

CITY OF MIDDLEBURG HEIGHTS, OHIO

Resolution No. 2025- 10

Introduced By: Mr. Bortolotto
Co-Sponsors: Mr. Meany, Mr. Ference

**A RESOLUTION
AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT WITH
BAUMANN ENTERPRISES, INC.
FOR THE ABATEMENT AND DEMOLITION OF THE FORMER SEARS BUILDING**

WHEREAS, in November 2024, the City advertised for RFQ's (Request for Qualifications) for the abatement and demolition of the former Sears department store and the associated automotive service center located at 6950 West 130th Street in Middleburg Heights (former Sears project); and

WHEREAS, on February 21, 2025, the City received six bids for the former Sears project. The scope of work includes asbestos abatement, removal of all regulated wastes, termination of utilities, demolition of structures and final site grading congruent with the request of the future developer. The bids also included line items for the removal of a parking lot located across Smith Road from the former Sears project; and

WHEREAS, the bids were evaluated based on relevant project experience, overall price, schedule, subcontractors, and price for the Smith Road parking lot demolition; and

WHEREAS, based on a review of the RFQ submittals and the bids, TRC Environmental Corporation has identified and recommended Baumann Enterprises, Inc. as the lowest and best bid for the former Sears project.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF MIDDLEBURG HEIGHTS, STATE OF OHIO, AS FOLLOWS:

Section 1: That the bid of Baumann Enterprises, Inc. for the abatement and demolition of the former Sears project is determined to be the lowest and best bid submitted based on a review of the RFQ submittals and the bids.

Section 2: That the Mayor and Finance Director are hereby authorized to enter into a contract with Baumann Enterprises, Inc., 4801 Chaincraft Road, Garfield Heights, OH 44125 in accordance with Section 1 of this Resolution.

Section 3: That there is hereby appropriated \$3,500,000 from the Capital Improvements Fund to implement this Resolution.

Section 4: It is hereby 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 deliberations of this Council and any of its committees that resulted in such formal actions were in meetings open to the public, in compliance with all legal requirements, including Chapter 107 of the Middleburg Heights Code and Section 121.22 of the Ohio Revised Code.

Section: That this Resolution is hereby declared to be an emergency measure immediately necessary for the preservation of the public peace, health, safety, and welfare of said City. Wherefore, provided this Ordinance receives the affirmative vote of at least two-thirds (2/3) of the members of Council it shall take effect and be in force immediately upon its passage and approval by the Mayor.

Passed: 3/11/25

David Bortolotto
President of Council

Attest: M. Meola
Clerk of Council

Approved On: 3-12-25

Presented to Mayor: 3/12/25

Matthew Casella
Mayor

	Yea	Nay
Bortolotto	<u>X</u>	_____
Ali	<u>X</u>	_____
Sage	<u>X</u>	_____
Meany	<u>X</u>	_____
McGregor	<u>X</u>	_____
Ference	<u>X</u>	_____
Zakel	<u>X</u>	_____

I, Mary Ann Meola Clerk of the Council of the City of Middleburg Hts., Ohio, hereby certify that Res. 2025-10 adopted by the Council of the City of Middleburg Hts., on 3/11/25 was posted for a period of fifteen days, beginning 3/13/25 and remained so posted for fifteen days at the two posting places as designated by Charter.
Mary Ann Meola
Clerk

CERTIFICATE

I, Mary Ann Meola Clerk of Council of the City of Middleburg Heights, Ohio, do hereby certify that the foregoing is a true and accurate copy of Res. 2025-10 passed on the 11th day of March 2025 by said Council.

Mary Ann Meola
Clerk of Council