

**RESOLUTION NO. 26-18**

**A RESOLUTION AUTHORIZING THE MAYOR TO TRANSFER TO HURON ONE DEVELOPERS, 691 RICHMOND, RICHMOND HEIGHTS, OHIO AT A COST OF FOUR THOUSAND NINE HUNDRED DOLLARS (\$4,900.00), A PARCEL OF VACANT LAND HELD BY THE CITY AS PART OF ITS LAND REUTILIZATION PROGRAM AND LOCATED AT 15050 EUCLID AVENUE, EAST CLEVELAND, OHIO 44112 (PERMANENT PARCEL NO. 673-09-108) AND DECLARING AN EMERGENCY FOR THE PRESERVATION OF PUBLIC PROPERTY, HEALTH, AND SAFETY.**

**Requested By: COUNCIL PRESIDENT JOIE GRAHAM  
Sponsored By: Councilor Nathaniel Martin, Councilor at-Large**

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**WHEREAS**, the City of East Cleveland has elected to adopt and implement the procedures under Chapter 5722 of the Ohio Revised Code to facilitate reutilization of nonproductive lands situated within the City of East Cleveland; and

**WHEREAS**, lands acquired under the City's Land Reutilization Program are acquired, held, administered and disposed of by the City of East Cleveland through its Department of Community Development under the terms of Chapter 5722 of the Ohio Revised Code; and

**WHEREAS**, Huron One desires to rehab the mix use building which has twenty-nine (29) units, convert them into condos and four (4) store fronts (general office space) which they estimate the construction cost to be at one million dollars

**NOW, THEREFORE, BE IT RESOLVED** by the Council of the City of East Cleveland, County of Cuyahoga and State of Ohio, three-fifths (3/5) of all members therein concurring:

**SECTION 1.** That the Mayor is hereby authorized and directed to execute a quit-claim deed from the City of East Cleveland to Huron One Developers for the property located at 15050 Euclid Avenue, East Cleveland, OH 44112 (Permanent Parcel No. 673-09-108), as described in the records of the Cuyahoga County Recorder.

**SECTION 2.** That, notwithstanding the recommendation of the Neighborhood Advisory Committee contingent, Council has determined that this Property qualifies for purchase under the Side Lot Program and the consideration for the subject property shall be a total of Four Thousand Nine Hundred Dollars (\$4,900.00). The Mayor is hereby authorized to transfer such property taking into account such terms and conditions, restrictions and covenants as are deemed necessary or appropriate by the time line attached as Exhibit A.

**SECTION 3.** That the final transference of the Quit Claim Deed shall be contingent upon the timely completion of such six month time line set forth in Exhibit A except that Huron Road Developers will have the ability to apply for an extension which the City will grant upon good

cause shown.

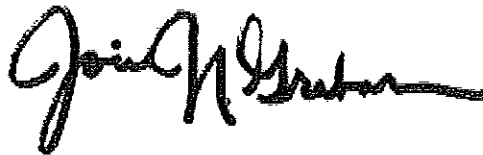
**SECTION 4.** That the conveyance authorized hereby shall be prepared by the Director of Law and shall contain such provisions as may be necessary to protect and benefit the public interest.

**SECTION 5.** That said conveyance is made with the understanding that in the event the two or more extensions have been granted and Huron Road Developers have been unsuccessful making substantial progress in in meeting the time lines set forth in Exhibit A at the sole discretion of the City, the conveyance will revert back to the City and no reimbursement will be owed to Huron Road Developers.

**SECTION 6.** That it is found and determined that all formal actions of this Council concerning and relating to the passage of this Resolution were adopted in an open meeting of this Council, and that all such deliberations of this Council and of any of its committees that resulted in such formal action were in meetings open to the public in compliance with all legal requirements.

