Ordinance No. 927-2026

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

AN EMERGENCY ORDINANCE

Authorizing the Directors of Public Health, Development and/or Public Safety, to enter into one or more agreements with the Board of Education of the Cleveland Municipal School District for the exchange of lands for future redevelopment and the mutual benefit of the parties; and authorizing the Mayor and the Commissioner of Purchases and Supplies to acquire and convey the properties.

WHEREAS, Section 3313.40 of the Revised Code permits a board of education and a municipal corporation to exchange real estate upon a vote of a majority of members of the board of education and a concurring vote of the legislative authority declaring that said exchange will be mutually beneficial to both parties; 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 the Directors of Public Health, Development and/or Public Safety are authorized to enter into a property exchange ("Agreement") with the Board of Education of the Cleveland Municipal School District ("CMSD") for the transfer of lands between the City and CMSD needed for future redevelopment and the mutual benefit of the parties, necessary to implement this ordinance, including but not limited to future occupancy conditions, reversionary rights, demolition of remaining school buildings, and site restoration of the CMSD properties.

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 Directors of Public Health, Development and/or Public Safety, as appropriate, and the Commissioner of Purchases and Supplies are authorized to accept from CMSD title to the properties known as PPN 007-21-058 and PPN 025-17-034.

Section 3. That according to the Agreement referenced above and by and at the direction of the Board of Control, the Mayor and the Commissioner of Purchases and Supplies is authorized to convey the following properties to CMSD:

PERMANENT PARCEL NUMBER 110-01-005

LEGAL DESCRIPTION

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio, and known as being a part of Original East Cleveland Township Lot No. 363, and further described as follows:

Beginning in the intersection of the southerly line of St. Clair Avenue, N.E. (80 feet wide) with the easterly line of said A. E. Blakeslee land at a point which bears North 78 degrees, 24 minutes, 20 seconds, East, 555.96 feet from the intersection of said southerly line with the easterly line of Lakeview Road (60 feet wide);

Thence South 8 degrees, 25 minutes, 14 seconds East along said easterly line of said A. E. Blakeslee land, 695.74 feet to the northerly line of land deeded to Max J. Sielaff, May 13, 1903, and recorded in Volume 887 of Deeds, Page 373, Cuyahoga County Records;

Thence South 89 degrees, 25 minutes, 6 seconds West along said northerly line of land conveyed as above, 76.88 feet;

Thence South no degrees, 34 minutes, 24 seconds East along the easterly line of said A. E. Blakeslee land, 401.71 feet to a point in the arc of a circle;

Thence deflecting to the right along said arc 136.25 feet to a point of tangency, said arc having a radius of 187 feet and a chord which bears North 43 degrees, 22 minutes, 16 seconds West, 133.26 feet;

Thence North 22 degrees, 29 minutes, 53 seconds West, 274 feet to a point of curvature in the arc of a circle;

Thence deflecting to the right along said arc 345.16 feet to a point of compound curvature, said arc having a radius of 768 feet and a chord which bears North 9 degrees, 37 minutes, 23 seconds, West, 342.26 feet;

Thence deflecting to the right along the arc of a circle 143.90 feet to a point of reverse curvature, said arc having a radius of 547 feet and a chord which bears North 10 degrees, 47 minutes, 18 seconds East, 143.49 feet;

Thence deflecting to the left along the arc of a circle 230.45 feet to the southerly line of said St. Clair Avenue, N.E., said arc having a radius of 571.84 feet and a chord which bears North 6 degrees, 46 minutes, 48 seconds East, 228.89 feet;

Thence North 78 degrees, 24 minutes, 20 seconds East along said southerly line of St. Clair Avenue, N.E., 174.22 feet to the place of beginning, be the same more or less but subject to all legal highways. Subject to all of the covenants, easements and restrictions contained in the deed to the City of Cleveland, and recorded in Vol. 1266, Page 279, of the Records of Cuyahoga County. And known as all of Parcel No. 1 in Vol. 6274 of Deeds, Page 354, Cuyahoga County Records.

And excepting therefrom all the land deeded to the Cleveland Board of Education, August 20, 1964, and recorded in Vol. 11188 of Deeds, Page 235, Cuyahoga County Records.

Permanent Parcel Number: 110-01-005
Address: 11100 St. Clair Avenue, Cleveland, Ohio, 44108

PERMANENT PARCEL NUMBER 110-01-044

LEGAL DESCRIPTION

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio: known as 689 Lakeview Road, Cleveland, Ohio, and known as being part of Original 100 Acre Lot No. 363, and bounded and described as follows: Beginning on the Easterly line of Lakeview Road, N.E., at the Northwesterly corner of land conveyed by The Blakeslee Real Estate and Improvement Company to Charles Hearn by deed, dated May 28th, 1914 and recorded in Volume 1573, Page 407 of Cuyahoga County Records; thence Northerly along said Easterly line of Lakeview Road, N. E., 28 feet; thence Easterly on a line at right angles with said Easterly line of Lakeview Road, N.E., about 100 feet to the Easterly line of land conveyed by the Blakeslee Real Estate and Improvement Company to Charles E. Hearn by deed dated November 14, 1914 and recorded in Volume 1614, Page 123 of Cuyahoga County Records; thence Southerly along said Easterly line of land conveyed to Charles E. Hearn by said last mentioned deed, about 28 feet to the Northeasterly

corner of land conveyed to Charles E. Hearn by deed recorded in Volume 1573, Page 407 of Cuyahoga County Records, as aforesaid; thence Westerly along the Northerly line of land conveyed to Charles E. Hearn by said last mentioned deed, about 100 feet to the place of beginning, be the same more or less, but subject to all legal highways;

