

# Ordinance No. 523-2026

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

## AN EMERGENCY ORDINANCE

Authorizing the Mayor and the Commissioner of Purchases and Supplies to acquire and re-convey properties presently owned by 1900 The Loft LLC, and/or its designee, located at 1900 Euclid 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 1900 Euclid Project.

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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 1900 The Loft LLC, and/or its designee, 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"

Parcel No. 1:

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio and known as being part of Original Ten Acre Lot No. 53, and bounded and described as follows:

Beginning on the Southerly line of Euclid Avenue at its intersection with the Easterly line of land conveyed by Harmon Kingsbury to Ashbel W. Walworth by deed recorded in Volume 2, Page 206 of Cuyahoga County Records, which said point is 93.72 feet Easterly, measured along said Southerly line of Euclid Avenue from the Northwesterly corner of said Original Lot 53;

Thence Southerly along the Easterly line of land so conveyed to said Walworth and parallel to the Westerly line of said Original Lot No. 53 to a point which is equidistant between the Southerly line of Euclid Avenue and the Northerly line of Prospect Street, now known as Prospect Avenue, S.E.;

Thence Easterly parallel with the Southerly line of Euclid Avenue and along the center of Euclid Alley, now known as Brownell Court S.E., 94.00 feet to a point 187 feet, 8 3/4 inches Easterly measured on a line parallel with Euclid Avenue from the Westerly line of said Original Lot No. 53;

Thence Northerly on a line parallel with the Westerly line of said Original Lot No. 53, to the Southerly line of Euclid Avenue;

Thence Westerly along the Southerly line of Euclid Avenue 94.00 feet, to the Place of Beginning, be the same more or less, but subject to all legal highways.

Parcel No. 2

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio and known as being part of Original Ten Acre Lot No. 53, and bounded and described as follows:

Beginning on the Southerly line of Euclid Avenue at a point 187 feet, 8 3/4 inches Easterly, measured along said Southerly line of Euclid Avenue, from the Northwest corner of said Original Lot No. 53;

Thence Southerly and parallel with the Westerly line of said Lot No. 53 to a point equidistant between the Southerly line of Euclid Avenue and the Northerly line of Prospect Street, now known as Prospect Avenue, S.E.,

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Thence Easterly parallel with Euclid Avenue and along the centerline of Euclid Alley, now known as Brownell Court S.E., 68.00 feet;  
Thence Northerly parallel with the Westerly line of said Original Lot No. 53 to the Southerly line of Euclid Avenue;  
Thence Westerly along the Southerly line of Euclid Avenue, 68.00 feet to the Place of Beginning, be the same more or less, but subject to all legal highways.  
Said real estate is now better described as follows:  
Situating in the City of Cleveland, County of Cuyahoga and State of Ohio, and known as being part of Original Ten Acre Lot Number 53, bounded and described as follows:  
Beginning on the southerly line of Euclid Avenue, 99 feet wide at the northwesterly corner of said Original lot Number 53, said point being distant South 89° 47' 45" East, 132.43 feet, as measured along said southerly line of Euclid Avenue from its intersection with the easterly line of East 18th Street;  
Thence South 89° 47' 45" East, along the southerly line of Euclid Avenue, 93.77 feet to a point and the principal place of beginning of the parcel of land herein intended to be described, from which point a drill hole was set 1.00 feet Northerly;  
Course No. 1: thence along said southerly line of Euclid Avenue, South 89° 47' 45" East, 162.08 feet to a point, from which a drill hole was set 1.00 foot Northerly;  
Course No. 2: thence South 0° 07' 44" West, parallel with the westerly line of said Original 10 Acre Lot Number 53, 190.11 feet to a capped iron pin set in the northerly line of Swingo's Court S.E., 20 feet wide;  
Course No. 3: thence North 89° 48' 42" West along said northerly line of Swingo's Court S.E., 162.08 feet to a drill hole set;

Course No. 4: thence North 0° 07' 44" East, parallel with the aforesaid westerly line of said Original Lot Number 53, 190.16 feet to the principal place of beginning and containing within said boundaries 30,817 square feet (0.7075 acres) of land, according to a survey dated June 24, 2005 by Garrett and Associates, Inc., Registered Engineers and Surveyors, be the same more or less, but subject to all legal highways.

Permanent Parcel No.: 103-02-027

Property Address: 1900 Euclid Avenue, Cleveland Ohio 44115

This Legal Description Complies with The Cuyahoga County Transfer and Conveyance Standards and is approved for Transfer.

Section 2. That the Director of 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 1900 The Loft 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.

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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  
4-20-26

FOR: Director Bourdeau Small

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REPORT  
after second Reading

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**READ FIRST TIME on APRIL 20, 2026.**

### REPORTS

and referred to DIRECTORS of Development, City Planning, Finance and Law; COMMITTEES on Development, Planning and Sustainability, Finance, Diversity, Equity and Inclusion.

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

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PASSAGE RECOMMENDED BY  
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FINANCE, DIVERSITY, EQUITY  
and INCLUSION

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