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

SALE OF LAND TO 1869 W 22ND, LLC

Ordinance No: 1212-2022

Legislative Purpose: To authorize Director of Department of Public Works to sell City-owned vacant land located on W. 22nd Street, except existing or proposed roadway improvements located therein, (PPNs 003-23-048, 003-23-049 and 003-23-050) to 1869 W 22nd, LLC for residential redevelopment.

Project Summary: 1869 W 22nd, LLC ("Buyer") owns a 7-unit apartment building located at 1865-1869 West 22nd Street (PPN 003-23-047) ("Property"), which it plans to renovate. Buyer has requested to purchase adjacent City-owned vacant land ("City Land"), on which it plans to construct an addition to the existing building and driveway to access the rear of the Property. Buyer has been working on the design of the Property in concert with City Planning Commission as well as Ohio City, Inc.

The City Land, located at the southeasterly terminus of W. 22nd Street near its intersection with Bridge Avenue, is comprised of 3 parcels totaling approximately 4,405 square feet (0.1010 acres) of vacant land with frontage on the east side of West 22nd Street. The existing cul-de-sac at the terminus of W. 22nd Street will be retained by City, along with any roadway improvements proposed as part of the project. The City Land was acquired in 1943 for the purpose of constructing a playground on the site, but is no longer being used for playground purposes. Sale of the City Land will put the land into productive re-use.

Buyer engaged Emily Braman of Charles P. Braman & Co., Inc. to appraise the property, and the appraised value is $6,600.

Sale Price: Appraised value of $6,60

PPNs: PPN 003-23-048, 003-23-049, and 003-23-050

Ward: Ward 3, Councilmember Kerry McCormack

Attachments: Location Map

OK JBW 11-10-2022

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. 22nd 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. 22nd St. 30 feet; thence northeasterly at right angles to said northeasterly line of W. 22nd 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 sublot 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 22nd Street, 30 feet South of the Northwesterly corner of said Sub-lot; thence Easterly at right angles with West 22nd Street 61 feet 5 inches; thence Southerly on a line drawn equidistant from West 22nd Street and Hunt Street 31 feet 1 inch; thence Westerly at right angles with West 22nd Street 53 feet 2 inches to the Easterly line of West 22nd Street; thence Northerly along the Easterly line of West 22nd Street to the place of 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. 22nd 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. 22nd St. were established in said Willeyville Allotment; thence Northwesterly along said Northeasterly line of W. 22nd St., 30 feet; thence Northeasterly at right angles to said Northeasterly line of W. 22nd St., 53 feet and two inches; thence Southerly on a line drawn equidistant from W. 22nd St. and Hunt St. (now vacated) about 31 feet and 1 inch; thence Westerly at right angles to said Northeasterly line of W. 22nd St., 44 feet and 10 ½ inches to the place of beginning, excepting and reserving therefrom any existing or proposed roadway improvements on said parcel.

CITY OF CLEVELAND
Mayor Justin M. Bibb

Location Map of Surplus City Parcels on W. 22nd St (PPN 003-23-048, 049, 050)

City of Cleveland Memorandum
Justin M. Bibb, Mayor

Date: November 1, 2022

To: Mark D. Griffin, Director
Department of Law

From: Frank Williams, Director
Department of Public Works

Subject: Legislation authorizing Director of Department of Public Works to sell City-owned vacant land located on W 22nd Street (PPNs 003-23-048, 003-23-049 and 003-23-050) to 1869 W 22nd, LLC for residential redevelopment

Please prepare legislation authorizing Director of Department of Public Works to sell City-owned vacant land located on W. 22nd Street, except existing or proposed roadway improvements located therein, (PPNs 003-23-048, 003-23-049 and 003-23-050) to 1869 W 22nd, LLC for residential redevelopment.

Thank you.

FW/sd

Encl.

Acknowledged by: _____
James DeRosa, 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
Bonita G. Teeuwen, Chief Operating Officer
Susanne DeGennaro, Commissioner, Division of Real Estate, MOCAP
Meredith Carey, Legislative Liaison, MOCAP
Nancy Lanzola, Legislative Liaison, Department of Law
Beverly Gray, Legislative Liaison, Department of Law