

LEGISLATIVE SUMMARY  
Mayor's Office of Capital Projects  
Division of Real Estate

**SALE OF LAND TO BEACHWOOD GREEN LLC**

- Ordinance No: 503-2022
- Legislative Purpose: Authorizing the Director of the Department of Public Utilities to sell Division of Water property located on Green Road in the City of Beachwood to Beachwood Green LLC for commercial development.
- Project Summary: Beachwood Green LLC ("Company") has requested to purchase Division of Water ("CWD") owned property north of Harvard Road and east of Green Road in the City of Beachwood for commercial development purposes. The property that Company wishes to purchase is an approximately 12.2845 acre portion of a larger CWD parcel (PPN 742-39-005) in an area commonly referred to as Chagrin Highlands.
- The CWD-owned property is vacant except for a gas well. The City has a lease in place for the gas well, which City will seek to terminate. Company will pay all expenses associated with said termination of lease and Company will be responsible for any costs associated with capping the well. Company intends to develop the land with commercial development uses that may include office, light industrial and/or flex uses.
- The proceeds from the sale of the CWD property will be deposited in accordance with the Amended and Restated Trust Indenture, as supplemented from time to time.
- Beachwood Green LLC engaged Jeff Shoykhet of Alpha Appraisal Group, to appraise the property, and City engaged Emily Braman of Charles Braman and

Associates as review appraiser. The appraised value is \$1,050,000.00.

Permanent Parcel No: PPN 742-39-005  
Type of Acquisition: Quitclaim deed  
Price: \$1,050,000.00  
Ward: N/A (located in the City of Beachwood)  
Attachments: Location Map



**LEGAL DESCRIPTION FOR:  
Parcel 1 (12.2845 Acres)**

*OK  
DHW 5/9/2022*

Situated in the City of Beachwood, County of Cuyahoga and State of Ohio and Known as being Parcel 1 as shown on Lot Split Plat for PPN 742-39-005 and being part of Original Warrensville Township Lot No. 68, as shown by recorded in Plat Volume \_\_\_\_\_, Page \_\_\_\_\_ of Cuyahoga County Records and containing 12.2845 acres of land but subject to easements of record and all legal highways.



City of Cleveland Memorandum  
Justin M. Bibb, Mayor

---

Date: May 4, 2022

To: Mark Griffin, Director  
Department of Law

From: Martin Keane, Director *MJK*  
Department of Public Utilities

Subject: Legislation authorizing the Director of the Department of Public Utilities to sell Division of Water property located on Green Road in the City of Beachwood to Beachwood Green LLC for commercial development.

Please prepare legislation authorizing the Director of the Department of Public Utilities to sell Division of Water property located on Green Road in the City of Beachwood to Beachwood Green LLC for commercial development.

Copies of the approved legal description for the property are attached.

Thank you.

MK/jd/sd  
Encl.

Acknowledged by: *James DeRosa*  
James DeRosa, Interim Director of Mayor's Office of Capital Projects

cc: Ryan Puente, Chief Government Affairs Officer  
Elise Hara Auvil, Chief Administrative Officer  
Bradford J. Davy, Chief Strategy Officer  
Bonnie Teeuwen, Chief Operating Officer  
Jeff Epstein, Chief Integrated Development Officer  
James D. DeRosa, Interim Director, MOCAP  
Susanne DeGennaro, Acting Commissioner, Division of Real Estate, MOCAP  
Meredith Carey, Legislative Liaison, MOCAP  
Nancy Lanzola, Legislative Liaison, Department of Law  
Beverly Gray, Legislative Liaison, Department of