

The City Record

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August 8, 2025



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PATRICIA J. BRITT
City Clerk, Clerk of Council
216 City Hall

Table of Contents

Click on an entry below to go to that section.

Board of Control	3
Report of the Board of Zoning Appeals	20
Agenda of the Board of Building Standards and Building Appeals	22
Public Notices	28
Directory of City Officials	
City Council	30
Permanent Schedule — Standing Committees of Council	31
City Departments	33
Cleveland Municipal Court	38
City Links	39

Board of Control

Wednesday, July 30, 2025

The meeting of the Board of Control convened in the Mayor's office on Wednesday, July 30, 2025, at 3:03 p.m. with Acting Director Comer presiding.

Members Present: Acting Director Comer; Directors Barrett, Keane, Francis; Interim Director Laird; Directors Margolius, Drummond, Hernandez, Cole, McNair, McNamara, Martin O'Toole, Nichols

Absent: Mayor Bibb; Director Wernet

Others Present: Tyson Mitchell, Director
Office of Equal Opportunity

Steven Decker, Deputy Commissioner
Division of Purchases & Supplies

Sierra Lipscomb, Assistant Director of Law
Law Department

Abigail Murray, Intern
Law Department

Wali Khan, Intern
Law Department

Tomasz Kacki, Paralegal
Law Department

On motions, the resolutions attached were adopted, except as may be otherwise noted. There being no further business, the meeting was adjourned at 3:09 p.m.

Jeffrey B. Marks
Secretary – Board of Control

Resolution No. 348-25

Adopted 7/30/25

By Director Keane

PUBLIC IMPROVEMENT CONTRACT

BE IT RESOLVED by the BOARD of CONTROL of the CITY of CLEVELAND that the bid of

Lake Erie Electric, Inc.

for the public improvement of Control System Improvements, all items including contingency allowance, under the authority of Ordinance No. 955-2020, passed January 20, 2021, upon a gross price for the improvement in the aggregate amount of \$10,523,662.60 for the Division of Water, Department of Public Utilities, received on July 10, 2025, is affirmed and approved as the lowest responsible bid, and the Director of Public Utilities is authorized to enter into a contract for the improvement with the bidder.

BE IT FURTHER RESOLVED by the BOARD of CONTROL of the CITY of CLEVELAND that the employment of the following subcontractors by Lake Erie Electric, Inc. for the above-mentioned public improvement is approved:

<u>Subcontractors</u>	<u>Work</u>	<u>Percentage</u>
Mars Electric Company (CSB)	\$274,200.00 (60% supplier)	2.61%
Mars Electric Company (CSB)	\$95,000.00	0.09%
Cook Paving & Construction Co., Inc. (CSB)	\$189,000.00	1.80%
Timeline Photography LLC (CSB)	\$50,000.00	0.47%
Standard Contracting & Engineering, Inc. (non-certified)	\$48,963.00	0.00%
CCI Commerce Controls, Inc. (non-certified)	\$5,360,327.28	0.00%

Yeas: Acting Director Comer; Directors Barett, Keane, Francis; Interim Director Laird; Directors Margolius, Drummond, Hernandez, Cole, McNair, McNamara, Martin O'Toole, Nichols

Nays: None

Absent: Mayor Bibb; Director Wernet

Resolution No. 349-25

Adopted 7/30/25

By Director Hernandez

WHEREAS, under Ordinance No. 2076-76 passed October 25, 1976, the City is conducting a Land Reutilization Program ("Program") according to the provisions of Chapter 5722 of the Ohio Revised Code; and

WHEREAS, under the Program, the City has acquired Permanent Parcel Nos. 016-12-002, 016-12-001, 016-19-018, and 016-09-174, located at 3353 West 50th Street, 3357 West 50th Street, 5003 Storer Avenue, and 5004 Storer Avenue; and

WHEREAS, Section 183.021 of the Codified Ordinances of Cleveland, Ohio, 1976, authorizes the Commissioner of Purchases and Supplies, when directed by the Director of Community Development and when certain specified conditions have been met, to lease Land Reutilization Program parcels; and

WHEREAS, Vergez, Inc. has proposed to the City to lease and develop the parcels for an art installation; and

WHEREAS, the following conditions exist:

1. The member of Council from Ward 14 has either approved the proposed lease or has not disapproved or requested a hold of the proposed lease within 45 days of notification of it;
2. The proposed lessee of the parcels is neither tax delinquent nor in violation of the Building and Housing Code; now, therefore,

BE IT RESOLVED by the BOARD of CONTROL of the CITY of CLEVELAND that under Section 183.021 of the Codified Ordinances of Cleveland, Ohio, 1976, the Commissioner of Purchases and Supplies is authorized, when directed by the Director of Community Development, to execute a lease for a term of five years, for and on behalf of the City of Cleveland, with Vergez, Inc. for the lease and development of Permanent Parcel Nos. 016-12-002, 016-12-001, 016-19-018, and 016-09-174, located at 3353 West 50th Street, 3357 West 50th Street, 5003 Storer Avenue, and 5004 Storer Avenue, according to the Land Reutilization Program, in such manner as best carries out the intent of the program.

BE IT FURTHER RESOLVED that the consideration for the lease of the parcels shall be \$5.00.

Yeas: Acting Director Comer; Directors Barrett, Keane, Francis; Interim Director Laird; Directors Margolius, Drummond, Hernandez, Cole, McNair, McNamara, Martin O'Toole, Nichols

Nays: None

Absent: Mayor Bibb; Director Wernet

Resolution No. 350-25

Adopted 7/30/25

By Director Hernandez

WHEREAS, under Ordinance No. 2076-76 passed October 25, 1976, the City is conducting a Land Reutilization Program ("Program") according to the provisions of Chapter 5722 of the Ohio Revised Code; and

WHEREAS, under the Program, the City has acquired Permanent Parcel No. 008-05-021, located at 2208 Clark Avenue; and

WHEREAS, Section 183.021 of the Codified Ordinances of Cleveland, Ohio, 1976, authorizes the Commissioner of Purchases and Supplies, when directed by the Director of Community Development and when certain specified conditions have been met, to sell Land Reutilization Program parcels; and

WHEREAS, 3093 West 25th LLC has proposed to the City to purchase and develop the parcel for parking; and

WHEREAS, the following conditions exist:

1. The member of Council from Ward 3 has either approved the proposed sale or has not disapproved or requested a hold of the proposed sale within 45 days of notification of it;
2. The proposed purchaser of the parcel is neither tax delinquent nor in violation of the Building and Housing Code; now, therefore,

BE IT RESOLVED by the BOARD of CONTROL of the CITY of CLEVELAND that under Section 183.021 of the Codified Ordinances of Cleveland, Ohio, 1976, the Commissioner of Purchases and Supplies is authorized, when directed by the Director of Community Development, and the Mayor is requested, to execute an Official Deed for and on behalf of the City of Cleveland, with 3093 West 25th LLC, for the sale and development of Permanent Parcel No. 008-05-021, located at 2208 Clark Avenue, according to the Land Reutilization Program, in such manner as best carries out the intent of the program.

