

The Meeting will be live-streamed on YouTube. To view a livestream of the Meeting, click: <https://www.youtube.com/channel/UC4-grlgMPJy50hXISJ01lkQ>.

The following matters have been submitted to the secretary of the BOARD OF CONTROL for action at the meeting on Wednesday, November 6, 2024.

Page 1 of 2

DEPARTMENT	Rec. No.	Res. No.	SUBJECT
<b>PUBLIC UTILITIES</b>	158-24		Approving public improvement contract to Catts Construction Inc. for Homer Avenue Sewer Project, for Water Pollution Control, and approving various subcontractors, for aggregate amount of \$841,148.00.
<b>CAPITAL PROJECTS</b>	159-24		Approving public improvement contract to Architectural Siding, Trim & Roofing, Inc. for Halloran Skate Park Roof Envelope Improvements, for Architecture and Site Development, and approving various subcontractors -- aggregate amount of \$721,171.00.
<b>PUBLIC SAFETY</b>	160-24		Approving requirement contract to Advantage Equipment Inc. for Turnout Gear Extractors, for the Division of Fire, for one year with 2 one-year renewal options --\$168,000.00.
<b>COMMUNITY DEVELOPMENT</b>			<p>Directing the Commissioner of Purchases &amp; Supplies to convey City-owned property, P.P. No. 106-12-001, no longer needed for public use, to Frontline Development Group, LLC., at price of \$200.00, which is not less than fair market value.</p> <p>Authorizing the Commissioner of Purchases and Supplies, when directed by the Director of Community Development, and requesting the Mayor, to execute official deeds, per Land Reutilization Program, selling the listed parcels to the following purchasers:</p>

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Page 2 of 2

DEPARTMENT	Rec. No.	Res. No.	SUBJECT
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Frontline Development Group, LLC, P.P. Nos. 106-12-043, -048 -- \$400.00

Lochan Group, Inc. P.P. No. 016-18-080 -- \$400.00

Ortho School Properties LLC, P.P. Nos. 119-09-037, 119-08-042, -043, -044 -- \$65,998.00.

Caroline J. Peak P.P. No. 113-23-047 -- \$200.00

**ECONOMIC DEVELOPMENT**

Authorizing the Commissioner of Purchases and Supplies, when directed by the Director of Economic Development, and requesting the Mayor, to execute an official deed, per Land Reutilization Program, selling the listed parcel to the following purchaser:

Carlos Reyes-Rivera P.P. No. 125-14-020 -- \$200.00

Determining the price of \$1,475,000 to be paid for the purchase of property located at 15900 Lakeshore Boulevard, Cleveland, Ohio 44110, P.P. No. 113-13-029 to be fair market value.

**Form "B"**  
**PUBLIC IMPROVEMENT**

C of C 84-100B

Recommendation No. 158-24 File # 100-24 Date October 30, 2024

Directors' Signature \_\_\_\_\_ Director of Public Utilities

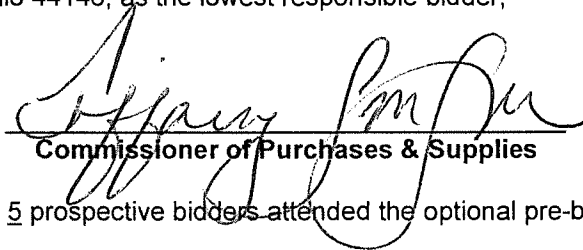
Board of Control Resolution No. \_\_\_\_\_ Date: \_\_\_\_\_

TO: The Honorable Mayor and Board of Control:

Under the authority of Ordinance No. 1026-2023 passed November 13, 2023, sealed bids were opened and read by the Division of Purchases & Supplies on September 18, 2024 for the public improvement of: Homer Avenue Sewer Project, Base Bid and Contingency Allowance, for the Division of Water Pollution Control.

We recommend that a public improvement be awarded upon a unit price to: CATTS Construction, Inc. (RCSB/LPE), located at 21223 Aurora Road, Warrensville Heights, Ohio 44146, as the lowest responsible bidder,

in the aggregate amount of: \$841,148.00.

