

Building Brighter Futures Board of Education Facilities Update

April 11, 2026

Team:

Matthew Moss, Aaron Creel, Rachel Mikolajczyk,
David Riley, Melissa Skelly, and Karen Thompson



For Today's Discussion



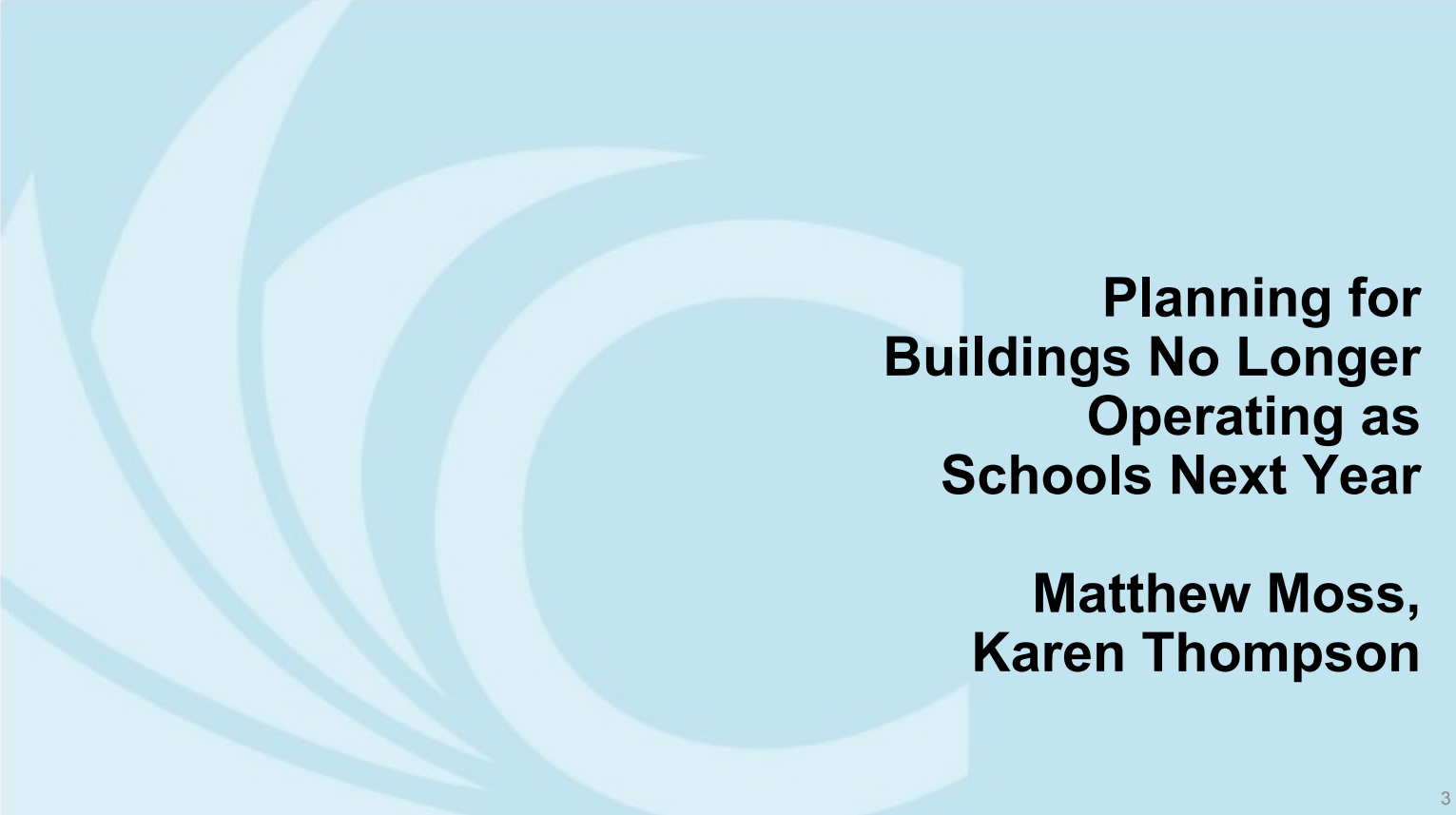
18
CMSD-owned
buildings
will not
operate as
schools,
along with 5
leased spaces

