



City of Cleveland Memorandum  
Justin M. Bibb, Mayor

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September 18, 2024

The meeting of the Board of Control convened in the Department of Law on Wednesday, September 18, 2024 at 3:02 p.m. with Acting Director Michele Comer presiding.

MEMBERS PRESENT: Acting Director Comer, Directors Keane, Francis, Acting Director Laird, Directors Margolius, Drummond, Hernandez, Cole, McNair, McNamara, Martin O'Toole

ABSENT: Mayor Bibb, Interim Director Hartley

OTHERS PRESENT: Tyson Mitchell, Director  
Office of Equal Opportunity

Keshia Chambers, Assistant Director  
Mayor's Office of Capital Projects

Tiffany White Johnson, Commissioner  
Division of Purchases & Supplies

Andre Reynolds, Finance  
Project Coordinator

Tomasz Kacki, Paralegal  
Department of Law

On motions, the resolutions attached were adopted, except as may be otherwise noted. There being no further business, the meeting was adjourned at 3:08 p.m.

  
Jeffrey B. Marks  
Secretary – Board of Control

**RESOLUTION No. 481-24**  
**PUBLIC IMPROVEMENT CONTRACT**

BOARD OF CONTROL  
Received 9/12/24  
Approved 9/13/24  
Adopted 9/18/24

By: Director Keane

  
Secretary

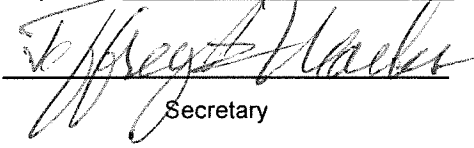
BE IT RESOLVED BY THE BOARD OF CONTROL OF THE CITY OF CLEVELAND that the bid of SONA Construction, LLC. for the public improvement of Windows Repair and Replacement, all items, under the authority of Ordinance No. 274-2022, passed April 11, 2022, upon a unit price for the improvement in the aggregate amount of \$869,940.50 for the Division of Water, Department of Public Utilities, received on August 15, 2024, is affirmed and approved as the lowest responsible bid, and the Director of Public Utilities is authorized to enter into a contract for the improvement 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 SONA Construction, LLC. for the above-mentioned public improvement is approved:

<u>SUBCONTRACTORS</u>	<u>WORK</u>	<u>PERCENTAGE</u>
Integrity Environmental Development, LLC (MBE)	\$134,000.00	15.40%
East-West Construction, Co., Inc. (MBE)	\$100,000.00	11.50%
Mike's Painting LLC (Non-certified))	\$350,000.00	0.00%

Yeas: Acting Director Comer, Directors Keane, Francis, Acting Director Laird, Directors Margolius, Drummond, Hernandez, Cole, McNair, McNamara, Martin O'Toole  
Nays: None  
Absent: Mayor Bibb, Interim Director Hartley

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Board of Control  
 Received 9/12/24  
 Approved 9/17/24  
 Adopted 9/18/24  
  
 Secretary

RESOLUTION No. 482-24  
 BY: Director DeRosa

WHEREAS, under the authority of Ordinance No. 489-2023 passed by the Council of the City of Cleveland on June 5, 2023 and Resolution Nos. 449-23 adopted by this Board of Control on September 13, 2023, the City, through its Director of Capital Projects, entered into City Contract No. PI2023\*041 with R.J Platten Contracting Co., to perform the design-build services necessary to implement the 2023 Back to Basics Playground Improvements in the total amount of \$8,174,651.10; and

WHEREAS, the City requires additional design-build services to be implemented in the three (3) parks under the Back to Basics Playground Improvements under Contract No. PS2023\*041 in the amount of \$858,000.00; and

WHEREAS, R J Platten Contracting Co., has proposed by its November 22, 2023, February 6, 2024 and May 15, 2024 letters to perform the above-mentioned additional services; now, therefore,

BE IT RESOLVED BY THE BOARD OF CONTROL OF THE CITY OF CLEVELAND that the City, through its Director of Capital Projects, is authorized to enter into a first modification to Contract No. PI2023\*041 with R.J. Platten Contracting Co., for additional design-build services for an additional amount not to exceed \$858,000.00, thereby increasing the total compensation under the contract to \$9,032,651.10.

