



City of Cleveland Memorandum
Justin M. Bibb, Mayor

March 26, 2025

The meeting of the Board of Control convened in the Mayor's office on Wednesday, March 26, 2025, at 3:01 p.m. with Acting Director Michele Comer presiding.

MEMBERS PRESENT: Acting Director Comer; Directors Barrett, Keane; Acting Director Laird; Directors Margolius; Acting Director Carlton; Directors Hernandez, Cole; Acting Director Bourdeau Small; Directors McNamara, Martin O'Toole, Nichols

ABSENT: Mayor Bibb; Directors Francis, Wernet

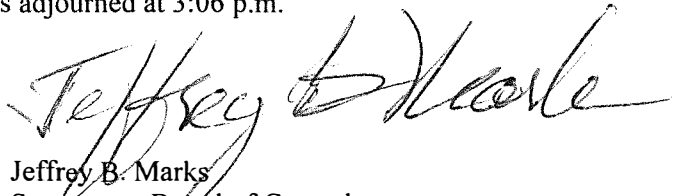
OTHERS PRESENT: Tiffany White Johnson, Commissioner
Division of Purchases & Supplies

Jennifer Wiman, Contract Compliance Officer
Office of Equal Opportunity

Jessica Trivisonno, Senior Advisor
Mayor's Office

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 3:06 p.m.


Jeffrey B. Marks
Secretary – Board of Control

RESOLUTION No. 146-25

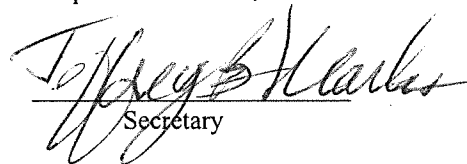
PUBLIC IMPROVEMENT BY REQUIREMENT CONTRACT

BOARD OF CONTROL

Received 3/20/25

Approved 3/25/25

Adopted 3/26/25



Secretary

By Director Keane

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 rehabilitating and repairing sewer connections, base bid items including 10% contingency allowance,

for the Division of Water Pollution Control, Department of Public Utilities,

received on February 5, 2025, under the authority of Ordinance No. 408-2023, passed by the Council of the City of Cleveland on May 22, 2023,

upon a unit basis for the improvements to be performed as ordered during a period of two (2) years starting upon the later of the execution of a contract or the day following expiration of the currently effective contract for the goods or services, at the unit prices set forth in the bid, which on the basis of the estimated work to be done would amount to \$ 2,021,431.50,

is affirmed and approved as the lowest responsible bid, and the Director of Public Utilities is requested to enter into a PUBLIC IMPROVEMENT BY REQUIREMENT CONTRACT for the improvement.

The PUBLIC IMPROVEMENT BY REQUIREMENT CONTRACT shall further provide that the contractor will perform all the City's requirements for the work as may be ordered under delivery orders separately certified against the PUBLIC IMPROVEMENT BY REQUIREMENT CONTRACT, whether the same shall be more or less than the total estimate of work to be performed under the contract.

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

<u>SUBCONTRACTOR</u>	<u>WORK</u>	<u>PERCENTAGE</u>
The Vallejo Company (CSB)	\$ 160,000.00	07.92%
Pettus Trucking, LLC (CSB)	\$ 360,000.00	17.81%
Carr Bros., Inc. (CSB)	\$ 120,000.00	05.94%
D. Crawford Trucking (Non-certified)	TBD	00.00%

Yeas: Acting Director Comer; Directors Barrett, Keane; Acting Director Laird; Directors Margolius; Acting Director Carlton; Directors Hernandez, Cole; Acting Director Bourdeau Small; Directors McNamara, Martin O'Toole, Nichols

Nays: None

Absent: Mayor Bibb; Directors Francis, Wernet

RESOLUTION No. 147-25

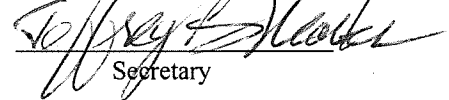
PUBLIC IMPROVEMENT CONTRACT

BOARD OF CONTROL

Received .. 3/20/25

Approved 3/24/25

Adopted 3/26/25


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 West 50th Street Sewer Project
(Base Bid All Items including the 10% contingency allowance)

for the Division of Water Pollution Control,

Department of Public Utilities,

received on February 13, 2025, under the authority of Ordinance No. 443-2024, passed by the Council of the City of Cleveland on June 3, 2024, upon a unit basis for the improvement,

in the aggregate amount of \$ 612,115.90,

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>
Nosan Trucking (CSB/FBE)	\$ 17,930.00	2.93%
Nosan Trucking (CSB/FBE)	\$ 34,842.00 (60% supplier)	5.69%
Cuyahoga Supply & Tool (CSB/FBE)	\$ 34,950.00 (60% supplier)	5.71%
Trafftech, Inc. (CSB/FBE)	\$ 1,590.00	0.26%
LTC Trucking LLC (CSB)	\$ 39,468.00 (60% supplier)	6.45%
LTC Trucking LLC (CSB)	\$ 58,000.00	9.48%
Timeline Photography (CSB/FBE)	\$ 450.00	0.07%

