

# The City Record

*Official Publication of the Council of the City of Cleveland*

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**February 21, 2025**

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City Clerk, Clerk of Council  
216 City Hall

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## Board of Control

**Wednesday, February 19, 2025**

The meeting of the Board of Control convened in the Mayor's office on Wednesday, February 19, 2025, at 3:13 p.m. with Acting Director Michele Comer presiding.

**MEMBERS PRESENT:** Acting Director Comer; Directors Keane, Francis; Acting Director Laird; Directors Margolius, Hernandez, Cole, McNair, McNamara; Acting Director Majeski; Director Nichols

**ABSENT:** Mayor Bibb; Directors Barrett, Drummond, Wernet

**OTHERS PRESENT:** James DeRosa, Director  
Capital Projects

Tiffany White Johnson, Commissioner  
Division of Purchases & Supplies

Jennifer Wiman, Contract Compliance Officer  
Office of Equal Opportunity

Adam Davenport, Project Manager  
City Planning

Dan Shinkle, Principal Planner  
City Planning

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 3:20 p.m.

Jeffrey B. Marks  
Secretary – Board of Control

**Resolution No. 77-25**

Adopted 2/19/25

By Director Francis

**BE IT RESOLVED** by the Board of Control of the City of Cleveland that, under the authority of Ordinance No. 824-2024, passed by the Council of the City of Cleveland on September 23, 2024, the firm of Team Hallahan LLC ("Consultant"), is selected upon the nomination of the Director of Port Control from a list of qualified persons or firms determined after a full and complete canvass by the Director of Port Control, as the 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 provide lobbying services to assist with legislative, regulatory and policy issues, for the Department of Port Control, for a period of one year, with three one-year options to renew, exercisable through additional legislative authority.

**BE IT FURTHER RESOLVED** that the Director of Port Control is authorized to enter into a written contract with Consultant for the above-mentioned services, based upon its proposal dated October 18, 2024, which contract shall be prepared by the Director of Law, shall provide that the compensation to Consultant for the services authorized shall not exceed \$144,000.00 per year, and shall contain such other provisions as the Director of Law deems necessary to protect and benefit the public interest.

Yeas: Acting Director Comer; Directors Keane, Francis; Acting Director Laird; Directors Margolius, Hernandez, Cole, McNair, McNamara; Acting Director Majeski

Nays: None

Absent: Mayor Bibb, Directors Barrett, Drummond, Wernet, Nichols

**Resolution No. 78-25**

Adopted 2/19/25

By Director Francis

**REQUIREMENT CONTRACT**

**BE IT RESOLVED, by the BOARD OF CONTROL of the CITY OF CLEVELAND** that all bids received for Labor and Materials Necessary to Remove Rubber and other Contaminants from Paved Surfaces, all items, for the various divisions of the Department of Port Control, received on January 30, 2025, under the authority of Ordinance No. 944-2024, passed October 14, 2024, are rejected.

Yeas: Acting Director Comer; Directors Keane, Francis; Acting Director Laird; Directors Margolius, Hernandez, Cole, McNair, McNamara; Acting Director Majeski

Nays: None

Absent: Mayor Bibb, Directors Barrett, Drummond, Wernet, Nichols

**Resolution No. 79-25**

Adopted 2/19/25

By Director DeRosa

**BE IT RESOLVED BY THE BOARD OF CONTROL OF THE CITY OF CLEVELAND**, that the bid of

Terrace Construction Company, Inc.

for the public improvement of Carnegie Avenue Phase 2 Rehabilitation (East 79th Street to Martin Luther King Jr. Drive), all bid items, for the Division of Engineering and Construction, Mayor's Office of Capital Projects, received on January 30, 2025, under the authority of Ordinance No. 620-2023, passed by Cleveland City Council on June 5, 2023, upon a unit price basis for the improvement, in the aggregate amount of \$9,858,511.37, is affirmed and approved as the lowest responsible bid, and the Director of Capital Projects is authorized to enter into contract for the improvement with the bidder.

**BE IT FURTHER RESOLVED** that the employment of the following subcontractors by Terrace Construction Company, Inc. for the above-mentioned public improvement is approved:

|                                                   |                        |
|---------------------------------------------------|------------------------|
| The Vallejo Company .....                         | \$1,496,639.00 (15.2%) |
| TraffTech, Inc. ....                              | \$1,732,317.95 (17.6%) |
| Carr Bros., Inc. ....                             | \$1,040,006.00 (10.5%) |
| The Lakewood Supply Company .....                 | \$198,539.00 (2.0%)    |
| Filling Development, LLC (Aggregate/Sand) .....   | \$41,535.00 (0.4%)     |
| Filling Development, LLC (Dumping/Disposal) ..... | \$52,385.00 (0.5%)     |
| Down to Earth Landscaping, Inc. ....              | \$44,764.75 (0.5%)     |
| Geo-Sci Laboratory, Inc. ....                     | \$24,750.00 (0.3%)     |
| D. Crawford Trucking, LLC .....                   | \$0.00 (0.0%)          |

Yeas: Acting Director Comer; Directors Keane, Francis; Acting Director Laird;  
Directors Margolius, Hernandez, Cole, McNair, McNamara; Acting Director Majeski

Nays: None

Absent: Mayor Bibb, Directors Barrett, Drummond, Wernet, Nichols

**Resolution No. 80-25**

Adopted 2/19/25

By Director Williams

**WHEREAS**, the City of Cleveland owns and operates certain real property commonly known as the Willard Park Garage Surface Lot, under the supervision and direction of the Director of Public Works; and

**WHEREAS**, Siberian Tiger LLC, dba VIP Valet Parking, has proposed to offer valet parking services to the general public for the Accelerate 2025 event to be held at Huntington Convention Center of Cleveland at 4:00 p.m. to 8:00 p.m. on February 20, 2025, by using the Willard Park Garage Surface Lot; now, therefore,

**BE IT RESOLVED** by the Board of Control of the City of Cleveland that, under Section 183.04 of the Codified Ordinances of Cleveland, Ohio, 1976, the Director of Public Works is authorized to enter into a concession agreement with Siberian Tiger LLC, dba VIP Valet Parking, to use Willard Park Garage Surface Lot to operate a valet parking service for a fee of \$12.00 per vehicle parked, for the above-mentioned event to be held at Huntington Convention Center of Cleveland at 4:00 p.m. to 8:00 p.m. on February 20, 2025.

The concession agreement shall be prepared by the Director of Law and shall contain such additional provisions as the Director of Law deems necessary to protect and benefit public interest.

Yeas: Acting Director Comer; Directors Keane, Francis; Acting Director Laird; Directors Margolius, Hernandez, Cole, McNair, McNamara; Acting Director Majeski, Director Nichols

Nays: None

Absent: Mayor Bibb, Directors Barrett, Drummond, Wernet

**Resolution No. 81-25**

Adopted 2/19/25

By Director Hernandez

**WHEREAS**, Board of Control Resolution No. 52-25, adopted February 5, 2025, authorized the sale and development of various City-owned real property identified as the following Permanent Parcel Nos.:

|            |            |            |            |            |            |            |
|------------|------------|------------|------------|------------|------------|------------|
| 129-22-072 | 129-23-139 | 129-23-165 | 129-23-169 | 129-24-066 | 129-25-009 | 129-29-047 |
| 129-22-073 | 129-23-160 | 129-23-166 | 129-23-170 | 129-24-073 | 129-25-147 | 129-29-050 |
| 129-23-107 | 129-23-161 | 129-23-167 | 129-23-171 | 129-24-074 | 129-25-155 |            |
| 129-23-111 | 129-23-163 | 129-23-168 | 129-24-065 | 120-25-008 | 129-29-033 |            |

to CHN Housing Partners, or its designee, for new housing construction, as part of the City Land Reutilization Program, established under Ordinance No. 2076-76, passed by the Cleveland City Council on October 25, 1976; and

**WHEREAS**, Resolution No. 52-25 incorrectly identified one of the parcels as Permanent Parcel No. "120-25-008"; now, therefore,

**BE IT RESOLVED by the BOARD OF CONTROL of the CITY OF CLEVELAND** that Resolution No. 52-25, adopted by this Board February 5, 2025, authorizing the sale and development of Permanent Parcel Nos.

|            |            |            |            |            |            |            |
|------------|------------|------------|------------|------------|------------|------------|
| 129-22-072 | 129-23-139 | 129-23-165 | 129-23-169 | 129-24-066 | 129-25-009 | 129-29-047 |
| 129-22-073 | 129-23-160 | 129-23-166 | 129-23-170 | 129-24-073 | 129-25-147 | 129-29-050 |
| 129-23-107 | 129-23-161 | 129-23-167 | 129-23-171 | 129-24-074 | 129-25-155 |            |
| 129-23-111 | 129-23-163 | 129-23-168 | 129-24-065 | 120-25-008 | 129-29-033 |            |

to CHN Housing Partners, or its designee, for new housing construction, is amended by substituting Permanent Parcel No. "129-25-008" for Permanent Parcel No. "120-25-008", where appearing in the resolution.

**BE IT FURTHER RESOLVED** that all other provisions of Resolution No. 52-25 not expressly amended above shall remain unchanged and in full force and effect.

Yeas: Acting Director Comer; Directors Keane, Francis; Acting Director Laird; Directors Margolius, Hernandez, Cole, McNair, McNamara; Acting Director Majeski, Director Nichols

Nays: None

Absent: Mayor Bibb, Directors Barrett, Drummond, Wernet

**Resolution No. 82-25**

Adopted 2/19/25

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. 126-01-088 and 126-01-089, located at 2488 East 82nd 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**, Cortney Gantt has proposed to the City to purchase and develop the parcel for yard expansion; and

**WHEREAS**, the following conditions exist:

1. The member of Council from Ward 6 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 Cortney Gantt, for the sale and development of Permanent Parcel Nos. 126-01-088 and 126-01-089, located at 2488 East 82nd 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 \$2,134.30, 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 Keane, Francis; Acting Director Laird; Directors Margolius, Hernandez, Cole, McNair, McNamara; Acting Director Majeski, Director Nichols

Nays: None

Absent: Mayor Bibb, Directors Barrett, Drummond, Wernet

**Resolution No. 83-25**

Adopted 2/19/25

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. 142-24-023 and 142-24-025, located at 4602 East 147th Street and 4594 East 147th 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**, Marcia J. Sewell 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 1 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 Marcia J. Sewell, for the sale and development of Permanent Parcel Nos. 142-24-023 and 142-24-025, located at 4602 East 147th Street and 4594 East 147th 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 \$4,764.00, which amount is determined to be not less than the fair market value of the parcels for uses according to the Program.