BE IT FURTHER RESOLVED that the consideration for the sale of the parcel shall be \$2,250.00, which amount is determined to be not less than the fair market value of the parcel for uses according to the Program.

Yeas: Acting Director Comer; Directors Barett, Keane, Francis; Interim Director Laird; Directors Margolius, Drummond, Hernandez, Cole, McNair, McNamara, Martin O'Toole, Nichols

Nays: None

Absent: Mayor Bibb; Director Wernet

Resolution No. 351-25

Adopted 7/30/25

By Director Hernandez

WHEREAS, under Ordinance No. 2076-76 passed October 25, 1976, the City is conducting a Land Reutilization Program ("Program") according to the provisions of Chapter 5722 of the Ohio Revised Code; and

WHEREAS, under the Program, the City has acquired Permanent Parcel Nos. 016-14-129 and 016-14-130, located at 3136 West 48th Street and 3140 West 48th Street; and

WHEREAS, Section 183.021 of the Codified Ordinances of Cleveland, Ohio, 1976, authorizes the Commissioner of Purchases and Supplies, when directed by the Director of Community Development and when certain specified conditions have been met, to sell Land Reutilization Program parcels; and

WHEREAS, Juanita Rivera has proposed to the City to purchase and develop the parcels for yard expansion; and

WHEREAS, the following conditions exist:

1. The member of Council from Ward 3 has either approved the proposed sale or has not disapproved or requested a hold of the proposed sale within 45 days of notification of it;
2. The proposed purchaser of the parcel is neither tax delinquent nor in violation of the Building and Housing Code; now, therefore,

BE IT RESOLVED by the BOARD of CONTROL of the CITY of CLEVELAND that under Section 183.021 of the Codified Ordinances of Cleveland, Ohio, 1976, the Commissioner of Purchases and Supplies is authorized, when directed by the Director of Community Development, and the Mayor is requested, to execute an Official Deed for and on behalf of the City of Cleveland, with Juanita Rivera, for the sale and development of Permanent Parcel Nos. 016-14-129 and 016-14-130, located at 3136 West 48th Street and 3140 West 48th Street, according to the Land Reutilization Program, in such manner as best carries out the intent of the program.

BE IT FURTHER RESOLVED that the consideration for the sale of the parcels shall be \$3,700.00, which amount is determined to be not less than the fair market value of the parcel for uses according to the Program.

Yeas: Acting Director Comer; Directors Barett, Keane, Francis; Interim Director Laird; Directors Margolius, Drummond, Hernandez, Cole, McNair, McNamara, Martin O'Toole, Nichols

Nays: None

Absent: Mayor Bibb; Director Wernet

Resolution No. 352-25

Adopted 7/30/25

By Director Hernandez

WHEREAS, under Ordinance No. 2076-76 passed October 25, 1976, the City is conducting a Land Reutilization Program ("Program") according to the provisions of Chapter 5722 of the Ohio Revised Code; and

WHEREAS, under the Program, the City has acquired Permanent Parcel No. 123-21-024, located at 4721 Lester Street; and

WHEREAS, Section 183.021 of the Codified Ordinances of Cleveland, Ohio, 1976, authorizes the Commissioner of Purchases and Supplies, when directed by the Director of Community Development and when certain specified conditions have been met, to sell Land Reutilization Program parcels; and

WHEREAS, Victoria Wagner has proposed to the City to purchase and develop the parcels for yard expansion; and

WHEREAS, the following conditions exist:

1. The member of Council from Ward 5 has either approved the proposed sale or has not disapproved or requested a hold of the proposed sale within 45 days of notification of it;
2. The proposed purchaser of the parcel is neither tax delinquent nor in violation of the Building and Housing Code; now, therefore,

BE IT RESOLVED by the BOARD of CONTROL of the CITY of CLEVELAND that under Section 183.021 of the Codified Ordinances of Cleveland, Ohio, 1976, the Commissioner of Purchases and Supplies is authorized, when directed by the Director of Community Development, and the Mayor is requested, to execute an Official Deed for and on behalf of the City of Cleveland, with Victoria Wagner, for the sale and development of Permanent Parcel No. 123-21-024, located at 4721 Lester Street, according to the Land Reutilization Program, in such manner as best carries out the intent of the program.

BE IT FURTHER RESOLVED that the consideration for the sale of the parcel shall be \$200.00, which amount is determined to be not less than the fair market value of the parcel for uses according to the Program.

Yeas: Acting Director Comer; Directors Barett, Keane, Francis; Interim Director Laird; Directors Margolius, Drummond, Hernandez, Cole, McNair, McNamara, Martin O'Toole, Nichols

Nays: None

Absent: Mayor Bibb; Director Wernet

Resolution No. 353-25

Adopted 7/30/25

By Director McNair

BE IT RESOLVED by the BOARD of CONTROL of the CITY of CLEVELAND that, under the authority of Ordinance No. 851-2024, passed by the Council of the City of Cleveland on August 7, 2024, the firm of AECOM Technical Services, Inc. is selected upon the nomination of the Director of Economic Development from a list of qualified firms determined after a full and complete canvass by the Director of Economic Development as a firm of consultants available to be employed by contract to supplement the regularly employed staff of the several departments of the City to provide professional services necessary to inventory, evaluate, and plan the redevelopment of priority brownfields along the East 93rd Street Corridor Target Area, as depicted on the map attached to this resolution as Exhibit A, under a \$500,000 Brownfields Community-Wide Assessment grant awarded to the City of Cleveland by the United States Environmental Protection Agency.

