

Ordinance No. 1142-2024

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

AN EMERGENCY ORDINANCE

Authorizing the Director of Community Development to enter into a development agreement with Bequest Builders Inc., or its designee, relating to the sale and redevelopment of City-owned properties currently in the City's Land Reutilization Program which are located in the Glenville Circle North neighborhood; and authorizing the Commissioner of Purchases and Supplies to sell City-owned property no longer needed for public use.

WHEREAS, the City of Cleveland adopted and implemented procedures under Chapter 5722 of the Ohio Revised Code to facilitate reutilization of nonproductive lands situated within the City of Cleveland; and

WHEREAS, real property acquired under the City's Land Reutilization Program is acquired, held, administered and disposed of by the City of Cleveland through its Department of Community Development under the terms of Chapter 5722 of the Ohio Revised Code and Section 183.021 of the Codified Ordinances of the City of Cleveland, 1976; and

WHEREAS, the Director of Community Development has requested the sale of City-owned properties currently in the City's Land Reutilization Program to Bequest Builders Inc., or its designee (the "Redeveloper"), no longer needed for public use and located in the Glenville Circle North neighborhood for the purpose of developing single-family housing units in this Glenville neighborhood; 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 the Director of Community Development is authorized to enter into a development agreement with the Redeveloper relating to the acquisition, disposition, and private redevelopment of City-owned properties which are currently in the Land Reutilization Program and located in Glenville Circle North neighborhood for the purpose of developing single-family housing units in this Glenville neighborhood.

Section 2. 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 properties, Permanent Parcel Nos. 120-02-097, 120-03-

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034,120-03-035, 120-03-080, 120-03-082, 120-03-124, 120-06-042, 120-07-074, 120-08-054, 120-08-079, 120-08-080, 120-09-001, 120-09-004, 120-09-056, 120-09-060, 120-09-078, 120-10-047, 120-10-072, 120-10-116, 120-10-119, and 120-10-125, which are more fully described by their legal descriptions placed in **File No. 1142-2024-A** are located in the Glenville Circle North neighborhood and currently in the Land Reutilization Program and are no longer needed for public use.

Section 3. That by and at the direction of the Board of Control, the Mayor and the Commissioner of Purchases and Supplies are authorized to sell the above-described properties to the Redeveloper at a price not less than fair market value as determined by the Board of Control, taking into account all restrictions, reversionary interests, and similar encumbrances as may be placed by the City of Cleveland in the deeds of conveyance.

Section 4. That the conveyances shall be made by official 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 the development agreement, and restrictive reversionary interests as may be specified by the Board of Control or Director of Law, which shall protect the City's interests and shall specifically contain a provision against the erection of any advertising signs or billboards except permitted identification signs.

Section 5. That the Director of Community Development is authorized to enter into any related agreements or execute any documents necessary to effectuate this ordinance.

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
10-21-2024
FOR: Director Hernandez

