

RESOLUTION NO. 1999 - 164

**AUTHORIZING THE PURCHASE OF REAL ESTATE LOCATED AT 18030 BROOKPARK ROAD IN CLEVELAND, OHIO DESIGNATED AS PERMANENT PARCEL NO. 028-13-006 & 028-13-009 FROM ALAMO RENT-A-CAR TO ACCOMMODATE THE RECONSTRUCTION OF THE BROOKPARK RAPID TRANSIT STATION FOR \$1,291,357.90 - CAPITAL GRANT NO. OH-03-0178, (\$1,033,086.32 IN FEDERAL FUNDS REPRESENTING 80% OF THE TOTAL COST)**

WHEREAS, Alamo Rent-A-Car is the owner of the property in Cleveland, Ohio parcel bearing Cuyahoga County Auditor's Permanent Parcel No. 028-13-006 and 028-13-009; and

WHEREAS, the Greater Cleveland Regional Transit Authority needs sufficient land located adjacent to its Brookpark Rapid Transit Station to construct the new station as designed as well as to provide additional parking capacity; and

WHEREAS, Alamo Rent-A-Car has offered to sell their interest in the above described parcel to be conveyed to GCRTA for the price of \$1,291,357.90 subject to prorations and adjustments as outlined in the proposed purchase agreement; and

WHEREAS, The General Manager/Secretary-Treasurer of the Greater Cleveland Regional Transit Authority deems the offer to be fair and reasonable and recommends that the offer be accepted.

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

Section 1. That the offer of Alamo Rent-A-Car for the sale to the Greater Cleveland Regional Transit Authority of all of the rights, title and interest in and to lands and buildings located in Cleveland, Ohio and bearing Cuyahoga County Auditor's Permanent Parcel No. 028-13-006 and 028-13-009 for a price of \$1,291,357.90 subject to adjustments and additions in accordance with the offer for sale for prorations, title fees, relocation, and closing costs be accepted. This cost is reasonable and represents the fair market of the property, and is hereby accepted.

Section 2. That the General Manager/Secretary-Treasurer be and he is hereby authorized to execute all documents and to take all actions necessary for the consummation of the transaction contemplated hereby.

Section 3. GCRTA shall make the purchase amount payable to Surety Title who has been selected as GCRTA's Title Agency through competitive solicitation. The funds to be deposited will be the \$1,291,357.90 plus associated closing and escrow costs. Surety Title will be responsible for all escrow, Title Insurance, and closing work.

Section 4. That funding for the acquisition of this property will be provided from FTA Capital Grant OH-03-0178 in the amount of \$1,291,357.90. Should said grant not be approved by the Federal Transit Administration, said acquisition shall be payable from 100% local funds.

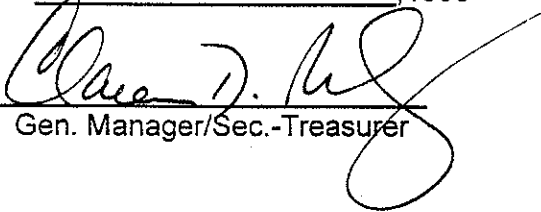
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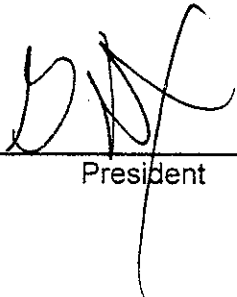
Section 5. That the said contract is subject to the satisfaction of all statutes, regulations, rules, and orders obligatory on the Greater Cleveland Regional Transit Authority for the transaction contemplated hereby.

Section 6. That this Resolution shall become effective immediately upon its adoption.

Attachment: Parcel Map

Adopted: November 23, 1999

Attest:   
Gen. Manager/Sec.-Treasurer

  
President

**ENVIRONMENTAL REVIEW RECORD  
BROOKPARK RAPID TRANSIT STATION  
LAND ACQUISITION**

PURPOSE

To enhance the functioning of the Brookpark Rapid Transit Station and to minimize the cost and time required for construction rehabilitation of the station, GCRTA will acquire 7 acres of adjacent land of which only 3.6 acres is usable.

STATION DESCRIPTION

The Brookpark Rapid Transit Station is located along Brookpark Road between the CSX & I-480. The station was constructed in late sixties and is elevated above the existing RTA lot. RTA owns 12.9 acres of land with 105.3 parking spaces. Parking area utilization at the lot has been in excess of 95% for the last 3 - 5 years.

The station serves the Red Line, GCRTA's heavy rail line running from the support via Downtown Cleveland to Stokes Station at Windermere (19 miles). GCRTA has been under pressure to increase the capacity of lot to assist in mitigating traffic congestion and disruption due to nearby highway construction. The lot serves as RTA's primary traffic intercept from outlying suburbs and counties to the south & west which are experiencing high rates of growth. Demand at this station is expected to continue to grow given its proximity to high travel growth corridor and as rail ridership increases.