BE IT FURTHER RESOLVED that the Director of Economic Development is authorized to enter into written contract with AECOM Technical Services, Inc., based on its proposal dated August 28, 2024, for the above-mentioned services, which contract shall be prepared by the Director of Law, shall provide that the compensation to AECOM Technical Services, Inc. for the above-mentioned services shall not exceed \$250,000 over the term of the contract.

BE IT FURTHER RESOLVED by the BOARD of CONTROL of the CITY of CLEVELAND that the employment of the following subconsultants by AECOM Technical Services, Inc. is approved:

<u>Subconsultants</u>	<u>Certification</u>	<u>Amount</u>
DLZ Ohio, Inc.	MBE	\$20,000
CWM Environmental Cleveland	CSB	\$10,000

Yeas: Acting Director Comer; Directors Barett, Keane, Francis; Interim Director Laird; Directors Margolius, Drummond, Hernandez, Cole, McNair, McNamara, Martin O'Toole, Nichols

Nays: None

Absent: Mayor Bibb; Director Wernet

Resolution No. 354-25

Adopted 7/30/25

By Director McNair

BE IT RESOLVED by the BOARD of CONTROL of the CITY of CLEVELAND that, under the authority of Ordinance No. 851-2024, passed by the Council of the City of Cleveland on August 7, 2024, the firm of Burgess & Niple, Inc. is selected upon the nomination of the Director of Economic Development from a list of qualified firms determined after a full and complete canvass by the Director of Economic Development as a firm of consultants available to be employed by contract to supplement the regularly employed staff of the several departments of the City to provide professional services necessary to inventory, evaluate, and plan the redevelopment of priority brownfields along the East 93rd Street Corridor Target Area, as depicted on the map attached to this resolution as Exhibit A, under a \$500,000 Brownfields Community-Wide Assessment grant awarded to the City of Cleveland by the United States Environmental Protection Agency.

BE IT FURTHER RESOLVED that the Director of Economic Development is authorized to enter into written contract with Burgess & Niple, Inc., based on its proposal dated August 28, 2024, for the above-mentioned services, which contract shall be prepared by the Director of Law, shall provide that the compensation to Burgess & Niple, Inc. for the above-mentioned services shall not exceed \$250,000 over the term of the contract.

BE IT FURTHER RESOLVED by the BOARD of CONTROL of the CITY of CLEVELAND that the employment of the following subconsultants by AECOM Technical Services, Inc. is approved:

<u>Subconsultants</u>	<u>Certification</u>	<u>Amount</u>
Resource International, Inc.	FBE	\$25,000
Yeas:	Acting Director Comer; Directors Barett, Keane, Francis; Interim Director Laird; Directors Margolius, Drummond, Hernandez, Cole, McNair, McNamara, Martin O'Toole, Nichols	
Nays:	None	
Absent:	Mayor Bibb; Director Wernet	

Resolution No. 355-25
By Director Martin O'Toole

Adopted 7/30/25

WHEREAS, under the Ohio Environmental Protection Agency's National Pollutant Discharge Elimination System (NPDES) Permit No. OHQ0000, minimum control measures (MCM) 4, the City of Cleveland is required to regulate the use of environmental controls on construction activity in the City of Cleveland to control sediment and erosion at applicable developments, before and during active construction; and

WHEREAS, Section 3116.04, Codified Ordinances of Cleveland, Ohio 1976 ("C.O.") authorizes the Director of Building and Housing to enter into a contract for technical assistance services related to NPDES-covered construction activities, including initial plan review, subsequent plan review, site inspection and the preparation of all financial and programmatic reports, for an amount of compensation to be fixed by the Board of Control; and

WHEREAS, the Director of Building and Housing intends to enter into an agreement with the Cuyahoga Soil and Water Conservation District, on the basis of its May 22, 2025, email, for the above-mentioned technical assistance services for a term of one year with an option, exercisable by the Director, to renew for an additional consecutive one-year term; now, therefore,

BE IT RESOLVED by the BOARD of CONTROL of the CITY of CLEVELAND that under the authority of C.O. Section 3116.04, the compensation to be paid for professional services, inspection and plan reviews to be rendered under the agreement with the Cuyahoga Soil and Water Conservation District shall not exceed \$132,500 for each of the initial one-year term and the optional renewal year, if exercised.

Yeas: Acting Director Comer; Directors Barett, Keane, Francis; Interim Director Laird; Directors Margolius, Drummond, Hernandez, Cole, McNair, McNamara, Martin O'Toole, Nichols

Nays: None

Absent: Mayor Bibb; Director Wernet

Resolution No. 356-25

Adopted 7/30/25

By Director Martin O'Toole

WHEREAS, under the Ohio Environmental Protection Agency's National Pollutant Discharge Elimination System (NPDES) Permit No. OHQ000004, minimum control measures (MCM) 5, the City of Cleveland is required to regulate the use of environmental controls on construction activity in the City of Cleveland to control sediment and erosion at applicable developments post-construction; and

WHEREAS, Section 3116.04, Codified Ordinances of Cleveland, Ohio, 1976 ("C.O.") authorizes the Director of Building and Housing to enter into a contract for technical assistance services related to NPDES-covered post-construction activities, including subsequent plan review, site inspection and the preparation of all financial and programmatic reports, for an amount of compensation to be fixed by the Board of Control; and

WHEREAS, the Director of Building and Housing intends to enter into an agreement with the Cuyahoga Soil and Water Conservation District, on the basis of its May 22, 2025, email, for the above-mentioned technical assistance services for a term of one year with an option, exercisable by the Director, to renew for an additional consecutive one-year term; now, therefore,

BE IT RESOLVED by the BOARD of CONTROL of the CITY of CLEVELAND that under the authority of C.O. Section 3116.04, the compensation to be paid for professional services, inspection and plan reviews to be rendered under the agreement with the Cuyahoga Soil and Water Conservation District shall not exceed \$26,500 for each of the initial one-year term and the optional renewal year, if exercised.

Yeas: Acting Director Comer; Directors Barett, Keane, Francis; Interim Director Laird; Directors Margolius, Drummond, Hernandez, Cole, McNair, McNamara, Martin O'Toole, Nichols

Nays: None

Absent: Mayor Bibb; Director Wernet

Board of Control

Wednesday, August 6, 2025

The meeting of the Board of Control convened in the Mayor's office on Wednesday, August 6, 2025, at 3:00 p.m. with Mayor Bibb presiding.

