



City of Cleveland Memorandum  
Justin M. Bibb, Mayor

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June 11, 2025

The meeting of the Board of Control convened in the Mayor's office on Wednesday, June 11, 2025, at 3:03 p.m. with Mayor Bibb presiding.

MEMBERS PRESENT: Mayor Bibb; Acting Director Melnyk; Directors Barrett, Keane, Williams, Margolius, Drummond; Acting Director Scott; Directors Cole, McNair, McNamara, Martin O'Toole

ABSENT: Directors Francis, Wernet, Nichols

OTHERS PRESENT: Tyson Mitchell, Director  
Office of Equal Opportunity

Tiffany White Johnson, Commissioner  
Division of Purchases & Supplies

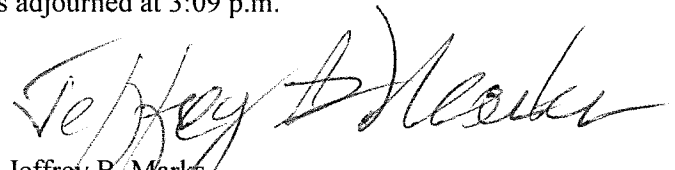
Mark Duluk, Manager  
Architecture and Site Development

Bradford Beckert, Assistant Commissioner of Airport Development  
Port Control

John Fahsbender, Program Manager, Brownfields & Special Projects  
Economic Development

Tomasz Kacki, Paralegal  
Law Department

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

  
Jeffrey B. Marks  
Secretary – Board of Control

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BOARD OF CONTROL

RESOLUTION No. 269-25

Received 6/4/25

Approved 6/06/25

Adopted 6/11/25

By: Director Keane

*[Signature]*  
Secretary

**BE IT RESOLVED** by the Board of Control of the City of Cleveland that the employment of the following subcontractor by Kokosing Industrial Inc. under City Contract No. PI2023-002 for the public improvement of Baldwin Filter Underdrains, for the Division of Water, Department of Public Utilities, is approved:

<u>Subcontractor</u>	<u>Work</u>	<u>Percentage</u>
Hydracrete Pumping Co. Inc. (CSB)	TBD	0.00%

Yeas: Mayor Bibb; Acting Director Melnyk; Directors Barrett, Keane, Williams, Margolius, Drummond; Acting Director Scott; Directors Cole, McNair, McNamara, Martin O'Toole  
Nays: None  
Absent: Directors Francis, Wernet, Nichols

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**BOARD OF CONTROL**

Received 6/5/25

Approved 6/6/25

Adopted 6/11/25

[Signature]  
Secretary

RESOLUTION No. 270-25

By: Director Francis

**BE IT RESOLVED** by the Board of Control of the City of Cleveland that the employment of the following subcontractors by Anthony Allega Cement Contractor, Inc. under City Contract No. PS2024\*0354 to provide professional design/build services necessary to design and construct the Temporary Tenant Structure project, at Cleveland Hopkins International Airport, for the Department of Port Control, authorized by Ordinance No. 1258-2023, passed by the Council of the City of Cleveland on November 27, 2023 and Board of Control Resolution No. 550-24, adopted October 23, 2024, is approved.

<u>Subcontractors</u>	<u>Certification</u>	<u>Amount</u>
A&B Masonry	N/A	\$9,400.00
The C.J. Zak Co., Inc.	N/A	\$8,005.00
Commercial Services, LLC	N/A	\$35,982.47
Eagleville Erectors, LLC	N/A	\$332,147.50

Yeas: Mayor Bibb; Acting Director Melnyk; Directors Barrett, Keane, Williams, Margolius, Drummond; Acting Director Scott; Directors Cole, McNair, McNamara, Martin O'Toole

Nays: None

Absent: Directors Francis, Wernet, Nichols

Board of Control

Received 6/9/25  
Approved 6/10/25  
Adopted 6/11/25  
[Signature]  
Secretary

RESOLUTION No. 271-25  
BY: Director DeRosa

BE IT RESOLVED BY THE BOARD OF CONTROL OF THE CITY OF CLEVELAND  
that the bid of Cook Paving & Construction Co., Inc.

for the public improvement of the Clark Park & Train Park Site Improvements  
Base Bid Items 1A - 52A and 1B - 16B and  
Contingency Allowance

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

received on May 07, 2025, under the authority of Ordinance No. 643-2024, passed  
July 10, 2024, on a unit price basis for the improvement in the aggregate amount of  
\$1,079,551.20

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 Cook Paving & Construction Co.,  
Inc. is hereby approved:

<u>Subcontractor:</u>	<u>CSB/MBE/FBE</u>	<u>Amount</u>
RAR Contracting Co., Inc.	CSB/MBE/LPE Trucking	\$ 56,000.00
** RAR Contracting Co., Inc.	CSB/MBE/LPE 60% Supplier	\$ 27,900.00
Krusoe Sign Co.	CSB/FBE/LPE	\$ 8,750.00
Royal Landscape-Gardening Inc.	CSB/FBE/LPE	\$ 30,000.00
Ballast Construction Inc. dba Ballast Fence	CSB/FBE/LPE	\$ 57,500.00
London Road Electric	CSB/LPE	\$ 37,850.00
Terrasoft Spectra Contract Flooring	N/A	\$ 43,000.00
DWA Recreation	N/A	\$ 225,000.00

Yeas: Mayor Bibb; Acting Director Melnyk; Directors Barrett, Keane, Williams, Margolius,  
Drummond; Acting Director Scott; Directors Cole, McNair, McNamara, Martin  
O'Toole

