



City of Cleveland Memorandum  
Justin M. Bibb, Mayor

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November 6, 2024

The meeting of the Board of Control convened in the Mayor's office on Wednesday, November 6, 2024, at 3:03 p.m. with Acting Director Michele Comer presiding.

MEMBERS PRESENT: Acting Director Comer; Directors Keane, Francis; Acting Director Laird; Directors Margolius, Drummond; Acting Director Scott; Directors Cole, McNair; Acting Director Cisler; Director Martin O'Toole

ABSENT: Mayor Bibb, Interim Director Hartley

OTHERS PRESENT: James DeRosa, Director  
Mayor's Office of Capital Projects

Michael Curry, Assistant Director  
Office of Equal Opportunity

Tiffany White Johnson, Commissioner  
Division of Purchases & Supplies

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 3:11 p.m.

A handwritten signature in black ink, appearing to read "Jeffrey B. Marks".

Jeffrey B. Marks  
Secretary – Board of Control

**RESOLUTION No. 565-24**  
**PUBLIC IMPROVEMENT CONTRACT**

BOARD OF CONTROL  
Received 11/11/24...  
Approved 11/04/24...  
Adopted 11/16/24...  
*[Signature]*  
Secretary

By: Director Keane

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

Catts Construction, Inc.

for the public improvement of Homer Avenue Sewer Project  
(Base Bid All Items including the 10% contingency allowance)

for the Division of Water Pollution Control,

Department of Public Utilities,

received on September 18, 2024, under the authority of Ordinance No. 1026-2023, passed by the Council of the City of Cleveland on November 13, 2023, upon a unit basis for the improvement,

in the aggregate amount of \$ 841,148.00,

is affirmed and approved as the lowest responsible bid, and the Director of Public Utilities is authorized to enter into contract for the improvement with the bidder.

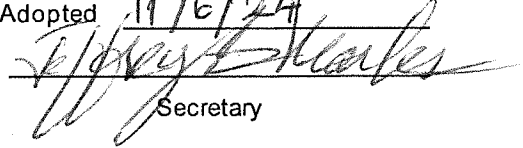
BE IT FURTHER RESOLVED by the Board of Control of the City of Cleveland that the employment of the following subcontractors by Catts Construction, Inc. for the above-mentioned public improvements is approved:

<u>SUBCONTRACTOR</u>	<u>WORK</u>	<u>PERCENTAGE</u>
LTC Trucking (CSB/FBE)	\$ 52,000.00	6.18%
LTC Trucking (CSB/FBE)	\$ 15,000.00(60% supplier)	1.78%
Trafftech, Inc. (CSB/FBE)	\$ 56,000.00	6.66%
Cook Paving & Construction (CSB/MBE/FBE)	\$ 69,600.00	8.27%
Wilson Concrete Trucking (CSB/MBE)	\$ 32,000.00	3.80%
Wilson Concrete Trucking (CSB/MBE)	\$ 76,279.20(60% supplier)	9.07%

Yeas: Acting Director Comer; Directors Keane, Francis; Acting Director Laird; Directors Margolius, Drummond; Acting Director Scott; Directors Cole, McNair; Acting Director Cisler; Director Martin O'Toole

Nays: None

Absent: Mayor Bibb, Interim Director Hartley

Board of Control  
Received 11/1/24  
Approved 11/28/24  
Adopted 11/16/24  
  
Secretary

RESOLUTION No. 566-24  
BY: Director DeRosa

BE IT RESOLVED BY THE BOARD OF CONTROL OF THE CITY OF CLEVELAND  
that the bid of Architectural Siding Trim & Roofing Inc.

for the public improvement of the Halloran Skate Park Roof Envelope  
Improvements Alternates 1-4, Base Bid Items  
A-G and Contingency Allowances 1-4,

for the Division of Architecture and Site  
Development, Office of Capital Projects,

received on October 10, 2024, under the authority of Ordinance No. 533-2022, passed  
June 6, 2022, for a gross price for the improvement in the aggregate amount of  
\$2,959,110.00

is affirmed and approved as the lowest responsible bid, and the Director of Capital  
Projects is requested to enter into contract with the bidder.