  
\_\_\_\_\_  
Commissioner of Purchases & Supplies

7 prospective bidders received plans and specifications. 5 prospective bidders attended the optional pre-bid conference. 6 bids were received.

<u>Second Bid:</u>	J. Severino Construction, Inc. **	\$ 781,706.93
<u>Third Bid:</u>	Fabrizi Trucking and Paving Co., Inc.*	\$ 783,926.00
<u>Fourth Bid:</u>	Northeast Ohio Trenching Service, Inc. (RCSB/LPE)**	\$ 803,258.50
<u>Fifth Bid:</u>	Terrace Construction Company, Inc. (LPE)	\$1,022,120.77
<u>Sixth Bid:</u>	The Triad Engineering and Contracting Co. (RCSB/LPE)**	\$1,139,836.50

**Office of Equal Opportunity Report:**

The OEO goal is 30% CSB. Contractor's bid documents demonstrate subcontracting commitments sufficient to meet the established goals for this project.

**Subcontractors:**

LTC Trucking, Inc.	(CSB/FBE)	\$52,000.00		6.18%
LTC Trucking, Inc.	(CSB/FBE)	\$15,000.00	(60% Supplier)	1.78%
Trafftech, Inc.	(CSB/FBE)	\$56,000.00		6.66%
The Cook Paving and Construction Company	(CSB/MBE/FBE)	\$69,600.00		8.27%
Wilson Concrete Trucking, LLC	(CSB/MBE)	\$32,000.00		3.80%
Wilson Concrete Trucking, LLC	(CSB/MBE)	\$76,279.20	(60% Supplier)	9.07%

**Remarks:**

\*This project is subject to the bid discount policy. After the bid discount is applied, CATTS Construction, Inc. was determined to be the lowest responsible bidder for evaluation purposes.

\*Bidders did not make a good faith effort to meet the subcontracting goals for this project.

**Form "B"**  
**PUBLIC IMPROVEMENT**

C of C 84-100B

Recommendation No. 159-24 File # 99-24 Date October 30, 2024

Directors' Signature \_\_\_\_\_ Director of Mayor's Office of Capital Projects

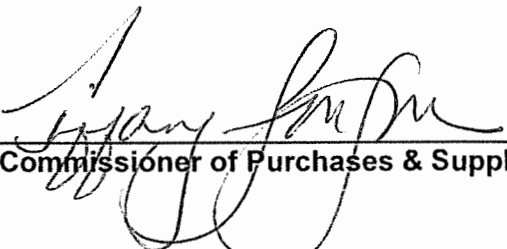
Board of Control Resolution No. \_\_\_\_\_ Date: \_\_\_\_\_

TO: The Honorable Mayor and Board of Control:

Under authority of Ordinance No. 533-2022 passed June 6, 2022, sealed bids were opened and read by the Division of Purchases & Supplies on October 10, 2024 for the public improvement of the 2024 Halloran Skating Rink Roof & Envelope Improvements, Base Bid Items A-G, Alternates 1-4 and Contingency Allowances 1-4, for the Division of Architecture and Site Development.

We recommend that a public improvement be approved upon a gross price to: Architectural Siding, Trim and Roofing, Inc., located at 4340 Cranwood Parkway, Warrensville Heights, Ohio 44128, as the lowest responsible bidder,

in the sum of: \$2,959,110.00.

  
\_\_\_\_\_  
Commissioner of Purchases & Supplies

5 prospective bidders received plans and specifications. 3 prospective bidders attended the optional pre-bid site conference. 3 bids were received.

<u>Second Bid:</u>	RJK Roofing Solutions*	\$2,900,700.00
<u>Third Bid:</u>	Warren Roofing & Insulating, LLC (RSCB/LPE)*	\$3,980,020.00

**Office of Equal Opportunity Report:**

This is a Vertical Construction project. The OEO goal set is 15% MBE, 7% FBE and 8% CSB. Architectural Siding, Trim, and Roofing, Inc. demonstrated a good faith effort to meet the subcontracting goals established for this project.

