

613-2024

ORDINANCE NO.

**Department of Community Development
Acquire and Convey Land Bank and City of Cleveland Parcels
Executive Summary**

Legislative Request:

To authorize the Director of Community Development to acquire nine (9) parcels from Cleveland Neighborhood Progress subsidiary New Village Corporation dba STA Realty, Inc. The Department of Community Development further requests authorization to convey seventeen (17) parcels to Cleveland Neighborhood Progress subsidiary New Village Corporation dba STA Realty, Inc. via a swap.

Purpose:

The Department of Community Development (CD) has agreed to receive nine parcels to include 119-09-002, 119-09-073, 119-12-026, 119-12-078, 119-12-079, 119-12-080, 119-12-081, 119-12-085, and 119-12-098 from Cleveland Neighborhood Progress (CNP) subsidiary New Village Corporation dba STA Realty, Inc. Parcel 119-12-085 has been transferred to Gordon Crossing Land Co. LLC. from STA Realty, Inc. for the purpose of developing the Gordon Crossing LIHTC project. CD worked with both developers to negotiate the parcel transfer, which is an integral part of the development land assembly. The Upper Chester area, where the nine CNP parcels are located, is considered prime real estate, where current and proposed development are occurring.

In exchange for the CNP parcels, the Director of Community Development will convey seventeen parcels to include 021-26-059, 021-29-013, 021-29-017, 113-04-015, 113-04-016, 113-04-021, 113-04-078, 113-04-079, 113-04-080, 113-07-035, 113-25-007, 113-25-008, 114-03-135, 114-09-052, 114-11-073, 114-20-099, and 114-21-134 to STA Realty in the Jefferson and Collinwood neighborhoods.

The property exchange, will allow the City to see continued development in the Upper Chester area of the Hough neighborhood, which is adjacent to the burgeoning University Circle and nearby Fairfax neighborhoods. The conveyance of City owned parcels to CNP will support the City's Ten Year Housing Plan through proposed single-family and townhome residential development.

PPN # 021-26-059

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio:
And known as being Sublot Nos. 673 and 674 in the Van DeBoe Hager and Company's
Lenox Park Allotment of a part of Original Rockport Township Section Nos. 11 and 20, as
shown by the recorded plat in Volume 23 of Maps, Page 11 of Cuyahoga County Records,
as appears by said plat.

Address: 3303 W 128th ST, Cleveland, Ohio 44111

PPN # 021-29-013

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio:
And known as being Sublot No. 85 in the Settlement Property Company Lorain Villas Subdivision of part of
Original Rockport Township Section Nos, 11 and 20 as shown by the recorded plat in Volume 59
of Maps, Page 16 of Cuyahoga County Records, as appears by said plat, be the same more or less, but
subject to all legal highways. Also subject to zoning ordinances if any.

Address: V/L 3328 West 130thStreet; Cleveland, Ohio 44111

PPN # 021-29-017

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio and known as being Sublot No. 89
Block 6 in The Settlement Property Co.'s Lorain Villas Allotment of part of Original Rockport Township
Sections Nos. 11 and 20 as shown by the recorded plat of said Allotment in Volume 59 of Maps, Page 16 of
Cuyahoga County Records, said Sublot No. 89 has a frontage of 40 feet on the Southwesterly side of West 130th
Street, (formerly Englewood Boulevard) and extends back between parallel lines 120 feet, as appears by said plat, be the same
more or less, but subject to all legal highways.

Address of Property: 3342, West 130th Street, Cleveland, Ohio 44111

PPN # 113-04-015

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio and known as being
Sublot No. 8 in Pembroke Homes Subdivision of part of Original Euclid Township Tract No. 15,
as shown by the recorded plat in Volume 332 of Maps, Page 77 of Cuyahoga County Records, as
appears by said plat, be the same more or less, but subject to all legal highways.

Address of Property: VL Devon Road, Cleveland, Ohio 44119

PPN # 113-04-016

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio and known as being
Sublot No. 3 in Pembroke Homes Subdivision of part of Original Euclid Township Tract No. 15,
as shown by the recorded plat in Volume 332 of Maps, Page 77 of Cuyahoga County Records, as
appears by said plat, be the same more or less, but subject to all legal highways.

