

CITY OF CLEVELAND
DEPARTMENT OF COMMUNITY DEVELOPMENT
Disposition of Property

May Dugan (Also Known as West Side Multi-Service Corp.) - 4115 Bridge Street
LEGISLATIVE REQUEST - EXECUTIVE
SUMMARY ORDINANCE NO. 945-2021

Description:

Authorizing the Director of Community Development to enter into negotiations with May Dugan, also known as West Side Multi-Service Corp. (hereinafter referred to as "May Dugan") to formally dispose of the property located at 4115 Bridge Street. May Dugan, the current lessee, presently holds a 20-year lease on the property that ends in 2038, with an option to renew for an additional 20 years. In order to dispose of the property in a manner mutually beneficial to both parties, the preferred transaction would be a transfer at a discounted price, subject to the following conditions:

1. Establishment of a deed restriction that would require the property to be used, in perpetuity, for public health and related services towards low and moderate income residents. The property reverts back to the City if May Dugan or its successor ceases to use the property in such a manner.
2. May Dugan can compensate the City with in-kind services valued at the appraised value of the property.
3. Subject to any restrictions required by the US Department of Housing and Urban Development.
4. In exchange for disposing of the property, May Dugan would provide discounted or free health services to Cleveland residents in an amount up to the appraised value of the building. Once the threshold is met, the City would review the proof of services delivered and record a release of the deed restriction.

Purpose:

To formally dispose of the property located at 4115 Bridge Street to the current lessee, May Dugan. This transaction will support May Dugan's future expansion efforts, increase the potential availability of public health and related services to low and moderate income residents of the City, while reducing the City's overall risk and liability profile.

Grantee:

N/A

Term:

N/A

Estimated Cost:

N/A

Ward:

N/A

Amount:

\$540,000 (Current appraised value of property)

Funding Source:

N/A

RL No.

N/A