29 fewer
CMSD
schools
will operate next
school year

39 total
mergers
and moves



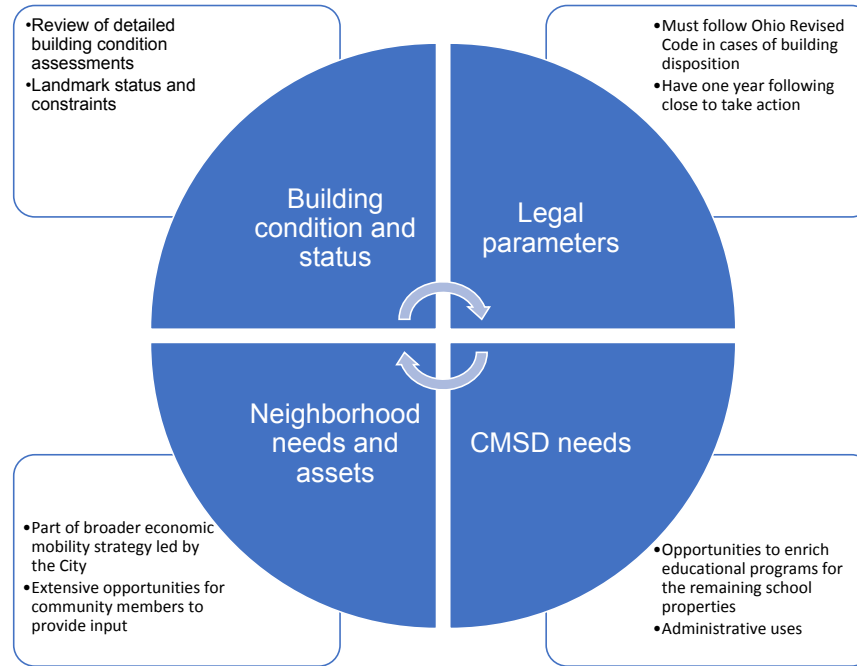
- As CMSD plans for implementation of the BBF recommendations, we are tackling some key facilities questions:
 - What is of most concern to our community members?
 - How are we closing down the identified buildings efficiently and safely?
 - What is our plan for the closed properties?
 - How are we preparing the remaining “welcoming” buildings for additional students?



**Planning for
Buildings No Longer
Operating as
Schools Next Year**

**Matthew Moss,
Karen Thompson**

Planning for closing buildings incorporates many inputs





**City of
Cleveland:
What We Heard
from the
Community**

Matthew Moss

Engagement - Online

Survey on the city's website asking respondents to share general or specific questions/comments/concerns on building reuse.

90 responses online.

Engagement – In Person

Facilitated sessions by city staff to discuss reuse opportunities and document questions, comments, and concerns. City staff gave a brief presentation followed by table discussions.

9 in-person, 90-minute sessions between February 5th and February 28th

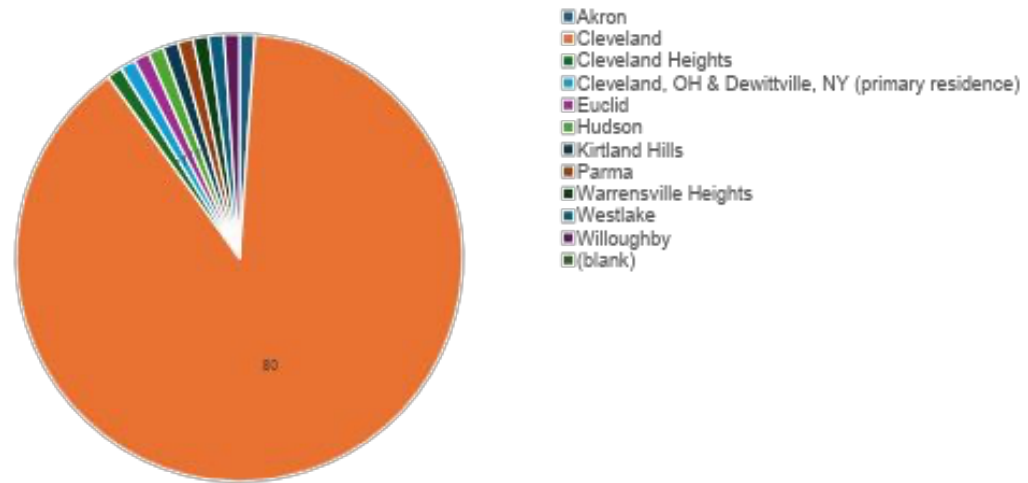
142 total attendees



Community Engagement - Online

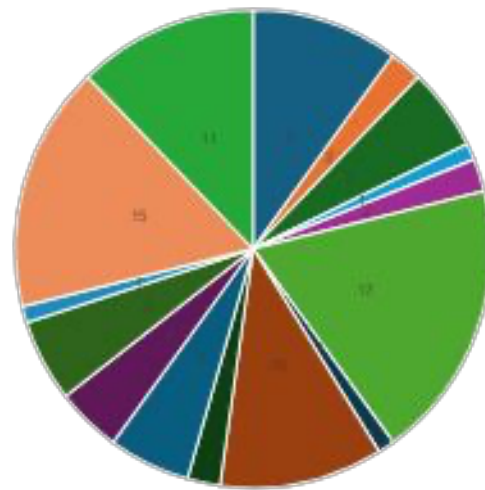
90 total Responses

School Site Reuse - Online Comment Form
What city do you live in?