BE IT FURTHER RESOLVED, by the Board of Control of the City of Cleveland that  
the employment of the following subcontractors by Architectural Siding, Trim and  
Roofing, Inc., is hereby approved:

Subcontractor:	CSB/MBE/FBE		Amount
*River City Building Solutions	CBS/LPE/FBE	60% Supplier	\$180,000.00
Ullman Electric	MBE/FBE/LPE		\$ 66,300.00
Commerce Plumbing	N/A		\$ 32,670.00
Southwest Companies, Inc.	N/A		\$ 60,000.00

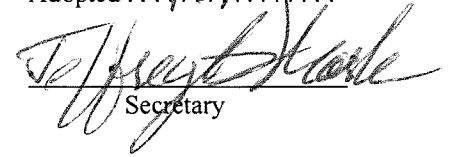
Yeas: Acting Director Comer; Directors Keane, Francis; Acting Director Laird; Directors  
Margolius, Drummond; Acting Director Scott; Directors Cole, McNair; Acting  
Director Cisler; Director Martin O'Toole

Nays: None

Absent: Mayor Bibb, Interim Director Hartley

# RESOLUTION No. 567-24

BOARD OF CONTROL  
Received . . . 11/11/24  
Approved . . . 11/14/24  
Adopted . . . 11/16/24

  
Secretary

BY: Director Drummond

## REQUIREMENT CONTRACT

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BE IT RESOLVED, by the BOARD OF CONTROL of the CITY OF CLEVELAND that the bid of  
Advantage Equipment Inc.

for the purchase of 2023 Turnout Gear Extractors, all bid items,

for the Division of Fire, Department of Public Safety,

for the period of one year beginning with the date of the execution of a contract, with two one-year options to renew,

received on October 24, 2024, under the authority of Ordinance No. 773-2023, passed by Cleveland City Council August 16, 2023,

which on the basis of estimated quantity would amount to \$168,000.00, is affirmed and approved as the lowest and best bid, and the Director of Public Safety is requested to enter into a REQUIREMENT contract for the goods and/ or services necessary for the specified items.

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

Yeas: Acting Director Comer; Directors Keane, Francis; Acting Director Laird; Directors Margolius, Drummond; Acting Director Scott; Directors Cole, McNair; Acting Director Cisler; Director Martin O'Toole

Nays: None

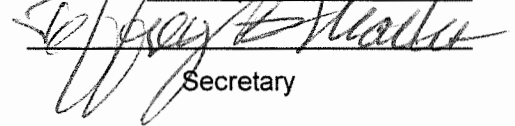
Absent: Mayor Bibb, Interim Director Hartley

Board of Control

Received 10/31/24

Approved 11/04/24

Adopted 11/06/24

  
Secretary

## RESOLUTION No. 568-24

BY: Director Hernandez

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**WHEREAS**, Ordinance No. 949-2020, passed December 9, 2020, by the Council of the City of Cleveland authorizes the Commissioner of Purchases and Supplies, by and at the direction of the City Board of Control, to sell City-owned property located on East 66<sup>th</sup> Street, Permanent Parcel No. 106-12-001, found and determined to be no longer needed for public use, to Frontline Development Group, LLC or its designee, for the purpose of redevelopment, now, therefore,

**BE IT RESOLVED** by the Board of Control of the City of Cleveland that under Ordinance No. 949-2020, passed December 9, 2020, by the Council of the City of Cleveland, the Commissioner of Purchases and Supplies is directed to execute an official deed for and on behalf of the City of Cleveland for the sale and development of the aforementioned City-owned property, Permanent Parcel No. 106-12-001, as more fully described in the ordinance, to Frontline Development Group, LLC, or its designee, at a price of \$200.00 which is determined to be not less than fair market value of the property.

**BE IT FURTHER RESOLVED** that the Mayor is requested to execute and deliver the official deed of the City of Cleveland conveying in fee simple the aforementioned City-owned property, which deed shall contain such additional terms and provisions as the Director of Law shall determine is required and necessary to protect the City's interests.

