

Ordinance No. 562-2020

By Council Members **J. Jones, Brancatelli and Kelley** (by departmental request)

AN EMERGENCY ORDINANCE

Authorizing the Commissioner of Purchases and Supplies to sell City-owned properties no longer needed for public use located at 16200 Glendale Avenue in the Lee Harvard area to Gracemount Village Homes LLC, or its designee, for purposes of redevelopment of the properties into housing units.

WHEREAS, the City of Cleveland owns twenty-two parcels which were re-platted from one parcel after the Gracemount Elementary School was razed in 2014; and

WHEREAS, Gracemount Village Homes LLC (“Redeveloper”) wishes to repurpose the parcels into twenty-two individual housing units; and

WHEREAS, the Director of Community Development would like to transfer the parcels, in groups of five except for the last transfer, upon five City-approved, successful homes being built at the development site; 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, it is found and determined that the following described properties, known as Permanent Parcel Nos. 140-06-091 through and including 140-06-112 (the “Development Site Parcels”) are no longer needed for public use:

PPN # 140-06-091
PARCEL A

Situated in the City of Cleveland, County of Cuyahoga, and State of Ohio, and known as being all of Parcel “A” in the Subdivision Plat for the City of Cleveland of part of Original Warrensville Township Lot No. 62, as shown by the recorded plat in Auditor’s File Number 202003060424 of Cuyahoga County Map Records, be the same more or less, but subject to all legal highways. Total Land area: 0.1854 acres (8076.75 square feet)
P.P.N. 140-06-091
Prior Instrument Reference: Auditor’s File Number 201803080287 of Cuyahoga County Deed Records.

PPN # 140-06-092
PARCEL B

Situated in the City of Cleveland, County of Cuyahoga, and State of Ohio, and known as being all of Parcel “B” in the Subdivision Plat for the City of Cleveland of part of Original Warrensville Township Lot No. 62, as shown by the recorded plat in Auditor’s File Number 202003060424 of Cuyahoga County Map Records, be the same more or less, but subject to all legal highways. Total Land area: 0.1332 acres (5802.04 square feet)
P.P.N. 140-06-092
Prior Instrument Reference: Auditor’s File Number 201803080287 of Cuyahoga County Deed Records.

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PPN # 140-06-093
PARCEL C

Situated in the City of Cleveland, County of Cuyahoga, and State of Ohio, and known as being all of Parcel "C" in the Subdivision Plat for the City of Cleveland of part of Original Warrensville Township Lot No. 62, as shown by the recorded plat in Auditor's File Number 202003060424 of Cuyahoga County Map Records.

Total Land area: 0.1332 acres (5802.04 square feet)

P.P.N. 140-06-093

Prior Instrument Reference: Auditor's File Number 201803080287 of Cuyahoga County Deed Records.

PPN # 140-06-094
PARCEL D

Situated in the City of Cleveland, County of Cuyahoga, and State of Ohio, and known as being all of Parcel "D" in the Subdivision Plat for the City of Cleveland of part of Original Warrensville Township Lot No. 62, as shown by the recorded plat in Auditor's File Number 202003060424 of Cuyahoga County Map Records.

Total Land area: 0.1332 acres (5802.04 square feet)

P.P.N. 140-06-094

Prior Instrument Reference: Auditor's File Number 201803080287 of Cuyahoga County Deed Records.

PPN # 140-06-095
PARCEL E

Situated in the City of Cleveland, County of Cuyahoga, and State of Ohio, and known as being all of Parcel "E" in the Subdivision Plat for the City of Cleveland of part of Original Warrensville Township Lot No. 62, as shown by the recorded plat in Auditor's File Number 202003060424 of Cuyahoga County Map Records.

Total Land area: 0.1332 acres (5802.04 square feet)

P.P.N. 140-06-095

Prior Instrument Reference: Auditor's File Number 201803080287 of Cuyahoga County Deed Records.

PPN # 140-06-096
PARCEL F

Situated in the City of Cleveland, County of Cuyahoga, and State of Ohio, and known as being all of Parcel "F" in the Subdivision Plat for the City of Cleveland of part of Original Warrensville Township Lot No. 62, as shown by the recorded plat in Auditor's File Number 202003060424 of Cuyahoga County Map Records.

Total Land area: 0.1332 acres (5802.04 square feet)

P.P.N. 140-06-096

Prior Instrument Reference: Auditor's File Number 201803080287 of Cuyahoga County Deed Records.

PPN # 140-06-097
PARCEL G

Situated in the City of Cleveland, County of Cuyahoga, and State of Ohio, and known as being all of Parcel "G" in the Subdivision Plat for the City of Cleveland of part of Original Warrensville Township Lot No. 62, as shown by the recorded plat in Auditor's File Number 202003060424 of Cuyahoga County Map Records.