Community Engagement - Online

School Site Reuse - Online Comment Form
Which school would you like to comment on?



- Charles A. Mooney
- Charles Dickens
- Collinwood High School
- Euclid Park
- Hannah Gibbons
- I have a general comment/question
- Kenneth Clement Boys' Leadership Academy
- Louisa May Alcott
- Mary B. Martin
- Mary Church Terrell
- Mary M. Bethune
- Michael R. White/Stonebrook Montessori
- Miles
- Tremont Montessori
- Valley View Boys' Leadership Academy
- (blank)



Community Engagement - Online

Summary and Takeaways

The single strongest concern is “**do not let these buildings sit empty.**”

Strong Demand for Housing — Especially Affordable & Senior Housing

The most frequent theme is converting schools into housing, with emphasis on:

- Affordable housing for low-income residents
- Senior living and accessible apartments
- Starter housing for young adults
- Single-family homes that fit neighborhood character

Many respondents see housing as critical to rebuilding Cleveland’s population and stabilizing neighborhoods.



Community Engagement - Online

Summary and Takeaways

Broad Support for Community-Centered Uses

Residents repeatedly stress that buildings should serve the entire community, not niche or for-profit interests. Popular ideas include:

- Community centers (youth + senior programming)
- Recreation centers (gyms, pools, indoor playgrounds, skating rinks)
- After-school and enrichment programs
- Workforce training and skill-building hubs

There is strong concern that vacant buildings will become crime magnets if not actively reused.



Community Engagement - Online

Summary and Takeaways

Desire for Neighborhood Amenities (Especially Grocery & Marketplace Options)

Multiple responses—particularly in Tremont and other walkable areas—call for:

- A grocery store or neighborhood market
- Mixed-use retail with cafes/restaurants
- Walkable everyday necessities

Residents emphasize quality-of-life improvements and filling “walkability gaps.



Community Engagement - Online

Summary and Takeaways

Preservation of Educational Mission & Specialized Programming

Several respondents advocate for:

- Keeping buildings as schools where possible
- Trade schools or vocational programs
- Montessori or specialized education models
- Workforce hubs for young adults

There is concern about losing CMSD enrollment to charter/voucher schools and abandoning successful “school choice” models.



Community Engagement - Online

Summary and Takeaways

Equity, Sustainability & Anti-Displacement Concerns

Themes running through many responses includes:

- Worry about gentrification vs. true revitalization
- Desire to prioritize current residents over outside developers
- Calls for sustainable development and long-term community benefit
- Preservation of historic buildings and green space
- Requests for transparent planning and community involvement

Residents want redevelopment that strengthens Cleveland families, protects neighborhood identity, and avoids boom-and-bust cycles.



Community Engagement – In person sessions

142 attendees, 128 comment cards

Summarizing into 7 engagement reports by meeting

Engagement reports will be available online and through any future RFQ or redevelopment opportunity



Engagement Report

Tremont Montessori School



Introduction

In February 2026, the City of Cleveland began engaging residents to identify redevelopment approaches for surplus Cleveland Metropolitan School District sites. Via an online survey, physical comment cards, and an in-person meeting held February 10, 2026, the following community feedback was gathered regarding the Tremont Montessori School site.

Community Feedback

Tremont Montessori School
2.8 ac • 2409 W 10th St • Ward 7



Desired Uses

- Intergenerational Arts and Recreation
 - Arts/dance studio, classes, performance space
 - Gym/athletics and expanded green space
 - Community gathering space
- Housing and Mixed-Use
 - Mixed-income housing or affordable senior housing
 - Mixed-use, low-to-mid-rise, intergenerational development
- Grocery and Retail
 - Locally owned grocer, food co-op, or neighborhood market
 - One-stop shop retail (pharmacy, grocery, dining, etc.)
 - Prepared foods marketplace and boutique shopping
 - Local and small business incubation
- Education and Youth Programming
 - After school programming and educational partnerships
 - Daycare and family-oriented services

General Comments

- Residents desire building reuse, walkability, and neighborhood-scale
- Provide market-rate, workforce, senior, and affordable housing
- Preserve the historic character of the building
- Density, connectivity, and diversity in retail options are important
- Sustainability and open green space should be prioritized
- Bring the arts back to Tremont

Concerns

- High-rise, luxury development and rising unaffordability
- Lack of basic services accessible to a growing senior population
- Traffic and parking issues
- Risk of demolition
- Redevelopment might lack transparency/undermine neighborhood identity

27

survey and comment card responses

31

estimated engagement session attendance

Engagement Report

Collinwood High, Hannah Gibbons, Euclid Park Schools



Introduction

In February 2026, the City of Cleveland began engaging residents to identify redevelopment approaches for surplus Cleveland Metropolitan School District sites. Via an online survey, physical comment cards, and two in-person meetings held February 5, 2026 and February 28, 2026, the following community feedback was gathered regarding the Collinwood High, Euclid Park, and Hannah Gibbons school sites.

