Ordinance No. 1231-2026

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

AN EMERGENCY ORDINANCE

Authorizing the Directors of 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 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 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 018-18-001 and PPN 027-06-073.

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:

Ordinance No. 1231-2026

PERMANENT PARCEL NUMBER 134-20-018
LEGAL DESCRIPTION

Situated in the City of Cleveland, County of Cuyahoga, State of Ohio: And known as being Sublot No. 2 in The Louis Abrams' Subdivision of part of Original One Hundred Acre Lot No. 472 as shown by the recorded plat in Volume 47 of Maps, Page 22 of Cuyahoga County Records and being 29.35 feet front on the Southerly side of Connecticut Avenue, and extending back 131.03 feet on the Easterly line 122.06 feet on the Westerly line and having a rear line of 27.95 feet, as appears by said plat, be the same more or less, but subject to all legal highways.

PPN 134-020-018
Address: 8508 CONNECTICUT AVE. CLEVELAND, OH 44105

PERMANENT PARCEL NUMBER 134-20-017
LEGAL DESCRIPTION

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio: And known as being Sublot No. 1 in Louis Abrams Subdivision of part of Original One Hundred Acre Lot No. 472, as shown by the recorded plat in Volume 47 of Maps, Page 22 of Cuyahoga County Records and being 30.33 feet front on the Southerly side of Connecticut Avenue and extending back between parallel lines 140 feet on the Easterly line, 131.20 feet on the Westerly line and having a rear line of 28.99 feet, as appears by said plat, be the same more or less, but subject to all legal highways.

PPN 134-20-017
Address: 8512 Connecticut Avenue Cleveland, OH. 44105

PERMANENT PARCEL NUMBER 134-20-019
LEGAL DESCRIPTION

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio and known as being part of Original 100 Acre Lot Number 472 and bounded and described as follows: Beginning at a point on the Southeasterly line of Connecticut Avenue (formerly Garfield Avenue) distant 60.70 feet Southerly measured along said Southwesterly line from its intersection with the westerly line of East 86th Street (formerly Collington Street) ; thence Southwesterly along the Southeasterly line of Connecticut Avenue, 30.35 feet; thence Southerly and parallel with the Westerly line of East 86th Street to a point on the Northerly line of Sublot No. 3 in The Louis Abrams' Subdivision, as shown by the recorded plat in Volume 47 of Maps, Page 22 of Cuyahoga County Records; thence Easterly along the Northerly line of said Sublot No. 3 to its intersection with a line drawn Southerly from the place of beginning and parallel with the Westerly line of East 86th Street; thence Northerly and parallel with the Westerly line of East 86th Street to the place of beginning, be the same more or less, but subject to all legal highways.

PPN 134-20-019

Address: 8504 CONNECTICUT AVENUE CLEVELAND, OH. 44105

PERMANENT PARCEL NUMBER 134-08-003
LEGAL DESCRIPTION

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio, and known as being part of Sublots Nos. 44 and 45, in the Newburgh Village Allotment of a part of Original One Hundred Acre Lot No. 464, as shown by the recorded plat in Volume 2 of Maps, Page 20 of Cuyahoga County Records, and together forming a parcel of land bounded and described as follows:
Beginning in the Easterly line of East 91st Street (formerly Walnut Avenue), 56 feet wide, and a point distant due South (measured along said Easterly line of East 91st Street), 36.00 feet from the Northwesterly corner of a parcel of land conveyed to Anna Flynn, by deed dated March 8, 1940, and recorded in Volume 5058, Page 67 of Cuyahoga County Records; thence due South, along said Easterly line of East 91st Street, about 72.25 feet to the Northwesterly corner of a parcel of land conveyed to Helen Simon, by deed dated December 9, 1939 and recorded in Volume 5041, Page 206 of Cuyahoga County Records; thence North 89° 27' 50" East, along the Northerly line of said 1and conveyed to Helen Simon, 127.50 feet; thence due North along a line parallel with said Easterly line of East 91st Street, about 72.25 feet to a point distant due South (measured along a line parallel with said Easterly line of East 91st Street), 36.00 feet from the Northerly line of said land conveyed to Anna Flynn; thence South 89° 27' 50" West,

along a line parallel with said Northerly line of land conveyed to Anna Flynn, 127.50 feet to the place of beginning, as appears by said plat, be the same more or less, but subject to all legal highways.
PPN 134-08-003
Address: 4067 EAST 91st ST. CLEVELAND, OH. 44105

