

# Ordinance No. 407-2024

By Council Members Polensek, Bishop  
and Griffin (by departmental request)

## AN EMERGENCY ORDINANCE

Authorizing the Mayor and the Commissioner of Purchases and Supplies to sell certain City-owned property no longer needed for the City’s public use located at the southeast corner of Grovewood Avenue and East 164<sup>th</sup> Street to Greater Cleveland Habitat for Humanity, Inc., or its designee, for purposes of future development.

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WHEREAS, the Director of Public Works has requested the sale of certain City-owned property to Greater Cleveland Habitat for Humanity, Inc., or its designee (the “Redeveloper”) no longer needed for the City’s public use and located at the southeast corner of Grovewood Avenue and East 164<sup>th</sup> Street for purposes of constructing single-family modular homes; 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:

PPN 113-19-134

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio and known as being all of Sublots Nos. 89 to 99, both inclusive, and Sublots Nos. 220 to 226, both inclusive, in the Eastwood Subdivision of part of Original Euclid Township Tract No. 16, as recorded in Volume 31, Page 27 of Cuyahoga County Map Records, and together bounded and described as follows:

Being 188.41 feet front on the southerly side of Grovewood Avenue N. E., being also along the northerly line of said Sublots Nos. 220 to 226, both inclusive, and extending back 410 feet along the easterly line of East 164<sup>th</sup> Street, being also along the westerly line of Sublots Nos. 89 to 99, both inclusive, and along the westerly line of Sublots Nos. 220 and extending back 410 feet along the easterly line of Sublots Nos. 89 to 99, both inclusive, and along the easterly line of Sublot No. 226 and being 185.19 feet along the rear, being the southerly line of said Sublot No. 89.

Excluding permanent parcel number 113-19-136 and described as follows:

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio, and known as being part of Sublots Nos. 225 and 226 in the Eastwood Subdivision of part of Original Euclid Township Tract No. 16, as shown by the recorded plat in Volume 31 of Maps, Page 27 of Cuyahoga County Records and bounded and described as follows:

Beginning at a point in the Southerly line of Grovewood Avenue, N.E. at its intersection with Easterly line of land conveyed to the City of Cleveland by deed dated April 23, 1945 and recorded in Volume 5864, Page 140 of Cuyahoga County Records;

Thence Southerly along said Easterly line, 84.82 feet to the Southerly line of land conveyed to Emery and Louise Krizman by deed dated December 31, 1948 and recorded in Volume 6644, Page 364 of Cuyahoga County Records;

Thence Westerly along the Westerly extension of said Southerly line of land so conveyed to Emery and Louise Krizman, 30 feet,

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Thence Northerly and parallel with said first described line, about 84.70 feet to said Southerly line of Grovewood Avenue, N.E.;

Thence Easterly along Southerly line, 30 feet to the place of beginning, be the same more less, but subject to all legal highways.

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 a price not less than the appraised value of \$65,000, 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.

LH:nl  
4-15-2024  
FOR: Director Williams

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READ FIRST TIME on APRIL 15, 2024

and referred to DIRECTORS of Public Works,  
City Planning Commission, Finance, Law;  
COMMITTEES on Municipal Services and Properties,  
Finance Diversity Equity and Inclusion

REPORTS

CITY CLERK

READ SECOND TIME

CITY CLERK

READ THIRD TIME

PRESIDENT

CITY CLERK

APPROVED

MAYOR

Recorded Vol. 111 Page

Published in the City Record

REPORT  
after second Reading

PASSAGE RECOMMENDED BY  
COMMITTEE ON  
MUNICIPAL SERVICES  
AND PROPERTIES

FILED WITH COMMITTEE

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

FILED WITH COMMITTEE