BE IT FURTHER RESOLVED that the employment of the following subcontractors for the services to be performed under the above-authorized first modification is approved:

Garcia Surveyors, Inc.	MBE	\$ 40,000.00
Tech Ready Mix Concrete	MBE/CSB/LPE	\$ 150,000.00
North Coast Paving Co.	CSB/LPE	\$ 199,240.00
Ramos Trucking Stone Supply	MBE/CSB/FBE/LPE (60% supplier)	\$ 54,724.80
Ramos Trucking	FBE/CSB/MBE/LPE	\$ 91,800.00
Petty Group	MBE/CSB/LPE	\$ 129,920.00
DWA Gametime	N/A	\$ 2,481,880.00
Terrasoft Recreation	N/A	\$ 1,249,000.00
Snider Recreation, Inc.	CSB/LPE	\$ 1,066,132.00

Yeas: Acting Director Comer, Directors Keane, Francis, Acting Director Laird, Directors Margolius, Drummond, Hernandez, Cole, McNair, McNamara, Martin O'Toole  
 Nays: None  
 Absent: Mayor Bibb, Interim Director Hartley

**RESOLUTION No.**  
**REQUIREMENT CONTRACT**

483-24

BOARD OF CONTROL

Received 9/12/24

Approved 9/17/24

Adopted 9/18/24

Secretary

By Director Margolius

BE IT RESOLVED by the BOARD of CONTROL of the CITY of CLEVELAND that the bid of

BOA Concrete and Construction LLC.

for an estimated quantity of labor and materials to remove snow and ice, all items, for the Department of Public Health, for a period of two years starting upon the later of the execution of a contract or the day following expiration of the currently effective contract for the goods or services, with an option to renew for one additional year, received on June 13, 2024 under the authority of Section 181.101 of the Codified Ordinances of Cleveland Ohio, 1976, which on the basis of the estimated quantity, not to exceed \$45,760.00, is affirmed and approved as the lowest and best bid, and the Director of Public Health is requested to enter into a REQUIREMENT contract for the goods and/or services necessary for the specified items.

The REQUIREMENT contract shall further provide that the Contractor shall furnish all the City's requirements for such goods and/or services, whether more or less than the estimated quantity, as may be ordered under delivery orders separately certified to the contract.

Yeas: Acting Director Comer, Directors Keane, Francis, Acting Director Laird, Directors Margolius, Drummond, Hernandez, Cole, McNair, McNamara, Martin O'Toole

Nays: None

Absent: Mayor Bibb, Interim Director Hartley

**RESOLUTION No.**

484-24

**BOARD OF CONTROL**

Received 9/13/24

Approved 9/13/24

Adopted 9/18/24

*[Signature]*  
Secretary

**BY:** Director Williams

WHEREAS, by its Resolution No. 377-24, adopted August 7, 2024, this Board of Control, as required by Sections 77 and 79 of the City Charter, concurred in the discontinuance of the Divisions of Recreation and Park Maintenance and Properties and the Office of Special Events and Marketing, and in the establishment of the Department of Parks and Recreation, and the Office of Administration, Office of Special Events and the Divisions of Urban Forestry, Public Auditorium, Recreation, and Park Maintenance, under the terms and conditions set forth in Ordinance No. 521-2024, passed by Cleveland City Council July 10, 2024; and

WHEREAS, Resolution No. 377-24 omitted reference to the effective date of the above-mentioned discontinuance of certain divisions in the Department of Public Works and the establishment of the Department of Parks and Recreation and of certain divisions in that department; now, therefore,

BE IT RESOLVED by the BOARD OF CONTROL of the CITY OF CLEVELAND that the third paragraph of Resolution No. 377-24, adopted by this Board on August 7, 2024, is amended to read as follows:

**“BE IT RESOLVED BY THE BOARD OF CONTROL OF THE CITY OF CLEVELAND** that this Board concurs in the discontinuance of the Divisions of Recreation and Park Maintenance and Properties and the Office of Special Events and Marketing, and in the establishment of the Department of Parks and Recreation, and the Office of Administration, Office of Special Events and the Divisions of Urban Forestry, Public Auditorium, Recreation, and Park Maintenance in the Department, such discontinuance and establishment to be effective January 1, 2025, under the terms and conditions set forth in Ordinance No. 521-2024, passed by Cleveland City Council July 10, 2024.

BE IT FURTHER RESOLVED that all other provisions of Resolution No. 377-24 not expressly amended as stated above shall remain unchanged and in full force and effect.

- Yeas: Acting Director Comer, Directors Keane, Francis, Acting Director Laird, Directors Margolius, Drummond, Hernandez, Cole, McNair, McNamara, Martin O’Toole
- Nays: None
- Absent: Mayor Bibb, Interim Director Hartley

**BOARD OF CONTROL**

Received

9/12/24

Approved

9/17/24

Adopted

9/18/24

Secretary

[Signature]

**RESOLUTION No.** 485-24

**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. 120 -13-065, 120-13-067 and 120-13-068 located at 1394 E 125th Street, 1386 E 125th Street and 1380 E 125th 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, Hood Homes Development Group LLC has proposed to the City to purchase and develop the parcels for New Residential Development- Single-Family; and

WHEREAS, the following conditions exist:

1. The member of Council from Ward 9 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 Hood Homes Development Group LLC, for the sale and development of Permanent Parcel Nos. 120-13-065, 120-13-067 and 120-13-068 located at 1394 E 125th Street, 1386 E 125th Street and 1380 E 125th 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 \$1,500.00, which amount is determined to be not less than the fair market value of the parcels for uses according to the Program.

