

# Ordinance No. 1212-2022

**By Council Members McCormack, Bishop, Hairston and Griffin (by departmental request)**

## AN EMERGENCY ORDINANCE

Authorizing the Commissioner of Purchases and Supplies to sell certain City-owned property no longer needed for the City's public use located on West 22<sup>nd</sup> Street to 1869 W 22<sup>nd</sup>, LLC for purposes of residential redevelopment.

WHEREAS, the Director of Public Works has requested the sale of certain City-owned property to 1869 W 22<sup>nd</sup>, LLC (the "Redeveloper") no longer needed for the City's public use and located on West 22<sup>nd</sup> Street for purposes of residential redevelopment; 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 property is no longer needed for the City's public use:

Parcel #1 (PPN 003-23-048)

Situated in the City of Cleveland, County of Cuyahoga, and State of Ohio: and known as being part of Sub-lot No. 187 in The Willeyville Allotment, of a part of original Brooklyn Township Lots Nos. 69 and 70, as shown by the recorded plat of said Allotment in Volume 2 of Maps, Page 16 of Cuyahoga County Records, and bounded and described as follows:

Beginning on the northeasterly line of W. 22<sup>nd</sup> St. (formerly Hurd St.) at its intersection with the southeasterly line of Gould Ct., N.W., being also the Northwesterly line of said Sublot No. 187; thence southeasterly along said northeasterly lines of W. 22<sup>nd</sup> St. 30 feet; thence northeasterly at right angles to said northeasterly line of W. 22<sup>nd</sup> St. 61.50 feet to the southwesterly corner of land conveyed to C. Higgins May 1, 1871, by deed recorded in Volume 181, page 457 of Cuyahoga County deed records; thence northerly along the westerly line of land so conveyed to C. Higgins about 31 feet and 1 inch to its intersection with the northwesterly line of said subplot and the southeasterly line of Gould Ct. N.W.; thence southwesterly along the southeasterly line of said Gould Ct. N.W. 69.50 feet to the place of beginning, excepting and reserving therefrom any existing or proposed roadway improvements on said parcel.

Parcel #2 (PPN 003-23-049)

Situated in the City of Cleveland, County of Cuyahoga, and State of Ohio: and known as being part of Sub-lot No. 187 in The Willeyville Allotment, of a part of original Brooklyn Township Lots Nos. 69 and 70, as shown by the recorded plat of said Allotment in Volume 2 of Maps, Page 16 of Cuyahoga County Records, and bounded and described as follows:

Beginning at a point on the Easterly line of West 22<sup>nd</sup> Street, 30 feet South of the Northwesterly corner of said Sub-lot; thence Easterly at right angles with West 22<sup>nd</sup> Street 61 feet 5 inches; thence Southerly on a line drawn equidistant from West 22<sup>nd</sup> Street and Hunt Street 31 feet 1 inch; thence Westerly at right angles with West 22<sup>nd</sup> Street 53 feet 2 inches to the Easterly line of West 22<sup>nd</sup> Street; thence Northerly along the Easterly line of West 22<sup>nd</sup> Street to the place of

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beginning, as appears by said plat, be the same more or less, but subject to all legal highways, excepting and reserving therefrom any existing or proposed roadway improvements on said parcel.

Parcel #3 (PPN 003-23-050)

Situated in the City of Cleveland, County of Cuyahoga, and State of Ohio: and known as being part of Sub-lot No. 187 in The Willeyville Allotment, of a part of original Brooklyn Township Lots Nos. 69 and 70, as shown by the recorded plat of said Allotment in Volume 2 of Maps, Page 16 of Cuyahoga County Records, and bounded and described as follows:

Beginning on the northeasterly line of W. 22<sup>nd</sup> St. (formerly Hurd St.) at a point 91.50 feet northwesterly measured along said Northeasterly line from its intersection with the Northwesterly line of Moore Avenue, N.W., as said Moore Avenue, N.W. and W. 22<sup>nd</sup> St. were established in said Willeyville Allotment; thence Northwesterly along said Northeasterly line of W. 22<sup>nd</sup> St., 30 feet; thence Northeasterly at right angles to said Northeasterly line of W. 22<sup>nd</sup> St., 53 feet and two inches; thence Southerly on a line drawn equidistant from W. 22<sup>nd</sup> St. and Hunt St. (now vacated) about 31 feet and 1 inch; thence Westerly at right angles to said Northeasterly line of W. 22<sup>nd</sup> St., 44 feet and 10 1/2 inches to the place of beginning, excepting and reserving therefrom any existing or proposed roadway improvements on said parcel.

Section 2. 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 property to the Redeveloper at the appraised value of \$6,600, which is determined to be fair market value.

Section 3. That the conveyance 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. The deed 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 City's interests and shall specifically contain a provision against the erection of any advertising signs or billboards except permitted identification signs.

Section 4. That the Director of Public Works is authorized to execute any documents as may be necessary to effectuate the purposes of this ordinance.

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.

ST:nl  
11-14-2022  
FOR: Director Williams

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**READ FIRST TIME on NOVEMBER 14, 2022  
and referred to DIRECTORS of Public Works,  
City Planning Commission, Finance, Law;  
COMMITTEES on Municipal Services and Properties,  
Development Planning and Sustainability,  
Finance Diversity Equity and Inclusion**

**REPORTS**

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**CITY CLERK**

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**READ SECOND TIME**

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**CITY CLERK**

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**READ THIRD TIME**

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**PRESIDENT**

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**CITY CLERK**

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**APPROVED**

\_\_\_\_\_  
**MAYOR**

Recorded Vol. **109** Page \_\_\_\_\_

Published in the City Record \_\_\_\_\_

**REPORT  
after second Reading**

**PASSAGE RECOMMENDED BY  
COMMITTEE ON  
MUNICIPAL SERVICES  
AND PROPERTIES**

FILED WITH COMMITTEE

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**PASSAGE RECOMMENDED BY  
COMMITTEE ON  
DEVELOPMENT, PLANNING AND  
SUSTAINABILITY**

FILED WITH COMMITTEE

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**PASSAGE RECOMMENDED BY  
COMMITTEE ON  
FINANCE, DIVERSITY, EQUITY  
and INCLUSION**

FILED WITH COMMITTEE

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