Yeas: Acting Director Comer; Directors Keane, Francis; Acting Director Laird; Directors Margolius, Hernandez, Cole, McNair, McNamara; Acting Director Majeski, Director Nichols

Nays: None

Absent: Mayor Bibb, Directors Barrett, Drummond, Wernet

**Resolution No. 84-25**

Adopted 2/19/25

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. 108-07-140, located at 708 East 95th 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**, Larry Tatum has proposed to the City to purchase and develop the parcel for landscaped greenspace.; and

**WHEREAS**, the following conditions exist:

1. The member of Council from Ward 10 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 Larry Tatum, for the sale and development of Permanent Parcel No. 108-07-140 located at 708 East 95th 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 \$1,617.00, 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 Keane, Francis; Acting Director Laird; Directors Margolius, Hernandez, Cole, McNair, McNamara; Acting Director Majeski, Director Nichols

Nays: None

Absent: Mayor Bibb, Directors Barrett, Drummond, Wernet

**Resolution No. 85-25**

Adopted 2/19/25

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., 136-13-131, located at 9312 Gaylord 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**, Jody Lynn Ulrich has proposed to the City to purchase and develop the parcel for yard expansion; and

**WHEREAS**, the following conditions exist:

1. The member of Council from Ward 2 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 Jody Lynn Ulrich, for the sale and development of Permanent Parcel No. 136-13-131, located at 9312 Gaylord 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 \$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 Keane, Francis; Acting Director Laird; Directors Margolius, Hernandez, Cole, McNair, McNamara; Acting Director Majeski, Director Nichols

Nays: None

Absent: Mayor Bibb, Directors Barrett, Drummond, Wernet

**Resolution No. 86-25**

Adopted 2/19/25

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. 107-12-165, located at 1384 Ansel Road; 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**, Teresa Wakefield has proposed to the City to purchase and develop the parcel for yard expansion; and

**WHEREAS**, the following conditions exist:

1. The member of Council from Ward 7 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 Teresa Wakefield, for the sale and development of Permanent Parcel No. 107-12-165, located at 1384 Ansel Road, 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 \$3,276.00, 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 Keane, Francis; Acting Director Laird; Directors Margolius, Hernandez, Cole, McNair, McNamara; Acting Director Majeski, Director Nichols

Nays: None

Absent: Mayor Bibb, Directors Barrett, Drummond, Wernet

**Resolution No. 87-25**  
By Interim Director Fields

Adopted 2/19/25

**PROFESSIONAL SERVICE CONTRACT**

**WHEREAS**, Ordinance No. 522-2023, passed by the Council of the City of Cleveland on May 26, 2023, authorizes the Director of Planning to employ one or more professional consultants to supplement the regularly employed staff of the several departments of the City of Cleveland, to provide professional services for the design, programming, management, and/or fabrication of interactive arts, activities, sculptures, and/or amenities in downtown Cleveland; and

**WHEREAS**, Ordinance No. 522-2023 further provides that the selection of the consultants for the services shall be made by the Board of Control, on the nomination of the Director of City Planning, from a list of qualified consultants available for employment, as may be determined after a full and complete canvass by the Director of City Planning, for the purpose of compiling a list; now, therefore,

**BE IT RESOLVED BY THE BOARD OF CONTROL OF THE CITY OF CLEVELAND**, that under the authority of Ordinance No. 522-2023, passed by the Council of the City of Cleveland on May 26, 2023, North Coast Waterfront Development Corporation ("Consultant") is selected on nomination of the Director of City Planning, from a list of firms determined after a full and complete canvass, as the firm of consultants to be employed by contract to provide professional services for the design, programming, management, and/or fabrication of interactive arts, activities, sculptures, and/or other amenities in downtown Cleveland.

**BE IT FURTHER RESOLVED** that the Director of City Planning is authorized to enter into a written contract with Consultant based on its October 23, 2024, proposal, which contract shall be prepared by the Director of Law and shall include such additional provisions as that director considers necessary to benefit and protect the City's interest. The compensation to be paid Consultant for its services under the contract authorized shall not exceed \$1,000,000.00, inclusive of an amount not to exceed \$10,000.00 for actual expenses incurred by Consultant in rendering the services.

Yeas: Acting Director Comer; Directors Keane, Francis; Acting Director Laird; Directors Margolius, Hernandez, Cole, McNair, McNamara; Acting Director Majeski, Director Nichols

Nays: None

Absent: Mayor Bibb, Directors Barrett, Drummond, Wernet

# Agenda of the Board of Building Standards and Building Appeals

**Wednesday, February 12, 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](mailto: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.

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**Email: [cdavis@clevelandohio.gov](mailto: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/UCB8ql0Jrhm\\_pYIR1OLY68bw/](https://www.youtube.com/channel/UCB8ql0Jrhm_pYIR1OLY68bw/)**

## **BUILDING:**

**Docket A-412-23**

**3808 East 153rd Street**

**WARD: 1  
(Joseph T. Jones)**

**Colen Boone**, Owner of the One-Dwelling Unit; Single-Family; One-Story Garage; Detached Wood Frame, appeals from a **NOTICE OF VIOLATION – CONDEMNATION – OF THE MAIN STRUCTURE & GARAGE**, dated December 20, 2023; the appellant is requesting six (6) months to complete abatement of the violations.

**Docket A-171-24**

**2653 North Moreland**

**WARD: 4  
(Deborah Gray)**

**Hatz Two LLC**, Owner of the Elevator, appeals from a **NOTICE OF VIOLATION – TRACTION ELEVATOR**, dated August 27, 2024; the appellant is requesting six (6) months to complete abatement of the violations.

**Docket A-172-24                      2880 South Moreland Boulevard                      WARD: 4**  
**(Deborah Gray)**

**Cleveland 2 LLC**, Owner of the Elevator, appeals from a **NOTICE OF VIOLATION – TRACTION ELEVATOR**, dated August 26, 2024; the appellant is requesting six (6) months to complete abatement of the violations.

**Docket A-173-24                      2870 South Moreland Boulevard                      WARD: 4**  
**(Deborah Gray)**

**Cleveland 2 LLC**, Owner of the Elevator, appeals from a **NOTICE OF VIOLATION – TRACTION ELEVATOR**, dated August 26, 2024; the appellant is requesting six (6) months to complete abatement of the violations.

**Docket A-177-24                  6311 St. Clair Avenue                  WARD: 10**  
**(Anthony T. Hairston)**

**Wallstreet Nottingham Development**, Owner of the Mixed Uses; Multiple-Uses-in-One Building; General Retail; One-Story Masonry Property, appeals from a **NOTICE OF VIOLATION – CONDEMNATION – MAIN STRUCTURE**, dated October 10, 2016; the appellant is requesting time to complete abatement of the violations.

## HOUSING:

**Docket A-174-24      4088 East 72nd Street      WARD: 12  
(Rebecca Maurer)**

**Haas Real Estate Holdings, LLC**, Owner of the One Dwelling Unit; Single-Family; One-and-Half Story Frame Property, appeals from a **NOTICE OF VIOLATION – CONDEMNATION – MAIN STRUCTURE & GARAGE**, dated June 24, 2024; the appellant is requesting six (6) months to complete abatement of the violations.

**Docket A-175-24      7116 Fullerton Avenue      WARD: 12  
(Rebecca Maurer)**

**Haas Real Estate Holdings LLC**, Owner of the One-Half Story; One Family Frame Property, appeals from a **NOTICE OF VIOLATION CONDEMNATION – MAIN STRUCTURE & GARAGE**, dated July 23, 2024; the appellant is requesting six (6) months to complete abatement of the violations.

**Docket A-176-24      18125 Harvard Avenue      WARD: 1**  
**(Joseph T. Jones)**

**Linda A. Davis**, Owner of the One Dwelling Unit; Single-Family Residence; One Story Frame Property, appeals from a **NOTICE OF VIOLATION – EXTERIOR MAINTENANCE**, dated September 6, 2024; the appellant is requesting six (6) months to complete abatement of the violations.

**Docket A-178-24**                      **1245 Norwood Road**                      **WARD: 7**  
**(Stephanie D. Howse-Jones)**

**Michael Shellenbarger**, Owner of the Two-Family; Two-Story Frame Residence, appeals from a **NOTICE OF VIOLATION – EXTERIOR MAINTENANCE**, dated September 4, 2024; the appellant is requesting one (1) year to complete abatement of the violations.

**Docket A-179-24**                      **14109 Milverton Road**                      **WARD: 1**  
**(Joseph T. Jones)**

**Lime Lyfe LLC**, Owner of the One-Dwelling Unit; Single-Family; Two-Story Frame Townhouse (RA-3), appeals from a **NOTICE OF VIOLATION – HAZARDOUS CONDITIONS**, dated August 28, 2024; the appellant is requesting ninety (90) days to complete abatement of the violations.

**Approval of Resolutions****Docket/s:**

|          |                            |
|----------|----------------------------|
| A-026-25 | TTE Real Estate Group LLC* |
| A-159-24 | Qilin Group                |
| A-160-24 | Qilin Group                |
| A-161-24 | A&B Home Rentals, LLC      |
| A-162-24 | Contessa Smeralda, Inc.    |
| A-163-24 | BIRC LLC                   |
| A-164-24 | Kay F. Smith               |
| A-165-24 | Deborah M. Edvon           |
| A-168-24 | Eva Adan Gomez             |
| A-169-24 | Endijs Pupols              |
| A-170-24 | Tony Anselmo               |

**Approval of Minutes**

January 29, 2025

**MEMO**

To: Tom Vanover, Commissioner/CBO

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

Date: December 20, 2024

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, February 12, 2025, at approximately 9:30 A.M. via WebEx or at Cleveland City Hall Room 514.

| <b>DOCKET NO.</b> | <b>ADDRESS</b>                | <b>INSPECTOR/S</b> |
|-------------------|-------------------------------|--------------------|
| A-412-23          | 3808 East 153rd Street        | J. Dvorak          |
| A-171-24          | 2653 North Moreland           | K. McBride         |
| A-172-24          | 2880 South Moreland Boulevard | K. McBride         |
| A-173-24          | 2870 South Moreland Boulevard | K. McBride         |
| A-174-24          | 4088 East 72nd Street         | R. Catacutan       |
| A-175-24          | 7116 Fullerton Avenue         | R. Catacutan       |
| A-176-24          | 18125 Harvard Avenue          | K. McMahan         |
| A-177-24          | 6311 St. Clair Avenue         | B. Medancic        |
| A-178-24          | 1245 Norwood Road             | A. Arnold          |
| A-179-24          | 14109 Milverton Road          | J. Barkas          |

# Agenda of the Board of Building Standards and Building Appeals

**Wednesday, February 26, 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](mailto: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/>**

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**Email: [cdavis@clevelandohio.gov](mailto: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/UCB8qloJrhmpYIR1OLY68bw/>**

## **BUILDING:**

**Docket A-186-24**

**10301 Lake Avenue**

**WARD: 3  
(Kerry McCormack)**

**Paul Cusato**, Owner of the One-Dwelling Unit; R-2 Residential; Non-Transient Apartments (Shared Egress); High-Rise Building, appeals from a **NOTICE OF VIOLATION – FIRE DAMAGE**, dated September 5, 2024; the appellant is requesting six (6) months to complete abatement of the violations.

## **HOUSING:**

**Docket A-180-24**

**13216 Harvard Avenue**

**WARD: 1  
(Joseph T. Jones)**

**Marcus Desmond Prince**, Owner of the One-Dwelling Unit; Single-Family Residence; Two-Story Frame Property, appeals from a **NOTICE OF VIOLATION – EXTERIOR MAINTENANCE**, dated September 6, 2024; the appellant is requesting six (6) months to complete abatement of the violations.

**Docket A-181-24                      3464 East 108th Street                      WARD: 4  
(Deborah Gray)**

**American Heritage Real Estate LLC**, Owner of the One-Dwelling Unit; Single-Family Residence; One-Half Story Frame Property, appeals from a **NOTICE OF VIOLATION – CONDEMNATION – MAIN**, dated July 9, 2024; the appellant is requesting six (6) months to complete abatement of the violations.