**Subcontractors:**

River City Building Solutions, LLC	(FBE/CSB/LPE)	(60% Supplier)	\$180,000.00
Ullman Electric	(MBE/FBE/LPE)		\$ 66,300.00
Commerce Plumbing Company	(N/A)		\$ 32,670.00
Southwest Companies All Purpose Contractors, Inc.	(N/A)		\$ 60,000.00

Remarks:

\*Bidders did not make a good faith effort to meet the subcontracting goals for this project.

**Form "A"**  
**PURCHASE OF SUPPLIES OR COMMODITIES**

C of C 84-100a

Recommendation No. 160-24 File No. 114-24 Date October 30, 2024

Director's Signature \_\_\_\_\_ Department of Public Safety

Board of Control Resolution No. \_\_\_\_\_, adopted \_\_\_\_\_

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TO: The Honorable Mayor and Board of Control:

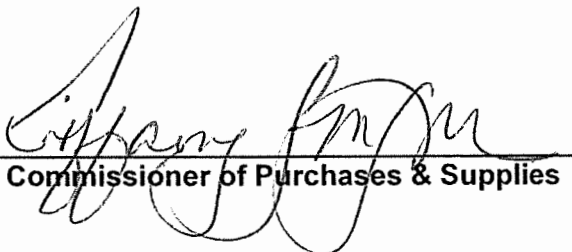
Under the authority of Ordinance No. 773-2023 passed August 16, 2023, sealed bids were opened and read by the Division of Purchases & Supplies on October 24, 2024 for the purchase of an estimated quantity of: 2023 Turnout Gear Extractor Machines, for the Division of Fire.

We recommend an award by requirement contract to: Advantage Equipment Inc., located at 1056 Home Avenue, Akron, Ohio 44310, as the lowest and best bidder,

for all items,

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

in the approximate sum of \$168,000.00.

  
\_\_\_\_\_  
**Commissioner of Purchases & Supplies**

5 invitations were mailed to prospective bidders. 0 prospective bidders attended the optional pre-bid conference and 2 bids were received.

Second Bid: Belenky, Inc. \$165,050.00

**The Office of Equal Opportunity Report:**

OEO has waived the subcontractor participation goal for this contract determining that reasonable and necessary requirements of the contract precluded subcontracting.

Board of Control

Received \_\_\_\_\_

Approved \_\_\_\_\_

Adopted \_\_\_\_\_

\_\_\_\_\_

Secretary

## RESOLUTION No.

BY: Director Hernandez

**WHEREAS**, Ordinance No. 949-2020, passed December 9, 2020, by the Council of the City of Cleveland authorizes the Commissioner of Purchases and Supplies, by and at the direction of the City Board of Control, to sell City-owned property located on East 66<sup>th</sup> Street, Permanent Parcel No. 106-12-001, found and determined to be no longer needed for public use, to Frontline Development Group, LLC or its designee, for the purpose of redevelopment, now, therefore,

**BE IT RESOLVED** by the Board of Control of the City of Cleveland that under Ordinance No. 949-2020, passed December 9, 2020, by the Council of the City of Cleveland, the Commissioner of Purchases and Supplies is directed to execute an official deed for and on behalf of the City of Cleveland for the sale and development of the aforementioned City-owned property, Permanent Parcel No. 106-12-001, as more fully described in the ordinance, to Frontline Development Group, LLC, or its designee, at a price of \$200.00 which is determined to be not less than fair market value of the property.

**BE IT FURTHER RESOLVED** that the Mayor is requested to execute and deliver the official deed of the City of Cleveland conveying in fee simple the aforementioned City-owned property, which deed shall contain such additional terms and provisions as the Director of Law shall determine is required and necessary to protect the City's interests.

**BOARD OF CONTROL**

Received	_____
Approved	_____
Adopted	_____
Secretary	_____

**RESOLUTION No.**

**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 Nos. 106-12-043 and 106-12-048 located on East 66th 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, Frontline Development Group, LLC has proposed to the City to purchase and develop the parcels for New Multi-Unit Residential Development; 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 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 Frontline Development Group, LLC, for the sale and development of Permanent Parcel Nos. 106-12-043 and 106-12-048 located on East 66th 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 \$400.00, which amount is determined to be not less than the fair market value of the parcels for uses according to the Program.

