

RESOLUTION NO. 2025-44

AUTHORIZING THE GREATER CLEVELAND REGIONAL TRANSIT AUTHORITY TO ENTER INTO A PURCHASE AND SALE AGREEMENT FOR THE PURCHASE OF REAL PROPERTY NECESSARY FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF A NEW MODULAR TRACTION POWER STATION IN AN AMOUNT NOT TO EXCEED \$392,000.00 (RTA DEVELOPMENT FUND, ENGINEERING & PROJECT DEVELOPMENT DEPARTMENT BUDGET)

WHEREAS, the Greater Cleveland Regional Transit Authority ("Authority") owns and operates an electrical substation, located near the intersection of Euclid Avenue and Coltman Road in the City of Cleveland, which is obsolete and in need of replacement; and

WHEREAS, the Authority intends to construct a new modular traction power station to replace the old substation; and

WHEREAS, the location of the planned replacement substation requires the Authority to acquire adjacent property for the purpose of constructing an access drive to the new site as well as the acquisition of a permanent access easement across adjoining property and a temporary work area for use during construction; and

WHEREAS, the Authority proposes to acquire from Little Italy Development, LLC: (i) a 0.1792 acre parcel of real property, (ii) a permanent access easement, and (iii) space for a temporary work area; and

WHEREAS, the Authority has negotiated a purchase and sale agreement necessary to acquire the real property, access easement, and temporary work area access.

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of the Greater Cleveland Regional Transit Authority, Cuyahoga County, Ohio:

Section 1. That the General Manager, Chief Executive Officer is hereby authorized to execute a Purchase and Sale Agreement with Little Italy Development, LLC and to execute all other documents required to effectuate the purchase of that certain 0.1792 acre parcel of real property, a permanent access easement, and a temporary work area, as necessary for the installation, operation and maintenance of a new modular traction power facility.

Section 2. That the aggregate purchase price of three hundred ninety-two thousand dollars (\$392,000.00) is the fair market value for the real property, permanent easement, and temporary work area that are being acquired, as determined by MAI property appraisal report and confirmed by a review appraisal report.

Section 3. This purchase and sale agreement shall be payable through the RTA Development Fund, Engineering & Project Development Department budget, including but not limited to, Capital Grant OH-2023-042-337, in an amount not to exceed \$392,000.00 (\$313,600.00 in federal funds, which represents 80% of total cost).

Section 4. That this resolution shall become effective immediately upon its adoption.

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Adopted: *MARCH 18, 2025*



President

Attest: *Rajan D. Santam*

Secretary-Treasurer



TITLE/DESCRIPTION: ACQUISITION: PURCHASE AND SALE AGREEMENT FOR THE PURCHASE OF REAL PROPERTY NECESSARY FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF A NEW MODULAR TRACTION POWER STATION SELLER: LITTLE ITALY DEVELOPMENT, LLC PURCHASE PRICE: \$392,000.00	Resolution No.: 2025-44
	Date: March 13, 2025
	Initiator: Engineering & Project Management
ACTION REQUEST: <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Review/Comment <input type="checkbox"/> Information Only <input type="checkbox"/> Other _____	

1.0 **PURPOSE/SCOPE:** The resolution seeks approval for the Greater Cleveland Regional Transit Authority (“Authority”) to enter into a Purchase and Sale Agreement with Little Italy Development, LLC (“LID”) for the proposed purchase of real estate and easement rights that are necessary for the installation, operation and maintenance of a new modular traction power station. The proposed acquisition includes the purchase of approximately 0.1792 acres of land, a permanent access easement, and a temporary work area.

2.0 **DESCRIPTION/JUSTIFICATION:** The current substation is located in a bunker-type facility at the corner of Euclid Avenue and Coltman Road in the City of Cleveland. The substation is old, obsolete and needs replacement. The best location for a new substation is an area on Authority property next to the Red Line tracks and adjacent to the LID property. This configuration requires an access route from Coltman Road (at Euclid Avenue) across property owned by LID. Negotiations with LID resulted in the proposed purchase of a portion of LID’s parcel coupled with a permanent access easement from Coltman Road and a temporary work area for use during the construction of the project.

