

# Ordinance No. 1207-2022

By Council Members McCormack, Hairston and Griffin (by departmental request)

## AN EMERGENCY ORDINANCE

Authorizing the Mayor and the Commissioner of Purchases and Supplies to acquire and re-convey properties presently owned by Bridgeworks, LLC, and/or its designee, located at 2429 West Superior Avenue for the purpose of entering into the chain-of-title prior to the adoption of tax increment financing legislation authorized under Section 5709.41 of the Revised Code for the Bridgeworks Development Project.

WHEREAS, this ordinance constitutes an emergency measure providing for the usual daily operation of a municipal department; now, therefore,

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF CLEVELAND:

Section 1. That notwithstanding and as an exception to the provisions of Chapter 181 and 183 of the Codified Ordinances of Cleveland, Ohio, 1976, the Mayor and the Commissioner of Purchases and Supplies are authorized to acquire from and re-convey to, Bridgeworks, LLC, and/or its designee, for a nominal consideration of one dollar and other valuable consideration determined to be fair market value, the following property for the purpose of entering into the chain-of-title prior to the adoption of tax increment financing legislation authorized under Section 5709.41 of the Revised Code. The Real Property is more fully described below and as may subsequently be replatted, re-numbered, or revised:

Legal Description  
PPN# 003-15-087

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio and being part of Original Brooklyn Township Lot No. 70, bounded and described as follows:

Beginning at an Iron Pin Monument found at the intersection of West 25th Street, 60 feet wide, and Detroit Avenue, 66 feet wide.

Thence North 30°28'45" West, along the centerline of said West 25th Street, a distance of 142.71 feet to a point;

Thence North 59°31'15" East a distance of 30.00 feet to the easterly line of said West 25th Street and the Principal Place of Beginning of land herein described:

Thence North 30°28'45" West, along the northeasterly line of said West 25th Street, a distance of 87.83 feet to the southeasterly line of Vermont Avenue, 33.00 feet wide;

Thence North 59°26'52" East, along said southeasterly line of said Vermont Avenue, a distance of 229.00 feet to a point;

Thence South 30°28'45" East a distance of 6.20 feet to a point; Thence South 39°50'15" West a distance of 30.96 feet to a point;

Thence North 59°26'52" East a distance of 238.36 feet to a point on the southeasterly line of the Detroit-Superior Viaduct, 80.00 feet wide;

Thence North 39°50'15" East, along said southeasterly line, a distance of 80.09 feet to the most westerly corner of land conveyed to F & G Superior Viaduct, LLC. by deed AFN: 201705230555 of Cuyahoga County records;

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Thence South 35°12'07" East, along the southwesterly line of land conveyed to said F & G Superior Viaduct, LLC., a distance of 154.08 feet to a point;

Thence South 55°54'07" West a distance of 96.83 feet to the northwesterly line of Detroit Avenue, 66.00 feet wide;

Thence South 34°40'45" West, along said northwesterly line, a distance of 118.78 feet to a point;

Thence South 59°41'52" West, continuing along said northwesterly line, a distance of 275.35 feet to a point;

Thence North 30°28'45" West a distance of 36.45 feet to a point of curve;

Thence along a curve deflecting to the right an arc distance of 35.46 feet. Said curve having a radius of 30.00 feet and a chord that bears North 68°12'01" West, 33.43 feet;

Thence along a curve deflecting to the left an arc distance of 54.58 feet. Said curve having a radius of 636.00 feet and a chord that bears North 36°47'53" West, 54.57 feet;

Thence South 39°50'15" West a distance of 21.32 feet to the Principal Place of Beginning and containing 88,308 square feet (2.0273 acres) of land, be the same more or less but subject to all legal highways; And further known as all of Parcel "A" as shown on the Consolidation Plat M- 5029 recorded in AFN: 202002040272 of Cuyahoga County Records.

Bearings are to an assumed meridian and are used to denote angles only.

Section 2. That the Director of Economic Development is authorized to execute on behalf of the City of Cleveland all necessary documents to acquire and to convey the property and to cause Bridgeworks, LLC, and/or its designee, to employ, and to pay all fees for, title companies, surveys, escrows, appraisers, environmental audits, and all other costs necessary for the acquisition and sale of the property.

Section 3. That this Council finds the conveyances are in compliance with Section 5709.41(B)(1) of the Revised Code and the proposed improvements constitute and are declared a public purpose under said section and the subject property is located in a blighted area of an impacted City as required by Section 5709.41 of the Revised Code.

Section 4. That the conveyances shall be made by official deed prepared by the Director of Law and executed by the Mayor and the Commissioner of Purchases and Supplies on behalf of the City of Cleveland.

Section 5. That this ordinance is declared to be an emergency measure and, provided it receives the affirmative vote of two-thirds of all the members elected to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor; otherwise it shall take effect and be in force from and after the earliest period allowed by law.

SMA:nl  
11-14-2022  
FOR: Director Jackson