Community Feedback

Collinwood High
5.4 ac • 18210 Saint Clair Ave • Ward 10



Hannah Gibbons
3.2 ac • 1401 Larchmont Rd • Ward 10



Euclid Park
7.5 ac • 17914 Euclid Ave • Ward 10



Desired Uses

- Education and Workforce Development
 - Trades training/workforce development programming
 - Adult education and career pathway programming
 - Youth/after school programming
- Community Uses
 - Community center/social services hub
 - Arts/culture/recreation spaces
 - Intergenerational activities
- Housing
 - Intergenerational, senior, and/or affordable housing
 - Mixed-use housing with supportive services
- Economic Development
 - Small business/entrepreneurial incubation
 - Light industrial/city services (fire, EMS, etc.)

General Comments

- Sites should continue to serve as community anchors
- Residents desire building reuse
- Local public amenities and arts are important assets
- Sustainable development should be prioritized
- Planning/engagement should be collaborative and inclusive
- Targeted investment is needed in Collinwood

Concerns

- Loss of neighborhood identity with closure of the schools
- Crime and safety issues with long-term building vacancy
- Displacement, inequitable investment, and privatizing public assets
- Long-term funding and redevelopment feasibility
- Reduced access to education
- Gaps in essential services

24

survey and comment card responses

18

estimated engagement session 1 attendance

12

estimated engagement session 2 attendance



City Uses – Closed Sites

New City Fire Stations

- Valley View
- Brooklawn (New Tech West)

New Safety Facility

- Miles

CMSD Board approval for transfer to the city is the start of our internal and external approval processes

