

ORDINANCE NO. 102-2025(PD), *First Reading*

By Mayor Seren

An Ordinance authorizing the Mayor to execute six (6) real estate purchase agreements for the sale of certain residential real property located within the City to certain purchasers; and declaring the necessity that this legislation become immediately effective as an emergency measure.

WHEREAS, the City of Cleveland Heights, Ohio owns six (6) parcels of residential real property located throughout the City, which are more particularly identified on Exhibit A, which shall be incorporated herein by reference (collectively, the "Properties"); and

WHEREAS, the City desires to sell the Properties to the identified parties as listed on Exhibit A (collectively, the "Purchasers"), for redevelopment; and

WHEREAS, the City intends to sell the Properties for their associated purchase prices as listed on Exhibit A (collectively, the "Purchase Prices"); and

WHEREAS, the terms of each sale are set forth in the proposed real estate purchase agreements between the City and each Purchaser (collectively, the "Purchase Agreements"), drafts of which are on file with the Clerk of Council, and incorporated herein by reference; and

WHEREAS, this Council has determined that it is in the best interest of the City and its residents to authorize the Mayor to execute the Purchase Agreements for the sale of the Properties.

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

SECTION 1. The Mayor is hereby authorized to execute the Purchase Agreements and any and all other related documents, and take any other actions necessary, to sell the Properties to the Purchasers. The Purchase Agreements shall be substantially in accordance with the form of the drafts as are on file with the Clerk of Council. The Purchase Prices for the Properties shall in the amounts identified on Exhibit A. The Purchase Agreements shall contain such further terms as recommended by the Mayor and Director of Law and shall be approved as to form by the Director of Law.

SECTION 2. This Council finds the aforementioned Properties to be sold are no longer needed for municipal purposes.

SECTION 3. It is found and determined that all formal actions of the Council relating to the adoption of this Resolution were adopted in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted

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in such formal action, were in meetings open to the public, in compliance with all legal requirements.

SECTION 4. Notice of the passage of this Ordinance 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, or by posting the full text of this Ordinance on the City's website.

SECTION 5. It is necessary that this Ordinance 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 for the timely redevelopment of the Properties and to reduce blight within the City. Wherefore, provided it receives the affirmative vote of five (5) or more of the members elected or appointed to this Council, this Ordinance shall take immediate 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.



TONY CUDA
President of Council



ADDIE BALESTER
Clerk of Council

PASSED: June 2, 2025

Presented to Mayor: 06/04/2025 Effective date: 06/13/2025*

KAHLIL SEREN
Mayor

*Effective date per Article IV, Section 5 of the Codified Ordinances of the City of Cleveland Heights

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Exhibit A

PARCEL NO.	ADDRESS	PURCHASER	PURCHASE PRICE
68429079	3392 ALTAMONT AVE, CLEVELAND HEIGHTS, OH, 44118	FUTUREHEIGHTS, INC. DBA HEIGHTS OBSERVER	\$1,000.00
68321102	3520 BAINBRIDGE RD, CLEVELAND HEIGHTS, OH, 44118	FUTUREHEIGHTS, INC. DBA HEIGHTS OBSERVER	\$1,000.00
68107097	960 GREYTON RD, CLEVELAND HEIGHTS, OH, 44112	START RIGHT COMMUNITY DEVELOPMENT CORPORATION	\$1,000.00
68108105	1020 GREYTON RD, CLEVELAND HEIGHTS, OH, 44112	START RIGHT COMMUNITY DEVELOPMENT CORPORATION	\$1,000.00
68106039	886 NELAVIEW RD, CLEVELAND HEIGHTS, OH, 44112	START RIGHT COMMUNITY DEVELOPMENT CORPORATION	\$1,000.00
68106077	903 NELAVIEW RD, CLEVELAND HEIGHTS, OH, 44112	START RIGHT COMMUNITY DEVELOPMENT CORPORATION	\$1,000.00