Total Land area: 0.1332 acres (5802.04 square feet)

P.P.N. 140-06-097

Prior Instrument Reference: Auditor's File Number 201803080287 of Cuyahoga County Deed Records.

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PPN # 140-06-098
PARCEL H

Situated in the City of Cleveland, County of Cuyahoga, and State of Ohio, and known as being all of Parcel "H" in the Subdivision Plat for the City of Cleveland of part of Original Warrensville Township Lot No. 62, as shown by the recorded plat in Auditor's File Number 202003060424 of Cuyahoga County Map Records.

Total Land area: 0.1332 acres (5802.04 square feet)

P.P.N. 140-06-098

Prior Instrument Reference: Auditor's File Number 201803080287 of Cuyahoga County Deed Records.

PPN # 140-06-099
PARCEL I

Situated in the City of Cleveland, County of Cuyahoga, and State of Ohio, and known as being all of Parcel "I" in the Subdivision Plat for the City of Cleveland of part of Original Warrensville Township Lot No. 62, as shown by the recorded plat in Auditor's File Number 202003060424 of Cuyahoga County Map Records.

Total Land area: 0.1332 acres (5802.04 square feet)

P.P.N. 140-06-099

Prior Instrument Reference: Auditor's File Number 201803080287 of Cuyahoga County Deed Records.

PPN # 140-06-100
PARCEL J

Situated in the City of Cleveland, County of Cuyahoga, and State of Ohio, and known as being all of Parcel "J" in the Subdivision Plat for the City of Cleveland of part of Original Warrensville Township Lot No. 62, as shown by the recorded plat in Auditor's File Number 202003060424 of Cuyahoga County Map Records.

Total Land area: 0.1332 acres (5802.04 square feet)

P.P.N. 140-06-100

Prior Instrument Reference: Auditor's File Number 201803080287 of Cuyahoga County Deed Records.

PPN # 140-06-101
PARCEL K

Situated in the City of Cleveland, County of Cuyahoga, and State of Ohio, and known as being all of Parcel "K" in the Subdivision Plat for the City of Cleveland of part of Original Warrensville Township Lot No. 62, as shown by the recorded plat in Auditor's File Number 202003060424 of Cuyahoga County Map Records.

Total Land area: 0.1332 acres (5802.04 square feet)

P.P.N. 140-06-101

Prior Instrument Reference: Auditor's File Number 201803080287 of Cuyahoga County Deed Records.

PPN # 140-06-102
PARCEL L

Situated in the City of Cleveland, County of Cuyahoga, and State of Ohio, and known as being all of Parcel "L" in the Subdivision Plat for the City of Cleveland of part of Original Warrensville Township Lot No. 62, as shown by the recorded plat in Auditor's File Number 202003060424 of Cuyahoga County Map Records.

Total Land area: 0.1332 acres (5802.04 square feet)

P.P.N. 140-06-102

Prior Instrument Reference: Auditor's File Number 201803080287 of Cuyahoga County Deed Records.

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PPN # 140-06-103
PARCEL M

Situated in the City of Cleveland, County of Cuyahoga, and State of Ohio, and known as being all of Parcel "M" in the Subdivision Plat for the City of Cleveland of part of Original Warrensville Township Lot No. 62, as shown by the recorded plat in Auditor's File Number 202003060424 of Cuyahoga County Map Records.
Total Land area: 0.1332 acres (5802.04 square feet)
P.P.N. 140-06-103
Prior Instrument Reference: Auditor's File Number 201803080287 of Cuyahoga County Deed Records.

PPN # 140-06-104
PARCEL N

Situated in the City of Cleveland, County of Cuyahoga, and State of Ohio, and known as being all of Parcel "N" in the Subdivision Plat for the City of Cleveland of part of Original Warrensville Township Lot No. 62, as shown by the recorded plat in Auditor's File Number 202003060424 of Cuyahoga County Map Records.
Total Land area: 0.1332 acres (5802.04 square feet)
P.P.N. 140-06-104
Prior Instrument Reference: Auditor's File Number 201803080287 of Cuyahoga County Deed Records.

PPN # 140-06-105
PARCEL O

Situated in the City of Cleveland, County of Cuyahoga, and State of Ohio, and known as being all of Parcel "O" in the Subdivision Plat for the City of Cleveland of part of Original Warrensville Township Lot No. 62, as shown by the recorded plat in Auditor's File Number 202003060424 of Cuyahoga County Map Records.
Total Land area: 0.1332 acres (5802.04 square feet)
P.P.N. 140-06-105
Prior Instrument Reference: Auditor's File Number 201803080287 of Cuyahoga County Deed Records.

