

ORDINANCE NO. 913-2021

Department of Community Development Mound School Acquire and Convey Executive Summary

Ordinance Amount: \$0

Legislative Request:

To authorize the City to acquire the Mound School and property located at 5405 Mound Avenue for future redevelopment for the Department of Community Development; to convey the property to Morabito Enterprises, Inc., or its designee; and to enter into an agreement between the City and the Redeveloper.

Purpose:

The Cleveland Metropolitan School District (CMSD) has 19 former school sites that CMSD no longer needs, where they are seeking opportunities for redevelopment. The sites include 12 with former school buildings, and 7 that are vacant land. The Mound site is one of the seven that is vacant land from a previously demolished school.

The City worked with CMSD to issue a Request for Qualifications (RFQ), evaluate and score RFQ proposals, and make awards based on winning proposals. CMSD obtained appraisals for each of the sites to determine fair market value as the price that developers would pay for each respective property in the RFQ, unless another price is negotiated. Two proposals were received for the Mound School site. The awarded proposal is to a development team that is a partnership between Slavic Village Development Corporation and Morabito Enterprises Inc. The developer is offering the full-appraised price of \$38,000 for the Mound property.

The proposal is to acquire the former Mound School (5405 Mound Ave) property as a part of a land assembly for future development. After doing business at this location for over 47 years, Morabito is shutting down its operations within the next 2 years. Their goal is to ensure that their property remains in an optimal position for another business to invest and establish itself so that jobs are retained. To ensure this, the developer plans to incorporate the Mound School site, through parcel consolidation, into the Morabito land adjacent to the CMSD site to create a more attractive land mass of scale to spur a productive future use.

The developer will maintain the property until it is sold for a future agreed upon use.