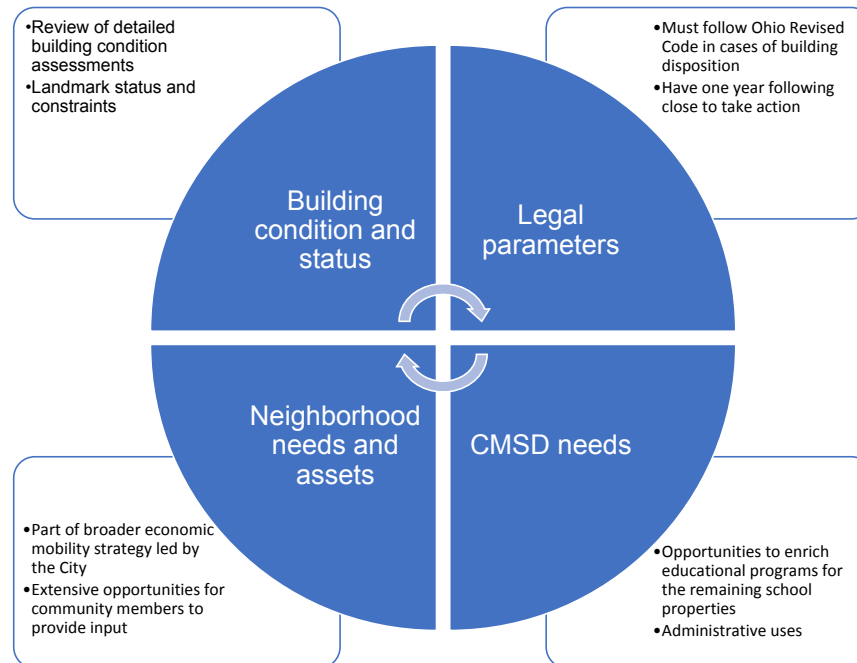




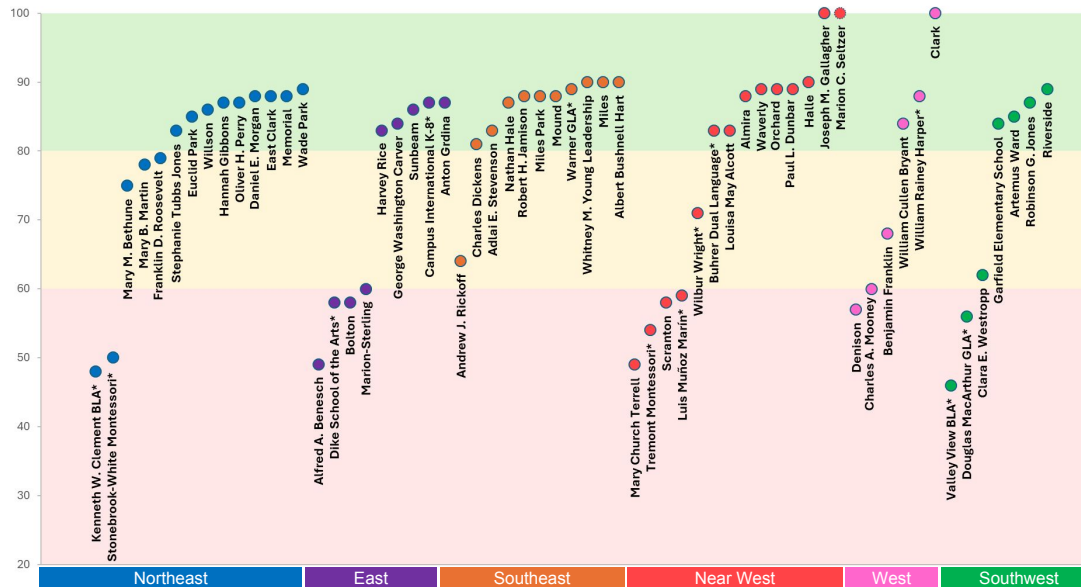
**Building
Disposition**

**Karen
Thompson**

Planning for closing buildings incorporates many inputs



PreK-8 Building Condition

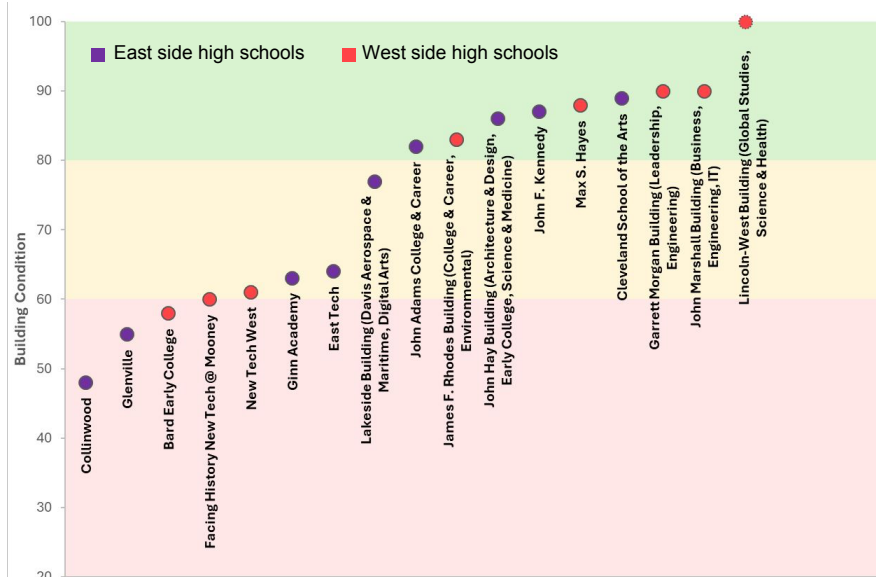


Our long-term goal is to keep every building at a condition score of 80 or higher.

Two thirds (66%) of our K-8 buildings are considered in “good” condition, with building condition scores of at least 80.

The building condition score reflects maintenance needs for the main systems, like A/C, plumbing, roofs, and windows. Lower scores mean more repairs are needed. These scores are a snapshot in time as of Spring 2025, except for (1) Gallagher and Clark (scores of 100 for the new buildings that opened August 2025), and (2) Marion Seltzer (score of 100 for the building that is in design). Schools operated out of leased spaces not owned by CMSD are not included. *Specialty schools are shown with

High School Building Condition



The building condition score reflects maintenance needs for the main systems, like A/C, plumbing, roofs, and windows. Lower scores mean more repairs are needed. These scores are a snapshot in time as of Spring 2025, except for Lincoln-West, which has a score of 100 for the new building that is in design. Only high schools in CMSD-owned buildings have building condition scores.

Our long-term goal is to keep every building at a condition score of 80 or higher.

Just over half (53%) of CMSD-owned high school buildings are considered in “good” condition, with scores of at least 80.