SITE DESCRIPTION

The Brookpark RTS is located on Brookpark Road (State Highway SR 17). Brookpark is a heavily industrialized corridor. Ford Motor Company operates a multi-building heavy manufacturing plant across the street from the station. This factory is the largest area employer making v-8 engines for Ford vehicles. Smaller manufacturers and commercial establishments such as taverns and gas stations dot the area. The station is within 2 miles of Hopkins International Airport, the major regional airport of Northeast Ohio.

The station is located in the CSX mainline right-of-way and is within 50 ft. of limited access highway bridge structure (I-480). The attached map illustrates the station's location and proximity to these major barriers.

The area to be acquired is presently owned by Alamo Car Rental. The 3.5 acre site accommodates 250-350 cars. It has been used as a rental car parking lot for the past several years. Their primary market has been servicing airport visitors. The airport recently consolidated all rental car agencies at a central campus making this lot unnecessary. Since the lot was no longer required, Alamo is seeking to sell the property.

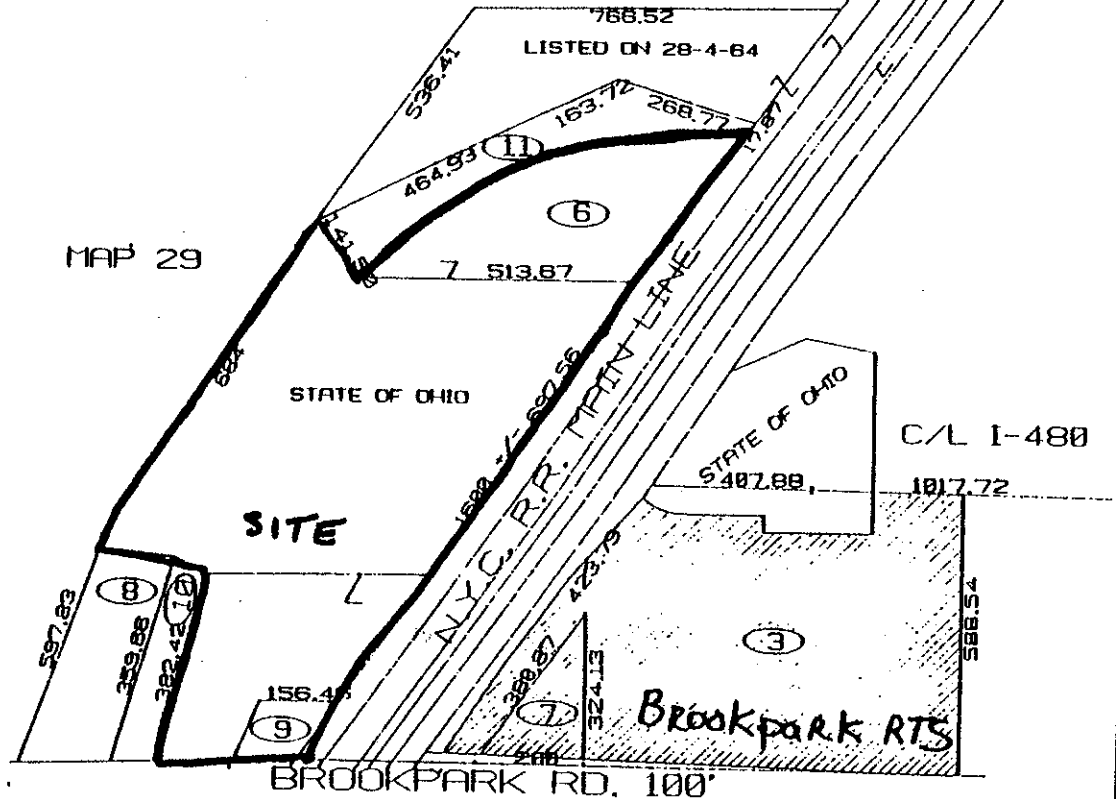
GCRTA will use the lot for station parking. The capacity of the lot will remain the same as will the existing traffic volumes and patterns. The only change will be that GCRTA will own the lot rather than Alamo. This action will have no impact on the existing built environment. Furthermore, the addition of these spaces for RTA patron use will decrease the number of private autos travelling this corridor, thus reducing traffic congestion and reducing auto emissions.

LAND ACQUISITION (CONT'D)  
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NEPA CITATIONS

In accordance to the NEPA process, this action meets the requirements for a Class II Categorical Exclusion. Specifically, the activity is described in CFR 771.117(d) (4) ***Transportation corridor fringe parking areas***. Clearly, the station is located in an urban transportation corridor on the fringe of the city. It is therefore, the conclusion of this statement that this activity is categorically excluded from the NEPA process and has minimal impact on the environment.

GREATER CLEVELAND REGIONAL TRANSIT AUTHORITY  
 REAL ESTATE INVENTORY



SOURCE: CUYAHOGA COUNTY AUDITORS OFFICE  
 LEVIN COLLEGE OF URBAN AFFAIRS

BOOK 028 MAP 13