PPN 110-01-044
Address: 689 LAKEVIEW RD., CLEVELAND, OH. 44108

PERMANENT PARCEL NUMBER 110-01-042

LEGAL DESCRIPTION

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio; And known as being part of Original One Hundred Acre Lot No. 363, and bounded and described as follows: Beginning on the Easterly line of Lakeview Road, N.E., at the Northwesterly corner of land conveyed to Lena Bliss by deed dated October 30, 1912, and recorded in Volume 1437, Page 83 of Cuyahoga County Records, and thence Northerly along the Easterly line of said Lakeview Road, 36 feet; thence Easterly at right angles to said Easterly line of Lakeview Road, 100 feet; thence Southerly on a line parallel with said Easterly line of Lakeview Road to the Northeasterly corner of land conveyed to Lena Bliss, as aforesaid; thence Westerly along the Northerly line of land so conveyed to Lena Bliss, 100 feet, to the place of beginning, be the same more or less. but subject to all legal highways.

PPN 110-01-042
Address: LAKEVIEW RD CLEVELAND, OH. 44108

PERMANENT PARCEL NUMBER 015-25-054

LEGAL DESCRIPTION

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio:
And known as being part of Sublot No. 3 in Fish and Davis' Allotment of part of Original Brooklyn Township Lot No. 65, as shown by the recorded plat in Volume 5 of Maps, Page 29 of Cuyahoga County Records, and bounded and described as follows:

Beginning on the Westerly line of West 31st Street (formerly known as Vine Street) at a point distant 8 feet Northerly (measured along said Westerly line) from the Southeasterly corner of said Sublot No. 3; Thence Northerly along the Westerly line of West 31st Street, *46 feet to the Northeasterly corner of said Sublot No. 3; Thence Westerly along the Northerly line of said Sublot No. 3, *154 feet to the Northwesterly corner thereof; Thence Southerly along the Westerly line of said Sublot No. 3, 63 feet 8-1/2 inches to the Southwesterly corner thereof; Thence Easterly along the Southerly line of said Sublot No. 3, about 99 feet 6 inches to the most Westerly corner of land so conveyed to The Board of Education of the City of Cleveland by deed dated November *15, 1906 and recorded in Volume 1074, Page 231 of Cuyahoga County Records; Thence Northeasterly along the Northwesterly line of land so conveyed to the School District of the City of Cleveland about 56 feet to the place of beginning, be the same more or less, but subject to all legal highways.

*Corrected as per AFN 200603061008

PPN 015-25-054
Address: 3800 W. 31 ST. CLEVELAND, OH. 44109

Section 4. That this Council finds that the transactions contemplated in this ordinance are mutually beneficial to the City and the CMSD.

Section 5. That, notwithstanding any provision of the Codified Ordinances of Cleveland, Ohio, 1976, to the contrary, the Mayor and the Commissioner of Purchases

and Supplies are authorized to acquire, accept, record, and convey the properties necessary to implement the Agreement, including but not limited to gift, fee simple acquisitions, temporary and permanent easements, and work agreements.

Section 6. That the Directors of Public Health, Development, Public Safety, Capital Projects, Law, and other appropriate City officials, as appropriate, are authorized to execute any other documents and certificates, and take any other actions which may be necessary or appropriate to effectuate this ordinance.

Section 7. That the conveyances shall be made by official deed prepared by the Director of Law and executed by the Mayor 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 parties as their respective interests require and shall specifically contain a provision against the erection of any advertising signs or billboards except permitted identification signs.

Section 8. That notwithstanding and as an exception to the provisions of Chapters 183.07 of the Codified Ordinances of Cleveland, Ohio, 1976, the transfer of properties between CMSD and the City are at no cost to either party, with all of the transactions together acknowledged and determined to be a fair market value transaction.

Section 9. 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.

RB:uo
8-19-26
FOR: Directors Margolius, Bourdeau Small and Drummond

Ord. No. 927-2026

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

AN EMERGENCY ORDINANCE

Authorizing the Directors of Public Health, Development and/or Public Safety, to enter into one or more agreements with the Board of Education of the Cleveland Municipal School District for the exchange of lands for future redevelopment and the mutual benefit of the parties; and authorizing the Mayor and the Commissioner of Purchases and Supplies to acquire and convey the properties.

READ FIRST TIME on AUGUST 19, 2026 **REPORTS**
and referred to DIRECTORS of Public Health, Development, Public Safety, City Planning Commission, Finance and Law; COMMITTEES on Health, Human Services and the Arts; Development, Planning and Sustainability; Safety; Finance, Diversity, Equity and Inclusion

CITY CLERK

READ SECOND TIME

CITY CLERK

READ THIRD TIME

PRESIDENT

CITY CLERK

APPROVED

MAYOR

Recorded Vol. **113** Page_____
Published in the City Record _____

REPORT
after second Reading

PASSAGE RECOMMENDED BY COMMITTEE ON
HEALTH, HUMAN SERVICES and the ARTS
FILED WITH COMMITTEE

PASSAGE RECOMMENDED BY COMMITTEE ON
DEVELOPMENT, PLANNING AND SUSTAINABILITY
FILED WITH COMMITTEE

PASSAGE RECOMMENDED BY COMMITTEE ON
SAFETY
FILED WITH COMMITTEE

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