Address of Property: VL Lakeport Avenue, Cleveland, OH 44119

PPN # 113-04-021

SITUATED IN THE CITY OF CLEVELAND, COUNTY OF CUYAHOGA AND STATE OF OHIO:
AND KNOWN AS BEING PART OF ORIGINAL EUCLID TOWNSHIP TRACT NO. 15, AND BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING ON THE NORTHWESTERLY LINE OF LAKEPORT ROAD NORTHEAST AT ITS POINT ON INTERSECTION WITH THE SOUTHWESTERLY LINE OF PARCEL NO.2 OF LAND CONVEYED TO HOPE BIRD BROWNING BY DEED DATED MARCH 15TH, 1912 AND RECORDED IN VOLUME 1387, PAGE 276 OF CUYAHOGA COUNTY RECORDS; THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF LAKEPORT ROAD NORTHEAST 50 FEET TO THE MOST EASTERLY CORNER OF LAND CONVEYED TO ANTON AND JULIA TAVZEL BY DEED DATED JULY 22, 1939 AND RECORDED IN VOLUME 4975, PAGE 99 CUYAHOGA COUNTY RECORDS; THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF LAND SO CONVEYED TO ANTON AND JULIA TAVZEL 200 FEET TO THE SOUTHEASTERLY LINE OF PARCEL NO. 1 OF LAND CONVEYED TO HOPE BIRD BROWNING, AS AFORESAID; THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF PARCEL NO. 1 OF LAND CONVEYED TO HOPE BIRD BROWNING, 50 FEET TO THE SOUTHWESTERLY LINE OF PARCEL NO.2 OF LAND SO CONVEYED TO HOPE BIRD BROWNING, AS AFORESAID; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF LAND CONVEYED TO HOPE BIRD BROWNING, 200 FEET TO THE PLACE OF BEGINNING, BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS.

Address of Property: 17653 Lakeport Avenue, Cleveland, OH 44119

PPN # 113-04-078

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio and known as being Sublot No. 4 in Pembroke Homes Subdivision of part of Original Euclid Township Tract No. 15, as shown by the recorded plat in Volume 332 of Maps, Page 77 of Cuyahoga County Records, as appears by said plat, be the same more or less, but subject to all legal highways.

Address of Property: VL Lakeport Avenue, Cleveland, OH 44119

PPN # 113-04-079

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio and known as being Sublot No. 7 in Pembroke Homes Subdivision of part of Original Euclid Township Tract No. 15, as shown by the recorded plat in Volume 332 of Maps, Page 77 of Cuyahoga County Records, as appears by said plat, be the same more or less, but subject to all legal highways.

Address of Property: VL Devon Rd, Cleveland, OH 44119

PPN # 113-04-080

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio and known as being Sublot No. 6 in Pembroke Homes Subdivision of part of Original Euclid Township Tract No. 15, as shown by the recorded plat in Volume 332 of Maps, Page 77 of Cuyahoga County Records, as appears by said plat, be the same more or less, but subject to all legal highways.

Address of Property: VL Lakeport Ave, Cleveland, OH 44119

PPN # 113-07-035

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

And known as being part of Original Euclid Township Tract 15, and bounded and described as follows: Beginning on the Southwesterly line of Marcella Road, N.E., at the most Northerly corner of land conveyed to Anton Smrekar, by deed dated September 15, 1919, and recorded in Volume 2311, Page 616 of Cuyahoga County Records; thence Northwesterly along said Southwesterly line of Marcella Road, N.E. about 59.90 feet to the most Easterly corner of land conveyed to Elizabeth A. Soeder, by deed dated July 2, 1925 and recorded in Volume 3323, Page 600 in Cuyahoga County Records; thence Southwesterly along the Southwesterly line of land so conveyed to Elizabeth A. Soeder, about 155.13 feet to the center line of Euclid Creek as established by plat recorded in Volume 42 of maps, Page 27 of Cuyahoga County Records; thence Southeasterly along said center line of Euclid Creek about 33.29 feet to the most Westerly corner of land so conveyed to Anton Smrekar; thence Northeasterly along the Northwesterly line of land so conveyed to Anton Smrekar, to the place of beginning, be the same more or less, but subject to all legal highways.

