of Cudell Commons:	001-29-057 through 061, 001-29-081, and a portion of 001-29-062
Permanent Parcel Nos for Watterson-Lake:	002-18-009, 002-18-012 through -021, 002-18-030 through -036, and 002-18-079 through -080
Permanent Parcel Nos for Harry E. Davis:	120-01-060 through -077, 120-01-080 through -094, and 120-01-110
Type of Transaction:	Land Swap, Lease, and Shared Use Agreement
Consideration:	Properties will be exchanged at no cost to the parties due to the mutual benefit each will receive.
Ward:	Ward 9, Councilman Conwell: Harry E. Davis School Ward 15, Council Person Spencer: Cudell Commons and Watterson-Lake School
Attachments:	Location Maps

Location Maps

Cudell Commons & Adjacent Marion C. Seltzer School and Other Public Amenities



CUDELL COMMONS

1910 West Blvd.

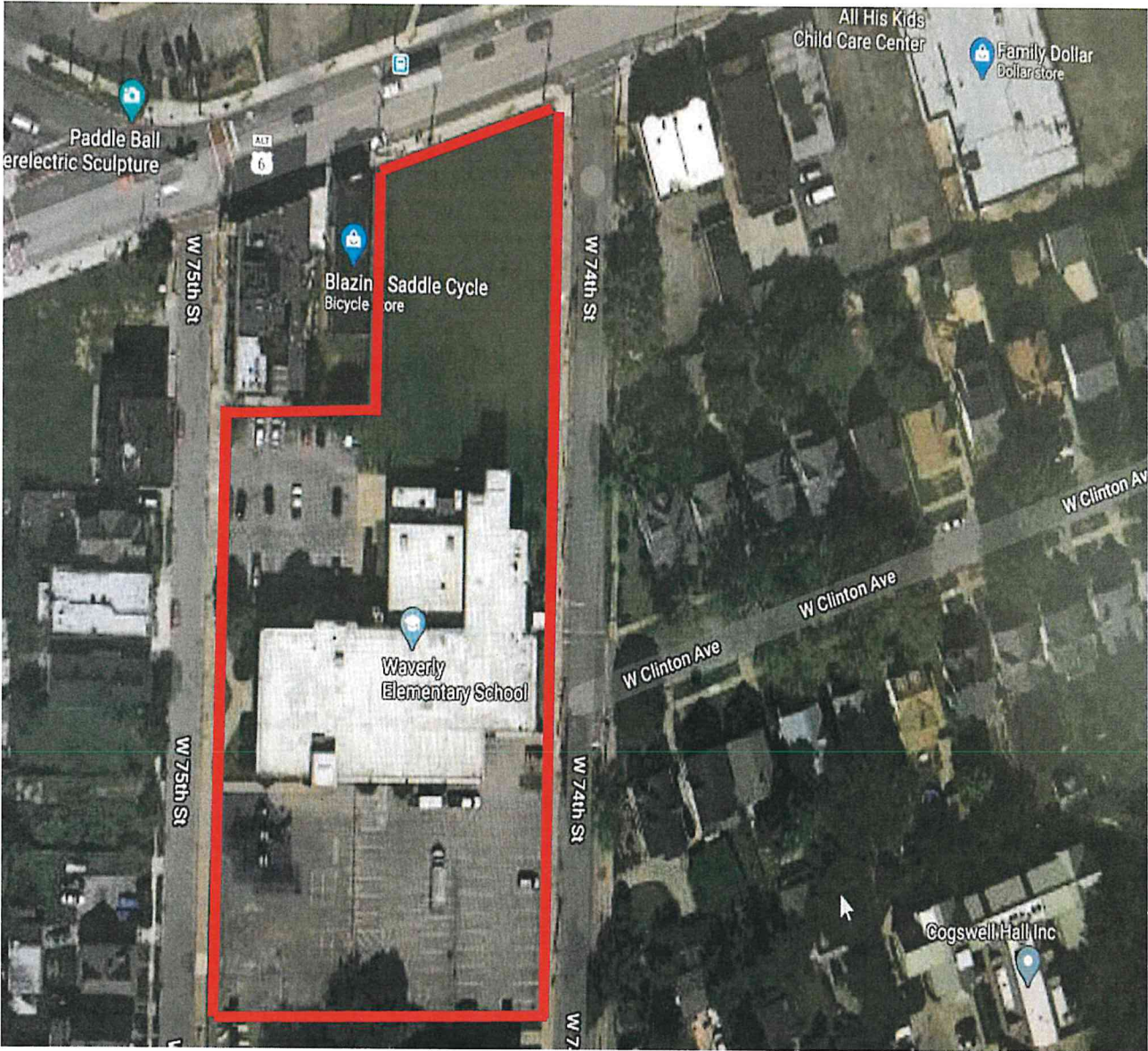
Total acreage to be transferred: 2.168 acres

Harry E. Davis School Property



HARRY E. DAVIS
10700 Churchill Avenue
Total acreage to be transferred: 4.621

Watterson-Lake and Waverly Elementary School Properties



WATTERSON-LAKE
7407 Detroit Avenue
Total acreage to be transferred: 2.383