**Docket A-182-24                      2062 East 115th Street                      WARD: 6  
(Blaine A. Griffin)**

**University Hospitals of Cleveland**, Owner of the Two-Dwelling Unit; Two-Family Residence; Two-and-half Story; Wood/Frame/Siding/Masonry Veneer, appeals from a **NOTICE OF VIOLATION – EXTERIOR MAINTENANCE**, dated August 14, 2024; the appellant is requesting six (6) months to complete abatement of the violations.

**Docket A-184-24                      1731 Hillview Road                      WARD: 10  
(Anthony T. Hairston)**

**Arthur Byrd**, Owner of the One-Dwelling Unit; Two-and-Half Story; Wood Frame/Siding/Masonry Veneer, appeals from a **NOTICE OF VIOLATION – EXTERIOR MAINTENANCE**, dated September 11, 2024; the appellant is requesting one (1) year to complete abatement of the violations.

**Docket A-185-24                      9905/07 Zimmer Avenue                      WARD: 15  
(Jenny Spencer)**

**TCM Enterprise Management LLC**, Owner of the Two-Family; Two-and-Half Story Frame Property, appeals from a **NOTICE OF VIOLATION – PERMIT NON-COMPLIANCE/STOP WORK ORDER**, dated September 24, 2024; the appellant is requesting eight (8) months to complete abatement of the violations.

**Docket A-187-24                      3312 West 38th Street                      WARD: 14  
(Jasmin Santana)**

**Tina Flaherty**, Owner of the One-Dwelling Unit; Single-Family Residence; Two-and-Half Story; Wood Frame/Siding/Masonry Veneer Property, appeals from a **NOTICE OF VIOLATION – EXTERIOR MAINTENANCE**, dated September 16, 2024; the appellant is requesting six (6) months to complete abatement of the violations.

**Docket A-188-24                      10409 Harvard Avenue                      WARD: 2  
(Kevin L. Bishop)**

**Alphonso Godfrey**, Owner of the Two-Dwelling Unit; Two-Family Residence; Two Story Frame Property, appeals from a **NOTICE OF VIOLATION – EXTERIOR MAINTENANCE**, dated September 4, 2024; the appellant is requesting ninety (90) days to complete abatement of the violations.

**Docket A-189-24**

**4456 West 47th Street**

**WARD: 13**  
**(Kris Harsh)**

**Sarah D. Feliciano**, Owner of the One-Dwelling Unit; Single-Family Residence; Two-and-Half Story Frame Property, appeals from a **NOTICE OF VIOLATION – EXTERIOR MAINTENANCE**, dated September 16, 2024; the appellant is requesting six (6) months to complete abatement of the violations.

**ADJUDICATION ORDER: BUILDING**

**Docket A-183-24**

**1555 East 118th Street**

**WARD: 9**  
**(Kevin Conwell)**

**1555 E.118, LLC**, Owner of the New Four-Story, Fourteen (14) Unit Residential Building; R-3 Occupancy, appeals from an **ADJUDICATION ORDER – B24020114-1 OBC 903.3.1.2**, dated October 3, 2024; the appellant is requesting time to complete abatement of the violations.

**Docket A-183-24 – has been withdrawn at the request of the appellant.**

**Approval of Resolutions****Docket/s:**

|          |                                   |
|----------|-----------------------------------|
| A-171-24 | Hatz Two LLC                      |
| A-172-24 | Cleveland 2 LLC                   |
| A-173-24 | Cleveland 2 LLC                   |
| A-174-24 | Haas Real Estate Holdings, LLC    |
| A-175-24 | Haas Real Estate                  |
| A-176-24 | Linda A. Davis                    |
| A-177-24 | Wallstreet Nottingham Development |
| A-178-24 | Michael Shellenbarger             |
| A-179-24 | Lime Lyfe LLC                     |
| A-412-23 | Colen Boone                       |

**Approval of Minutes**

February 12, 2025

**MEMO**

To: Tom Vanover, Commissioner/CBO

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

Date: December 20, 2024

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, February 26, 2025, at approximately 9:30 A.M. via WebEx or at Cleveland City Hall, Room 514.

| <b>DOCKET NO.</b> | <b>ADDRESS</b>          | <b>INSPECTOR/S</b> |
|-------------------|-------------------------|--------------------|
| A-180-24          | 13216 Harvard Avenue    | K. McMahon         |
| A-181-24          | 3464 East 108th Street  | K. McMahon         |
| A-182-24          | 20621 East 115th Street | B. McClure         |
| A-184-24          | 1731 Hillview Road      | B. McClure         |
| A-185-24          | 9905/07 Zimmer Avenue   | J. Dedic           |
| A-186-24          | 10301 Lake Avenue       | T. Barisic         |
| A-187-24          | 3312 West 38th Street   | B. McClure         |
| A-188-24          | 10409 Harvard Avenue    | K. McMahon         |
| A-189-24          | 4456 West 47th Street   | T. Barisic         |

## Adopted Resolutions and Passed Ordinances

These resolutions were adopted, and ordinances were passed by City Council on Monday, February 10, 2025.

**Click on a piece of legislation below to read it:**

[Ord. No. 1116-2021](#)

[Ord. No. 180-2025](#)

[Ord. No. 1321-2024](#)

[Ord. No. 181-2025](#)

[Ord. No. 42-2025](#)

[Res. No. 182-2025](#)

[Ord. No. 45-2025](#)

[Res. No. 191-2025](#)

[Ord. No. 95-2025](#)

[Res. No. 193-2025](#)

[Ord. No. 96-2025](#)

[Res. No. 194-2025](#)

[Ord. No. 105-2025](#)

[Res. No. 195-2025](#)

[Ord. No. 106-2025](#)

[Res. No. 196-2025](#)

[Ord. No. 107-2025](#)

[Res. No. 197-2025](#)

[Ord. No. 112-2025](#)

[Res. No. 199-2025](#)

[Ord. No. 121-2025](#)

[Res. No. 207-2025](#)

[Ord. No. 179-2025](#)

**Ordinance No. 1116-2021**

**By Council Members:** B. Jones, Brancatelli and Kelley (by departmental request)

**An emergency ordinance authorizing the Mayor and the Commissioner of Purchases and Supplies to acquire the Martin Luther King, Jr. High School and property located at 1651 East 71st Street for future redevelopment for the Department of Community Development; to convey the property to Structures Unlimited, LLC, or their designee; and to enter into an agreement between the City and the Redeveloper.**

**WHEREAS**, Revised Code Section 3313.41(C), permits a board of education to dispose of real property to a municipal corporation; and

**WHEREAS**, the Director of Community Development has requested the acquisition of Martin Luther King, Jr. High School from the Cleveland Metropolitan School District (“CMSD”) located at 1651 East 71st Street (“Property”) for purposes of future redevelopment; and

**WHEREAS**, under this ordinance, the Director of Community Development will acquire the Property from CMSD, enter into a development agreement with Structures Unlimited, LLC, or their designee (“Redeveloper”), and convey the Property to the Redeveloper; 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 Chapter 181 and 183 of the Codified Ordinances of Cleveland, Ohio, 1976, the Mayor and the Commissioner of Purchases and Supplies are authorized to acquire Permanent Parcel Nos. 106-16-041, 106-16-042, 106-16-074 through and including 106-16-092 from CMSD for purposes of future redevelopment.

**Section 2.** That the Director of Community Development is authorized to execute on behalf of the City of Cleveland all necessary documents to acquire, accept, record, and convey the Property.

**Section 3.** That the consideration to be paid for this Property shall not exceed the appraised value of \$880,000 and shall be borne entirely by the Redeveloper, paid directly to CMSD by the Redeveloper, and shall be at no cost to the City.

**Section 4.** That this Council finds that the Property is no longer needed for public use and that the conveyance to the Redeveloper constitutes a public purpose of redeveloping vacant property.

**Section 5.** That by at the direction of the Board of Control, the Mayor and the Commissioner of Purchases and Supplies are authorized to convey the Property to the Redeveloper, taking into account all restrictions, reversionary interests, and similar encumbrances as may be placed by the City of Cleveland in the deed of conveyance.

**Section 6.** That the conveyance shall be made by official quitclaim 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 7.** That the Director of Community Development is authorized to enter into an Agreement with the Redeveloper that shall include the terms and considerations of the transaction authorized by this ordinance.

**Section 8.** 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.

**Passed February 10, 2025.**

**Effective February 14, 2025.**

**Ordinance No. 1321-2024**

**By Council Members:** Kazy and Griffin (by departmental request)

**An emergency ordinance authorizing the Director of Finance, on behalf of the Office of Sustainability, to enter into an agreement with Johns Hopkins University, for the placement of three in-kind support staff members and funding to design, develop and implement solutions to address climate change and climate inequity, for a period of three years.**

**WHEREAS**, Bloomberg Philanthropies, through its Bloomberg American Sustainable Cities Initiative (“Initiative”), has established its Bloomberg Center for Public Innovation at Johns Hopkins University (“JHU”) and wishes to place an innovation team of three in-kind support staff members, and provide funding for expenditures directly related to support the work of the innovation team, at no cost to the City, to design, develop and implement solutions to address climate change and climate inequity; and

**WHEREAS**, in addition to the in-kind support and funding, participating cities will also be provided technical assistance and support from JHU to pursue the solutions through partnerships and collaborations with other contributing partners including PolicyLink, Natural Resources Defense Council, Delivery Associates, and the Sustainable Cities Fund; 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 Director of Finance, on behalf of the Office of Sustainability, is authorized to apply for and accept a grant of an innovation team comprising three in-kind support staff members, directly employed by JHU who will report to the City’s Chief of Staff, and the sum of approximately \$120,000 for non-personal expenses directly related to the work of the innovation team, to participate in the Initiative and assist various departments and community partners through the Office of Sustainability to design, develop and implement solutions to address climate change and climate inequity, at no cost to the City, for a period of three years; that the Director is authorized to file all papers and execute all documents necessary to receive the funds under the grant; and that the funds are appropriated for the purposes described in this legislation. (RQS 0112, RLA 2024-115)

**Section 2.** That the Director of Finance is authorized to enter into one or more agreements and execute any other necessary documents with JHU to use the in-kind support and funding for non-personal expenses to conduct the work for a period of three years.

**Section 3.** That the agreement shall be prepared by the Director of Law and shall contain such terms and conditions needed to protect and benefit the public interest.

**Section 4.** That the Director of Sustainability shall provide bi-annual reports to Council at the same time they provide the reports to the Initiative. All reports required herein will be delivered electronically to the Clerk of Council and entered into the Record as a Communication, referencing this ordinance.