Address of Property: 18106 Marcella Rd, Cleveland, OH 44119

PPN # 113-25-007

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

And known as being part of Sublot Nos. 28 and 29 in Milton E. Bertram's Boulevard Allotment of part of Original Euclid Township Tract No. 15, as shown by *the* recorded plat in Volume 80 of Maps, Page 1 of Cuyahoga County Records, and together forming a parcel of land bounded and described as follows: Beginning on the Westerly line of East 174th Street at a point 40 feet Northerly from the Southeasterly corner of said Sublot No. 28; Thence Northerly along said Westerly line of East 174th Street, 139.98 feet to the Southerly end of a turnout between said Westerly line and *the* Southerly line of Lakeshore Boulevard; Thence Northwesterly along said turnout on a curved line deflecting to the left 31.44 feet to the Westerly end of said turnout; Thence Westerly along said Southerly line of Lakeshore Boulevard 86.98 feet; Thence Southerly on a line parallel to the Westerly line of said Sublot No. 29.95 feet; Thence Westerly on a line parallel to the Southerly line of Lakeshore Boulevard, 1½ feet; Thence Southerly on a line parallel to the Westerly line of said Sublot No. 29.18 feet; Thence Easterly on a line parallel to the Southerly line of Lakeshore Boulevard, 1½ feet; Thence Southerly on a line parallel to the Westerly line of said Sublot No. 29.45 feet; Thence Easterly 107 feet to the place of beginning as appears by said plat

Address of Property: 17316-17318 Lakeshore Blvd, Cleveland, OH 44119

PPN # 113-25-008

Situated in City of Cleveland County of Cuyahoga and State of Ohio, and known as being all of Sublots Nos. 30 and 31 and a part of Sub-lots Nos. 29 and 32 in Milton E. Bertram's Boulevard Allotment of part of Original Euclid Township Tract No. 15, as shown by the recorded plat in Volume 80 of Maps, Page 1 of Cuyahoga County Records, and together forming a parcel of land bounded and described as follows:

Beginning on the Southerly line of Lake Shore Boulevard at the Northwesterly corner of Sub-lot No. 32: thence Easterly along the Southerly line of Lake Shore Boulevard, 220.51 feet; thence Southerly and parallel with the Westerly line of Sub-lot No. 29, 96 feet; thence Westerly and parallel with the Southerly line of Lake Shore Boulevard, 1.50 feet; thence Southerly and parallel with the Westerly line of Sub-lot No. 29, 18 feet; thence Easterly and parallel with the Southerly line of Lake Shore Boulevard, 1.50 feet; thence Southerly and parallel with the Westerly line of Sub-lot No. 29, 46 feet; thence Westerly and parallel with the Southerly line of Sub-lot No. 29, 25.51 feet to the Easterly line of Sub-lot No. 30; thence Southerly along the Easterly line of Sub-lot No. 30, 40 feet to the Southeasterly corner thereof; thence Westerly along the Southerly line of Sub-lots Nos. 30 and 31, 130 feet to the Southeasterly corner of Sub-lot No. 32; thence Northerly along the Easterly line of Sub-lot No. 32, 40 feet; thence Westerly and parallel with the Southerly line of Sub-lot 32, 65 feet to the Westerly line of Sub-lot No. 32; thence Northerly along the Westerly line of Sub-lot No. 32, 160 feet to the place of beginning, be the same more or less, but subject to all legal highways.

Address of Property: 17300 Lakeshore Blvd, Cleveland, OH 44119

PPN # 114-03-135

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio, and known as being Sublot No. 21 in W.L. Stacey's Subdivision of part of Original Euclid Township, Tract No. 15, as shown by the recorded plat in Volume 34 of Maps, Page 24 of Cuyahoga County Records, and being 50.03 feet front on the Southerly side of Schenely Avenue NE, and extending back 182.13 feet on the Westerly line, 180.64 feet on the Easterly line, and having a rear line of 50 feet as appears by said plat, be the same more or less, but subject to all legal highways.