Members Present: Mayor Bibb; Acting Director Comer; Directors Barrett, Keane, Francis, Margolius, Drummond, Hernandez, Cole; Acting Director Bourdeau Small; Directors McNamara, Martin O'Toole, Nichols

Absent: Acting Director Laird; Director Wernet

Others Present: Tiffany White Johnson, Commissioner
Division of Purchases & Supplies

Jeff Brown, Commissioner
Motor Vehicle Maintenance

Jennifer Wiman, Contract Compliance Officer
Office of Equal Opportunity

Tomasz Kacki, Paralegal
Law Department

On motions, the resolutions attached were adopted, except as may be otherwise noted. There being no further business, the meeting was adjourned at 3:03 p.m.

Jeffrey B. Marks
Secretary – Board of Control

Resolution No. 357-25

By Director Keane

Adopted 8/6/25

REQUIREMENT CONTRACT

BE IT RESOLVED by the BOARD of CONTROL of the CITY of CLEVELAND
that the bid of

Condy Holdings LLC dba Carus LLC

for an estimated quantity of orthophosphoric acid, item 1, for the Division of Water, Department of Public Utilities, for a period of two years starting upon the later of the execution of a contract or the day following expiration of the currently effective contract for the goods or services, received on July 16, 2025, under the authority of Section 129.24 of the Codified Ordinances of Cleveland, Ohio, 1976, which on the basis of the estimated quantity would amount to \$3,587,850.00 (Net 30 Days), is affirmed and approved as the lowest and best bid, and the Director of Public Utilities is requested to enter into a **REQUIREMENT** contract for the goods and/or services necessary for the specified items.

The **REQUIREMENT** contract shall further provide that the Contractor shall furnish all the City's requirements for such goods and/or services, whether more or less than the estimated quantity, as may be ordered under delivery orders separately certified to the contract.

Yeas: Mayor Bibb; Acting Director Comer; Directors Barett, Keane, Francis, Margolius, Drummond, Hernandez, Cole; Acting Director Bourdeau Small; Directors McNamara, Martin O'Toole, Nichols

Nays: None

Absent: Interim Director Laird; Director Wernet

Resolution No. 358-25

Adopted 8/6/25

By Director Francis

REQUIREMENT CONTRACT

BE IT RESOLVED by the BOARD of CONTROL of the CITY of CLEVELAND, under the authority of Ordinance No. 410-2023, passed April 24, 2023, that the bid of

North Electric, Inc.,

for the Labor and Materials necessary to maintain and repair low/medium voltage electrical equipment, all items, for the Department of Port Control, various divisions, for a period of two (2) years beginning with the date of execution of a contract, with two one-year options to renew, received on July 2, 2025, which on the basis of estimated quantity would amount to \$137,775.00, is affirmed and approved as the lowest and best bid, and the Director of Port Control is requested to enter into a **REQUIREMENT** contract for the goods and/or services specified.

The **REQUIREMENT** contract shall further provide that the Contractor shall furnish all the City's requirements for such goods and/or services, whether more or less than the estimated quantity, as may be ordered under delivery orders separately certified to the contract.

BE IT FURTHER RESOLVED by the BOARD of CONTROL that the employment of the following subcontractor by North Electric Inc. for the above-mentioned requirement contract is approved:

<u>Subcontractor</u>	<u>Certification</u>	<u>Amount</u>
Mars Electric Company	CSB	\$60,000.00

Yeas: Mayor Bibb; Acting Director Comer; Directors Barett, Keane, Francis, Margolius, Drummond, Hernandez, Cole; Acting Director Bourdeau Small; Directors McNamara, Martin O'Toole, Nichols

Nays: None

Absent: Interim Director Laird; Director Wernet

Resolution No. 359-25
By Interim Director Laird

Adopted 8/6/25

REQUIREMENT CONTRACT

BE IT RESOLVED by the BOARD of CONTROL of the CITY of CLEVELAND
that the conditional bid of

A & H Equipment Company

except for such terms and conditions as are unacceptable to the Director of Law, for an estimated quantity of Elgin street sweeper parts and labor, all items, for the Division of Motor Vehicle Maintenance, Department of Public Works, for a period of one year, beginning with the date of execution of a contract, with two one-year renewal options, received on June 26, 2025, under the authority of Section 131.64 of the Codified Ordinances of Cleveland, Ohio, 1976, which on the basis of the estimated quantity would amount to \$482,500.00 (Net), is affirmed and approved as the lowest and best bid, and the Director of Public Works is requested to enter into a **REQUIREMENT** contract for the specified goods.

The **REQUIREMENT** contract shall further provide that the Contractor shall furnish all of the City's requirements for the goods and/or services, whether more or less than the estimated quantity, as may be ordered under delivery orders separately certified to the contract.

Yeas: Mayor Bibb; Acting Director Comer; Directors Barett, Keane, Francis, Margolius, Drummond, Hernandez, Cole; Acting Director Bourdeau Small; Directors McNamara, Martin O'Toole, Nichols

Nays: None

Absent: Interim Director Laird; Director Wernet

Resolution No. 360-25

Adopted 8/6/25

By Director Hernandez

WHEREAS, under Ordinance No. 2076-76 passed October 25, 1976, the City is conducting a Land Reutilization Program ("Program") according to the provisions of Chapter 5722 of the Ohio Revised Code; and

WHEREAS, under the Program, the City has acquired Permanent Parcel Nos. 129-23-112 and 129-23-144, located at 11928 Continental Avenue and 11920 Parkview Avenue; and

WHEREAS, Section 183.021 of the Codified Ordinances of Cleveland, Ohio, 1976, authorizes the Commissioner of Purchases and Supplies, when directed by the Director of Community Development and when certain specified conditions have been met, to sell Land Reutilization Program parcels; and

WHEREAS, CHN Housing Partners, or its designee, has proposed to the City to purchase and develop the parcels for new residential construction; and

WHEREAS, the following conditions exist:

1. The member of Council from Ward 4 has either approved the proposed sale or has not disapproved or requested a hold of the proposed sale within 45 days of notification of it;
2. The proposed purchaser of the parcel is neither tax delinquent nor in violation of the Building and Housing Code; now, therefore,

BE IT RESOLVED by the BOARD of CONTROL of the CITY of CLEVELAND that under Section 183.021 of the Codified Ordinances of Cleveland, Ohio, 1976, the Commissioner of Purchases and Supplies is authorized, when directed by the Director of Community Development, and the Mayor is requested, to execute an Official Deed for and on behalf of the City of Cleveland, with CHN Housing Partners, or its designee, for the sale and development of Permanent Parcel Nos. 129-23-112 and 129-23-144, located at 11928 Continental Avenue and 11920 Parkview Avenue, according to the Land Reutilization Program, in such manner as best carries out the intent of the program.

