

LEGISLATIVE SUMMARY
Mayor's Office of Capital Projects
Division of Real Estate

Resolution Declaring Intent to Appropriate

Resolution No: XXX-2026

Legislative Purpose: Resolution to declare the necessity and intention to appropriate the subject property due to not being able to reach an agreement with the property owner. The property is needed for the new Fire Station 23.

Project Summary: The Department of Public Safety Division of Fire requires land for the new Fire Station 23.

The proposed site for the new Fire Station 23, located at 10022 Madison Avenue, PPN 001-28-030 ("Property"), allows Division of Fire to achieve several important criteria for fire stations, including having three separate zones for living quarters, decontamination area and apparatus bay.

In addition, the Property to be acquired is comprised of 0.88 acres nearly two times the size of the existing fire station property, which is 0.45 acres. The larger site will allow for a driveway to the north of the station, coupled with a pull-through design, providing better on-site maneuverability, leading to better response times. The apparatus will be able to pull-through the station in a northerly direction, then turn and exit onto Madison. Due to the smaller size of the current station, apparatus are required to back in to the building from Madison, which can lead to traffic congestion and back-ups.

The Property to be acquired is a vacant retail structure which City intends to demolish for the new station. The acquisition of the Property will provide site control needed for the development of the new Fire Station 23.

Project Details: Address: 10022 Madison Avenue, Cleveland, OH 44102

Owner of Record: Shaker Madison LLC

Permanent Parcel Number: 001-28-030

Appraised Value: \$635,000

Status: The City has made two official offers to purchase. The initial offer was made on February 12, 2025. The second offer was on March 24, 2026. Neither offer was accepted by the property owner, therefore appropriation is necessary.

Ward: Ward 12, Councilman Shah

Attachments: Location Map