**Section 5.** 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.

**Passed February 10, 2025.**

**Effective February 14, 2025.**

**Ordinance No. 42-2025**

**By Council Members:** McCormack, Conwell, Hairston, and Griffin  
(by departmental request)

**An emergency ordinance authorizing the Director of Public Health to transfer property located at 4242 Lorain Avenue to the control, possession, and use of the Department of Community Development or Economic Development; authorizing the sale or lease of the property to Pennrose Holdings, or its designee, for future redevelopment; and authorizing the Directors of Public Health, Community Development, and Economic Development and Pennrose Holdings to enter into a development agreement relating to this ordinance.**

**WHEREAS**, the Department of Public Health desire to transfer the property located at 4242 Lorain Avenue under their control, which was is the location of the McCafferty Health Center (the “McCafferty Property”), to the Department of Community Development or Economic Development; and

**WHEREAS**, once transferred to either the Department of Community Development or Economic Development, the Mayor and the Commissioner of Purchases and Supplies shall either sell the McCafferty Property to Pennrose Holdings LLC, or its designee (“Pennrose”), for the purpose of future redevelopment, or provide for the ground lease of the McCafferty Property to Pennrose for the purpose of future redevelopment; and

**WHEREAS**, the McCafferty Property is no longer needed for the City’s use; 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 Director of Public Health is authorized to transfer Permanent Parcel No. 003-34-034, known as the McCafferty Property, to the control, possession, and use of the Department of Community Development or Economic Development for future redevelopment.

**Section 2.** That on consummation of the transfer referenced above, the directors participating in the transaction shall initial and date a copy of this ordinance and deliver the copy to the custody of the Division of Property Management of the Department of Public Works.

**Section 3.** That notwithstanding and as an exception to the provisions of Chapter 181 and 183 of the Codified Ordinances of Cleveland, Ohio, 1976, it is found and determined that Permanent Parcel No. 003-34-034, known as the McCafferty Property, located at

3131 Lorain Avenue, Cleveland, Ohio, 44113, is no longer needed for the City's public use.

**Section 4.** That by and at the direction of the Board of Control, the Mayor and the Commissioner of Purchases and Supplies are authorized to sell the above-described property to Pennrose at a price not less than fair market value as determined by the Board of Control.

**Section 5.** That the conveyance shall be made by official deed prepared by the Director of Law and executed by the Mayor and the Commissioner of Purchases and Supplies 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 City's interests and shall specifically contain a provision against the erection of any advertising signs or billboards except permitted identification signs.

**Section 6.** That the Director of Community Development or Economic Development is authorized to execute any documents as may be necessary to effectuate the sale of this ordinance.

**Section 7.** That as an alternative to the sale of the McCafferty Property authorized above, and notwithstanding and as an exception to the provisions of Chapters 181 and 183 of the Codified Ordinances of Cleveland, Ohio, 1976, and at the direction of the Board of Control, the Director of Community Development or Economic Development is authorized to enter into a ground lease with Pennrose ( the "Ground Lease"), for the McCafferty Property to redevelop the property into affordable housing. The term of the Ground Lease shall be for a period of 80 years, with one option to renew, exercisable by the Director of Community Development or Economic Development.

**Section 8.** The Ground Lease shall be prepared by the Director of Law and shall contain such other terms and conditions as are required to protect the interests of the City for the Ground Lease and its termination.

**Section 9.** That as an alternative to the sale of the McCafferty Property authorized above, for the use of the McCafferty Property in the Ground Lease, Pennrose shall pay the City an annual rental rate based on an independent third-party, fair market value appraisal, as determined by Board of Control.

**Section 10.** That as an alternative to the sale of the McCafferty Property authorized above, the Ground Lease may authorize Pennrose to make improvements to the McCafferty Property subject to the approval of appropriate City agencies and officials.

**Section 11.** That as an alternative to the sale of the McCafferty Property authorized above, the Directors of Public Works, Economic Development, Law, and other appropriate City officials are authorized to execute any other documents and certificates and take any other actions which may be necessary or appropriate to effect the Ground Lease authorized by this ordinance.

**Section 12.** That the Directors of Public Health, Community Development, and Economic Development and Pennrose are authorized to enter into an development agreement relating to this ordinance.

**Section 13.** 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.

**Passed February 10, 2025.**

**Effective February 14, 2025.**

**Ordinance No. 45-2025**

**By Council Members:** Bishop, Hairston and Griffin (by departmental request)

**An emergency ordinance to supplement Ordinance No. 746-2024, passed August 7, 2024, relating to the Bedrock .41 TIF District by adding three new whereas clauses and Sections 9a, 9b, 9c, 9d, 9e, and 9f; to repeal Section 9 and to amend Section 10, relating to authorizing the Director of Economic Development to enter into a tax increment financing agreement and the Director of Capital Projects to enter into one or more construction-management agreements with Cleveland LD, LLC for various public improvements; and authorizing other agreements and documents.**

**WHEREAS**, on November 3, 2023, the City of Cleveland (the “City”) and Cleveland LD, LLC entered into a Master Development Agreement (the “Master Development Agreement”) for, among other things, the redevelopment of the Cuyahoga Riverfront area of Downtown Cleveland; and

**WHEREAS**, Ordinance No. 526-2023, passed June 5, 2023, authorized the Director of Capital Projects, among other things, to enter into one or more contracts with Bedrock Management Services, LLC, or its designees, to provide, or cause to provide, professional services for certain initial improvements to West 3<sup>rd</sup> Street; and

**WHEREAS**, Ordinance No. 1343-2023, passed November 27, 2023, authorized the Director of Capital Projects, among other things, to construct roadway and bridge improvements that are identified in the Master Development Agreement, or alternatively, to enter into one or more contracts combining professional design services and construction service by one or more design-build contracts, including but not limited to one or more construction management contracts through a competitive process; and

**WHEREAS**, as contemplated in the Master Development Agreement, this Council passed Ordinance No. 38-2024 on March 25, 2024 (the “Shore-to-Core-to-Shore TIF District Legislation”), creating the Shore-to-Core-to-Shore TIF District, as defined therein, to provide funding of infrastructure improvements that directly benefit such district, and establishing the Shore-to-Core-to-Shore Municipal Public Improvement Tax Increment Equivalent Fund (the “Shore-to-Core-to-Shore TIF Fund”); and

**WHEREAS**, under Section 5709.51 of the Revised Code and Ordinance No. 1299-2023, passed November 27, 2023 (the “TIF Extension Ordinance”), the City extended the exemption from taxation of improvements and the making of service payments in lieu of taxes established pursuant to Ordinance No. 2247-02, passed on December 16, 2002; Ordinance No. 1219-11, passed on October 10, 2011, as amended by Ordinance No. 1550-13, passed on November 25, 2013; Ordinance No 306-14, passed on October 6, 2014; Ordinance No. 1780-05, passed on January 9, 2006, as amended by Ordinance No. 766-11, passed on June 6, 2011 and as further amended by Ordinance No. 123-13, passed on

March 18, 2013; and Ordinance No. 2006-06, passed on June 11, 2007 (each a “Extended TIF Ordinance” and collectively, the “Extended TIF Ordinances”) for an additional thirty years from the end of the applicable exemption period for each parcel as determined by the Extended TIF Ordinances (the “Extension Period”); and

**WHEREAS**, Ordinance No. 746-2024, passed August 7, 2024, among other items, authorized the Director of Economic Development to enter into the TIF Agreement to include, among other items, the payment or reimbursement to Cleveland LD, LLC, or one or more of its affiliates or designees (the “Developer”) for certain costs of (a) the Project from amounts deposited into the Bedrock 41 TIF Fund and (b) public infrastructure improvements eligible under the Shore-to-Core-to-Shore TIF District Legislation from District Service Payments, as those terms are defined in such ordinance; and

**WHEREAS**, in order to induce and enable the Developer to engage in the redevelopment of the Cuyahoga Riverfront area of Downtown Cleveland, including, without limitation, certain public infrastructure (the “Project”), the City has determined that it is necessary and in the best interest of the City to include in the TIF Agreement, as defined in Ordinance No. 746-2024, a pledge in the TIF Agreement of a portion of the service payments in lieu of taxes authorized and required pursuant to the Extended TIF Ordinances during the Extension Period (the “Extension Period Service Payments”) to the Developer to pay or reimburse costs of public infrastructure improvements eligible under the Extended TIF Ordinances (as supplemented by the TIF Extension Ordinance); and

**WHEREAS**, the City desires to enter into one or more construction-management contracts with the Developer through a direct award for public improvements consistent with the Master Development Plan, adopted by the City Planning Commission; and

**WHEREAS**, the unique design, time, budgetary, or other material elements of these improvements can benefit from the special care, coordination, and expeditiousness possible by combining construction management services, professional design services and construction services in one or more construction-management contracts with the Developer; 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 Ordinance No. 746-2024, passed August 7, 2024, is supplemented by adding the following three whereas clauses after the existing fourteenth whereas clause, to read as follows:

WHEREAS, under Section 5709.51 of the Revised Code and Ordinance No. 1299-2023, passed November 27, 2023 (the “TIF Extension Ordinance”), the City extended the exemption from taxation of improvements and the making of service payments in

lieu of taxes established pursuant to Ordinance No. 2247-02, passed on December 16, 2002; Ordinance No. 1219-11, passed on October 10, 2011, as amended by Ordinance No. 1550-13, passed on November 25, 2013; Ordinance No. 306-14, passed on October 6, 2014; Ordinance No. 1780-05, passed on January 9, 2006, as amended by Ordinance No. 766-11, passed on June 6, 2011 and as further amended by Ordinance No. 123-13, passed on March 18, 2013; and Ordinance No. 2006-06, passed on June 11, 2007 (each a “Extended TIF Ordinance” and collectively, the “Extended TIF Ordinances”) for an additional thirty years from the end of the applicable exemption period for each parcel as determined by the Extended TIF Ordinances (the “Extension Period”); and

WHEREAS, in order to induce and enable the Developer to engage in the redevelopment of the Cuyahoga Riverfront area of Downtown Cleveland, including, without limitation, certain public infrastructure, (the “Project”), the City has determined that it is necessary and in the best interest of the City to include in the TIF Agreement, as defined in Ordinance No. 746-2024, a pledge in the TIF Agreement of a portion of the service payments in lieu of taxes and related property tax rollback payments authorized and required pursuant to the Extended TIF Ordinances during the Extension Period (the “Extension Period Service Payments”) to the Developer to pay or reimburse costs of public infrastructure improvements eligible under the Extended TIF Ordinances (as supplemented by the TIF Extension Ordinance); and

WHEREAS, the City desires to enter into one or more construction-management contracts with the Developer through a direct award for public improvements consistent with the Master Development Plan, adopted by the City Planning Commission, including but not limited to, the following: (a) making public streets and roadway improvements in public rights-of-way including, but not limited to, streetscape, sidewalks, multi-modal facilities, transit amenities, road reconfiguration and related utilities and grading for the following: Prospect Avenue between Superior Avenue and Ontario Street, W. Huron Road between Superior Avenue and Ontario Street, W. 6th Street between Prospect Avenue and Huron Road, W. 3rd Street between Prospect Avenue and Huron Road, W. 2nd Street between Prospect Avenue and Huron Road, W. 3<sup>rd</sup> Street between Eagle/Stones Levee and the West Third Street Lift Bridge, Canal Road between Old River Road and Eagle Avenue, Eagle Avenue between Ontario Street and W. 3rd Street, and Central Avenue between W. 3rd Street and the CSX easement; (b) designing and constructing a new public roadway between Old River Road and Eagle Avenue; (c) relocating a sewer pump station owned by the Northeast Ohio Regional Sewer District into public right-of-way, provided that consent is received from the Northeast Ohio Regional Sewer District; and (d) designing and constructing a kayak launch located on city-owned property (collectively the “CMC Improvements”); and

**Section 2.** That Section 9 of Ordinance No. 746-2024, passed August 7, 2024, is repealed.

**Section 3.** That Ordinance No. 746-2024, passed August 7, 2024, is supplemented by adding new Sections 9a, 9b, 9c, 9d, 9e, and 9f to read as follows:

Section 9a. The Director of Economic Development is authorized to enter into the TIF Agreement, which TIF Agreement shall provide for, among other things, the payment of or reimbursement to the Developer for the certain costs of (a) the Project from amounts deposited into the Bedrock 41 TIF Fund and (b) public infrastructure improvements eligible under both the Shore-to-Core-to-Shore TIF District Legislation from District Service Payments and the Extended TIF Ordinances from the Extension Period Service Payments.