BE IT FURTHER RESOLVED that the consideration for the sale of the parcels shall be \$2.00, which amount is determined to be not less than the fair market value of the parcel for uses according to the Program.

Yeas: Mayor Bibb; Acting Director Comer; Directors Barrett, Keane, Francis, Margolius, Drummond, Hernandez, Cole; Acting Director Bourdeau Small; Directors McNamara, Martin O'Toole, Nichols

Nays: None

Absent: Interim Director Laird; Director Wernet

Report of the Board of Zoning Appeals

Monday, August 4, 2025

At the meeting of the Board of Zoning Appeals on Monday, August 4, 2025, the following appeals were scheduled for hearing before the Board and;

The following appeals were **APPROVED**:

**Calendar No. 25-122: 11716 Dale Avenue (Granted Conditionally)
(AKA 11516 Dale Avenue)**

Kenneth Grubaugh, owner, proposes to erect a one-story frame, single-family residence with two concrete parking spaces in an A1 One-Family Residential District.

Calendar No. 25-126: 5611 Outhwaite Avenue

DMCAS, owner, proposes to install approximately 273 linear feet of 6-foot-high wood fence in a General Retail Business District.

The following appeals were **DENIED**:

Calendar No. 25-082: 4281 West 130th Street

Pure Supermarket, Inc, owner, proposes to erect six fuels pumps and establish use as a motor vehicle service (gas) station in a C1 Local Retail Business District and a Riparian Wetland Zone/Restoration Riparian Setback.

Calendar No. 25-101: 2114 West 85th Street

Aishia White, owner, proposes to change the use of a single-family residence to a Residential Facility for five people in a B1 Two-Family Zoning District.

Calendar No. 25-127: 10309 Lorain Avenue / Violation Notice

AQAR, LLC., owner, (aka Smokerz Kingdom), appealed under the authority of Section 76-6 of the Charter of the City of Cleveland and division (d) of Section 329.02 of the Cleveland Codified Ordinances from Building and Housing Notice of Violation Number V25018933 issued June 12, 2025.

The following appeals were **WITHDRAWN**:

Calendar No. 25-128: 1024 East 152nd Street

Five Point Center LLC, owner, proposes to establish use as a Night Club in a C2 Shopping Center District.

The following appeals were **DISMISSED**: **None.**

The following cases were **REMANDED**: **None.**

The following cases were **POSTPONED**:

Calendar No. 25-121: Hingetown LLC.

2823 Detroit Avenue / Violation Notice. Postponed to September 22, 2025.

The following cases were heard by the Board of Zoning Appeals on Monday, July 14, 2025, and Monday, July 28, 2025, and the decisions were adopted and approved on Monday, August 4, 2025:

The following appeals were Approved:**Calendar No. 25-097: 4680 Lee Road**

Vereese Lewis, owner, proposes a change of use from a beauty salon to a restaurant in a Two-Family Zoning District.

Calendar No. 25-117: 3667 East 61st Street

Sold Simple Property, LLC, owner, proposes to change the use of existing two-family residence to three-family residence in a B1 Two-Family Residential District.

Calendar No. 25-118: 15800 Montrose Avenue

Hoban Edward Bishop of Cleveland, owner, and Saint Mark Catholic Church Campus, propose to install four monument signs in an A1 One-Family Residential District.

The following appeals were Denied:**Calendar No. 25-119: 3814 Germaine Avenue**

Dilennys Diaz Matos, owner, proposes to use an existing three-story frame, single-family residence as a Type “A” home daycare in an A2 One-Family Residential District.

Calendar No. 25-124: 939 East 146th Street

936 E. 146th LLC, owner, proposes to establish use as a Residential Facility for five occupants in a D1 Two-Family Residential District.

Agenda of the Board of Building Standards and Building Appeals

Wednesday, August 13, 2025 - REVISED

Board of Building Standards and Building Appeals

Notice of Public Hearing

Cleveland City Hall – Room 514 or via WebEx at 9:30 a.m. EST

BuildingStandards@ClevelandOhio.gov

NOTE: This is a tentative Agenda and may vary both in scope and order of presentation as time permits and circumstances warrant.

Download the WebEx Desktop App or the mobile App from the WebEx website at <https://www.webex.com/downloads.html/>

Instructions to enable a browser plug-in for Chrome or Firefox can be found here: <https://help.webex.com/en-us/WBX77970/How-Do-I-Enable-the-Webex-Plug-in-to-Join-aMeeting-Using-Chrome-or-Firefox>

For instructions to join the call you can go to here:

<https://help.webex.com/en-us/bksp8r/Join-a-Meeting-from-the-Webex-Meetings-Desktop-Appor-Mobile-App>

Email: cdavis@clevelandohio.gov to receive the calendar invite (This invite is for testament/witness purposes only).

PUBLIC HEARINGS WILL BE STREAMED LIVE ON YouTube:

<https://www.youtube.com/channel/UCB8ql0JrhmpYIR1OLY68bw/>

BUILDING:

Docket A-050-25

2860 East 130th Street

**WARD: 6
(Blaine A. Griffin)**

Cuyahoga Real Estate Group, Owner of the B-Business – Offices, Laboratories, Adult School; Two-Story Masonry Structure, appeals from a **NOTICE OF VIOLATION – CONDEMNATION – MAIN STRUCTURE**, dated February 4, 2025; appellant is requesting one hundred-eighty (180) days to complete abatement of the violations.

Docket A-055-25

10701 Lorain Avenue

**WARD: 11
(Danny Kelly)**

Pal Trade Properties, LLC, Owner of the Mixed Use – Multiple Uses in one Building; Two-Story Masonry Structure, appeals from a **NOTICE OF VIOLATION – INTERIOR/EXTERIOR MAINTENANCE, UNAUTHORIZED/ILLEGAL USE**, dated February 24, 2025; appellant is requesting two (2) years to complete abatement of the violations.

