

# **ORDINANCE NO. 1115-2021**

## **Department of Community Development Charles Lake School Acquire and Convey Executive Summary**

**Ordinance Amount:** \$0

### **Legislative Request:**

To authorize the City to acquire the Charles Lake School property located at 9201 Hillock Avenue for future redevelopment for the Department of Community Development; to convey the property to Ozanne Construction Company, Inc., or its designee; and to enter into an agreement between the City and the Redeveloper.

### **Purpose:**

The Cleveland Metropolitan School District (CMSD) has 19 former school sites that CMSD no longer needs, where they are seeking opportunities for redevelopment. The sites include 12 with former school buildings, and 7 that are vacant land. The Charles Lake School site is one of the seven vacant sites where the previous school has been demolished.

The City worked with CMSD to issue a Request for Qualifications (RFQ), evaluate and score RFQ proposals, and make awards based on winning proposals. CMSD obtained appraisals for each of the sites to determine fair market value as the price that developers would pay for each respective property in the RFQ, unless another price is negotiated. Four proposals were received for the Charles Lake School site. The awarded proposal is to Ozanne Construction Company, Inc. The developer is offering the full-appraised price of \$185,000 for the Audubon property to CMSD.

The proposal is to acquire the former Charles Lake School (9201 Hillock Avenue) property for mixed use development with affordable and market rate housing in the Glenville neighborhood.

Ozanne Construction Company, Inc. is a Cleveland-based construction management firm.