



12650 DETROIT AVENUE 44107 216-529-6055
www.lakewoodoh.gov
Lakewood City Council
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Noticed 04/02/25

PUBLIC NOTICE – HOUSING, PLANNING, & DEVELOPMENT

Housing, Planning, & Development Committee will meet Monday April 7, 2025 at 6:00 p.m. in the Auditorium of Lakewood City Hall at 12650 Detroit Avenue. The meeting is open to the public.

The meeting will be livestreamed on the City's website at the following link:

www.lakewoodoh.gov/councilvideos

PUBLIC COMMENT PROTOCOL (Updated 4/2025)

The public is invited to comment on agenda items by submitting a written comment in advance of the meeting using the eComment platform available [HERE](#). New users must create an eComment account. Committee Chairs may also accommodate in person public comment.

The agenda is as follows:

Approval of the minutes of the March 31, 2025 Housing, Planning, & Development Committee

Communication from Department of Planning & Development regarding sale of various city-owned properties. (*referred to HPD 3/18/2025*)

ORDINANCE 14-2025 – AN ORDINANCE to take effect immediately provided it receives the affirmative vote of at least two thirds of the members of Council, or otherwise to take effect and be in force after the earliest period allowed by law, authorizing and directing the Director of Planning and Development or the Mayor to enter into an agreement with a licensed real estate broker to market for sale various real properties, pursuant to Section 155.07 of the Codified Ordinances. (*1st read & referred to HPD 3/18/2025*)

Kyle Baker, Chair

Tom Bullock, Bryan Evans; Members

HOUSING, PLANNING, & DEVELOPMENT COMMITTEE

Individuals with disabilities who require accommodations for participation in meetings must request accommodations at least 3 business days ahead of the scheduled meeting. Contact Michelle Nochta at (216) 529-5906 michelle.nochta@lakewoodoh.net.



**City of Lakewood
Department of Planning
and Development**

**Angela Byington, Director
David Baas, AICP, Asst. Director**

(216) 529-6630
planning@lakewoodoh.gov

March 18, 2025

City Council
City of Lakewood
12650 Detroit Avenue
Lakewood, Ohio 44107

RE: Sale of Various City-Owned Properties

Dear Council President Kepple & Members of City Council,

The Cuyahoga County Land Bank has a Memorandum of Understanding with the City of Lakewood, and through this contract the city acquires various properties through tax foreclosure, nuisance abatement and other unfortunate circumstances. When they become property of the city's Land reutilization bank the title's have been cleaned and they are ready for resale. The following list is four vacant properties that have been acquired by the city's land bank.

Address	Permanent Parcel Number
14909 Arden Ave , Lakewood, OH (vacant lot)	314-17-083
1486 Hopkins Ave, Lakewood, OH (vacant lot)	315-11-004
1584 Newman Ave, Lakewood, OH (vacant lot)	315-15-051
1569 Newman Ave, Lakewood, OH (vacant lot)	315-15-077

The attached legislation authorizes the Administration to solicit the services of a realtor, market the properties for sale, negotiate the best offer, and sell the properties.

We respectfully request this item be referred to a committee deemed appropriate by City Council.

Sincerely,

Angela Byington
Director of Planning & Development

ORDINANCE NO. 14-2025

BY:

AN ORDINANCE to take effect immediately provided it receives the affirmative vote of at least two thirds of the members of Council, or otherwise to take effect and be in force after the earliest period allowed by law, authorizing and directing the Director of Planning and Development or the Mayor to enter into an agreement with a licensed real estate broker to market for sale various real properties, pursuant to Section 155.07 of the Codified Ordinances.

WHEREAS, the City is the owner of various properties located in Lakewood; and

WHEREAS, this Council has determined it is in the best interest of the City to sell said real property and that such sale shall further the interest of the City and its residents; and

WHEREAS, as set forth in Section 2.12 of the Third Amended Charter of the City of Lakewood, this Council by a vote of at least two thirds of its members determines that this ordinance is an emergency measure and that it shall take effect immediately, and that it is necessary for the immediate preservation of the public property, health, and safety and to provide for the usual daily operation of municipal departments, in that these properties should be marketed for sale as soon as is reasonably possible to encourage owner occupancy of the properties; now, therefore,

BE IT ORDAINED BY THE CITY OF LAKEWOOD, OHIO:

Section 1. The Director of Planning and Development ("Director") or Mayor is hereby authorized and directed, on behalf of the City, to solicit proposals from licensed real estate brokers and to enter into an agreement with the broker deemed most responsive determined by the Director, to market the real properties, pursuant to Section 155.07 of the Codified Ordinances, as detailed below:

Address	Permanent Parcel Number
14909 Arden Ave , Lakewood, OH (vacant lot)	314-17-083
1486 Hopkins Ave, Lakewood, OH (vacant lot)	315-11-004
1584 Newman Ave, Lakewood, OH (vacant lot)	315-15-051
1569 Newman Ave, Lakewood, OH (vacant lot)	315-15-077

Section 2. Either the Director, Mayor, the Director of Law or their designee is hereby authorized and directed to enter into agreements and execute all ancillary and related instruments for the sale of said real property upon presentation of an acceptable offer as determined by the Director. The Director shall communicate to City Council about the sale of said real property in a timely manner.

Section 3. The Director specifically is authorized to negotiate and or make counter proposals to any offer to purchase said real property, and shall, upon the close of the transaction, report to Council the details of the sale.

Section 4. The Director shall make no representations or warranties concerning the conditions of the property, including, but not limited to the property's environmental condition, mechanical systems, dry basements, foundations, structural integrity or compliance with code, zoning or building requirements.

Section 5. It is found and determined that all formal actions of this Council concerning and relating to the passage of this ordinance 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 6. This ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, property, health, safety and welfare in the City and for the usual daily operation of the City for the reasons set forth and defined in the preamble to this ordinance, and provided it receives the affirmative vote of at least two thirds of the members of Council, this ordinance shall take effect and be in force immediately upon its adoption by the Council and approval by the Mayor, or otherwise it shall take effect and be in force after the earliest period allowed by law.

Adopted: _____

Sarah Kepple, President of Council

Maureen M. Bach, Clerk of Council

Approved: _____

Meghan F. George, Mayor