Yeas: Acting Director Comer; Directors Barrett, Keane; Acting Director Laird; Directors Margolius; Acting Director Carlton; Directors Hernandez, Cole; Acting Director Bourdeau Small; Directors McNamara, Martin O'Toole, Nichols

Nays: None

Absent: Mayor Bibb; Directors Francis, Wernet

Board of Control

Received 3/20/25

Approved 3/24/25

Adopted 3/26/25

[Signature]
Secretary

RESOLUTION No.

148-25

BY: Director Williams

REQUIREMENT CONTRACT

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

Brechbuhler Truck Sales LLC

for an estimated quantity of Mack truck parts and labor, all items,

for the Division of Motor Vehicle Maintenance, Department of Public Works,

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

received on February 20, 2025 under the authority of Section 131.64 of the Codified Ordinances of Cleveland, Ohio, 1976,

which on the basis of the estimated quantity would amount to \$156,100.00 (2% Net 30), is affirmed and approved as the lowest and best bid, and the Director of Public Works is requested to enter into a REQUIREMENT contract for the goods and/or services specified.

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

Yeas: Acting Director Comer; Directors Barrett, Keane; Acting Director Laird; Directors Margolius; Acting Director Carlton; Directors Hernandez, Cole; Acting Director Bourdeau Small; Directors McNamara, Martin O'Toole, Nichols

Nays: None

Absent: Mayor Bibb; Directors Francis, Wernet

BOARD OF CONTROL

Received 3/20/25
Approved 3/24/25
Adopted 3/26/25
Secretary Tiffrey B. Hester

RESOLUTION No. 149-25**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., 015-08-066 located at 3705 Trowbridge 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, Rosa J. Ramos 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 Rosa J. Ramos, for the sale and development of Permanent Parcel No. 015-08-066 located at 3705 Trowbridge 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 Barrett, Keane; Acting Director Laird; Directors Margolius; Acting Director Carlton; Directors Hernandez, Cole; Acting Director Bourdeau Small; Directors McNamara, Martin O'Toole, Nichols

Nays: None

Absent: Mayor Bibb; Directors Francis, Wernet

BOARD OF CONTROL

Received 3/20/25
Approved 3/24/25
Adopted 3/26/25
Secretary [Signature]

RESOLUTION No. 150-25

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. 002-32-088 located at 5210 Duke 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, Clayton Rotuno has proposed to the City to purchase and develop the parcel for New Residential Development- Single-Family; and

WHEREAS, the following conditions exist:

1. The member of Council from Ward 15 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 Clayton Rotuno, for the sale and development of Permanent Parcel No. 002-32-088 located at 5210 Duke 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 \$19,200.00, 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 Barrett, Keane; Acting Director Laird; Directors Margolius; Acting Director Carlton; Directors Hernandez, Cole; Acting Director Bourdeau Small; Directors McNamara, Martin O'Toole, Nichols

Nays: None

Absent: Mayor Bibb; Directors Francis, Wernet

BOARD OF CONTROL

Received 3/20/25
Approved 3/24/25
Adopted 3/26/25
Secretary Jeffrey B. Hawks

RESOLUTION No. 151-25**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. 004-19-166 located at 2458 West 4th 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, Bradley T. Seadler 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 3 has either approved the proposed sale or has not disapproved or requested a hold of the proposed sale within 45 days of notification of it;
2. The proposed purchaser of the parcel is neither tax delinquent nor in violation of the Building and Housing Code; now, therefore,

BE IT RESOLVED BY THE BOARD OF CONTROL OF THE CITY OF CLEVELAND that under Section 183.021 of the Codified Ordinances of Cleveland, Ohio, 1976, the Commissioner of Purchases and Supplies is authorized, when directed by the Director of Community Development, and the Mayor is requested, to execute an Official Deed for and on behalf of the City of Cleveland, with Bradley T. Seadler, for the sale and development of Permanent Parcel No. 004-19-166 located at 2458 West 4th 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 \$44,700.00, which amount is determined to be not less than the fair market value of the parcel for uses according to the Program.