The following is a summary of the pertinent terms of the Purchase and Sale Agreement:

- a. Purchase Price: \$392,000 (\$332,500 for land; \$59,500 for access easement)
- b. \$3,000 earnest money deposit (to escrow)
- c. Purchase price is payable in cash at closing
- d. 45-day due diligence period
- e. Closing within 30 days following the conclusion of the due diligence period

An independent appraisal dated July 26, 2024 was obtained to assist the Authority in establishing a fair market value estimate for the land and interests to be purchased. The 0.1792-acre acquisition parcel was valued at \$312,500 and the 0.0454-acre permanent access easement was valued at \$59,500. The review appraiser concurred on these values in his report dated September 18, 2024. Subsequent negotiations with LID resulted in the total aggregate purchase price of \$392,000 which includes the temporary work area.

3.0 **PROCUREMENT BACKGROUND:** Does not apply.

4.0 **AFFIRMATIVE ACTION/DBE BACKGROUND:** Does not apply.

5.0 **POLICY IMPACT:** The proposed Purchase and Sale Agreement is consistent with the real estate policies of the Authority.

Staff Summary & Comments

Purchase and Sale Agreement to Purchase Real Property for Substation

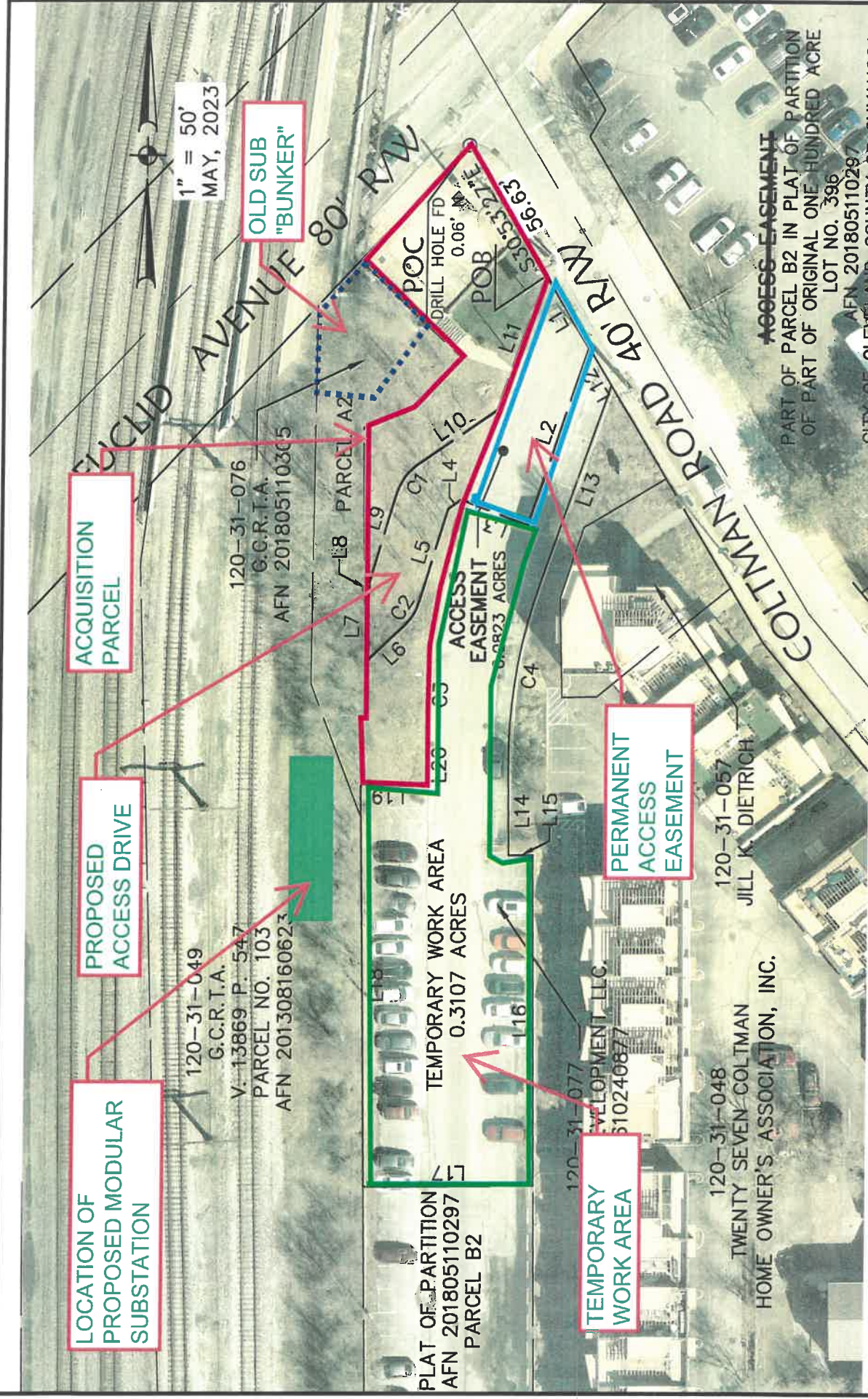
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- 6.0 **ECONOMIC IMPACT:** This procurement shall be payable through the RTA Development Fund, Engineering & Project Development Department budget, including but not limited to, Capital Grant OH-2023-042-337, in an amount not to exceed \$392,000.00 (\$313,600.00 in federal funds, which represents 80% of total cost).
- 7.0 **ALTERNATIVES:** Withhold approval of the Purchase and Sale Agreement, in which case the project will not be able to move forward until an alternate site can be found, investigated, designed, and purchased.
- 8.0 **RECOMMENDATION:** Staff recommends the approval of the proposed Purchase and Sale Agreement with LID.
- 9.0 **ATTACHMENTS:**
A. Site Map