PPN # 140-06-106
PARCEL P

Situated in the City of Cleveland, County of Cuyahoga, and State of Ohio, and known as being all of Parcel "P" in the Subdivision Plat for the City of Cleveland of part of Original Warrensville Township Lot No. 62, as shown by the recorded plat in Auditor's File Number 202003060424 of Cuyahoga County Map Records.
Total Land area: 0.1332 acres (5802.04 square feet)
P.P.N. 140-06-106
Prior Instrument Reference: Auditor's File Number 201803080287 of Cuyahoga County Deed Records.

PPN # 140-06-107
PARCEL Q

Situated in the City of Cleveland, County of Cuyahoga, and State of Ohio, and known as being all of Parcel "Q" in the Subdivision Plat for the City of Cleveland of part of Original Warrensville Township Lot No. 62, as shown by the recorded plat in Auditor's File Number 202003060424 of Cuyahoga County Map Records.
Total Land area: 0.1332 acres (5802.04 square feet)
P.P.N. 140-06-107
Prior Instrument Reference: Auditor's File Number 201803080287 of Cuyahoga County Deed Records.

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PPN # 140-06-108
PARCEL R

Situated in the City of Cleveland, County of Cuyahoga, and State of Ohio, and known as being all of Parcel "R" in the Subdivision Plat for the City of Cleveland of part of Original Warrensville Township Lot No. 62, as shown by the recorded plat in Auditor's File Number 202003060424 of Cuyahoga County Map Records.

Total Land area: 0.1332 acres (5802.04 square feet)

P.P.N. 140-06-108

Prior Instrument Reference: Auditor's File Number 201803080287 of Cuyahoga County Deed Records.

PPN # 140-06-109
PARCEL S

Situated in the City of Cleveland, County of Cuyahoga, and State of Ohio, and known as being all of Parcel "S" in the Subdivision Plat for the City of Cleveland of part of Original Warrensville Township Lot No. 62, as shown by the recorded plat in Auditor's File Number 202003060424 of Cuyahoga County Map Records.

Total Land area: 0.1332 acres (5802.04 square feet)

P.P.N. 140-06-109

Prior Instrument Reference: Auditor's File Number 201803080287 of Cuyahoga County Deed Records.

PPN # 140-06-110
PARCEL T

Situated in the City of Cleveland, County of Cuyahoga, and State of Ohio, and known as being all of Parcel "T" in the Subdivision Plat for the City of Cleveland of part of Original Warrensville Township Lot No. 62, as shown by the recorded plat in Auditor's File Number 202003060424 of Cuyahoga County Map Records.

Total Land area: 0.1332 acres (5802.04 square feet)

P.P.N. 140-06-110

Prior Instrument Reference: Auditor's File Number 201803080287 of Cuyahoga County Deed Records.

PPN # 140-06-111
PARCEL U

Situated in the City of Cleveland, County of Cuyahoga, and State of Ohio, and known as being all of Parcel "U" in the Subdivision Plat for the City of Cleveland of part of Original Warrensville Township Lot No. 62, as shown by the recorded plat in Auditor's File Number 202003060424 of Cuyahoga County Map Records.

Total Land area: 0.1332 acres (5802.04 square feet)

P.P.N. 140-06-111

Prior Instrument Reference: Auditor's File Number 201803080287 of Cuyahoga County Deed Records.

PPN # 140-06-112
PARCEL V

Situated in the City of Cleveland, County of Cuyahoga, and State of Ohio, and known as being all of Parcel "V" in the Subdivision Plat for the City of Cleveland of part of Original Warrensville Township Lot No. 62, as shown by the recorded plat in Auditor's File Number 202003060424 of Cuyahoga County Map Records.

Total Land area: 0.1854 acres (8076.93 square feet)

P.P.N. 140-06-112

Prior Instrument Reference: Auditor's File Number 201803080287 of Cuyahoga County Deed Records.

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Section 2. That by and at the direction of the Board of Control, the Commissioner of Purchases and Supplies is authorized to sell the Development Site Parcels to the Redeveloper, incrementally, at a price not less than \$750.00 per parcel, which has been determined to be fair market value, 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 3. That the conveyances of the Development Site Parcels shall be made by official quitclaim deeds prepared by the Director of Law and executed by the Mayor on behalf of the City of Cleveland. The deeds 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 4. That the proceeds from the sale of the Development Site Parcels shall be deposited into a fund or funds determined by the Director of Finance.

Section 5. That the appropriate documents needed to effectuate this ordinance shall be prepared by the Director of Law.

Section 6. 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.

GEP:nl
7-15-20
FOR: Director Menesse