Yeas: Acting Director Comer, Directors Keane, Francis, Acting Director Laird, Directors Margolius, Drummond, Hernandez, Cole, McNair, McNamara, Martin O'Toole  
 Nays: None  
 Absent: Mayor Bibb, Interim Director Hartley

**BOARD OF CONTROL**

Received 9/12/24

Approved 9/16/24

Adopted 9/18/24

Secretary *Jeffrey Hacks*

**RESOLUTION No.** 486-24

**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 No. 005-10-089 located at 3086 West 111<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, Carlos Pietri-Garcia 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 11 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 Carlos Pietri-Garcia for the sale and development of Permanent Parcel No. 005-10-089 located at 3086 West 111th 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.

Yeas: Acting Director Comer, Directors Keane, Francis, Acting Director Laird, Directors Margolius, Drummond, Hernandez, Cole, McNair, McNamara, Martin O'Toole  
 Nays: None  
 Absent: Mayor Bibb, Interim Director Hartley

**BOARD OF CONTROL**

Received 9/12/24

Approved 9/16/24

Adopted 9/18/24

Secretary [Signature]

**RESOLUTION No. 487-24**

**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 No. 107-02-063 located on Ida 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, Brittney Green 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 9 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 Brittney Green for the sale and development of Permanent Parcel No. 107-02-063 located on Ida 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 \$200.00, which amount is determined to be not less than the fair market value of the parcel for uses according to the Program.

Yeas: Acting Director Comer, Directors Keane, Francis, Acting Director Laird, Directors Margolius, Drummond, Hernandez, Cole, McNair, McNamara, Martin O'Toole  
 Nays: None  
 Absent: Mayor Bibb, Interim Director Hartley



**BOARD OF CONTROL**

Received 9/12/24  
Approved 9/16/24  
Adopted 9/18/24  
Secretary [Signature]

**RESOLUTION No.** 488-24

**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 No. 012-05-129 located at 4487 West 45<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, Jonathan Louis Hecker 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 13 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 Jonathan Louis Hecker for the sale and development of Permanent Parcel No. 012-05-129 located at 4487 West 45<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.

Yeas: Acting Director Comer, Directors Keane, Francis, Acting Director Laird, Directors Margolius, Drummond, Hernandez, Cole, McNair, McNamara, Martin O'Toole  
Nays: None  
Absent: Mayor Bibb, Interim Director Hartley

BOARD OF CONTROL

Received 9/12/24  
 Approved 9/16/24  
 Adopted 9/18/24  
 Secretary [Signature]

RESOLUTION No. 489-24

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 No. 016-09-042 located at 3324 West 56th 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, Justin Henton has proposed to the City to purchase and develop the parcel for Green Development - Playground, Open space, Agricultural Green space, etc.; 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 Justin Henton, for the sale and development of Permanent Parcel No. 016-09-042 located at 3324 West 56th 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 \$3,013.50, which amount is determined to be not less than the fair market value of the parcel for uses according to the Program.

Yeas: Acting Director Comer, Directors Keane, Francis, Acting Director Laird, Directors Margolius, Drummond, Hernandez, Cole, McNair, McNamara, Martin O'Toole  
 Nays: None  
 Absent: Mayor Bibb, Interim Director Hartley

**BOARD OF CONTROL**

Received 9/12/24  
Approved 9/16/24  
Adopted 9/18/24  
Secretary Tiffany Hester

**RESOLUTION No. 490-24**

**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 No. 116-14-086 located at 716 East 162<sup>nd</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, Lee Thomas 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 Lee Thomas for the sale and development of Permanent Parcel No. 116-14-086 located at 716 East 162<sup>nd</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.

Yeas: Acting Director Comer, Directors Keane, Francis, Acting Director Laird, Directors Margolius, Drummond, Hernandez, Cole, McNair, McNamara, Martin O'Toole  
Nays: None  
Absent: Mayor Bibb, Interim Director Hartley

**BOARD OF CONTROL**

Received	<u>9/12/24</u>
Approved	<u>9/16/24</u>
Adopted	<u>9/18/24</u>
Secretary	<u>[Signature]</u>

**RESOLUTION No.** 491-24

**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 No. 103-21-089 located at 2170 East 35<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, Wiston Zuniga 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 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 Community Development, and the Mayor is requested, to execute an Official Deed for and on behalf of the City of Cleveland, with Wiston Zuniga for the sale and development of Permanent Parcel No. 103-21-089 located at 2170 East 35<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.

Yeas: Acting Director Comer, Directors Keane, Francis, Acting Director Laird, Directors Margolius, Drummond, Hernandez, Cole, McNair, McNamara, Martin O'Toole  
 Nays: None  
 Absent: Mayor Bibb, Interim Director Hartley