

Ordinance No. 368-2026

AN EMERGENCY ORDINANCE

Authorizing the Mayor and the Commissioner of Purchases and Supplies to purchase property for the construction of the new Cleveland Division of Fire's Fire Station No. 23 located at 10022 Madison Avenue, for the Department of Public Safety.

Desk copy prepared for 6-1-2026

WHEREAS, the current Division of Fire's Fire Station No. 23 is located at 9826 Madison Avenue and currently does not provide enough space for proper on-site maneuverability for apparatus use which leads to traffic congestion and back-ups. The Division of Fire intends to construct a new fire station at a larger site which will have three separate zones for living quarters, decontamination area and an apparatus bay. The larger site will allow for a driveway with a pull through design for better maneuverability which leads to better response times; and

WHEREAS, the City of Cleveland wishes to purchase Permanent Parcel No. 001-28-030 located at 10022 Madison Avenue from Shaker Madison LLC for the construction of a new Cleveland Division of Fire's Fire Station No. 23; and

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 purchase the following described property from Shaker Madison LLC for the construction of the new Cleveland Division of Fire's Fire Station No. 23 located at 10022 Madison Avenue:

PPN 001-28-030

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio:

And known as being all of Sublots 26, 27, 28, 29, 36 and 37 in the Jacob Mueller's Subdivision of part of Original Brooklyn Township Lot Nos. 9 and 12 as shown by the recorded plat in Volume 18 of Maps, Page 21 of Cuyahoga County Map Records and being further described as follows:

Beginning at a drill hole set marking the Westerly line of West 100th Street (48 feet wide) and the Northerly line of Madison Avenue (60 feet wide);

COURSE I: Thence South 89 degrees 25' 00" West, along the Northerly line of said Madison Avenue, 133.59 feet to a p.k. nail set;

COURSE II: Thence South 89 degrees 27' 30" West, along the Northerly line of said Madison Avenue, 98.86 feet to a 5/8" iron pin set at the Southwest corner of said Sublot 37;

COURSE III: Thence North 00 degrees 32' 30" West, along the Westerly line of said Sublot No. 37, 171.61 feet to the Northwest corner of said Sublot 37 (witness a stone monument with a drill hole found 0.09 feet South and 0.04 feet West);

COURSE IV: Thence North 87 degrees 29' 20" East, along the Northerly line of said Sublot 37, 57.38 feet to a 5/8" iron pin set in the Westerly curved cul-de-sac of Mueller Court (16 feet wide);

COURSE V: Thence along the Southwesterly curved line of said Mueller Court, being the arc of a curve deflecting to the right an arc distance of 62.51 feet to a 5/8" iron pin set at the Northwesterly corner of

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Sublot 26, said curve having a radius of 22.50 feet and a chord which bears South 82 degrees 05' 51" East, 44.26 feet;
COURSE VI: Thence North 87 degrees 29' 20" East, along the Southerly line of said Mueller Court, 125.50 feet to a p.k. nail set in a stone retaining wall and the West line of said West 100th Street;
COURSE VII: Thence South 02 degrees 30' 40" East, along the Westerly line of said West 100th Street, 171.40 feet to the Place of Beginning as surveyed and described in August 1998 by Joseph Gutoskey, P.S, 7567. Bearings used herein are to an assumed meridian and arc intended to indicate angles only.
The above described parcel is also known as being Parcel No. 1 in the Plat of Consolidation City of Cleveland-Cuyahoga County of part of Original Brooklyn Township Lots Nos. 9 and 12, as shown by the recorded plat in Volume 298 of Maps, Page 58 of Cuyahoga County Records, as appears by said plat, be the same more or less, but subject to all legal highways.

PPN: 001-28-030

Address: 10022 Madison Avenue, Cleveland, Ohio 44102

Section 2. That the Director of Capital Projects or Public Safety, as appropriate, is authorized to execute on behalf of the City of Cleveland all necessary documents to acquire the property and to employ and pay all fees necessary for the acquisition of the property.

~~Section 3.~~ That the consideration to be paid for this property shall not exceed the appraised value of \$635,000.00, which is determined to be fair market value.

Section 3. That the consideration to be paid for this property shall be up to \$1,025,000, which includes the purchase price paid by Shaker Madison LLC for the real and personal property of \$725,000, plus up to an additional \$300,000, provided Shaker Madison LLC provides documentation of additional costs that could be reasonably considered as part of the Property's fair market value."

Section 4. That all costs of acquiring, accepting, and recording the land shall be paid from Fund No. 11 SF 006, ~~and any other fund or funds approved by the~~ Director of Finance. (RQS 0103, RL 2026-13)

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.

SL:uo
3-23-26

FOR: Directors DeRosa and Drummond

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REPORT
after second Reading

Mr.

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READ FIRST TIME

REPORTS

and referred to _____

by the council _____

CITY CLERK

READ SECOND TIME

by the council _____

CITY CLERK

READ THIRD TIME

by the council _____

PRESIDENT

CITY CLERK

APPROVED

MAYOR

Recorded Vol. _____ Page _____

Published in the City Record _____