**SECTION 7.** That this Resolution shall take effect and be in force from and after the earliest period allowed by law.

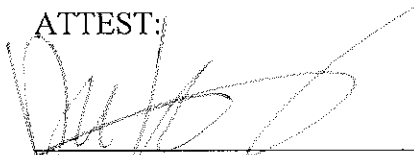
Passed: September 18, 2018



JOIE N. GRAHAM  
PRESIDENT OF COUNCIL

9/20/18  
Date of Signature

ATTEST:



DR. KHADIJAH F. GUY  
CLERK OF COUNCIL

9/20/18  
Date of Signature

APPROVED:



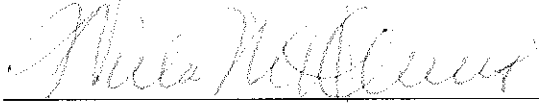
BRANDON L. KING, MAYOR

9-21-18  
Date of Signature

VETO:

YES \_\_\_ NO \_\_\_

APPROVED AS TO FORM:



**WILLA M. HEMMONS**  
**DIRECTOR OF LAW**

9/20/18  
Date of Signature

Emergency  First Read n/a Second Read n/a

	Yea	Nay
<b>Councilor Joie N. Graham</b>	x	
<b>Councilor Ernest L. Smith</b>	x	
<b>Councilor Barbara J. Thomas</b>	x	
<b>Councilor Nathaniel Martin</b>	x	
<b>Councilor Timothy R. Austin</b>	x	

Exhibit A

Name	Duration	Start	Finish
Document Review & Revision	25.00d	Thu	Wed
- Review & Finalize Plans	15.00d		
- Review & Finalize Specifications	20.00d		
- Review & Finalize Site Plan	1.00d		
- Print Construction Drawings	5.00d		
- Approve Revised Plans	0.00d		
- Approve Revised Specifications	0.00d		
- Approve Revised Site Plan	0.00d		
Bids & Contracts	24.00d		
- Make Copies of Plans	3.00d		
- Make Copies of Specifications	2.00d		
- Distribute Plans & Specifications	1.00d		
- Receive Bids	10.00d		
- Review Bids	5.00d		
- Execute Subcontractor Agreements	5.00d		
Grading & Building Permits	17.00d		
- File Building Permit Application	3.00d		
- Building Permit Approved	1.00d		
- Building Permit Issued	0.00d		
Rough Carpentry	44.00d		
- Set Steel	1.00d		
- 1st Floor Deck Framing	4.00d		
- 1st Floor Wall Framing	4.00d		
- Draw #2 (First Floor Deck)	0.00d		
- 2nd Floor Deck Framing	2.00d		
- Draw #3 (Second Floor Deck)	0.00d		
- 2nd Floor Wall Framing	3.00d		
- Frame Roof	7.00d		
- Install Roof Plywood	5.00d		
- Install Windows & Doors	2.00d		
- Frame Basement	3.00d		
- Frame Basement Bulkheads	2.00d		
Concrete Slabs	8.00d		
- Basement Slab Preparation	2.00d		
- Termite Treatment Basement Slab	1.00d		
- Slab Inspection	1.00d		
- Pour Basement Slab	1.00d		
- Prep Garage Slab	1.00d		
- Termite Treatment Garage Slab	1.00d		
- Pour Garage Slab	1.00d		
H.V.A.C.	17.00d		
- HVAC Layout & Measure	1.00d		
- HVAC Rough-In	5.00d		
- HVAC Set Indoor Units	2.00d		
- HVAC Temporary Heat	2.00d		