Legal parameters dictate the options we can explore



Properties could be organized into distinct categories for disposition:



School District Use: Properties retained for ongoing district purposes



Land Swap for New and Existing School Sites: Properties exchanged with the city in support of new school construction and enhancement of existing schools while providing city with community use



Sale-Leaseback: Buildings suitable for sale to other entities, while retaining some district use, as in previous arrangements like Magnet or Washington Park/First Tee



Public Offer: Properties offered directly to charters with less immediate district utility



The District requires the use of district property that will become available in June 2026 for the following purposes:

- Continued district functions, including possible use as a temporary swing site during construction projects
- Additionally, these properties may be evaluated for sale-leaseback opportunities

This process is recommended for the following buildings:

- q Euclid Park (OFCC)
- q Mary B. Martin (OFCC)
- q Health Careers

Land Swap/Exchange of Real Estate (ORC 3313.40)



- Securing properties via land swap with the City will ensure that the district obtains parcels contiguous to or near existing school properties
- Enhancements could include increased green space, learning gardens, playing fields, and additional parking, supporting and enriching educational programs for the remaining school properties
- Swaps are mutually beneficial as they enable reuse for the public good

This process is recommended for the following properties:

- q Alfred A. Benesch
- q Bolton
- q Brooklawn (New Tech West)
- q Dike
- q Kenneth Clement BLA
- q Mary Church Terrell
- q Michael R. White
- q Newton D. Baker
- q Tremont
- q Valley View BLA
- q Walton

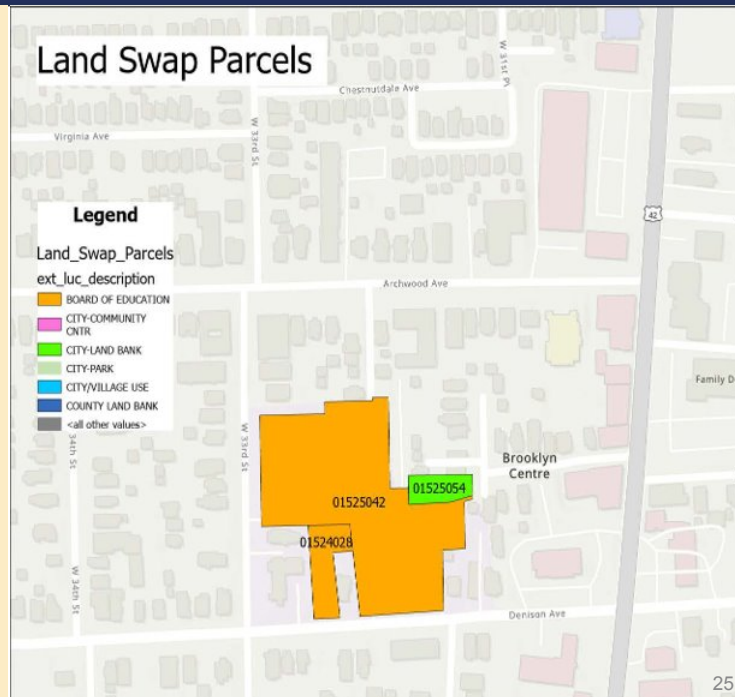
Land swaps provide an opportunity to meet CMSD, City and Community needs



Potential City Properties

- FDR/Glenville Parcels (9)
- Mary Bethune Parcels (6)
- Willson Parcels (2)
- East Clark/Memorial Parcels (3)
- Denison Parcel (1)
- Warner/Miles Park Parcels (5)
- Marion-Sterling/Central Parcels (7)

Example: *Denison parcel opportunity to expand parking or create a learning garden space*



Sale and Leaseback Agreements (ORC 9.483)



Any new OFCC construction is well-suited for a sale-leaseback arrangement.

- Regardless of other laws, a political subdivision may pursue this option
- Aligns with the community needs identified during the City Engagement process
- Key requirement is the asset must be a building; this option does not apply to land
- The property may be sold to any purchaser, with the following conditions:
 - At closing, the purchaser must lease back a portion of the building to the district
 - The purchaser is required to undertake public improvements to all or part of the leased space
 - Example, Margaret Ireland – MAGNET includes School of One classroom spaces, along with middle-grade student field experiences utilizing the manufacturing space
 - Another example, Washington Park - First Tee, where district students benefit from the upgraded facility for golf and

This process is recommended for the following properties:

- Adlai Stevenson
- Charles Dickens
- Euclid Park
- Hannah Gibbons
- Louisa M. Alcott
- Miles

Public Offer (ORC 3313.41 and 3313.413)



Preparing for Public Offer:

- The Board has decided the property is no longer needed for school use
- An appraisal sets the fair market value and is submitted to the Board of Education with a resolution, usually taking 30 days
- The District decides what items stay or are removed from the building
- The auction follows with a 30-day notice, allowing site visits
- An auctioneer may be hired (typically 10% of FMV) or the District can manage it
- After auction, another 30-to-60-day period District handles title work and deed transfer, with costs usually paid by the buyer
- The District issues notices about utility termination and related matters

