

Ordinance No. 388-2025

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

FOR PASSAGE
March 24, 2025

AN EMERGENCY ORDINANCE

Authorizing the Mayor and the Commissioner of Purchases and Supplies to acquire and re-convey properties presently owned by JSAACC LLC, and/or its designee, located at 7515 Cedar 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 African Town Plaza 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 JSAACC LLC, and/or its designee, reserving to the City the beneficial interest in, and title to, any described easements of record, 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:

Exhibit A **Legal Description**

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio and known as being Sublots Nos. 43 and 44 in George Watkins Subdivision of parts of the Original 100 Acre Lots Nos. 336 and 339 as shown by the recorded plat in Volume 4 of Maps, Page 21 of Cuyahoga County Records and of original 100 Acre lots 336 and 339 and together forming a parcel of land bounded and described as follows:

Beginning at the intersection of northerly line of Cedar Avenue S.E. with the westerly line of East 77th Street (formerly Watkins Avenue) thence Northerly along the westerly line of East 77th Street 150 feet, to the southeasterly corner of Sublot No. 42 in George Watkins Subdivision as aforesaid, thence Westerly along the Southerly line of said Sublot No. 42, 111 feet to the southwesterly corner thereof; thence Northerly along the Westerly line of Sublots Nos. 42 and 41 in George Watkins Subdivision as aforesaid, 51.16 feet to the Southeasterly corner of land conveyed to The Fuller Carpet Cleaning and Rug Manufacturing Company by deed dated April 4, 1904 and recorded in Volume 949, Page 577 of Cuyahoga County Records; thence Westerly along the Southerly line of land so conveyed to the Fuller Carpet Cleaning and Rug Manufacturing Company 85.89 feet to the Easterly line of land conveyed to Bernhard Schatzinger by deed dated March 1, 1898 and recorded in Volume 690, Page 124 of Cuyahoga County Records; thence Southerly along the Easterly line of land so conveyed to Bernhard Schatzinger 192.27 feet to the northerly line of Cedar Avenue S.E. about 197.30 feet to the place of beginning, be the same more or less, but subject to all legal highways.

Property Address: 7515 Cedar Avenue, Cleveland, OH 44103

Permanent Parcel Number: 118-25-101

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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 JSAACC 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:uo
3-24-2025
FOR: Director McNair

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REPORT
after second Reading

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READ FIRST, SECOND AND THIRD TIME

REPORTS

READ FIRST TIME
referred to

CITY CLERK

APPROVED BY
CITY PLANNING COMMISSION

READ SECOND TIME

Secretary

CITY CLERK

READ THIRD TIME on MARCH 24, 2025

PRESIDENT

CITY CLERK

APPROVED

MAYOR