HOUSING:

Docket A-039-25 3556 West 32nd Street WARD: 14
(Jasmin Santana)

Bonnie L. Savetski, Owner of the Three-Dwelling Units; Three-Family Residence; Two-and-Half-Story Frame Property, appeals from a **NOTICE OF VIOLATION – CONDEMNATION – EXTERIOR MAINTENANCE**, dated January 8, 2025; appellant is requesting time to complete abatement of the violations.

Docket A-041-25 **1746 Alcoy Road** **WARD: 10**
(Anthony T. Hairston)

Pedro Paulo De Jesus Silva, Owner of the Two-Dwelling Units; Two-Family Residence; Two-and-One-Half-Story Frame Property, appeals from a **NOTICE OF VIOLATION – NO PERMIT**, dated February 4, 2025; appellant is requesting ninety (90) days to complete abatement of the violations.

Docket A-044-25 3806 West 133rd Street WARD: 16
(Brian Kazy)

5850 Middlebrook, LLC, Owner of the One-Dwelling Unit; Single-Family Residence; One-and-Half-Story Frame Property, appeals from a **NOTICE OF VIOLATION – EXTERIOR MAINTENANCE**, dated January 24, 2025; appellant is requesting six (6) months to complete abatement of the violations.

Docket A-045-25 10904 Shale Avenue WARD: 6

Fernandez E. Pierce, Owner of the One-Dwelling Unit; Two-Family Residence; Two-Story Frame Property, appeals from a **NOTICE OF VIOLATION – CONDEMNATION – MAIN STRUCTURE**, dated February 20, 2025; appellant is requesting seven (7) months to complete abatement of the violations.

Docket A-046-25

10726 Arthur Avenue

WARD: 6
(Blaine A. Griffin)

Cleveland Ohio Hopkins Properties, LLC, Owner of the Two-Dwelling Units; Two-Family Residence; Two-Story Masonry Walls/Wood Floors Property, appeals from a **NOTICE OF VIOLATION – CONDEMNATION – MAIN STRUCTURE**, dated

May 23, 2024; appellant is requesting sixty (60) days to complete abatement of the violations.

Docket A-047-25

3296 West 127th Street

WARD: 16
(Brian Kazy)

West Behrwald, LLC, Owner of the One-Dwelling Unit; Single-Family Residence; Two-Story Frame Property, appeals from a **NOTICE OF VIOLATION – INTERIOR MAINTENANCE**, dated January 27, 2025; appellant is requesting six (6) months to complete abatement of the violations.

Docket A-048-25

16417 Talford Avenue

WARD: 1
(Joseph T. Jones)

Aaron J. Jones, Owner of the One-Dwelling Unit; Single-Family Residence; One-Story Masonry Property, appeals from a **NOTICE OF VIOLATION – CONDEMNATION – MAIN STRUCTURE**, dated February 13, 2025; appellant is requesting six (6) months to complete abatement of the violations.

Docket A-051-25

3353 East 132nd Street

WARD: 4
(Deborah A. Gray)

Dharma Mehta, Owner of the Two-Dwelling Units; Two-Family Residence; Two-and-One-Half-Story Frame Property, appeals from a **NOTICE OF VIOLATION – EXTERIOR MAINTENANCE**, dated January 30, 2025; appellant is requesting four (4) months to complete abatement of the violations.

Housing: Docket A-051-25 has been WITHDRAWN at the request of the appellant.

Docket A-052-25

7509 Osage Avenue

WARD: 12
(Rebecca Maurer)

Walter N. Gajowski, Owner of the One-Dwelling Unit; Single-Family Residence; Two-and-Half-Story Frame Property, appeals from a **NOTICE OF VIOLATION – EXTERIOR MAINTENANCE**, dated February 6, 2025; appellant is requesting time to complete abatement of the violations.

Docket A-053-25

3357 East 132nd Street

WARD: 4
(Deborah A. Gray)

Chrita D. Johnson, Owner of the One-Dwelling Unit; Single-Family Residence; Two-Story Wood Frame/Siding/Masonry Veneer Property, appeals from a **NOTICE OF VIOLATION – EXTERIOR MAINTENANCE**, dated February 10, 2025; appellant is requesting six (6) to seven (7) months to complete abatement of the violations.

Docket A-054-25**4410 Bush Avenue****WARD: 14
(Jasmin Santana)**

Jerome and Laureen Lawson, Owner of the One-Dwelling Unit; Two-Family Residence; Two-and-Half-Story Frame Property, appeals from a **NOTICE OF VIOLATION – EXTERIOR MAINTENANCE**, dated February 6, 2025; appellant is requesting six (6) months to complete abatement of the violations.

Approval of Resolutions**Docket/s:**

A-154-24	Billie Bridges
A-032-25	John Mousis
A-033-25	Haas Real Estate Holdings LLC
A-034-25	Jalil Mitri
A-035-25	Bonita Ray Wagner-Johnson
A-036-25	Legado Las Maravillas LLC
A-038-25	Stefon Morris
A-040-25	Parnell Enterprises, Inc.
A-043-25	Haas Real Estate Holdings LLC

Approval of Minutes

July 30, 2025

MEMO

To: Tom Vanover, Commissioner/CBO

From: Carmella Davis, Executive Secretary
Board of Building Standards and Building Appeals

Date: April 4, 2025

Subject: Request for presence at the board hearing

The Board of Building Standards and Building Appeals requests the presence of a representative for a Public Hearing on the following Docket/s from the Department of Building and Housing, and the presence of a representative from the Division of Fire on Wednesday, August 13, 2025, at approximately 9:30 A.M via WebEx or at Cleveland City Hall Room 514.