This process is recommended for the following properties:

- Charles Mooney
- Collinwood

Building clean out will be more critical than ever



- Building clean out is a typical part of end-of-year readiness, however, this year it will be especially important
- Since Spring Break, dumpsters have been provided to certain closing buildings so they can proactively remove trash and unnecessary materials
- Principals and custodians can request dumpsters as needed throughout the rest of the year; all impacted schools will have dumpster access at the end of the year
- It is likely that items can/will be donated according to board policy. More information about this will be shared at an upcoming BOE meeting
- Custodians will conduct the annual end-of-year walkthrough to capture areas needing repair, general maintenance, or painting

Securing closed buildings requires a collaborative approach



- As buildings transition, keeping them secure, reducing risk and protecting district assets remain a top priority
- In addition to standard security practices, CMSD collaborates with the Cleveland Police Department to enhance safeguards at closed buildings
 - Police officers walk closed CMSD properties during their shift
 - Cameras monitored by CPD have been placed at key locations
 - Cameras monitored by CMSD emphasized
- The district also works with DAWGS for extra protection:
 - Enhanced security door on entrances/exits
 - Live monitoring across building with active alerts
 - Prompt on-site support when needed



The Board should expect a number of upcoming topics



- Related Board action topics may include:
 - Land swaps
 - Sale leaseback
 - Auctions
 - Donation policy
 - Records retention policy

Segment 8/9 Progress to Date



Construction Projects Updates

- Joseph Gallagher remodel completed - Spring 2025
- Clark new build completed - August 2025
- Marion Seltzer
 - New design completed – Summer 2025
 - Demolition completed – Fall 2025
 - New build begins – Spring 2026
 - Enhanced Space in partnership with Cudell Recreation Center
- JFK football field in partnership with City of Cleveland - Summer 2026

In Design and Community Meetings

- Lincoln-West High School design meetings in process - 2 completed to date

Abate and Demolish Eight Properties as Part of Segment 9 Work

- Cranwood ES Abate/Demo
- Empire Computech ES Abate/Demo
- Iowa-Maple ES Abate/Demo
- Mt Auburn ES Abate/Demo
- Paul Revere ES Abate/Demo
- Audubon MS Abate/Demo
- Central MS Abate/Demo
- Willson MS Demo

- Robert P. Madison, International Inc. selected as A/E - Oct 2025
- Hammond selected as the CMR- Feb 2026

Segment 8/9 Progress to Date (cont.)

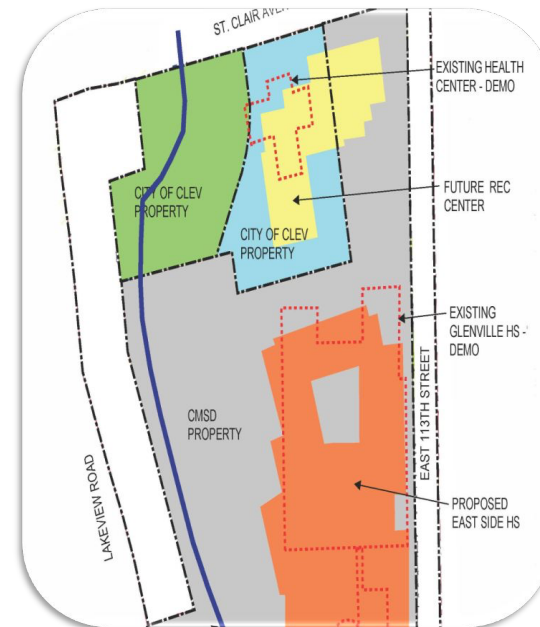


New Build Eastside HS - Glenville property

- 1200 students/supporting career pathways related to trades and health services
- Auditorium/competition gymnasium
- Solidifying the partnership with YMCA and City (MOU)
- Finalized the site plan concept that may change or be adapted
- TDA A/E selected for design phase/Oct 2025 and Hammond selected as CMR/Feb 2026

Next Steps Include

- Resolution for BOE action to include:
 - Land swap parcels
 - Partnership agreement and timeline
- Schedule community meetings
- Beginning planning for swing site in 2027



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Building Readiness and Investments

Rachel Mikolajczyk

School moves represent a key summer milestone



Preparing for these moves has been a cross-functional effort

- 48 building walkthroughs have been completed with team members from Academics, Operations, Legal, etc.
- Many departments are currently inventorying related items and discerning future use vs. item disposition options, including:
 - Facilities and Logistics: furniture and other equipment
 - IT: technology and infrastructure
 - School Nutrition: kitchen equipment
 - Academics: curriculum materials
- Legal is generating guidance for school staff regarding record retention, etc.
- Academics is generating guidance for school staff about item retention and disposal to ensure quality instruction materials are kept or moved as needed

