

Proposed: 4/18/2022

RESOLUTION NO. 54-2022 (PD), *First Reading*

By Mayor Seren

A Resolution authorizing the Mayor to negotiate a Memorandum of Understanding (“MOU”) with WXZ Development, Inc., concerning the redevelopment of the Taylor-Tudor Plaza; and declaring the necessity that this legislation become immediately effective as an emergency measure.

WHEREAS, the City has long identified the importance of redeveloping the approximately 0.78-acre site known as “Taylor-Tudor Plaza,” PPNs 684-27-001, 684-26-011, and 684-26-012, bounded by South Taylor Road to the east, and Superior Park Drive to the north, with private residential development on the west, and the Taylor Road Synagogue property to the south (the “Site”); and

WHEREAS, the Site is strategically located along the South Taylor Road corridor and is adjacent to Cain Park; and

WHEREAS, on August 27, 2021, the City issued a Request for Proposals and Request for Qualifications (the “RFP/RFQ”) for redevelopment of the Site; and

WHEREAS, in order to allow for a comprehensive revitalization of the Taylor Road corridor, the RFP/RFQ included, among other elements, the opportunity for a respondent to propose a vision for the inclusive development of added property in the vicinity of the Site (“Added Property”); and

WHEREAS, the City received four responses to the RFP/RFQ by the December 10, 2021, deadline, all of which were deemed responsive and on time; and

WHEREAS, the four (4) respondents were:

- Brighter Horizons Foundation, Inc.
- Eli Mann
- Moreland Property Management
- WXZ Development, Inc.

WHEREAS, each of the four respondents was interviewed by an internal staff committee comprised of the Mayor, the Director of Planning & Development, and the Business Development Manager; and

WHEREAS, after evaluating all of the responses/proposals and interviewing all of the respondents, the staff committee recommends WXZ Development, Inc. as the most qualified respondent and the respondent with the most comprehensive vision for area through its clear inclusion of Added Property, and

RESOLUTION NO. 54-2022 (PD), *First Reading*

WHEREAS, City Council hereby determines that it is in the City's best interest to move forward with negotiation of a Memorandum of Understanding ("MOU") with WXZ Development, Inc.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Cleveland Heights, Ohio, that:

SECTION 1. The Mayor be, and he is hereby authorized to undertake discussions and negotiate a MOU with WXZ Development, Inc., concerning the redevelopment of the Taylor-Tudor Plaza Site. Documents relating to this negotiation shall be subject to the approval as to form by the Director of Law.

SECTION 2. Notice of the passage of this Resolution shall be given by publishing the title and abstract of its contents, prepared by the Director of Law, once in one newspaper of general circulation in the City of Cleveland Heights.

SECTION 3. It is necessary that this Resolution become immediately effective as an emergency measure necessary for the preservation of the public peace, health and safety of the inhabitants of the City of Cleveland Heights, such emergency being the need to advance redevelopment of the Site at the earliest possible time. Wherefore, provided it receives the affirmative vote of five or more of the members elected or appointed to this Council, this Resolution shall take effect and be in force immediately upon its passage; otherwise, it shall take effect and be in force from and after the earliest time allowed by law.

MELODY JOY HART
President of the Council

AMY HIMMELEIN
Clerk of Council

PASSED:

Presented to Mayor: _____

Approved: _____

KAHLIL SEREN
Mayor