Address of Property: 18020 Schenely Ave, Cleveland, OH 44119

PPN # 114-09-052

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

And known as being Sublot No. 60 in W. T. Redmond's Boulevard and Estates Subdivision of part of Original Euclid Township Tract 15, as shown by the recorded plat of said subdivision in Volume 84 of Maps, Page 8 of Cuyahoga County Records. Said Sublot No. 60 has a Frontage of 40 feet on the Southerly side of Hiller Road, extends back 111.81 feet on the Westerly line, 112.50 feet on the Easterly line, and has a rear line of 40.01 feet, as appears by said Plat, be the same more or less, but subject to all legal highways.

Address of Property: 18320 Hiller Ave, Cleveland, OH 44119

PPN # 114-11-073

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio, and known as being Sublot No. 66 in Beachland Allotment of part of Original Euclid Township Tract No. 15, as shown by the recorded plat in Volume 26 of Maps, Page 2 of Cuyahoga County Records, be the same more or less, but subject to all legal highways.

Address of Property: 18216 Canterbury Rd, Cleveland, OH 44119

PPN # 114-20-099

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio: And known as being part of Original Euclid Township, Lot No. 9, in Tract No. 17, and bounded and described as follows: Beginning on the center line of Shawnee Avenue N.E., (formerly Nelson Avenue), at a point 152 feet Westerly, (measured along said center line), from the Northeasterly corner of land conveyed to Julia J. Wolf, by Deed dated June 28th, 1914, and recorded in Volume 1544, Page 435 of Cuyahoga County Records; Thence Westerly along said center line of Shawnee Avenue N.E., 50 feet; Thence Southerly on a line parallel to the Westerly line of land so conveyed to Julia J. Wolf, about 420 60/100 *feet* to the Southerly line of Original Lot No. 9; Thence Easterly along said Southerly line of Original Lot No. 9, 50feet; Thence Northerly about 420 66/100 feet to the place of beginning, be the same more or less, but subject to all legal highways.

Address of Property: 19102 Shawnee Ave, Cleveland, OH 44119

PPN # 114-21-134

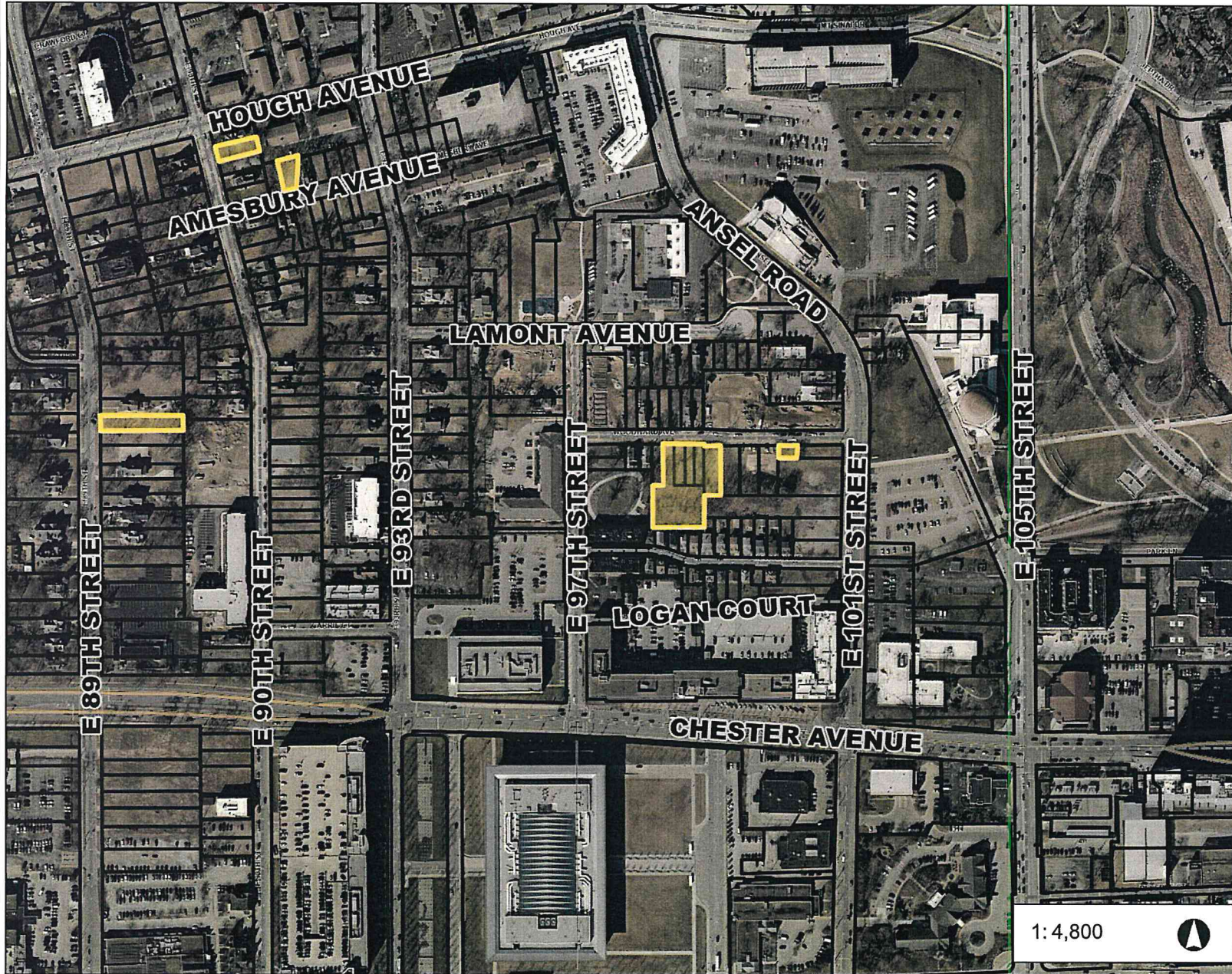
Situated in the City of Cleveland, County of Cuyahoga and State of Ohio: And known as Sublot 36 in Dragovlch & Jalovec Allotment of part of Original Euclid Township Lot 9, Tract 17, as shown by the recorded plat in Volume 93 of Maps, Page 21 of Cuyahoga County Records, as being 40 feet front on the Southerly side of Mohican Avenue, N.E., and extending back of equal width 110 feet, as appears by said plat, be the same more or less, but subject to all legal highways.