DOCKET NO.	ADDRESS	INSPECTOR/S
A-039-25	3556 West 32nd Street	T. Barisic
A-041-25	1746 Alcoy Road	B. Medancic
A-044-25	3806 West 133rd Street	D. Smith
A-045-25	10904 Shale Avenue	B. Cuevas
A-046-25	10726 Arthur Avenue	B. Cuevas
A-047-25	3296 West 127th Street	D. Smith
A-048-25	16417 Talford Avenue	J. Barkas
A-050-25	2860 East 130th Street	R. Conte
A-051-25	3353 East 132nd Street	B. McClure
A-052-25	7509 Osage Avenue	Z. Cindric
A-053-25	3357 East 132nd Street	B. McClure
A-054-25	4410 Bush Avenue	Z. Cindric
A-055-25	10701 Lorain Avenue	C. Gregg

Public Notice

The Development, Planning and Sustainability (Zoning) Committee will meet Tuesday, August 12, 2025, at 9:30 a.m. to hear the following legislation:

Ord. No. 860-2025

By Council Member Slife

An ordinance changing the Use, Area & Height Districts of parcels of land north and south of Lorain Avenue, west of Rocky River Drive (Map Change 2679).

Public Notice

PLEASE BE ADVISED

Please be advised that the Board of Zoning Appeals will be in a closed session for Board Member Training on Monday, August 18, 2025.

Directory of City Officials

City Council

Cleveland City Hall
601 Lakeside Avenue, Room 220
Cleveland, Ohio, 44114
Phone: 216-664-2840
www.clevelandcitycouncil.org

President of Council – Blaine A. Griffin

City Clerk, Clerk of Council – Patricia J. Britt

<i>Council Member</i>	<i>Ward</i>
Joseph T. Jones	1
Kevin L. Bishop	2
Kerry McCormack	3
Deborah A. Gray	4
Richard A. Starr	5
Blaine A. Griffin	6
Stephanie D. Howse-Jones	7
Michael D. Polensek	8
Kevin Conwell	9
Anthony T. Hairston	10
Danny Kelly	11
Rebecca Maurer	12
Kris Harsh	13
Jasmin Santana	14
Jenny Spencer	15
Brian Kazy	16
Charles Slife	17

Permanent Schedule – Standing Committees of the Council 2022-2025

[* denotes interim committee member]

MONDAY – Alternating

9:30 a.m. – **Health, Human Services and the Arts Committee:** Conwell (CHAIR), Maurer (VICE-CHAIR), Gray, Harsh, Howse-Jones, Slife, Starr.

9:30 a.m. – **Municipal Services and Properties Committee:** Bishop (CHAIR), Starr (VICE-CHAIR), Gray*, Hairston, Kazy, Kelly, Maurer.

MONDAY

2:00 p.m. – **Finance, Diversity, Equity and Inclusion Committee:** Griffin (CHAIR), McCormack (VICE-CHAIR), Bishop, Conwell, Hairston, Kazy, Polensek, Santana, Spencer.

TUESDAY

1:30 p.m. – **Workforce, Education, Training and Youth Development Committee:** Santana (CHAIR), Howse-Jones (VICE-CHAIR), Conwell*, Gray, Slife, Spencer, Starr.

TUESDAY – Alternating

9:30 a.m. – **Development, Planning and Sustainability Committee:** Hairston (CHAIR), Santana (VICE-CHAIR), Harsh, Howse-Jones, McCormack, Slife*, Spencer.

WEDNESDAY – Alternating

10:00 a.m. – **Safety Committee:** Polensek (CHAIR), Gray, Howse-Jones, Kazy*, Kelly, Slife, Starr.

10:00 a.m. – **Transportation and Mobility Committee:** McCormack (CHAIR), Slife (VICE-CHAIR), Bishop, Gray, Kazy, Maurer, Santana.

THURSDAY

10:00 a.m. – **Utilities Committee:** Kazy (CHAIR), Spencer (VICE-CHAIR), Bishop, Gray, Harsh, Kelly, Polensek.

The following Committees meet at the Call of the Chair:

Mayor's Appointments Committee: Harsh (CHAIR), Griffin, Hairston, Polensek*, Starr.

Operations Committee: McCormack (CHAIR), Bishop, Conwell, Griffin, Maurer.

Rules Committee: Griffin (CHAIR), Conwell, Maurer, McCormack, Polensek.

City Departments

City Hall
601 Lakeside Avenue
Cleveland, OH 44114

MAYOR – Justin M. Bibb

Bradford J. Davy, Chief of Staff

Ryan M. Puente, Deputy Chief of Staff and Chief Government Affairs Officer

Jeff Epstein, Chief of Integrated Development

Sarah N. Johnson, Chief Communications Officer

Michele Pomerantz, Chief of Education

Sonya Pryor-Jones, Chief of Youth and Family Success

Bonnie Teeuwen, Chief Operating Officer

Stephanie Wernet, Chief Innovation and Technology Officer

AGING – Mary McNamara, Director

BOARD OF BUILDING STANDARDS AND BUILDING APPEALS –

Carmella Davis, Secretary

BOARD OF ZONING APPEALS –

Elizabeth Kukla, Secretary

BUILDING AND HOUSING –

Sally Martin O'Toole, Director

Divisions:

Navid Hussain, Commissioner, Construction Permitting

Richard Riccardi, Assistant Commissioner, Construction Permitting

Thomas E. Vanover, Commissioner, Code Enforcement

CITY PLANNING COMMISSION – Calley Mersmann, Director

CIVIL SERVICE COMMISSION – Rachon Long, Executive Director**COMMUNITY DEVELOPMENT** – Alyssa Hernandez, Director**Divisions:**

Administrative Service – Joy Anderson, Commissioner

Office of Fair Housing and Consumer Affairs – John Mahoney, Manager

Neighborhood Development – James Greene, Commissioner

Neighborhood Services – Louise Jackson, Commissioner

COMMUNITY POLICE COMMISSION – Jason Goodrick, Interim Executive Director**COMMUNITY RELATIONS BOARD** – Angela Shute-Woodson, Executive Director**ECONOMIC DEVELOPMENT** – Thomas S. McNair, Director**FINANCE** – Paul C. Barrett, Director**Divisions:**

Accounts – Lonya Moss-Walker, Commissioner

Assessments and Licenses – Dedrick Stephens, Commissioner

Financial Reporting and Control – James Gentile, Controller

Information Technology and Services – Kimberly Roy Wilson, Commissioner

Internal Audit – Natasha Brandt, Manager

Printing and Reproduction – Michael Hewett, Commissioner

Purchases and Supplies – Tiffany White Johnson, Commissioner

Sinking Fund Commission – Betsy Hruby, Manager

Taxation – Kevin Preslan, Commissioner and Income Tax Administrator

Treasury – James Hartley, Treasurer

HUMAN RESOURCES – Matthew J. Cole, Director

INNOVATION AND TECHNOLOGY – Stephanie Wernet, Chief Innovation and Technology Officer