Nays: None

Absent: Directors Francis, Wernet, Nichols

BOARD OF CONTROL

Received 6/05/25

Approved 6/10/25

Adopted 6/11/25

V. J. [Signature]  
Secretary

**RESOLUTION No. 272-25**

BY: Director Margolius

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WHEREAS, Section 235A.03 (a) of the Codified Ordinances of Cleveland, Ohio, 1976 ("C.O.") provides that a fee for a tobacco retail sales license shall be used to cover and shall not exceed the administrative cost for the licensing, community outreach, education and training, retail inspections, compliance checks and general enforcement of the provisions authorized by Chapter 235A of the C.O. ; and

WHEREAS, under Section 235A.03 (b) of the C.O., the City's Board of Control is authorized to set said fee for tobacco retail sales licenses; now, therefore,

BE IT RESOLVED BY THE BOARD OF CONTROL OF THE CITY OF CLEVELAND, that under the authority of Section 235A.03 (b) of the C.O., the fee for a tobacco retail license is set at \$500.00 (five hundred dollars).

Yeas: Mayor Bibb; Acting Director Melnyk; Directors Barrett, Keane, Williams, Margolius; Acting Director Scott; Directors Cole, McNair, McNamara, Martin O'Toole

Nays: None

Absent: Directors Francis, Drummond, Wernet, Nichols

**BOARD OF CONTROL**

Received

6/5/25

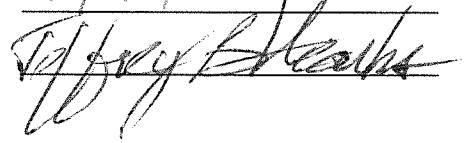
Approved

6/06/25

Adopted

6/11/25

Secretary

**RESOLUTION No. 273.-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. 007-33-093, 007-33-094 and 007-34-068 located on West 30<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, Greater Cleveland Habitat for Humanity, Inc. has proposed to the City to purchase and develop the parcels for modular home construction; 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 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 Greater Cleveland Habitat for Humanity, Inc., for the sale and development of Permanent Parcel Nos. 007-33-093, 007-33-094 and 007-34-068 located on West 30th 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 \$600.00, which amount is determined to be not less than the fair market value of the parcels for uses according to the Program.

Yeas: Mayor Bibb; Acting Director Melnyk; Directors Barrett, Keane, Williams, Margolius;  
Acting Director Scott; Directors Cole, McNair, McNamara, Martin O'Toole

Nays: None

Absent: Directors Francis, Drummond, Wernet, Nichols

**BOARD OF CONTROL**

Received 6/5/25  
Approved 6/6/25  
Adopted 6/11/25  
Secretary Jeffrey B. Houch

**RESOLUTION No. 274-25**

**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 No. 107-07-108 located at 8106 Medina 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, Wendy R. Gue and Steve E. Gue have 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 purchasers of the parcel are 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 Wendy R. Gue and Steve E. Gue, for the sale and development of Permanent Parcel No. 107-07-108 located at 8106 Medina 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 \$1,533.00, which amount is determined to be not less than the fair market value of the parcel for uses according to the Program.

Yeas: Mayor Bibb; Acting Director Melnyk; Directors Barrett, Keane, Williams, Margolius;  
Acting Director Scott; Directors Cole, McNair, McNamara, Martin O'Toole  
Nays: None  
Absent: Directors Francis, Drummond, Wernet, Nichols

**BOARD OF CONTROL**

Received 6/5/25  
Approved 6/06/25  
Adopted 6/11/25  
Secretary T. J. [Signature]

**RESOLUTION No. 275-25****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 No. 142-19-009 located at 4627 East 153<sup>rd</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, Arniel Williams 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 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 Arniel Williams, for the sale and development of Permanent Parcel No. 142-19-009 located at 4627 East 153<sup>rd</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 \$4,375.70, which amount is determined to be not less than the fair market value of the parcel for uses according to the Program.

Yeas: Mayor Bibb; Acting Director Melnyk; Directors Barrett, Keane, Williams, Margolius;  
Acting Director Scott; Directors Cole, McNair, McNamara, Martin O'Toole  
Nays: None  
Absent: Directors Francis, Drummond, Wernet, Nichols



Board of Control  
Received 6/05/25  
Approved 6/09/25  
Adopted 6/11/25  
[Signature]  
Secretary

RESOLUTION NO. 276-25

BY: Director McNair

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**WHEREAS**, City of Cleveland City Council Ordinance No. 738-2025, passed on June 2, 2025, authorizes the Mayor and the Commissioner of Purchases and Supplies, by and at the direction of the City Board of Control, to sell the City-owned property located on 5701 Carnegie Avenue, also known as Permanent Parcel No. 118-11-020, to Pennrose Holdings, LLC or its designee at a purchase price of not less than \$2,000,000, which has been determined to be fair market value, for purposes of future development; now, therefore,

**BE IT RESOLVED BY THE BOARD OF CONTROL OF THE CITY OF CLEVELAND** that under Ordinance No. 738-2025, passed June 2, 2025 by the City of Cleveland City Council, the Commissioner of Purchases and Supplies is directed to convey the aforementioned City-owned property, Permanent Parcel No. 118-11-020, as more fully described in the ordinance, to Pennrose Holdings, LLC or its designee.

**BE IT FURTHER RESOLVED** that the Mayor and the Commissioner of Purchases and Supplies are requested to execute an official quitclaim deed of the City of Cleveland conveying the aforementioned City-owned property, which deed shall contain such additional terms and provisions as the Director of Law shall determine are required and necessary to protect the City's interest.

Yeas: Mayor Bibb; Acting Director Melnyk; Directors Barrett, Keane, Williams, Margolius;  
Acting Director Scott; Directors Cole, McNair, McNamara, Martin O'Toole  
Nays: None  
Absent: Directors Francis, Drummond, Wernet, Nichols