The amount of the District Service Payments (and related Property Tax Rollback Payments) pledged to reimburse the Developer under the TIF Agreement shall not exceed 40% of the total District Service Payments received by the City.

Prior to January 1, 2056, the amount of the Extension Period Service Payments pledged to reimburse the Developer under the TIF Agreement shall not exceed 40% of the total Extension Period Service Payments received by the City. If necessary to fulfil the City's obligations under the TIF Agreement, then starting on January 1, 2056, the amount of the Extension Period Service Payments pledged to reimburse the Developer under the TIF Agreement shall not exceed 90% of the total Extension Period Service Payments received by the City. After January 1, 2056, the remaining ten percent (10%) of the Extension Period Service Payments received by the City under the TIF Agreement shall not be expended without additional legislative authority.

The TIF Agreement authorized by this ordinance shall be prepared by the Director of Law and approved and certified by the Director of Finance.

Section 9b. That notwithstanding any provision of the Codified Ordinance of Cleveland, Ohio, to the contrary and under Section 167 of the Charter of the City of Cleveland, this Council determines to make the CMC Improvements, including any necessary design and the procurement, construction and management thereof, for the Director of Capital Projects, under one or more construction-management contracts with the Developer having the best proposal, taking into consideration the engineering and design, the proposed design and construction costs, the construction costs, the construction method, the schedule, the total life-cycle costs, the qualifications of the proposed design professional(s), construction firm(s) and the construction management firm, and the other objectives of the CMC Improvements.

The contract or contracts shall be prepared by the Director of Law, approved by the Director of Capital Projects, and certified by the Director of Finance.

Section 9c. That, when appropriate, the Director of Capital Projects is authorized to enter into one or more contracts with the railroads, the Greater Cleveland Regional Transit Authority, the Northeast Ohio Regional Sewer District and other entities to

obtain services or to acquire property rights such as easements and licenses, necessary for the CMC Improvements.

Section 9d. That the Director of Capital Projects is authorized to apply and pay for permits, licenses, or other authorizations required by any regulatory agency or public authority to permit performance of work for the CMC Improvements under any contracts authorized by Section 9b above.

Section 9e. That the Director of Capital Projects is authorized to enter into any other agreements necessary to implement the CMC Improvements.

Section 9f. That the total costs of Sections 9b through 9e shall be paid from District Service Payments, Property Tax Rollback Payments and Extension Period Service Payments and shall not exceed the amounts pledged under the TIF Agreement.

**Section 4.** That Section 10 of Ordinance No. 746-2024, passed August 7, 2024, is amended to read as follows:

Section 10. Any obligations of the City pursuant to the TIF Agreement (the “City Obligations”) constitute a special obligation of the City and are payable solely from Service Payments, District Service Payments, Extension Period Service Payments or Property Tax Rollback Payments received by the City and no other funds are pledged for the payment of the City Obligations. Neither the Developer nor any other beneficiary of the City Obligations have a right to have taxes levied for the payment of the City Obligations.

**Section 5.** That existing Section 10 of Ordinance No. 746-2024, passed August 7, 2024, is repealed.

**Section 6.** 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.

**Passed February 10, 2025.**

**Effective February 14, 2025.**

**Ordinance No. 95-2025**

**By Council Members:** McCormack, Hairston and Griffin (by departmental request)

**An emergency ordinance authorizing the Mayor and the Commissioner of Purchases and Supplies to acquire and re-convey properties presently owned by TDG Franklin North LLC, and/or its designee, located at 3210 Franklin Boulevard, Cleveland, OH 44113 for the purpose of entering into the chain-of-title prior to the adoption of tax increment financing legislation authorized under Section 5709.41 of the Revised Code for the Franklin Yards North Project.**

**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 Chapter 181 and 183 of the Codified Ordinances of Cleveland, Ohio, 1976, the Mayor and the Commissioner of Purchases and Supplies are authorized to acquire from and re-convey to TDG Franklin North LLC, and/or its designee, for a nominal consideration of one dollar and other valuable consideration determined to be fair market value, the following property for the purpose of entering into the chain-of-title prior to the adoption of tax increment financing legislation authorized under Section 5709.41 of the Revised Code, reserving to the City the beneficial interest in and title to any described easements of record in favor of the City. The Real Property is more fully described below and as may subsequently be replatted, re-numbered, or revised:

EXHIBIT A

Legal Description

Situated in the City of Cleveland, County of Cuyahoga, and State of Ohio:

Parcel 1 (Fee Simple)

Now PPN 003-26-132

And known as being all of Parcel C, in the Plat of Partition & Consolidation, prepared for Orbis Solutions, Inc., of part of Original Brooklyn Township Lot No. 51, as shown by the recorded plat in Volume 350 of Maps, Page 41 of the Cuyahoga County Records and containing as appears by said plat, be the same more or less, but subject to all legal highways.

Parcel 2 (Fee Simple)

0.3551 Acres (15,468 sq. ft.)

Situated in the City of Cleveland, County of Cuyahoga, and State of Ohio:

And known as being part of Sublot No. 14, in the Charles Taylor Farm Allotment, of part of Original Brooklyn Township Lot No. 51, as shown by the recorded plat in Volume 2 of Maps, page 22, of the Cuyahoga County Records, and bounded and described as follows:

Beginning on the Northwesterly side of Franklin Blvd., N.W., at a point, 28.30 feet Southwesterly from the most Easterly corner of Sublot No. 14;

Thence Southwesterly, along the Northwesterly side of Franklin Blvd, N.W., 37.70 feet to the most Southerly corner of Sublot No. 14;

Thence Northwesterly, along the Southwesterly line of said Sublot No. 14, a distance of 88.93 feet to a point;

Thence Northeasterly, and parallel with the Northwesterly side of Franklin Blvd., N.W., 37.70 feet to a point;

Thence Southeasterly, parallel with the Southwesterly line of Sublot No. 14, a distance of 89.60 feet to a point in the Northwesterly line of Franklin Blvd., N.W., and the place of beginning, be the same more or less, but subject to all legal highways.

Parcel 3 (Fee Simple)

Situated in the City of Cleveland, County of Cuyahoga, and State of Ohio:

And known as part of Sublot No. 13, in the Taylor Farm Allotment, of part of Original Brooklyn Township Lot No. 51, as shown by the recorded plat in Volume 2 of Maps, page 22, of the Cuyahoga County Records, and bounded and described as follows:

Commencing at the Southeast corner of said Sublot No. 13, and on the Northerly line of Franklin Avenue, N.W.;

Thence Northerly, along the Easterly line of said Sublot, 89.60 feet to a point;

Thence Westerly, and parallel with the Northerly line of said Sublot No. 13, about 8.0 feet to a point;

Thence Southerly, on a line parallel to the Easterly line of said Sublot No. 13, a distance of 89.60 feet to a point on the Northerly line of Franklin Ave., N.W.,

Thence Easterly, along the Northerly line of Franklin Ave., about 8.0 feet to the point of beginning, be the same more or less, but subject to all legal highways.

The legal descriptions of Parcel Nos. 1, 2 and 3 above are now known as Lot C-1 of Plat of Consolidation recorded in AFN 202405210443 of Cuyahoga County Records. New Parcel No. 00326-132

#### Parcel 4 (Easement)

Non-exclusive easement for ingress and egress contained in the Agreement by and between Esther A. Hennie, now by marriage Esther A. Vetter and Albert H. Vetter, and James I. Masters and Sara A. Masters, filed for record October 29, 1946, in Volume 6231, page 464, of the Cuyahoga County Records over the following two tracts:

##### Tract A

Situated in the State of Ohio, County of Cuyahoga, Section 51, original Brooklyn Township, now in the City of Cleveland, and being a part of Lot No. 14 in the Charles Taylor Farm Allotment as shown by the plat recorded in Volume 2, Page 22, Cuyahoga County Map Records, bounded and described as follows:

Beginning at a point in the northerly line of Franklin Avenue (66 feet wide) 28.30 feet westerly from the southeasterly corner of aforesaid Lot No. 14; thence northerly parallel to the easterly line of Lot No. 14, 89.60 feet to a point; thence easterly parallel to Franklin Avenue, 3.50 feet to a point; thence southerly parallel to said easterly line of Lot 14, 89.60 feet to the northerly line of Franklin Avenue; thence westerly in the northerly line of Franklin Avenue 3.50 feet to the Place of Beginning.

##### Tract B

Situated in the State of Ohio, County of Cuyahoga, Section 51, original Brooklyn Township, now in the City of Cleveland and being a part of Lot No. 14 in the Charles Taylor Farm Allotment as shown by the plat recorded in Volume 2, Page 22, Cuyahoga County Map Records, bounded and described as follows:

Beginning at a point in the northerly line of Franklin Avenue, (966 feet wide) 37.70 feet easterly from the southwesterly corner of aforesaid Lot No. 14; thence northwesterly parallel to the westerly line of Lot No. 14, 89.60 feet to a point; thence westerly parallel to Franklin Avenue, 3.50 feet to a point; thence southerly parallel to said westerly line of Lot No. 14, 89.60 feet to the northerly line of Franklin Avenue; thence easterly in the northerly line of Franklin Avenue 3.50 feet to the place of beginning.

**Section 2.** That the Director of Economic Development is authorized to execute on behalf of the City of Cleveland all necessary documents to acquire and to convey the property and to cause TDG Franklin North LLC, and/or its designee, to employ, and to pay all fees for, title companies, surveys, escrows, appraisers, environmental audits, and all other costs necessary for the acquisition and sale of the property.

**Section 3.** That this Council finds the conveyances are in compliance with Section 5709.41(B)(1) of the Revised Code and the proposed improvements constitute and are declared a public purpose under said section and the subject property is located in a blighted area of an impacted City as required by Section 5709.41 of the Revised Code.

**Section 4.** That the conveyances shall be made by official deed prepared by the Director of Law and executed by the Mayor and the Commissioner of Purchases and Supplies on behalf of the City of Cleveland.