Yeas: Acting Director Comer; Directors Keane, Francis; Acting Director Laird; Directors Margolius, Drummond; Acting Director Scott; Directors Cole, McNair; Acting Director Cisler; Director Martin O'Toole

Nays: None

Absent: Mayor Bibb, Interim Director Hartley

BOARD OF CONTROL

Received 10/31/24  
Approved 11/04/24  
Adopted 11/6/24  
Secretary [Signature]

RESOLUTION No. 569-24

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. 106-12-043 and 106-12-048 located on East 66th 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, Frontline Development Group, LLC has proposed to the City to purchase and develop the parcels for New Multi-Unit Residential Development; 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 parcels is neither tax delinquent nor in violation of the Building and Housing Code; now, therefore,

BE IT RESOLVED BY THE BOARD OF CONTROL OF THE CITY OF CLEVELAND that under Section 183.021 of the Codified Ordinances of Cleveland, Ohio, 1976, the Commissioner of Purchases and Supplies is authorized, when directed by the Director of Community Development, and the Mayor is requested to execute an Official Deed for and on behalf of the City of Cleveland with Frontline Development Group, LLC, for the sale and development of Permanent Parcel Nos. 106-12-043 and 106-12-048 located on East 66th 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 \$400.00, 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, Drummond; Acting Director Scott; Directors Cole, McNair; Acting Director Cisler; Director Martin O'Toole

Nays: None

Absent: Mayor Bibb, Interim Director Hartley

**BOARD OF CONTROL**

Received

10/31/24

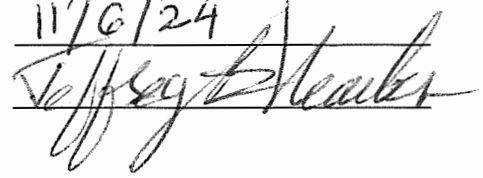
Approved

11/04/24

Adopted

11/06/24

Secretary

**RESOLUTION No. 570-24**

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. 016-18-080 located at 3513 West 54<sup>th</sup> 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, Lochan Group, Inc. 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 14 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 Lochan Group, Inc., for the sale and development of Permanent Parcel No. 016-18-080 located at 3513 West 54<sup>th</sup> Street, according to the Land Reutilization Program in such manner as best carries out the intent of the program.

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

Yeas: Acting Director Comer; Directors Keane, Francis; Acting Director Laird; Directors Margolius, Drummond; Acting Director Scott; Directors Cole, McNair; Acting Director Cisler; Director Martin O'Toole

Nays: None

Absent: Mayor Bibb, Interim Director Hartley

**BOARD OF CONTROL**

Received 10/31/24  
Approved 11/04/24  
Adopted 11/6/24  
Secretary [Signature]

**RESOLUTION No. 571-24****BY: Director Hernandez**

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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. 119-09-037, 119-08-042, 119-08-043, and 119-08-044 located on East 90<sup>th</sup> 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, Ortho School Properties LLC proposed to the City to purchase and develop the parcels for new commercial development; 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 parcels is neither tax delinquent nor in violation of the Building and Housing Code; now, therefore,

BE IT RESOLVED BY THE BOARD OF CONTROL OF THE CITY OF CLEVELAND that under Section 183.021 of the Codified Ordinances of Cleveland, Ohio, 1976, the Commissioner of Purchases and Supplies is authorized, when directed by the Director of Community Development, and the Mayor is requested, to execute an Official Deed for and on behalf of the City of Cleveland, with Ortho School Properties LLC, for the sale and development of Permanent Parcel Nos. 119-09-037, 119-08-042, 119-08-043, and 119-08-044 located on East 90<sup>th</sup> 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 \$65,998.00, 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, Drummond; Acting Director Scott; Directors Cole, McNair; Acting Director Cisler; Director Martin O'Toole

Nays: None

Absent: Mayor Bibb, Interim Director Hartley



**BOARD OF CONTROL**

Received

10/31/24

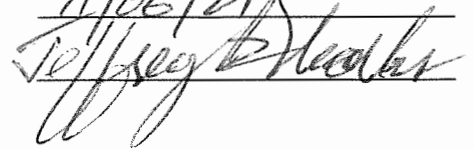
Approved

11/04/24

Adopted

11/06/24

Secretary

**RESOLUTION No. 572-24**

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. 113-23-047 located at 1238 East 170<sup>th</sup> 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, Caroline J. Peak 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 8 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 Caroline J. Peak, for the sale and development of Permanent Parcel No. 113-23-047 located at 1238 East 170<sup>th</sup> Street, according to the Land Reutilization Program in such manner as best carries out the intent of the program.