LANDMARKS COMMISSION – Daniel A. Musson, Secretary

LAW – Mark D. Griffin, Director

Michele Comer, Chief Counsel

Stephanie K. Melnyk, Chief Corporate Counsel

Elena Boop, Chief Trial Counsel

Aqueelah Jordan, Chief Prosecutor

Delanté Spencer Thomas, Chief Ethics Officer

John Skrtic, Law Librarian

MAYOR’S OFFICE OF CAPITAL PROJECTS – James D. DeRosa, Director

Divisions:

Architecture and Site Development – Mark Duluk, Manager

Engineering and Construction – Richard J. Switalski, Manager

Real Estate – Susanne Degennaro, Commissioner

MAYOR’S OFFICE OF EQUAL OPPORTUNITY – Tyson Mitchell, Director

MAYOR’S OFFICE OF URBAN ANALYTICS AND INNOVATION – Elizabeth Crowe, Director

MAYOR’S OFFICE OF SUSTAINABILITY – Sarah O’Keeffe, Director

PARKS AND RECREATION – Alexandria Nichols, Director

PORT CONTROL – Bryant L. Francis, Director

Divisions:

Cleveland Hopkins International Airport & Burke Lakefront Airport – Khalid Bahhur,
Commissioner of Airports

Burke Lakefront Airport – Tony Campofredano, Airport Leader

PUBLIC HEALTH – David Margolius, M.D., Director

Divisions:

Air Quality – David Hearne, Commissioner

Environment – Wallace L. Chambers, Jr., Commissioner

Health – Frances Mills, Commissioner

Health Equity and Social Justice – Lita Marie Wills, Commissioner

Vital Statistics – Andrea Kacinari, City Registrar

PUBLIC SAFETY – Dornat A. Drummond, Director

Divisions:

Animal Control Services – Cory Keller, Chief Animal Control Officer

Emergency Medical Service – Orlando Wheeler, Commissioner

Emergency Operations Center – Nicole Carlton, Assistant Director

Fire – Anthony P. Luke, Chief

Police – Dorothy A. Todd, Chief

Professional Standards – Roger C. Smith, Administrator

PUBLIC UTILITIES – Martin J. Keane, Director

Divisions:

Cleveland Public Power – Ammon Danielson, Commissioner

Radio Communications – Brad Handke, Manager

TV 20 – Kathy Allen, General Manager

Utilities Fiscal Control – Catherine Troy, Chief Financial Officer

Water – Alex Margevicius, Commissioner

Water Pollution Control – Ramona Lowery-Ferrell, Commissioner

PUBLIC WORKS – Frank D. Williams, Director

Administration:

Administration – John Laird, Manager

Susie Claytor, Executive Commissioner, Public Auditorium

Kim Johnson, Interim Executive Commissioner, Prevention, Intervention and
Opportunity for Youth and Young Adults

Divisions:

Motor Vehicle Maintenance – Jeffrey Brown, Commissioner

Neighborhood Resource and Recreation Centers – Samuel Gissentaner,
Commissioner

Park Maintenance and Properties – Toi Porch, Interim Commissioner

Parking Facilities – Kim Johnson, Commissioner

Property Management – Tom Nagle, Commissioner

Streets – Randell Scott, Commissioner

Traffic Engineering – Robert Mavec, Commissioner

Waste Collection and Disposal – Terrell H. Pruitt, Commissioner

Cleveland Municipal Court

Justice Center

1200 Ontario Street

Cleveland, Ohio, 44113

www.clevelandmunicipalcourt.org

<i>Judge</i>	<i>Courtroom</i>
Presiding and Administrative Judge Michelle D. Earley	14-C
Judge Marilyn B. Cassidy	13-A
Judge Mark R. Majer	12-B
Judge Lauren C. Moore	15-A
Judge Andrea Nelson Moore	12-A
Judge Michael L. Nelson, Sr.	15-C
Judge Ann Clare Oakar	14-A
Judge Charles L. Patton, Jr.	14-B
Housing Court Judge W. Moná Scott	13-B
Judge Suzan M. Sweeney	12-C
Judge Jazmin Torres-Lugo	13-C
Judge Shiela Turner McCall	13-D
Judge Joseph J. Zone	14-D

Earle B. Turner – Clerk of Courts

Russell R. Brown, III – Court Administrator

Belinda Gest – Housing Court Administrator

Robert J. Furda – Chief Bailiff

Dean Jenkins – Chief Probation Officer

Gregory F. Clifford – Chief Magistrate

City Links

Board of Building Standards and Building Appeals

<http://planning.city.cleveland.oh.us/bza/bbs.html>

Board of Zoning Appeals

<http://planning.city.cleveland.oh.us/bza/cpc.html>

City Bids

Invitations to Bid

<http://www.city.cleveland.oh.us/CityofCleveland/Home/Government/CityAgencies/Finance/BID>

Requests for Proposals/Requests for Qualifications

<http://www.city.cleveland.oh.us/CityofCleveland/Home/Government/CityAgencies/Finance/RFP>

Cleveland Water

<http://www.clevelandwater.com/work-with-us/invitations-to-bid>

Water Pollution Control

http://wpc.clevelandwater.com/?page_id=3342

Cleveland Airports

<https://www.clevelandairport.com/about-us/business-cle/bids-rfps>

City Jobs

<http://www.city.cleveland.oh.us/CityofCleveland/Home/Government/CityAgencies/HumanResources>

<https://www.governmentjobs.com/careers/cleveland>

City of Cleveland

<http://www.city.cleveland.oh.us/>

City of Cleveland Charter and Codified Ordinances

<https://codelibrary.amlegal.com/codes/cleveland/latest/overview>

Civil Service Commission

<http://www.city.cleveland.oh.us/CityofCleveland/Home/Government/CityAgencies/CivilServiceCommission>

Cleveland City Council

<http://www.clevelandcitycouncil.org/>

Cleveland Courts

Cleveland Municipal Court

<http://clevelandmunicipalcourt.org/home.html>

Clerk of Courts – Cleveland Municipal Court

<https://clevelandmunicipalcourt.org/clerk-of-courts>

Cleveland Housing Court

<http://clevelandhousingcourt.org/>