

RESOLUTION NO. 2002 -74

DECLARING THE INTENT OF THE GREATER CLEVELAND REGIONAL TRANSIT AUTHORITY TO APPROPRIATE FEE SIMPLE INTEREST FREE AND CLEAR OF ALL LEASEHOLDS, RESERVATIONS, EASEMENTS AND ENCUMBRANCES FOR THE LAND BEARING CUYAHOGA COUNTY AUDITOR'S PERMANENT PARCEL NUMBER 236-12-004 LOCATED ALONG GREAT NORTHERN BOULEVARD AND I-480 IN NORTH OLMSTED, OHIO FROM THE GREAT NORTHERN PROPERTIES, INCORPORATED FOR THE FAIR MARKET VALUE AND COSTS FOR THE ROADWAY TO THE NORTH OLMSTED PARK-N-RIDE. RTA SHALL PAY FROM THE DEVELOPMENT FUND - PROJECT DEVELOPMENT AND ENGINEERING DEPARTMENT BUDGET.

WHEREAS, the Greater Cleveland Regional Transit Authority ("RTA") has a transit related need to acquire an interest in real property for a new roadway into the North Olmsted Park-n-Ride; and

WHEREAS, the real property is owned by Great Northern Properties, Incorporated, and bearing the Cuyahoga County Auditor's Permanent Parcel Number 236-12-004 located along Great Northern Boulevard and I-480 in North Olmsted, Ohio ("Property"); and

WHEREAS, RTA and Great Northern Properties, Incorporated were not able to reach an agreement concerning the purchase price of the Property, it will therefore be necessary to commence legal proceeding to appropriate said Property by eminent domain pursuant to Ohio Revised Code Chapters 306 and 163; and

WHEREAS, the RTA Board of Trustees finds it necessary, critical and proper to authorize the General Manager/Secretary-Treasurer to appropriate the Property from the owners, Great Northern Properties, Incorporated, for a roadway into the North Olmsted Park-n-Ride.

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

Section 1. That this Board finds that the new roadway for the North Olmsted Park-n-Ride requires the appropriation of the Property bearing the Cuyahoga County Auditor's Permanent Parcel Number 236-12-004 located along Great Northern Boulevard and I-480 in North Olmsted, Ohio and that the appropriation of the Property owned by Great Northern Properties, Incorporated, ("Property") is necessary, critical, and proper, and will further the objectives of the RTA.

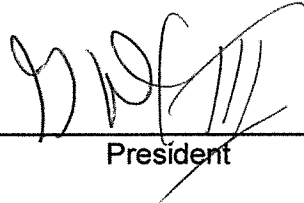
Section 2. That this Board finds it necessary, critical, and proper to hereby authorize the General Manager/Secretary-Treasurer to appropriate the Property bearing the Cuyahoga County Auditor's Permanent Parcel Number 236-12-004 located along Great Northern Boulevard and I-480 in North Olmsted, Ohio for Fair market value plus costs which sums shall be payable out of the RTA Development Fund, Project Development and Engineering Department budget -100% local funds.

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Section 3. That this Resolution shall become effective immediately upon its adoption.

Attachments: Drawing depicting taking (parcel map).

Adopted: April 16, 2002.



President

Attest: 
CEO, General Manager/Secretary-Treasurer

NORTH OLMSTED PARK -N- RIDE PROJECT

Kennedy Ridge Rd

FUTURE

RTA Park -n- Ride
& Transit Center

23616014

23616013

23612004

Sunset Oval

FRIENDS OF NORTH OLMSTED
EVANGICAL CHURCH

23611017

[PARTIAL TAKE]

GR. NORTHERN PROPERTIES, INC.
AKA BISKIND PROP.