Address of Property: 19508 Mohican Ave, Cleveland, OH 44119

Upper Chester Parcels(CNP/NVC)	Address	Comment
119-09-002	1819 E 89th St	
119-09-073	9277 Amesbury Ave	
119-12-026	10012 Lamont Ave	
119-12-078	9726 Woodward Ave	
119-12-079	9728 Woodward Ave	
119-12-080	9732 Woodward Ave	
119-12-081	9802 Woodward Ave	
119-12-085 (Frontline Development)	10000 Woodward Ave	Transferred to Gordon Crossing land Co. LLC.
119-12-098	Woodward Ave	
Requested City of Cleveland Parcels		
	Address	
021-26-059	3303 W 128 St	
021-29-013	3328 W 130 St	
021-29-017	3342 W 130 St	
113-04-015	Devon Rd	
113-04-016	Lakeport Ave	
113-04-021	17653 Lakeport Ave	
113-04-078	Lakeport Ave	
113-04-079	Devon Rd	
113-04-080	Lakeport Ave	
113-07-035	18106 Marcella Rd	
113-25-007	17316-17319 Lake Shore Blvd	
113-25-008	17300 Lakeshore Blvd	City of Cleveland
114-03-135	18020 Schenely Ave	
114-09-052	18320 Hiller Ave	
114-11-073	18216 Canterbury Rd	
114-20-099	19102 Shawnee Ave	
114-21-134	19508 Mohican Ave	



Upper Chester STA Parcels



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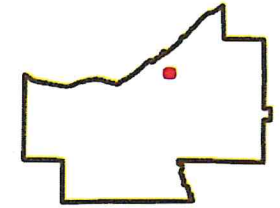


800 0 400 800 Feet

Projection:
WGS_1984_Web_Mercator_Auxiliary_Sphere

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Date Created: 6/28/2023

Legend


- Municipalities
- Platted Centerline
- Parcel

CNP - CD Parcel Swap - Jefferson SPA



CNP - CD Parcel Swap - North Shore Collinwood SPA



-  CNP Land Bank Parcel Swap Request
-  CNP CoC Parcel Swap Request