PERMANENT PARCEL NUMBER 115-06-069

LEGAL DESCRIPTION

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio: and known as being Sublot No. 55 in Nelson Moses Subdivision of part of Original Euclid Township Lots Nos. 1 and 2, as shown by the recorded plat of said subdivision in Volume 8 of Maps, Page 9 of Cuyahoga County Records, as appears by said plat, be the same more or less, but subject to all legal highways.
PPN 115-06-069
Address: 897 E. 146th Street Cleveland, Ohio 44110

PERMANENT PARCEL NUMBER 134-08-060

LEGAL DESCRIPTION

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio, and known as being part of Sublot Numbers 44 and 45 in the Newburgh Village Allotment of part of Original One Hundred Acre Lot Number 464, as shown by recorded plat in Volume 2 of Maps, Page 20 of Cuyahoga County Records, and together forming a parcel of land bounded and described as follows: Beginning in the Easterly line of East 91st Street (formerly Walnut Street), 56 feet wide, at the Northeasterly corner of a parcel of land conveyed to Anna Flynn, by deed dated March 8, 1940 and recorded in Volume 5058, Page 67 of Cuyahoga County Records; thence North 89 degrees 27'50" East, along the Northerly line of said line conveyed to Anna Flynn, 120.00 feet; thence due South, along a line parallel with said Easterly line of East 91st Street, 36.00 feet; thence North 89 degrees 27' 50" East, along a line parallel with said Northerly line of land conveyed to Anna Flynn, 7.50 feet; thence due South, along a line parallel with said Easterly line of East 91st Street, 35.00 feet to the principal place of beginning of the parcel of land herein intended to be described; thence North 89 degrees 27'50" East, along a line parallel with said Northerly line of land conveyed to Anna Flynn 95.75 feet to the Easterly line of said Sublot Number 44; thence due South along the Easterly line of said Sublots Numbers 44 and 45, about 37.25 feet to the Northeasterly comer of a parcel of land conveyed to Helen Simon, by deed dated December 9, 1939 and recorded in Volume 5041, Page 206, of Cuyahoga County Records; thence South 89 degrees 27' 50" West, along the Northerly line of said land conveyed to Helen Simon 95.75, feet to a point distant North 89 degrees 27' 50" East (measured along)
said Northerly line of land conveyed to Helen Simon, 127.50 beginning, as appears by said plat, be the same more or less, but subject to all legal highways.

PPN 134-08-060

Address: 4067 EAST 91ST STREET CLEVELAND, OH. 44105

PERMANENT PARCEL NUMBER 134-08-058

LEGAL DESCRIPTION

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio, and known as being part of Sublot Number 44 in the Newburgh Village Allotment of part of Original One Hundred Acre Lot Number 464, as shown by the recorded plat in Volume 2 of Maps, Page 20 of Cuyahoga County Records, and forming a parcel of land bounded and described as follows:

Beginning in the Easterly line of East 91st Street (formerly Walnut Street), 56 feet wide, at the Northwesterly corner of a parcel of land conveyed to Anna Flynn, by deed dated March 8, 1940 and recorded in Volume 5058, Page 67 of Cuyahoga County Records;
Thence North 89 degrees 27' 50" East, along the Northerly line of said land conveyed to Anna Flynn, 120.00 feet;
Thence due South, along a line parallel with said Easterly line of East 91st Street, 36.00 feet; Thence North 89 degrees 27' 50" East, along a line parallel with said Northerly line of land conveyed to Anna Flynn, 7.50 feet to the principal place of beginning of the parcel of land herein intended to be described;
Thence due South, along a line parallel with said Easterly line of East 91st Street, 35.00 feet; Thence North 89 degrees 27' 50" East, along a line parallel with said Northerly line of land conveyed to Anna Flynn, 95.75 feet to the Easterly line of said Sublot Number 44;

Thence due North, along said Easterly line of Sublot Number 44, 35,00 feet;
Thence South 89 degrees 27' 50" West, along a line parallel with said Northerly line of land conveyed to Anna Flynn, 95.75 feet to the principal place of beginning, as appears by said plat, be the same more or less, but subject to all legal highways.