**Section 5.** 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.

**Passed February 10, 2025.**

**Effective February 14, 2025.**

**Ordinance No. 96-2025**

**By Council Members:** McCormack, Hairston and Griffin (by departmental request)

**An emergency ordinance authorizing the Mayor and the Commissioner of Purchases and Supplies to acquire and re-convey properties presently owned by TDG Franklin Realty, LLC, and/or its designee, located at 3105 Franklin Boulevard, Cleveland, OH 44113 for the purpose of entering into the chain-of-title prior to the adoption of tax increment financing legislation authorized under Section 5709.41 of the Revised Code for the Franklin Yards South Project.**

**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 Chapter 181 and 183 of the Codified Ordinances of Cleveland, Ohio, 1976, the Mayor and the Commissioner of Purchases and Supplies are authorized to acquire from and re-convey to TDG Franklin Realty, LLC, and/or its designee, for a nominal consideration of one dollar and other valuable consideration determined to be fair market value, the following property for the purpose of entering into the chain-of-title prior to the adoption of tax increment financing legislation authorized under Section 5709.41 of the Revised Code, reserving to the City the beneficial interest in and title to the described easements of record. The Real Property is more fully described below and as may subsequently be replatted, re-numbered, or revised:

EXHIBIT A

Legal Description

Parcel No. 1:

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio: and known as being part of Sublot No. 13 of Cyrus Bosworth's Allotment of Sublot No. 3 of the Taylor Farm Allotment of part of Original Brooklyn Township Lot No. 51, as shown by the recorded plat in Volume II of Maps, Page 45 of Cuyahoga County Records, and bounded and described as follows:

Beginning at the intersection of the Southerly line of Franklin Avenue, with the Easterly line of Duane Street;

Thence Southerly along the Easterly line of Duane Street, 218 feet to a stone;

Thence Easterly on a line deflecting to the left, 87 degrees 56' 00", 54 feet to a stone;

Thence Southeasterly on a line deflecting to the right 54 degrees, 34-1/10 feet to a stone;

Thence Easterly on a line deflecting to the left, 51 degrees 9', 44.68 feet to a point on the Easterly line of said Sublot No. 13, 4.45 feet Northerly from the Southeast corner thereof;

Thence Northerly along said Easterly line 265.72 feet to the Southerly line of Franklin Avenue,

Thence Westerly along the Southerly line of Franklin Avenue, 128.04 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 Sublot Nos. 25 and 26 in Wright and Coffinberry's Re-Allotment of all of Sublot No. 2 and a part of Sublot No. 1 in the Taylor Farm Allotment of a part of Original Brooklyn Township Lot No. 51, as shown by the recorded plat in said Re-Allotment in Volume 10 of Maps, Page 17 of Cuyahoga County Records.

Said Sublot Nos. 25 and 26 together form a parcel of land having a frontage of 65 feet 3-3/4 inches on the Southerly side of Franklin Avenue, N.W., extending back 250 feet on the Westerly line, 259 feet 4 inches on the Easterly line, said Easterly line being the Westerly line of West 31st Place (formerly Franklin Court) and having a rear line of 64 feet 2 inches, as appears by said plat be the same more or less, but subject to all legal highways.

PPN: 003-31-063

Parcel No. 3:

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio: and known as being part of Sublot No. 13 in Bosworth's Allotment of part of Original Brooklyn Township Lot No. 51, as shown by the recorded Plat in Volume II of Maps, Page 45 of Cuyahoga County Records and bounded and described as follows:

Beginning at the intersection of the Southerly line of Franklin Boulevard, N.W., and the Easterly line of West 32nd Street, formerly Duane Street;

Thence Southerly along the Easterly line of West 32nd Street, 218 feet to a stone and the principal place of beginning of the premises herein intended to be described;

Thence Easterly on a line deflecting to the left 87 degrees 56', 54 feet to a stone;

Thence Southeasterly on a line deflecting to the right 54 degrees, 34.1 feet to a stone;

Thence Easterly on a line deflecting to the left 51 degrees 9', 44.68 feet to a point on the Easterly line of said Sublot No. 13, 4.45 feet Northerly from the Southeasterly corner thereof;

Thence Westerly parallel with the Southerly line of said Sublot No. 13, and 4.45 feet Northerly therefrom about 218 feet to the Easterly line of West 32nd Street;

Thence, Northerly along the Easterly line of West 32nd Street about 22.77 feet to the place of beginning, be the same more or less, but subject to all legal highways.

PPN: 003-31-004

Sublot No. 4:

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio: and known as being Sublots Nos. 1 and 2 in Wright and Coffinberry Allotment of Part of Original Brooklyn Township Lot No. 51, as shown by the recorded Plat in Volume 10 of Maps, Page 17 of Cuyahoga County Records and being a parcel of land 65.312 feet front on the Southerly side of Franklin Avenue, N.W. (formerly Franklin Street) and extending back 229.50 feet on the Easterly line, 219.533 feet on the Westerly line, which is also the Easterly side of West 31st Place and having a rear line of 63.969 feet, as appears by said plat, be the same more or less, but subject to all legal highways.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL:

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio: and known as being part of Sublot No. 2 in Wright and Coffinberry Allotment of part of Original Brooklyn Township Lot No. 51, as shown by the recorded plat in Volume 10 of Maps, Page 17 of Cuyahoga County Records and is further bounded and described as follows:

Beginning in the Southerly line of Franklin Boulevard N.W. (formerly Franklin Street) 66 feet wide at the intersection with the Easterly line of West 31st Place (formerly Franklin Court) variable width. Thence South 00 degrees 10' 53" West, along the Easterly line of said West 31st Place, 195.41 feet to a drill hole and cross set. Said point being 24.14 feet Northerly measured along the Easterly line of said West 31<sup>st</sup> Place from the Southwesterly corner of said Sublot No. 2 and the principal place of beginning of the land herein described:

Course 1: Thence, South 00 degrees 10' 53" West, continuing along the Easterly line of said West 31<sup>st</sup> Place, 24.14 feet to the Southwesterly corner thereof;

Course 2: Thence, South 89 degrees 52' 07" East, along the Southerly line of said Sublot No. 2, 63.969 feet to the Southeasterly corner thereof;

Course 3: Thence, North 00 degrees 19 <sup>1</sup> 15" East, along the Easterly line of said Sublot No. 2, 24.14 feet to a railroad spike set;

Course 4: Thence, North 89 degrees 52' 07" West, parallel with the Southerly line of said Sublot No. 2, 64.63 feet to the principal place of beginning, according to a survey by Charles J. Neff, Reg. Surveyor No. 4546-Ohio in April of 1985, be the same more or less, but subject to all legal highways.

PPN: 003-32-001

**Section 2.** That the Director of Economic Development is authorized to execute on behalf of the City of Cleveland all necessary documents to acquire and to convey the property and to cause TDG Franklin Realty, LLC, and/or its designee, to employ, and to pay all fees for, title companies, surveys, escrows, appraisers, environmental audits, and all other costs necessary for the acquisition and sale of the property.

**Section 3.** That this Council finds the conveyances are in compliance with Section 5709.41(B)(1) of the Revised Code and the proposed improvements constitute and are declared a public purpose under said section and the subject property is located in a blighted area of an impacted City as required by Section 5709.41 of the Revised Code.

**Section 4.** That the conveyances shall be made by official deed prepared by the Director of Law and executed by the Mayor and the Commissioner of Purchases and Supplies on behalf of the City of Cleveland.

**Section 5.** 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.

**Passed February 10, 2025.**

**Effective February 14, 2025.**

**Ordinance No. 105-2025**

**By Council Members:** McCormack and Griffin (by departmental request)

**An emergency ordinance authorizing the Director of Port Control to exercise the second option to renew Lease Agreement No. CT 3001 LS 2023-010 with PrimeFlight Aviation Services, Inc., for the lease of office space at Cleveland Hopkins International Airport to support wheelchair operations, ground handling and maintenance services.**

**WHEREAS**, under the authority of Ordinance No. 1329-2019, passed November 18, 2019, the Director of Port Control entered into Lease Agreement No. CT 3001 LS 2023-010 with PrimeFlight Aviation Services, Inc., for the lease of office space at Cleveland Hopkins International Airport to support wheelchair operations, ground handling and maintenance services; and

**WHEREAS**, Ordinance No. 1329-2019 requires additional legislation to exercise the second option to renew; and

**WHEREAS**, for the use of the leased premises PrimeFlight Aviation Services, Inc., shall pay the City an annual fee as specified in the agreement; 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 Director of Port Control is authorized to exercise the second option to Lease Agreement No. CT 3001 LS 2023-010 with PrimeFlight Aviation Services, Inc., for the lease of office space at Cleveland Hopkins International Airport to support wheelchair operations, ground handling and maintenance services. This ordinance constitutes the additional legislative authority required by Ordinance No. 1329-2019 to exercise this option.

**Section 2.** 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.

**Passed February 10, 2025.**

**Effective February 14, 2025.**

**Ordinance No. 106-2025**

**By Council Members:** McCormack and Griffin (by departmental request)

**An emergency ordinance authorizing the Director of Port Control to exercise the second option to renew Contract No. PS 2023-0167 with Recess Creative, LLC to provide marketing, promotional, public relations and advertising services, including materials, equipment and supplies necessary to promote Cleveland Hopkins International Airport and Burke Lakefront Airport for the Department of Port Control.**

**WHEREAS**, under the authority of Ordinance No. 989-2022, passed October 24, 2022, the Director of Port Control entered into Contract No. PS 2023-0167 with Recess Creative, LLC for marketing, promotional, public relations and advertising services, including materials, equipment and supplies necessary to promote Cleveland Hopkins International Airport and Burke Lakefront Airport for the Department of Port Control; and

**WHEREAS**, Ordinance No. 989-2022 requires additional legislation to exercise the second option to renew; 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 Director of Port Control is authorized to exercise the second option to renew Contract No. PS 2023-0167 with Recess Creative, LLC to provide marketing, promotional, public relations and advertising services, including materials, equipment and supplies necessary to promote Cleveland Hopkins International Airport and Burke Lakefront Airport for the Department of Port Control. This ordinance constitutes the additional legislative authority required by Ordinance No. 989-2022 to exercise this option.

**Section 2.** 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.

**Passed February 10, 2025.**

**Effective February 14, 2025.**

**Ordinance No. 107-2025**

**By Council Members:** McCormack and Griffin (by departmental request)

**An emergency ordinance authorizing the Director of Port Control to enter into a triple-net lease agreement with PrimeFlight Aviation Services, Inc. to lease certain space located at Building No. 208 at 5851 Cargo Road at Cleveland Hopkins International Airport, for office and storage space to support aviation ground handling operations and ground service equipment maintenance for various airlines at the airport, for a term of one year, with four one-year options to renew, exercisable by the Director of Port Control.**

**WHEREAS**, the City of Cleveland owns certain space known as Building No. 208 at 5851 Cargo Road at Cleveland Hopkins International Airport, which is not needed for public use; and

**WHEREAS**, PrimeFlight Aviation Services, Inc. has sought to lease the property from the City; 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 Port Control is authorized to enter into a triple-net lease agreement with PrimeFlight Aviation Services, Inc. ("Lessee"), for the use and occupancy of approximately 9,920 square feet of building and adjacent parking support space at Building No. 208 at 5851 Cargo Road at Cleveland Hopkins International Airport, which is not needed for public use, to support aviation ground handling operations and ground service equipment maintenance for various airlines at the airport.

**Section 2.** That the term of the lease authorized by this ordinance shall be one (1) year, with four (4) one-year options to renew, exercisable by the Director of Port Control.

**Section 3.** That Lessee shall pay the City rent for the initial one (1) year term as determined by an independent third-party appraisal based on the fair market value of the leased premises and rental rates charged for comparable facilities. Rental rates for each of the option terms shall be adjusted based on the Consumer Price Index published by the U.S. Department of Labor; however, the rate shall not be adjusted lower than the rate during the initial term.

**Section 4.** That the lease shall be prepared by the Director of Law.

**Section 5.** That the Director of Port Control, the Director of Law, and other appropriate City officials are authorized to execute any other documents and certificates, and take any other actions which may be necessary or appropriate to effect the lease authorized by this ordinance.