Recommended and certified as appropriate to the availability of funds, legal form and conformance with the Procurement requirements.



General Manager, Chief Executive Officer



RED = parcel to acquire
 BLUE = perm access esmt
 GREEN = temp work area

TREVOR A. BIXLER
 PROFESSIONAL SURVEYOR, OHIO NO. 7730

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 www.ksassociates.com

ACCESS EASEMENT
 PART OF PARCEL B2 IN PLAT OF PARTITION
 OF PART OF ORIGINAL ONE HUNDRED ACRE
 LOT NO. 396
 AFN 201805110297
 CITY OF CLEVELAND COUNTY OF CUYAHOGA
 STATE OF OHIO

ACQUISITION PARCEL

PROPOSED ACCESS DRIVE

LOCATION OF PROPOSED MODULAR SUBSTATION

OLD SUB "BUNKER"

TEMPORARY WORK AREA

PERMANENT ACCESS EASEMENT

TEMPORARY WORK AREA
 0.3107 ACRES

1" = 50'
 MAY, 2023

120-31-076
 G.C.R.T.A.
 AFN 201805110305

120-31-049
 G.C.R.T.A.
 V: 13869 P: 547
 PARCEL NO. 103
 AFN 201308160623

PLAT OF PARTITION
 AFN 201805110297
 PARCEL B2

120-31-077
 DEVELOPMENT, LLC.
 510240877

120-31-048
 TWENTY SEVEN COLTMAN
 HOME OWNER'S ASSOCIATION, INC.

120-31-057
 JILL K. DIETRICH

POC
 DRILL HOLE FD
 0.06' W
 53053.27'E
 56.63'

ACCESS EASEMENT
 0.0823 ACRES

EUCIID AVENUE 80' RW

COLTMAN ROAD 40' RW

L7 L8 L9 L10 L11 L12 L13 L14 L15 L16 L17 L18
 C1 C2 C3 C4 C5 C6 C7



MAYFIELD RD

Little Italy University Circle

LOCATION OF NEW SUBSTATION

LOCATION OF EXISTING SUBSTATION

EUCLID AVE

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