Yeas: Acting Director Comer; Directors Barrett, Keane; Acting Director Laird; Directors Margolius; Acting Director Carlton; Directors Hernandez, Cole; Acting Director Bourdeau Small; Directors McNamara, Martin O'Toole, Nichols

Nays: None

Absent: Mayor Bibb; Directors Francis, Wernet

BOARD OF CONTROL

Received 3/20/25
Approved 3/24/25
Adopted 3/26/25
Secretary [Signature]

RESOLUTION No. 152-25

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. 125-26-027 located at 6035 Hillman 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, Albertanya J. Taylor 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 5 has either approved the proposed sale or has not disapproved or requested a hold of the proposed sale within 45 days of notification of it;
2. The proposed purchaser of the parcel is neither tax delinquent nor in violation of the Building and Housing Code; now, therefore,

BE IT RESOLVED BY THE BOARD OF CONTROL OF THE CITY OF CLEVELAND that under Section 183.021 of the Codified Ordinances of Cleveland, Ohio, 1976, the Commissioner of Purchases and Supplies is authorized, when directed by the Director of Community Development, and the Mayor is requested, to execute an Official Deed for and on behalf of the City of Cleveland, with Albertanya J. Taylor, for the sale and development of Permanent Parcel No. 125-26-027 located at 6035 Hillman 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 \$3,360.00, 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 Barrett, Keane; Acting Director Laird; Directors Margolius; Acting Director Carlton; Directors Hernandez, Cole; Acting Director Bourdeau Small; Directors McNamara, Martin O'Toole, Nichols

Nays: None

Absent: Mayor Bibb; Directors Francis, Wernet

BOARD OF CONTROL

RESOLUTION No.

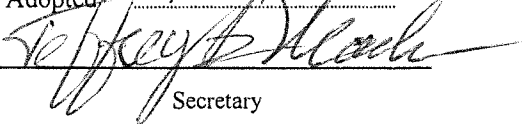
153-25

BY: Director Nichols
and Director
Hernandez

Received 3/20/25

Approved 3/25/25

Adopted 3/26/25


Secretary

WHEREAS, Ordinance No. 1093-2023, passed on November 24, 2023, Section 3 authorizes the Director of Public Works and Director of Community Development, as appropriate, at termination of a management agreement that Section 1 authorizes, to enter into agreement(s) necessary to secure funding for West Side Market through any available tax credits and to enter into one or more long-term lease or management agreements with Cleveland Public Market Corporation ("CPMC") or an entity affiliated with or controlled by CPMC to operate and maintain the Market Properties at fair market value or other valuable consideration; and

WHEREAS, Ordinance No. 1093-2023 provides that the term of the lease or management agreements and the fair market value shall be determined by the Board of Control; and

WHEREAS, to utilize certain tax credit financing to secure funding for the West Side Market ("WSM") as a catalyst for economic and community development and food access in the Cleveland area, it is necessary to enter into a long-term ground lease with an entity to manage, operate and maintain the WSM; and

WHEREAS, the City intends to terminate a certain existing management agreement upon entering into the above-referenced long-term ground lease; and

WHEREAS, Ordinance No. 521-2024, passed on July 10, 2024, Section 11, provides that the Director of Parks and Recreation is authorized to enter into contracts or perform any acts under an ordinance passed by this Council that gives such authority to the Director of Public Works, when appropriate; and

WHEREAS, the City intends to enter into a long-term ground lease with WSM TRANSFORMATION, LLC, an entity affiliated with or controlled by CPMC; now, therefore,

BE IT RESOLVED BY THE BOARD OF CONTROL OF THE CITY OF CLEVELAND, that under the authority of Ordinance No. 1093-2023, passed November 24, 2023, the term of the long-term ground lease with WSM TRANSFORMATION, LLC ("Tenant") to be entered into by the Director of Parks and Recreation and Director of Community Development is determined to be a period of sixty (60) years and the annual rent under the above-mentioned Ground Lease in the amount of \$1.00 during the Term (the "Base Rent") is determined to be fair market value.

Yeas: Acting Director Comer; Directors Barrett, Keane; Acting Director Laird; Directors Margolius; Acting Director Carlton; Directors Hernandez, Cole; Acting Director Bourdeau Small; Directors McNamara, Martin O'Toole, Nichols

Nays: None

Absent: Mayor Bibb; Directors Francis, Wernet