**Section 6.** 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.

**Passed February 10, 2025.**

**Effective February 14, 2025.**

**Ordinance No. 112-2025**

**By Council Members:** McCormack and Griffin (by departmental request)

**An emergency ordinance authorizing the Director of Port Control to enter into an amendment to lease agreement LS 2024-0021 with Aircraft Service International, Inc. dba Menzies Aviation, to add a provision for the location and repair of disabled vehicles.**

**WHEREAS**, under Ordinance No. 1010-2023 passed October 23, 2023, the Director of Port Control entered into lease agreement LS 2024-0021 (“Lease”) with Aircraft Service International, Inc. dba Menzies Aviation (“Menzies”) for the use of approximately 7,500 square feet of space for airline fueling and operation services; and

**WHEREAS**, modifications are desired to the Lease; 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 Director of Port Control is authorized to enter into an amendment to the Lease to add a provision to the repair and location of disabled vehicles to comply with Federal Aviation Administration guidelines and to ensure safety of all employees on the airport premises. The provision shall state that fueling operation services does not include the ability to clean, repair, maintain or overhaul any ground vehicle or other equipment, other than in an approved shop area, except for those repairs necessary to remove such ground vehicle or equipment to a repair facility. No person shall allow a stalled or disabled ground vehicle to remain on the “Movement Area” and/or the “Air Operations Area” as defined in the Lease.

**Section 2.** That all other terms and conditions of the Lease shall remain the same.

**Section 3.** That the amendment shall be prepared by the Director of Law.

**Section 4.** 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.

**Passed February 10, 2025.**

**Effective February 14, 2025.**

**Ordinance No. 121-2025**

**By Council Members:** McCormack and Griffin (by departmental request)

**An emergency ordinance to amend the title and Sections 1, 4 and 5 of Ordinance No. 1365-2023, passed December 4, 2023, and to supplement the ordinance by adding new Section 4a, relating to the FY24 and FY25 Airport Capital Improvement Plan.**

**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 title and Sections 1, 4 and 5 of Ordinance No. 1365-2023, passed December 4, 2023, are amended to read as follows:

An Emergency Ordinance authorizing the Director of Port Control to employ one or more professional consultants to perform various services relating to projects on the Airport Capital Improvement Plan; determining the method of making the public improvements of constructing the stormwater outfall stabilization and safety access project, rehabilitating the tunnel to the Greater Cleveland Regional Transit Authority's terminal at Cleveland Hopkins International Airport, the Taxiway Victor Expansion project, and the project to replace the wildlife fencing around the perimeter of Cleveland Hopkins International Airport; and authorizing the Director of Port Control to enter into one or more public improvement contracts for the making of the improvements.

Section 1. That the Director of Port Control is authorized to employ by contract or contracts one or more consultants or one or more firms of consultants for the purpose of supplementing the regularly employed staff of the several departments of the City of Cleveland in order to provide professional services necessary for design, preliminary design, construction administration, project closeout services, and environmental services for projects at Cleveland Hopkins International Airport on the FY24 Airport Capital Improvement Plan. The projects under FY24 and FY25 Airport Capital Improvement Plan are placed in File No. 1365-2023-B, and are subject to approval by the Federal Aviation Administration.

Section 4. That, under Section 167 of the Charter of the City of Cleveland, this Council determines to make the public improvement of constructing the stormwater outfall stabilization project and safety access, including but not limited to, installing stairways and/or access roads, installing structural and/or embankment fill; and installing rock channel protections and rehabilitating the tunnel to the Greater Cleveland Regional Transit Authority's terminal at Cleveland Hopkins International Airport, for the Division of Airports, Department of Port Control, by one or more

contracts duly let to the lowest responsible bidder or bidders after competitive bidding on a unit basis for the improvement.

Section 5. That the Director of Port Control is authorized to enter into one or more contracts for the making of the public improvement with the lowest responsible bidder or bidders after competitive bidding on a unit basis for the improvements described in Section 4 and 4a above, provided, however, that each separate trade and each distinct component part of the improvements described in Section 4 and 4a above may be treated as a separate improvement, and each, or any combination, of the trades or components may be the subject of a separate contract on a unit basis.

**Section 2.** That the existing title and Sections 1, 4 and 5 of Ordinance No. 1365-2023, passed December 4, 2023, are repealed.

**Section 3.** That Ordinance No. 1365-2023, passed December 4, 2023, is supplemented by adding new Section 4a to read as follows:

Section 4a. That, under Section 167 of the Charter of the City of Cleveland, this Council determines to make the public improvement of constructing the Taxiway Victor Extension project and the project to replace the wildlife fencing around the perimeter of Cleveland Hopkins International Airport, for the Division of Airports, Department of Port Control, by one or more contracts duly let to the lowest responsible bidder or bidders after competitive bidding on a unit basis for the improvement.

**Section 4.** 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.

**Passed February 10, 2025.**

**Effective February 14, 2025.**

**Ordinance No. 179-2025****By Council Member:** Gray

**An emergency ordinance authorizing the Director of the Department of Community Development to enter into agreement with iFilm, Inc. for the Ward 4 Community Awareness Campaign through the use of Ward 4 Casino Revenue Funds.**

**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 Director of the Department of Community Development is hereby authorized to enter into agreement with iFilm, Inc. for the Ward 4 Community Awareness Campaign for the public purpose of providing better city resource communications support through the use of Ward 4 Casino Revenue Funds.

**Section 2.** That the cost of said contract shall be in an amount not to exceed \$8,500.00 and shall be paid from Fund No. 10 SF 188 using the fund and project number from the following Ward:

| <u>Ward</u> | <u>Amount</u> | <u>Project Number</u> |
|-------------|---------------|-----------------------|
| Ward 4      | \$8,500.00    | G25698                |

**Section 3.** That the Law Department has reviewed and approved this proposal on January 30, 2025. The Department has reviewed and approved the proposal on January 14, 2025. Project shall begin as of September 1, 2024.

**Section 4.** That the Director of Law shall prepare and approve said contract and that the contract shall contain such terms and provisions as he deems necessary to protect the City's interest.

**Section 5.** That this ordinance is hereby 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.

**Passed February 10, 2025.****Effective February 14, 2025.**

**Ordinance No. 180-2025****By Council Member:** Spencer

**An emergency ordinance consenting and approving the issuance of a permit for the Donut Worry Run Happy 5K on October 18, 2025, managed by Hermes Sports & Events.**

**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 pursuant to Section 411.06 of the Codified Ordinances of Cleveland, Ohio 1976, this Council consents to and approves the holding of the Donut Worry Run Happy 5K on October 18, 2025, managed by Hermes Sports & Events;

START on West 65th Street by Brewnuts (6501 Detroit Avenue); head straight on West 65th Street toward Breakwater Avenue; turn right on Breakwater Avenue; turn left on West 58th Street; take a slight right on Lakefront Bikeway; continue on Lakefront Bikeway crossing over West 45<sup>th</sup> Street; continue straight on Lakefront Bikeway; turnaround; head back on Lakefront Bikeway crossing over West 45th Street; turn right on West 58th Street; turn left onto path after Father Caruso Drive; take a slight right on path; continue on path crossing over Father Caruso Drive; head straight onto West 65th Street; FINISH on West 65th Street by Brewnuts; provided that the applicant sponsor shall meet all the requirements of Section 411.05 of the Codified Ordinances of Cleveland, Ohio, 1976. Streets may be closed as determined by the Chief of Police and safety forces as may be necessary in order to protect the participants in the event. Said permit shall further provide that the City of Cleveland shall be fully indemnified from any and all liability resulting from the issuance of the same, to the extent and in form satisfactory to the Director of Law.

**Section 2.** That this ordinance is hereby 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.

**Passed February 10, 2025.**

**Effective February 14, 2025.**

**Ordinance No. 181-2025**

**By Council Member:** Starr and Maurer

**An emergency ordinance authorizing the Director of the Department of Community Development to enter into agreement with University Settlement, Incorporated for the University Settlement Hunger Center through the use of Wards 5 and 12 Casino Revenue Funds.**

**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 Director of the Department of Public Works is hereby authorized to enter into agreement with University Settlement, Incorporated for the University Settlement Hunger Center for the public purpose of providing a food distribution site to residents through the use of Wards 5 and 12 Casino Revenue Funds.

**Section 2.** That the cost of said contract shall be in an amount not to exceed \$44,200.00 and shall be paid from Fund No. 10 SF 188 using the fund and project number from the following Ward:

| <u>Ward</u> | <u>Amount</u> | <u>Project Number</u> |
|-------------|---------------|-----------------------|
| Ward 5      | \$22,100.00   | G25699                |
| Ward 12     | \$22,100.00   | G25699                |

**Section 3.** That the Law Department has reviewed and approved this proposal on January 17, 2025. The Department has reviewed and approved the proposal on September 15, 2024. Project shall begin as of October 15, 2024.

**Section 4.** That the Director of Law shall prepare and approve said contract and that the contract shall contain such terms and provisions as he deems necessary to protect the City's interest.

**Section 5.** That this ordinance is hereby 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.

**Passed February 10, 2025.**

**Effective February 14, 2025.**

**Resolution No. 182-2025****By Council Member:** Gray**An emergency resolution objecting to the transfer of ownership of a C1 and C2 Liquor Permit to 3111 East 93rd Street.**

**WHEREAS**, Council has been notified by the Division of Liquor Control of an application for the transfer of ownership of a C1 and C2 Liquor Permit from Sabah Hanini, Inc., DBA: Little Eagle Food Mart, 3111 East 93rd Street, Cleveland, Ohio 44104, Permit No. 7650370 to KSS Grocery, Inc., DBA: Little Eagle Food Mart, 3111 East 93rd Street, Cleveland, Ohio 44104, Permit No. 4901265; and

**WHEREAS**, the granting of this application for a liquor permit to this high crime area, which is already saturated with other liquor outlets, is contrary to the best interests of the entire community; and

**WHEREAS**, the applicant does not qualify to be a permit holder and/or has demonstrated that he has operated his liquor business in disregard of the laws, regulations or local ordinances of this state or any other state; and

**WHEREAS**, the place for which the permit is sought has not conformed to the building, safety or health requirements of the governing body of this County or City; and

**WHEREAS**, the place for which the permit is sought is so arranged or constructed that law enforcement officers or agents of the Division of Liquor Control are prevented reasonable access to the establishment; and

**WHEREAS**, the place for which the permit is sought is so located with respect to the neighborhood that it substantially interferes with public decency, sobriety, peace or good order; and

**WHEREAS**, this objection is based on other legal grounds as set forth in Revised Code Section 4303.292; and

**WHEREAS**, this resolution constitutes an emergency measure providing for the immediate preservation of the public peace, prosperity, safety and welfare pursuant to Section 4303.26 of the Ohio Revised Code. Council's objection to said permit must be received by the Superintendent of Liquor Control within 30 days of notification; now, therefore,

**BE IT RESOLVED BY THE COUNCIL OF THE CITY OF CLEVELAND**

**Section 1.** That Council does hereby record its objection to the transfer of ownership of a C1 and C2 Liquor Permit from Sabah Hanini, Inc., 3111 East 93rd Street, Cleveland, Ohio 44104, Permit No. 7650370 to KSS Grocery, Inc., DBA: Little Eagle Food Mart,

3111 East 93rd Street, Cleveland, Ohio 44104, Permit No. 4901265, and requests the Superintendent of Liquor Control to set a hearing for said application in accordance with provisions of Section 4303.26 of the Revised Code of Ohio.