Plumbing Rough-In	37.00d		
- Plumbing Sub-slab	2.00d		
- Plumbing Layout	1.00d		
- Plumbing rough-In	5.00d		
Electric Rough-In	19.00d		
- Set Electric Boxes	2.00d		
- Install Electric Service Panel	2.00d		
- Electrical Walk-through	1.00d		
- Electrical Rough-wire	14.00d		
Specialty Rough-Ins	5.00d		
- Alarm System Rough-In	5.00d		
- Telephone System Rough-In	5.00d		
- Television System Rough-In	5.00d		
- Audio Visual Rough-In	5.00d		
Draw #5 (Rough-ins complete)	0.00d		
City Framing Inspection	0.00d		
Roofing	68.00d		
- Roofing Paper Installed	3.00d		
Draw #4 (Roof, windows, doors)	0.00d		
- Stock Roof Shingles	1.00d		
- Install Roof Shingles	7.00d		
Exterior Finishes	56.00d		
- Siding	3.00d		
- Exterior Trim	7.00d		
- Brick Arch Forms	1.00d		
- Brick Veneer	45.00d		
Insulation	5.00d		
- Caulk & Air Seal	1.00d		
- Draft & Fire Stop	1.00d		
- Batt Insulation	3.00d		
City Insulation Inspection	0.00d		
Drywall	26.00d		
- Stock Drywall	1.00d		
- Hang Drywall	5.00d		
- Remove Scrap Drywall	1.00d		
- Tape and Finish Drywall	15.00d		
- Sand Drywall	1.00d		
- Drywall Point-up	3.00d		
Draw #6 (Insulation & drywall applied)	0.00d		
Floor Finishes	76.00d		
- Ceramic Tile	15.00d		
- Install Hardwood Floor	4.00d		
- Sand, Stain, Seal Hardwood	5.00d		
- Install Carpet	4.00d		
- Final Coat Hardwood	2.00d		
Paint	59.00d		
- Prep Drywall for Prime Coat	2.00d		
- Prime Paint Drywall	2.00d		
- Prep Trim for Prime Coat	2.00d		
- Prime Trim	2.00d		
- Finish Coat Trim	10.00d		
- Finish Coat Drywall	14.00d		
- Caulk Exterior Windows & Doors	1.00d		
- Finish Coat Exterior Trim & Siding	1.00d		

Draw #7 (Roofing, masonry, siding)	0.00d		
Interior Trim	29.00d		
- Interior Trim Delivery	1.00d		
- Install Interior Doors	5.00d		
- Install Interior Trim	15.00d		
- Install Cabinetry	5.00d		
- Install Appliances	1.00d		
- 1st Punch-out Interior Trim	2.00d		
H.V.A.C. Trim	1.00d		
- Install Grills & Registers for Paint	1.00d		
- Set Outdoor Units	1.00d		
Plumbing Trim	5.00d		
- Set Fixtures	4.00d		
- Connect Appliances	1.00d		
City Final Plumbing Inspection	0.00d		
Exterior Landscaping	32.00d		
- Rough Final Grade	1.00d		
- Patios	7.00d		
- Porches	5.00d		
- Sidewalks	7.00d		
- Decks	7.00d		
- Driveways	2.00d		
- Final Grade and Seed	3.00d		
Electrical Final Trim	160.00d		
- Switch & Plug	2.00d		
- Install Fixtures	1.00d		
- Connect Appliances	1.00d		
Hardware	12.00d		
- Door Hardware	2.00d		
- Bath Hardware	2.00d		
- Mirrors	5.00d		
- Shower Doors	10.00d		
Draw #8 (Prime paint, cabinets, doors)	0.00d		
Draw #9 (Trim, furnace, hrdwd, tile, rails)	0.00d		
Draw #10 (Plumbing & elec. trim, final paint)	0.00d		
Final Building Inspection	0.00d		
Use & Occupancy Certificate	0.00d		
First Walk-thru	0.00d		
Draw #11 (Final payment per contract)	0.00d		
Final Punch-out	9.00d		
- Punch Out Walk-thru List	4.00d		
- Trim and Adjust Doors	2.00d		
- Paint Touch-up	3.00d		
Cleaning	14.00d		
- Windows	3.00d		
- Rough Clean	3.00d		
- Final Clean	2.00d		
Final Walk-through	0.00d		
Move-in	0.00d		