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

Yeas: Acting Director Comer; Directors Keane, Francis; Acting Director Laird; Directors Margolius, Drummond; Acting Director Scott; Directors Cole, McNair; Acting Director Cisler; Director Martin O'Toole

Nays: None

Absent: Mayor Bibb, Interim Director Hartley

Board of Control

Received

10/31/24

Approved

11/04/24

Adopted

11/06/24

*[Signature]*  
Secretary

RESOLUTION No. 573-24

BY: Director McNair

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**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. 125-14-020 located at 2981 E. 67th 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 Economic Development and when certain specified conditions have been met, to sell Program parcels; and

**WHEREAS**, Carlos Reyes-Rivera has proposed to the City to purchase and develop the parcel for yard expansion; and

**WHEREAS**, the following conditions have been met:

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

**BE IT RESOLVED** by the Board of Control of the City of Cleveland that under Section 183.021 of the Codified Ordinances of Cleveland, Ohio, 1976, the Commissioner of Purchases and Supplies is authorized, when directed by the Director of Economic Development, and the Mayor is requested, to execute an Official Deed for and on behalf of the City of Cleveland with Carlos Reyes-Rivera for the sale and development of Permanent Parcel No. 125-14-020 located at 2981 E. 67<sup>th</sup> Street, according to the Program requirements and intent.

**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, Drummond; Acting Director Scott; Directors Cole, McNair; Acting Director Cisler; Director Martin O'Toole

Nays: None

Absent: Mayor Bibb, Interim Director Hartley

Board of Control

Received

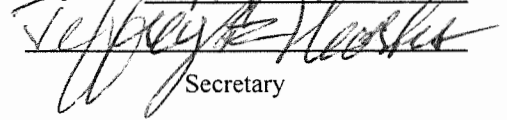
11/01/24

Approved

11/05/24

Adopted

11/16/24

  
Secretary

RESOLUTION No. 574-24

BY: Director McNair

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**WHEREAS**, that under the authority of Section 183.021(b)(11) of Codified Ordinances of the City of Cleveland (1976) ("C.O."), the Commissioner of Purchases and Supplies, when directed by the Director of Economic Development, is authorized to acquire property from third parties to hold in the Industrial-Commercial Land Bank, at a purchase price determined to be fair market value by the Board of Control; and

**WHEREAS**, the City and Qasim Properties LLC ("Qasim") have agreed to enter a purchase and sale agreement (the "Agreement"), under which the City will acquire from Qasim certain real property located at 15900 Lakeshore Boulevard, Cleveland, Ohio 44110, Permanent Parcel Number 113-13-029 (the "Property"), at a negotiated purchase price of \$1,475,000; and

**WHEREAS**, the Dave's Supermarket that operated at the Property for many years, closed permanently in April 2022, leaving the neighborhood without a full-service grocery store; and

**WHEREAS**, the City intends to prepare and market the Property for commercial or mixed-use development, to include a full-service grocery store; now, therefore,

**BE IT RESOLVED** by the Board of Control of the City of Cleveland that under C.O. Section 183.021(b)(11), the purchase price of \$1,475,000 for Permanent Parcel Number 113-13-029, located at 15900 Lakeshore Boulevard in Cleveland, is determined to be fair market value.

Yeas: Acting Director Comer; Directors Keane, Francis; Acting Director Laird; Directors Margolius, Drummond; Acting Director Scott; Directors Cole, McNair; Acting Director Cisler; Director Martin O'Toole

Nays: None

Absent: Mayor Bibb, Interim Director Hartley