PPN 134-08-058

Address: 4063 EAST 91ST CLEVELAND, OH. 44105

PERMANENT PARCEL NUMBER 134-20-020

LEGAL DESCRIPTION

Parcel No. 1:

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio:
And known as being part of Original 100 Acre Lot No. 472, and being bounded and described as follows: Beginning on the Southerly line of Connecticut Avenue, S.E., at a point 91.05 feet Westerly, measured along said Southerly line, from its intersection with the Westerly line of East 86th Street, formerly Collington Avenue; Thence Southerly and parallel with the Westerly line of East 86th Street to a point in a line drawn at right angles to the Westerly line of East 86th Street, from a point in said Westerly line of 140 feet Southerly from the Southerly line of Connecticut Avenue, S.E.; Thence Westerly along said line to its intersection with a line drawn Southerly and parallel with the Westerly line of East 86th Street, from a point in the Southerly line of Connecticut Avenue, S.E., 121.40 feet Westerly from the Westerly line of East 86th Street, measured along the Southerly line of Connecticut Avenue, S.E.; Thence Northerly along said parallel line to the Southerly line of Connecticut Avenue, S.E.; Thence Easterly along the Southerly line of Connecticut Avenue, S.E., 30.35 feet to the place of beginning, be the same more or less, but subject to all legal highways.

Parcel No. 2:

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio:
And known as being part of Sublot No. 53, in E.T. Hamilton and Others Subdivision of part of Original One Hundred Acre Lot Nos. 471 and 472 as shown by the recorded plat in Volume 4 of Maps, Page 20 of Cuyahoga County Records, and bounded and described as follows: Beginning in the Southerly line of Connecticut Avenue, S.E., formerly Garfield Avenue, at a point distant Westerly measured along said Southerly line 6 feet from the Northeasterly corner of said Sublot No. 53; Thence Easterly along said Southerly line 6 feet; Thence Southerly along the Easterly line of said Sublot, 104.55 feet to its intersection with the Southerly line of a parcel of land conveyed to Peter Duda and Stella Duda by deed dated June 5, 1922, and recorded in Volume 2638, Page 150 of Cuyahoga County Records; Thence Westerly along said Southerly line and the prolongation thereof to a point distant 6 feet Westerly by rectangular measurement from the Easterly line of said Sublot No. 53; Thence Northerly to the place of beginning, be the same more or less, but subject to all legal highways.

PPN 134-20-020

Address: 8500 CONNECTICUT ROAD CLEVELAND, OH. 44105

PERMANENT PARCEL NUMBER 115-06-068

LEGAL DESCRIPTION

Situated in the City of Cleveland, County of Cuyahoga, State of Ohio and known as being Sublot No. 56 in Nelson Moses Subdivision of part of Original Euclid Township Lots Nos. 1 and 2 as shown by the recorded plat in Volume 8 of Maps, Page 9 of Cuyahoga County Records, as appears by said plat, be the same more or less, but subject to all legal highways.

PPN 115-06-068

Address: 899 E. 146th ST. CLEVELAND, OH. 44110

PERMANENT PARCEL NUMBER 134-08-004

LEGAL DESCRIPTION

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio: and known as being the Southerly 66 feet of Sublot No. 45 in Newburg Village Allotment of part of Original 100 Acres Lot No. 464, as shown by the recorded plat in Volume 2 of Maps, Page 20 of Cuyahoga County Records and being 66 feet front on the Easterly side of East 91st Street and extending back of equal width 223.25 feet, as appears by said plat, be the same more or less, but subject to all legal highways.

PPN 134-08-004

Address: 4073 East 91st Street, Cleveland, Ohio 44105

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 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.

SM:uo
10-5-2026

FOR: Directors Bourdeau Small and Drummond

Ord. No. 1231-2026

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

AN EMERGENCY ORDINANCE

Authorizing the Directors of 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 OCTOBER 5, 2026 **REPORTS**
and referred to DIRECTORS of Development, Public Safety, City Planning Commission, Finance and Law; COMMITTEES on Safety; Development, Planning and Sustainability; Municipal Services and Properties; 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
SAFETY

FILED WITH COMMITTEE _____

PASSAGE RECOMMENDED BY COMMITTEE ON
DEVELOPMENT, PLANNING AND SUSTAINABILITY

FILED WITH COMMITTEE _____

PASSAGE RECOMMENDED BY COMMITTEE ON
MUNICIPAL SERVICES AND PROPERTIES

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

FILED WITH COMMITTEE _____