C OF C 125-174

Ordinance No. 1170-2024

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

AN EMERGENCY ORDINANCE

Authorizing the Director of Economic Development and the Commissioner of Purchases and Supplies to enter into a purchase agreement with Qasim Properties LLC, or its designee; and authorizing the Commissioner of Purchases and Supplies to purchase property located at 15900 Lakeshore Boulevard which will be placed into the City's Land Reutilization Program for future redevelopment, for the Department of Economic Development.

WHEREAS, the Director of Economic Development has requested the purchase of property from Qasim Properties LLC, or its designee, located at 15900 Lakeshore Boulevard which will be placed into the City's Land Reutilization Program for future 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 Chapters 181 and 183 of the Codified Ordinances of Cleveland, Ohio, 1976, the Director of Economic Development and the Commissioner of Purchases and Supplies are authorized to enter into a Purchase Agreement with Qasim Properties LLC, or its designee, for the purchase of property known as the former Dave's Supermarket located at 15900 Lakeshore Boulevard which will be placed into the City's Land Reutilization Program for future redevelopment, for the Department of Economic Development.

Section 2. That notwithstanding and as an exception to the provisions of Chapter 181 and 183 of the Codified Ordinances of Cleveland, Ohio, 1976, the Commissioner of Purchases and Supplies and the Mayor are authorized to purchase the property from Qasim Properties LLC, or its designee, for purposes of future redevelopment located at 15900 Lakeshore Boulevard:

Exhibit B
Legal Description of Property

Situated in the City of Cleveland, County of Cuyahoga and the State of Ohio and known as being part of Euclid Township tract Number 16 bounded and described as follows:

Beginning at the intersection of the southerly right-of-way line of Lake Shore Boulevard (80 feet wide) with the easterly line of East 156th Street (60 feet wide);

Thence North 70 deg. 28' 05" East along the said southerly line of Lake Shore Boulevard, 486.26 feet to the principal place of beginning;

Thence continuing North 70 deg. 28' 05" East along the said southerly line of Lake Shore Boulevard, 425.00 feet to a point;

Thence South 0 deg. 29' 47" West, 139.06 feet to a point;

Thence South 89 deg. 30' 13" East, 130.00 feet to a point;

Thence South 0 deg. 29' 47" West, 356.53 feet to a point;

Thence North 89 deg. 21' 48" West along a northerly line of Van De Boe-Hager and Co's Eastwood Subdivision as recorded in Volume 31 of Maps, Page 27 of Cuyahoga County Records, 375.95 feet to a point;

Thence North 19 deg. 31' 55" West, 241.52 feet to a point;

Thence South 70 deg. 28' 05" West, 24.50 feet to a point;

Thence North 19 deg. 31' 55" West, 139.00 feet to the principal place of beginning, containing 4.2892 acres of land, the same more or less, but subject to all legal highways.

Property Address: 15900 Lake Shore Boulevard, Cleveland OH 44110
Permanent Parcel No. 113-13-029

Section 3. That the Director of Economic Development is authorized to execute on behalf of the City of Cleveland all necessary documents to acquire the property and to employ and pay all fees for title companies, surveys, escrows, appraisers, environmental audits, and all other costs necessary for the acquisition of the property.

Section 4. That the consideration to be paid for the property described above shall be $1,475,000 which is determined to be fair market value by the Board of Control.

Section 5. That the Director of Economic Development shall ensure compliant use of Community Development Block Grant funds to partially finance acquisition of the property described above pursuant to and documented by the Notice of Voluntary Acquisition sent to Qasim Properties LLC, or its designee, electronically and by certified mail on October 24, 2024, a copy of which has been placed in **File No. 1170-2024-A**.

Section 6. That all costs of acquiring, accepting, and recording the land shall be paid from Fund Nos. 17 SF 652 and 14 SF 049. (RQS 9501, RLA 2024-104)

Section 7. 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.

SMa:nl
10-28-2024
FOR: Director McNair

Ord. No. 1170-2024

[File No. 1170-2024-A]

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(by departmental request)

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READ FIRST TIME on OCTOBER 28, 2024 **REPORTS**
and referred to DIRECTORS of Economic Development,
City Planning Commission, Finance, Law;
COMMITTEES on Development Planning and Sustainability,
Finance Diversity Equity and Inclusion

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
DEVELOPMENT, PLANNING AND SUSTAINABILITY

FILED WITH COMMITTEE

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

FILED WITH COMMITTEE