[FULL TAKE]

RESOLUTIONS
15730



[MARCH 2002]



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<p>TITLE/DESCRIPTION: DECLARING THE INTENT OF THE GREATER CLEVELAND REGIONAL TRANSIT AUTHORITY TO APPROPRIATE FEE SIMPLE INTEREST FREE AND CLEAR OF ALL LEASEHOLDS, RESERVATIONS, EASEMENTS AND ENCUMBRANCES FOR THE LAND BEARING CUYAHOGA COUNTY AUDITOR'S PERMANENT PARCEL NUMBER 236-12-004 LOCATED ALONG GREAT NORTHERN BOULEVARD AND I-480 IN NORTH OLMSTED, OHIO FROM THE GREAT NORTHERN PROPERTIES, INCORPORATED FOR THE FAIR MARKET VALUE AND COSTS FOR THE ROADWAY TO THE NORTH OLMSTED PARK-N-RIDE. RTA SHALL PAY FROM THE DEVELOPMENT FUND - PROJECT DEVELOPMENT AND ENGINEERING DEPARTMENT BUDGET.</p>	Resolution No.: 2002-74
	Date: April 16, 2002
	Initiator: Property Management

ACTION REQUEST:
 XX Approval Review/Comment Information Only Other _____

1.0 PURPOSE/SCOPE: The Greater Cleveland Regional Transit Authority ("RTA") has a transit related need to acquire an interest in the real property owned by Great Northern Properties, Incorporated, and bearing the Cuyahoga County Auditor's Permanent Parcel Number 236-12-004 located along Great Northern Boulevard and I-480 in North Olmsted, Ohio ("Property") for a roadway into the North Olmsted Park-n-Ride. RTA and Great Northern Properties, Incorporated were not able to reach an agreement concerning the purchase price of the Property, it will therefore be necessary to commence legal proceeding to appropriate said Property by eminent domain pursuant to Ohio Revised Code Chapters 306 and 163.

2.0 DESCRIPTION/JUSTIFICATION: RTA will take the eminent domain action unless the City of North Olmsted (City) promptly does so. RTA and the City entered into a Public Transportation Operating Agreement (Agreement) approved by the Board of Trustees on November 17, 2000, which at Section 42 outlines the cooperation between RTA and the City for the development of the Park-n-Ride. The City's Council authorized the use of legal action to proceed with the acquisition of the Property in December 2001. The City is amenable to granting to RTA an interest in said Property for the Fair market value plus costs and the sum shall be payable out of the RTA Development Fund, Project Development and Engineering Department budget -100% local funds in the event that the City appropriates said Property prior to action by RTA to acquire it.

3.0 PROCUREMENT BACKGROUND: Not applicable

4.0 DBE / AFFIRMATIVE ACTION BACKGROUND: Not Applicable

5.0 POLICY IMPACT: The use of Eminent domain by RTA is consistent with RTA's administrative polices and acquisition procedures. The new Park-n-Ride will create a better quality service for RTA passengers.

6.0 ECONOMIC IMPACT: It is necessary, critical, and proper to hereby authorize the appropriation of the Property for Fair market value plus costs which sums shall be payable out of the RTA Development Fund, Project Development and Engineering Department budget -100% local funds.

7.0 ALTERNATIVES: There are two options. The first is to "do-nothing" and this would cause the Park-n-Ride project to cease due to the lack of an entrance roadway. The RTA would most likely lose

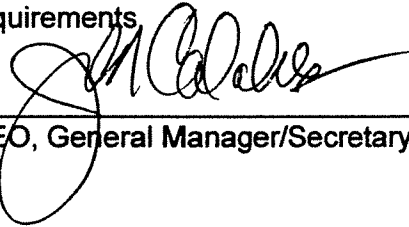
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the majority of its ridership in the area because its leased Park-n-Ride space expires in October of 2002 without a renewal possibility. The second and best alternative is to authorize the General Manager / Secretary Treasurer to appropriate the Property.

8.0 RECOMMENDATION: It is recommended that the Board of Trustees authorize the General Manager / Secretary Treasurer to appropriate the property for North Olmsted Park-n-Ride.

9.0 ATTACHMENTS: Park-n-Ride Parcel map.

Recommended and certified as appropriate to the availability of funds, legal form and conformance with the Real estate acquisition requirements



CEO, General Manager/Secretary-Treasurer