**Section 2.** That the Clerk of Council be and she is hereby directed to transmit two certified copies of this resolution, together with two copies of a letter of objection and two copies of a letter requesting that the hearing be held in Cleveland, Cuyahoga County.

**Section 3.** That this resolution is hereby 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 adoption and approval by the Mayor; otherwise, it shall take effect and be in force from and after the earliest period allowed by law.

**Passed February 10, 2025.**

**Effective February 14, 2025.**

**Resolution No. 191-2025****By Council Member:** Griffin**An emergency resolution approving the appointment of Shandra Moreira-Benito to the Community Police Commission.**

**WHEREAS**, Section 115-5 of the Charter of the City of Cleveland, effective November 2, 2021, requires that the Mayor appoint members to the Community Police Commission, with approval of the Council; and

**WHEREAS**, pursuant to Charter Section 115-5, the Mayor and the Council, along with community members, reviewed and made recommendations from interested applicants; and

**WHEREAS**, this nomination was reviewed by the Council's Committees on Safety and on Mayor's Appointments; and

**WHEREAS**, this resolution constitutes an emergency measure for the immediate preservation of public peace, property, health or safety; now, therefore,

**BE IT RESOLVED BY THE COUNCIL OF THE CITY OF CLEVELAND:**

**Section 1.** That this Council hereby approves the appointment of Shandra Moreira-Benito to the Community Police Commission to the term ending December 5, 2028.

**Section 2.** That this resolution is hereby 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 adoption and approval by the Mayor; otherwise it shall take effect and be in force from and after the earliest period allowed by law.

**Passed February 10, 2025.****Effective February 14, 2025.**

**Resolution No. 193-2025****By Council Member:** Griffin**An emergency resolution approving the appointment of Tera Coleman to the Community Police Commission.**

**WHEREAS**, Section 115-5 of the Charter of the City of Cleveland, effective November 2, 2021, requires that the Mayor appoint members to the Community Police Commission, with approval of the Council; and

**WHEREAS**, pursuant to Charter Section 115-5, the Mayor and the Council, along with community members, reviewed and made recommendations from interested applicants; and

**WHEREAS**, this nomination was reviewed by the Council's Committees on Safety and on Mayor's Appointments; and

**WHEREAS**, this resolution constitutes an emergency measure for the immediate preservation of public peace, property, health or safety; now, therefore,

**BE IT RESOLVED BY THE COUNCIL OF THE CITY OF CLEVELAND:**

**Section 1.** That this Council hereby approves the appointment of Tera Coleman to the Community Police Commission to the term ending December 5, 2028.

**Section 2.** That this resolution is hereby 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 adoption and approval by the Mayor; otherwise it shall take effect and be in force from and after the earliest period allowed by law.

**Passed February 10, 2025.****Effective February 14, 2025.**

**Resolution No. 194-2025****By Council Member:** Griffin**An emergency resolution approving the appointment of Sheila Mason to the Community Police Commission.**

**WHEREAS**, Section 115-5 of the Charter of the City of Cleveland, effective November 2, 2021, requires that the Mayor appoint members to the Community Police Commission, with approval of the Council; and

**WHEREAS**, pursuant to Charter Section 115-5, the Mayor and the Council, along with community members, reviewed and made recommendations from interested applicants; and

**WHEREAS**, this nomination was reviewed by the Council's Committees on Safety and on Mayor's Appointments; and

**WHEREAS**, this resolution constitutes an emergency measure for the immediate preservation of public peace, property, health or safety; now, therefore,

**BE IT RESOLVED BY THE COUNCIL OF THE CITY OF CLEVELAND:**

**Section 1.** That this Council hereby approves the appointment of Sheila Mason to the Community Police Commission to the term ending December 5, 2028.

**Section 2.** That this resolution is hereby 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 adoption and approval by the Mayor; otherwise it shall take effect and be in force from and after the earliest period allowed by law.

**Passed February 10, 2025.****Effective February 14, 2025.**

**Resolution No. 195-2025****By Council Member:** Griffin**An emergency resolution approving the appointment of Maya Kincaid to the Community Police Commission.**

**WHEREAS**, Section 115-5 of the Charter of the City of Cleveland, effective November 2, 2021, requires that the Mayor appoint members to the Community Police Commission, with approval of the Council; and

**WHEREAS**, pursuant to Charter Section 115-5, the Mayor and the Council, along with community members, reviewed and made recommendations from interested applicants; and

**WHEREAS**, this nomination was reviewed by the Council's Committees on Safety and on Mayor's Appointments; and

**WHEREAS**, this resolution constitutes an emergency measure for the immediate preservation of public peace, property, health or safety; now, therefore,

**BE IT RESOLVED BY THE COUNCIL OF THE CITY OF CLEVELAND:**

**Section 1.** That this Council hereby approves the appointment of Maya Kincaid to the Community Police Commission to the term ending December 5, 2028.

**Section 2.** That this resolution is hereby 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 adoption and approval by the Mayor; otherwise it shall take effect and be in force from and after the earliest period allowed by law.

**Passed February 10, 2025.****Effective February 14, 2025.**

**Resolution No. 196-2025****By Council Member:** Griffin**An emergency resolution approving the appointment of Untaya Miller to the Community Police Commission.**

**WHEREAS**, Section 115-5 of the Charter of the City of Cleveland, effective November 2, 2021, requires that the Mayor appoint members to the Community Police Commission, with approval of the Council; and

**WHEREAS**, pursuant to Charter Section 115-5, the Mayor and the Council, along with community members, reviewed and made recommendations from interested applicants; and

**WHEREAS**, this nomination was reviewed by the Council's Committees on Safety and on Mayor's Appointments; and

**WHEREAS**, this resolution constitutes an emergency measure for the immediate preservation of public peace, property, health or safety; now, therefore,

**BE IT RESOLVED BY THE COUNCIL OF THE CITY OF CLEVELAND:**

**Section 1.** That this Council hereby approves the appointment of Untaya Miller to the Community Police Commission to the term ending December 5, 2028.

**Section 2.** That this resolution is hereby 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 adoption and approval by the Mayor; otherwise it shall take effect and be in force from and after the earliest period allowed by law.

**Passed February 10, 2025.****Effective February 14, 2025.**

**Resolution No. 197-2025****By Council Member:** Griffin**An emergency resolution approving the appointment of Michael Nelson to the Community Police Commission.**

**WHEREAS**, Section 115-5 of the Charter of the City of Cleveland, effective November 2, 2021, requires that the Mayor appoint members to the Community Police Commission, with approval of the Council; and

**WHEREAS**, pursuant to Charter Section 115-5, the Mayor and the Council, along with community members, reviewed and made recommendations from interested applicants; and

**WHEREAS**, this nomination was reviewed by the Council's Committees on Safety and on Mayor's Appointments; and

**WHEREAS**, this resolution constitutes an emergency measure for the immediate preservation of public peace, property, health or safety; now, therefore,

**BE IT RESOLVED BY THE COUNCIL OF THE CITY OF CLEVELAND:**

**Section 1.** That this Council hereby approves the appointment of Michael Nelson to the Community Police Commission to the term ending December 5, 2028.

**Section 2.** That this resolution is hereby 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 adoption and approval by the Mayor; otherwise it shall take effect and be in force from and after the earliest period allowed by law.

**Passed February 10, 2025.****Effective February 14, 2025.**

**Resolution No. 199-2025****By Council Member:** Griffin**An emergency resolution approving the appointment of Sharena Zayed to the Community Police Commission.**

**WHEREAS**, Section 115-5 of the Charter of the City of Cleveland, effective November 2, 2021, requires that the Mayor appoint members to the Community Police Commission, with approval of the Council; and

**WHEREAS**, pursuant to Charter Section 115-5, the Mayor and the Council, along with community members, reviewed and made recommendations from interested applicants; and

**WHEREAS**, this nomination was reviewed by the Council's Committees on Safety and on Mayor's Appointments; and

**WHEREAS**, this resolution constitutes an emergency measure for the immediate preservation of public peace, property, health or safety; now, therefore,

**BE IT RESOLVED BY THE COUNCIL OF THE CITY OF CLEVELAND:**

**Section 1.** That this Council hereby approves the appointment of Sharena Zayed to the Community Police Commission to the term ending December 5, 2028.

**Section 2.** That this resolution is hereby 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 adoption and approval by the Mayor; otherwise it shall take effect and be in force from and after the earliest period allowed by law.

**Passed February 10, 2025.****Effective February 14, 2025.**

**Resolution No. 207-2025****By Council Member:** Starr**An emergency resolution objecting to the transfer of ownership of a C1 Liquor Permit to 7900 Kinsman Road.**

**WHEREAS**, Council has been notified by the Division of Liquor Control of an application for the transfer of ownership of a C1 Liquor Permit from K & M Deli, Inc., 7900 Kinsman, Cleveland, Ohio 44104, Permit No. 44218780005 to 7900 K & M Mart, Inc., 7900 Kinsman, Cleveland, Ohio 44104, Permit No. 7982100; and

**WHEREAS**, the granting of this application for a liquor permit to this high crime area, which is already saturated with other liquor outlets, is contrary to the best interests of the entire community; and

**WHEREAS**, the applicant does not qualify to be a permit holder and/or has demonstrated that he has operated his liquor business in disregard of the laws, regulations or local ordinances of this state or any other state; and

**WHEREAS**, the place for which the permit is sought has not conformed to the building, safety or health requirements of the governing body of this County or City; and

**WHEREAS**, the place for which the permit is sought is so arranged or constructed that law enforcement officers or agents of the Division of Liquor Control are prevented reasonable access to the establishment; and

**WHEREAS**, the place for which the permit is sought is so located with respect to the neighborhood that it substantially interferes with public decency, sobriety, peace or good order; and

**WHEREAS**, this objection is based on other legal grounds as set forth in Revised Code Section 4303.292; and

**WHEREAS**, this resolution constitutes an emergency measure providing for the immediate preservation of the public peace, prosperity, safety and welfare pursuant to Section 4303.26 of the Ohio Revised Code. Council's objection to said permit must be received by the Superintendent of Liquor Control within 30 days of notification; now, therefore,

**BE IT RESOLVED BY THE COUNCIL OF THE CITY OF CLEVELAND**

**Section 1.** That Council does hereby record its objection to the transfer of ownership of a C1 Liquor Permit from K & M Deli Inc., 7900 Kinsman, Cleveland, Ohio 44104, Permit No. 44218780005 to K & M Mart, Inc., 7900 Kinsman, Cleveland, Ohio 44104, Permit No. 7982100, and requests the Superintendent of Liquor Control to set a hearing for

said application in accordance with provisions of Section 4303.26 of the Revised Code of Ohio.

**Section 2.** That the Clerk of Council be and she is hereby directed to transmit two certified copies of this resolution, together with two copies of a letter of objection and two copies of a letter requesting that the hearing be held in Cleveland, Cuyahoga County.

**Section 3.** That this resolution is hereby 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 adoption and approval by the Mayor; otherwise, it shall take effect and be in force from and after the earliest period allowed by law.

**Passed February 10, 2025.**

**Effective February 14, 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](http://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** – Marka Fields, Interim 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](http://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](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/>