**BOARD OF CONTROL**

Received \_\_\_\_\_

Approved \_\_\_\_\_

Adopted \_\_\_\_\_

Secretary \_\_\_\_\_

**RESOLUTION No.**

**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. 016-18-080 located at 3513 West 54<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, Lochan Group, Inc. 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 Lochan Group, Inc., for the sale and development of Permanent Parcel No. 016-18-080 located at 3513 West 54<sup>th</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 \$200.00, which amount is determined to be not less than the fair market value of the parcel for uses according to the Program.



**BOARD OF CONTROL**

Received \_\_\_\_\_

Approved \_\_\_\_\_

Adopted \_\_\_\_\_

Secretary \_\_\_\_\_

**RESOLUTION No.**

**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 Nos. 119-09-037, 119-08-042, 119-08-043, and 119-08-044 located on East 90<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, Ortho School Properties LLC proposed to the City to purchase and develop the parcels for new commercial development; 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 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 Ortho School Properties LLC, for the sale and development of Permanent Parcel Nos. 119-09-037, 119-08-042, 119-08-043, and 119-08-044 located on East 90<sup>th</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 parcels shall be \$65,998.00, which amount is determined to be not less than the fair market value of the parcels for uses according to the Program.

**BOARD OF CONTROL**

Received \_\_\_\_\_  
Approved \_\_\_\_\_  
Adopted \_\_\_\_\_  
Secretary \_\_\_\_\_

**RESOLUTION No.**

**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. 113-23-047 located at 1238 East 170<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, Caroline J. Peak 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 8 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 Caroline J. Peak, for the sale and development of Permanent Parcel No. 113-23-047 located at 1238 East 170<sup>th</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 \$200.00, which amount is determined to be not less than the fair market value of the parcel for uses according to the Program.

Board of Control

Received \_\_\_\_\_

Approved \_\_\_\_\_

Adopted \_\_\_\_\_

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Secretary

RESOLUTION No.

BY: Director McNair

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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. 125-14-020 located at 2981 E. 67th 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 Economic Development and when certain specified conditions have been met, to sell Program parcels; and

**WHEREAS**, Carlos Reyes-Rivera has proposed to the City to purchase and develop the parcel for yard expansion; and

**WHEREAS**, the following conditions have been met:

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 Economic Development, and the Mayor is requested, to execute an Official Deed for and on behalf of the City of Cleveland with Carlos Reyes-Rivera for the sale and development of Permanent Parcel No. 125-14-020 located at 2981 E. 67<sup>th</sup> Street, according to the Program requirements and intent.

**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.

Board of Control  
Received 11/01/24  
Approved 01/08/24  
Adopted \_\_\_\_\_

\_\_\_\_\_  
Secretary

RESOLUTION No.

BY: Director McNair

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**WHEREAS**, that under the authority of Section 183.021(b)(11) of Codified Ordinances of the City of Cleveland (1976) (“C.O.”), the Commissioner of Purchases and Supplies, when directed by the Director of Economic Development, is authorized to acquire property from third parties to hold in the Industrial-Commercial Land Bank, at a purchase price determined to be fair market value by the Board of Control; and

**WHEREAS**, the City and Qasim Properties LLC (“Qasim”) have agreed to enter a purchase and sale agreement (the “Agreement”), under which the City will acquire from Qasim certain real property located at 15900 Lakeshore Boulevard, Cleveland, Ohio 44110, Permanent Parcel Number 113-13-029 (the “Property”), at a negotiated purchase price of \$1,475,000; and

**WHEREAS**, the Dave’s Supermarket that operated at the Property for many years, closed permanently in April 2022, leaving the neighborhood without a full-service grocery store; and

**WHEREAS**, the City intends to prepare and market the Property for commercial or mixed-use development, to include a full-service grocery store; now, therefore,

**BE IT RESOLVED** by the Board of Control of the City of Cleveland that under C.O. Section 183.021(b)(11), the purchase price of \$1,475,000 for Permanent Parcel Number 113-13-029, located at 15900 Lakeshore Boulevard in Cleveland, is determined to be fair market value.