

ORDINANCE NO. 1128-2021

Department of Community Development Central School Acquire and Convey Executive Summary

Ordinance Amount: \$0

Legislative Request:

To authorize the City to acquire the Empire School property located at 9113 Parmalee Avenue for future redevelopment for the Department of Community Development; to convey the property to BC Empire School LLC. (Beacon Communities), 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 Empire School site is one of the twelve sites with existing school building to be reused in whole or in part.

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. Three proposals were received for the Empire School site. The awarded proposal is to BC Empire School LLC. (Beacon Communities). The developer is offering the full-appraised price of \$65,000 for the Empire School property to CMSD.

The proposal is to acquire the former Empire School (9113 Parmalee Avenue) property for mixed use development with affordable senior housing in the Glenville neighborhood.

Beacon Communities is a national affordable housing development firm headquartered in Boston Massachusetts.

Ordinance No. 1128-2021

By Council Members: Conwell, Brancatelli and Kelley (by departmental request)

An emergency ordinance authorizing the Mayor and the Commissioner of Purchases and Supplies to acquire the Empire School and property located at 9113 Parmalee Avenue for future redevelopment for the Department of Community Development; to convey the property to BC Empire School LLC, or its designee; and to enter into an agreement between the City and the Redeveloper.

WHEREAS, Revised Code Section 3313.41(C), permits a board of education to dispose of real property to a municipal corporation; and

WHEREAS, the Director of Community Development has requested the acquisition of Empire School from the Cleveland Metropolitan School District (“CMSD”) located at 9113 Parmalee Avenue (“Property”) for purposes of future redevelopment; and

WHEREAS, under this ordinance, the Director of Community Development will acquire the Property from CMSD, enter into a development agreement with BC Empire School LLC, or its designee (“Redeveloper”), and convey the Property to the Redeveloper; 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 acquire Permanent Parcel Nos. 108-19-065 through and including 108-19-071 from CMSD for purposes of future redevelopment.

Section 2. That the Director of Community Development is authorized to execute on behalf of the City of Cleveland all necessary documents to acquire, accept, record, and convey the Property.

Section 3. That the consideration to be paid for this Property shall not exceed the appraised value of \$65,000 and shall be borne entirely by the Redeveloper, paid directly to CMSD by the Redeveloper, and shall be at no cost to the City.

Section 4. That this Council finds that the Property is no longer needed for public use and that the conveyance to the Redeveloper constitutes a public purpose of redeveloping vacant property.

Section 5. That by at the direction of the Board of Control, the Mayor and the Commissioner of Purchases and Supplies are authorized to convey the Property to the Redeveloper, taking into account all restrictions, reversionary interests, and similar encumbrances as may be placed by the City of Cleveland in the deed of conveyance.

Section 6. That the conveyance shall be made by official quitclaim deed prepared by the Director of Law and executed by the Mayor on behalf of the City of Cleveland. The deed shall contain necessary provisions, including restrictive reversionary interests as may be specified by the Board of Control or Director of Law, which shall protect the parties as their respective interests require and shall specifically contain a provision against the erection of any advertising signs or billboards except permitted identification signs.

Section 7. That the Director of Community Development is authorized to enter into an Agreement with the Redeveloper that shall include the terms and considerations of the transaction authorized by this ordinance.

Section 8. 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.

Referred to Directors of Community Development; City Planning Commission; Finance; and Law; Committees on Development Planning and Sustainability; and Finance.

Ordinance No. 1128-2021

By Council Members Conwell, Brancatelli
and Kelley (by departmental request)

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RB:nl
11-29-2021
FOR: Director Wackers

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REPORT
after second Reading

By Council Members Conwell, Brancatelli and Kelley
(by departmental request)

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READ FIRST TIME on NOVEMBER 29, 2021
and referred to DIRECTORS of Community Development,
City Planning Commission, Finance, Law;
COMMITTEES on Development Planning and Sustainability, Finance

REPORTS

CITY CLERK

READ SECOND TIME

CITY CLERK

READ THIRD TIME

PRESIDENT

CITY CLERK

APPROVED

MAYOR

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Published in the City Record _____

PASSAGE RECOMMENDED BY
COMMITTEE ON
DEVELOPMENT, PLANNING AND
SUSTAINABILITY

FILED WITH COMMITTEE

PASSAGE RECOMMENDED BY
COMMITTEE ON
FINANCE

FILED WITH COMMITTEE