School move timing is being heavily orchestrated



- The team is planning on making the most of each available summer day
- Five moving companies have been engaged to support the effort
- Constraints exist around scheduling
 - Existing contractual terms regarding leased spaces
 - Some schools must move first to allow for other schools to move in
 - Older, larger buildings will require more time to clean out before formally shuttering
 - “Non-impacted” buildings experiencing classroom shifts due to incoming special populations must also be considered
- Move schedule is divided into phases allowing more complicated moves to be initiated sooner

School staff is being supported along the way



- A training video has been created to explain the process
- FAQs and packing lists are being provided
- In-person school visits are planned for highest need schools
- Packing materials will be delivered to schools by May 1 to allow ample time for preparation
- A labeling system will be used to ensure that boxes follow the staff

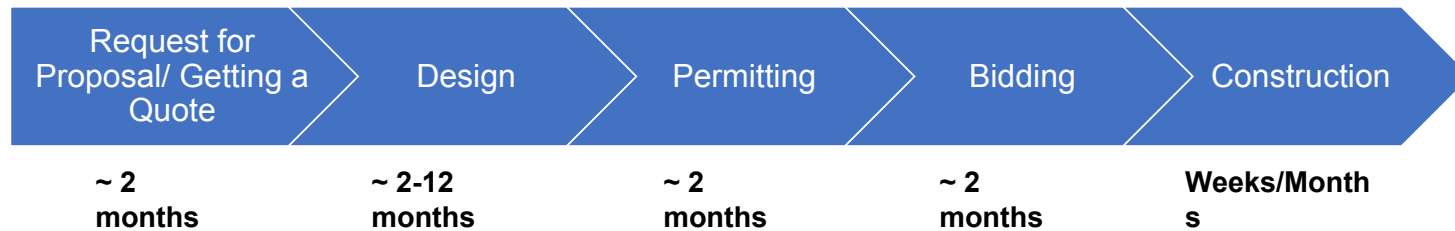
Building investment projects have multiple origins



There are several different types of building investments that will be completed by CMSD Capital Projects or

Type	Definition	Example
Building Score to 80	Building investments designed to bring the building assessment score up to 80+ based on MGT's BASYS framework	<ul style="list-style-type: none"> • Roof and skylight upgrades at Franklin D. Roosevelt (<i>future Stephanie Tubbs Jones</i>) (Summer 26) • Plumbing fixtures at Luis Muñoz Marin (Spring 26)
CTE Pathway	Building investments needed to implement new CTE pathways or programming	<ul style="list-style-type: none"> • Cosmetology at John Adams High School (Fall 27) • Welding at John F. Kennedy High School (Fall 27)
K8 Programming	Building investments needed to accommodate new K8 programming or additional encore offerings	<ul style="list-style-type: none"> • Dance studio at Mound School of the Arts (Summer 26)
Preventative Maintenance	Building investments necessary to maintain building quality	<ul style="list-style-type: none"> • Asphalt parking lot at Scranton and Denison (Summer 26) • Chiller replacement at Stephanie Tubbs Jones (<i>future Michael R. White Montessori</i>) (Fall 26)
Special Population Update	Building investments needed to accommodate new student populations	<ul style="list-style-type: none"> • Media center walls at Memorial (Summer 26)
Other	Building investments not listed in categories above (requested by admin, needed for operational functionality, facilitated by partners, etc.)	<ul style="list-style-type: none"> • Walls & doors at Benjamin O. Davis, Jr. High School (Fall 26) • Automated security gates and parking lot bollards at East Clark (Summer 26)

While the most visible, the building improvement process includes more than just construction



Key Building Investment Accomplishments to Date

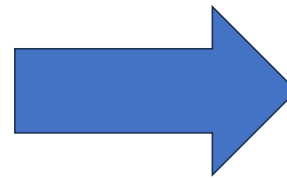


- Multi-year plan to upgrade buildings in process
- Conducted interviews of architecture and engineering firms; moving forward with Requests for Quotation from eight of them
- Trades team has evaluated remaining buildings and defined scope of work to be done in-house
- External improvements have commenced
- New school building design and construction process continues
- Preventative maintenance ongoing

BBF necessitates leveling up our annual processes, including school readiness



- Cross-departmental governance being exercised
- Formalized progress monitoring being established
- KPIs and related metrics being proposed
- Tracking and reporting mechanisms being generated



More effective
and efficient
annual
readiness
process

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Q&A

Thank you.

