

Cleveland City Planning Commission

**Real Estate Legislation
December 20, 2024**



CITY OF CLEVELAND
Mayor Justin M. Bibb



Ord. No. 1322-2024

Acquire property from Gustave R Molnar Located At 1216 W 65th St

Legislative Purpose

Authorizing The Mayor and The Commissioner of Purchases and Supplies to acquire property from Gustave R. Molnar located at 1216 West 65th Street for future redevelopment; to consolidate that property with adjacent vacant City owned property; to convey the consolidated property back to Gustave R. Molnar; and to enter into a purchase agreement between the City and Molnar for the future redevelopment.



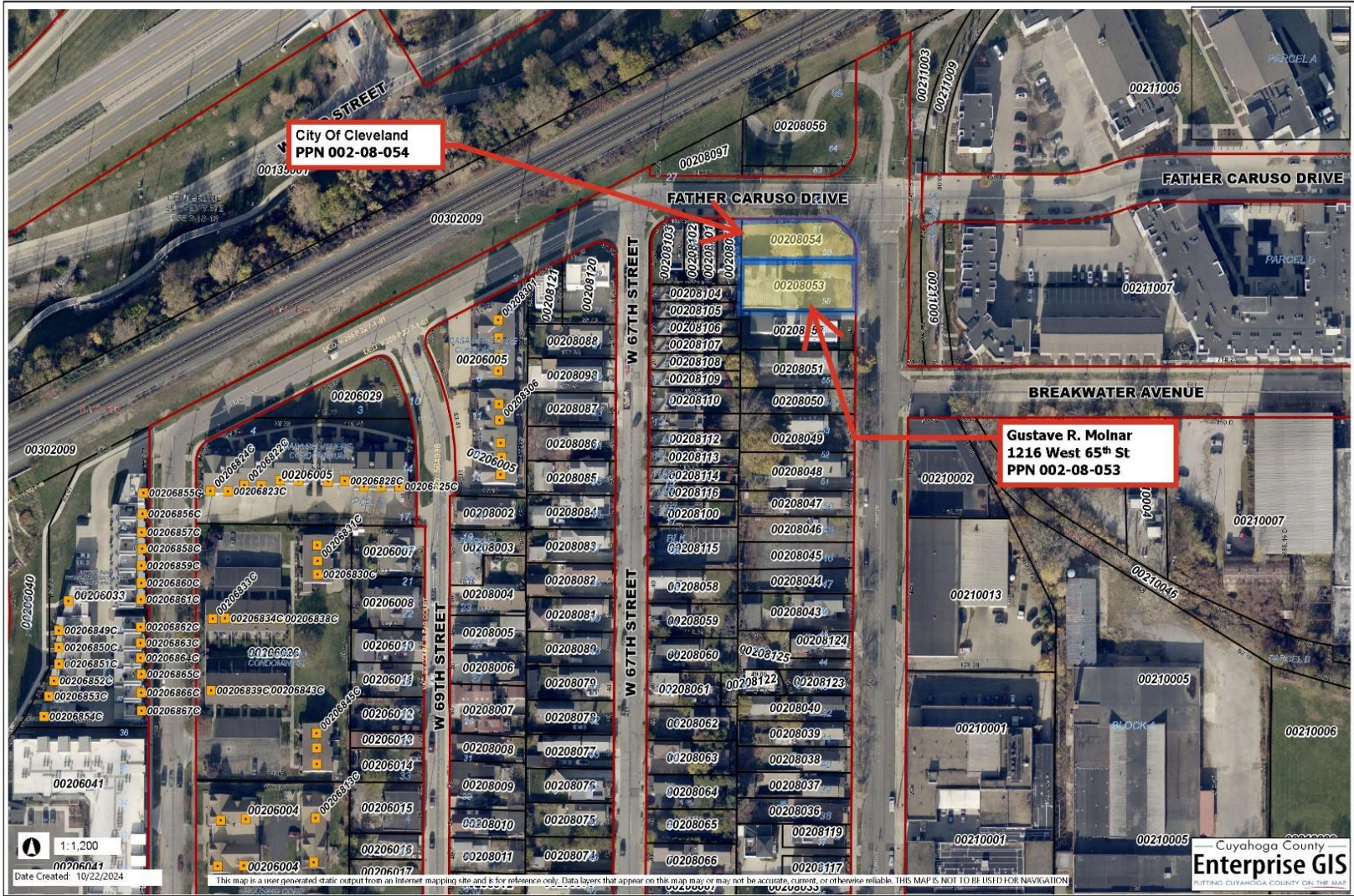
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Location Map



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Images of the site



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Images of proposed development



W.65th & FATHER CARUSO

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- After Molnar's parcel is acquired by the City of Cleveland, the adjacent city-owned land will be consolidated, and deed restrictions will be placed prior to transferring it back to Molnar for appraised value of City Parcel . This process ensures that the city-owned land remains in its highest and best use and the city will not be left with unbuildable property.
- Sell The Consolidated Property to Molnar at the appraised value of \$65,000, which is determined to be fair market value.
- The goal of this project is to create four distinct, architecturally significant detached single-family residences

