

RESOLUTION 2002- 115

AUTHORIZING THE GREATER CLEVELAND REGIONAL TRANSIT AUTHORITY TO ACQUIRE THE PROPERTY BEARING THE CUYAHOGA COUNTY AUDITOR'S PERMANENT PARCEL # 021-11-013 LOCATED AT 13401 LAKEWOOD HEIGHTS BOULEVARD IN CLEVELAND, OHIO 44107 FOR A TOTAL SUM NOT TO EXCEED \$225,000.00 FOR THE TRISKETT BUS GARAGE PROJECT PAYABLE FROM THE RTA DEVELOPMENT FUND – PROJECT DEVELOPMENT AND ENGINEERING DEPARTMENT BUDGET.

WHEREAS, plans for the Greater Cleveland Regional Transit Authority (Authority) for the reconstruction of the Triskett Bus garage included the need for additional right-of-way with the majority of the needed right-of- way being previously acquired in 2000; and

WHEREAS, an administrative decision was made to delay any further right-of-way acquisitions until such time as the Design plans were near completion and the right-of-way need could be better determined; and

WHEREAS, it has been determined that there is a need to acquire additional right-of-way and the Clarke Electric property is needed for the Triskett Bus garage project; and

WHEREAS, the plans for the new Triskett Bus garage are the same for the rehabilitation of the existing garage or the construction of the a new garage and both . plans extend the main entrance of the garage through the Clarke Electric property, which makes the Clarke Electric property critical and necessary to the Triskett Bus garage plan.

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/Secretary-Treasurer is hereby authorized to negotiate and execute, on behalf of the Authority an agreement for the acquisition of property bearing Cuyahoga County Auditor's Permanent Parcel # 021-11-013 located at 13401 Lakewood Heights Boulevard in Cleveland, Ohio 44107 with Joseph H. and Annette D. Clarke the owners of the property.

Section 2. That the acquisition will be for the Fair Market value of \$170,000.00 plus related services and fees, which includes tenant relocation, relocation services, related closing services and fees at an estimated \$55,000.00 for a total sum not to exceed \$225,000.00 payable from the RTA Development fund- Project Development and Engineering Budget including but not limited to Capital Grant # OH-03-0187, Line Item 11.76.91 (\$180,000.00 in Federal funds, which represents 80% of the Total costs).


Section 3. That the acquisition of the Clarke Electric property and the related services and fees are necessary to continue the development activities required for the Authority's Triskett Garage project.

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

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Attachments: None

Adopted: June 18, 2002



President

Attest: 

CEO, General Manager/Secretary-Treasurer



Greater Cleveland Regional Transit Authority
STAFF SUMMARY AND COMMENTS

TITLE/DESCRIPTION: AUTHORIZING THE GREATER CLEVELAND REGIONAL TRANSIT AUTHORITY TO ACQUIRE THE PROPERTY BEARING THE CUYAHOGA COUNTY AUDITOR'S PERMANENT PARCEL # 021-11-013 LOCATED AT 13401 LAKEWOOD HEIGHTS BOULEVARD IN CLEVELAND, OHIO 44107 FOR A TOTAL SUM NOT TO EXCEED \$225,000.00 FOR THE TRISKETT BUS GARAGE PROJECT PAYABLE FROM THE RTA DEVELOPMENT FUND – PROJECT DEVELOPMENT AND ENGINEERING DEPARTMENT BUDGET.	Resolution No.: 2002-115
	Date: JUNE 18, 2002
	Initiator: Property Management

ACTION REQUEST:

Approval Review/Comment Information Only Other _____

1.0 PURPOSE/SCOPE: The Greater Cleveland Regional Transit Authority (Authority) has plans for modernizing the Triskett Bus garage and the Triskett Bus Garage project includes the need for additional Right-of-Way. The majority of the additional Right-of-Way was previously acquired through the approval the Board of Trustees in 2000 with the exception of the acquisition of the property bearing Cuyahoga County Auditor's Permanent Parcel # 021-11-013 located at 13401 Lakewood Heights Boulevard in Cleveland, Ohio 44107 from the owners of the property Joseph H. and Annette D. Clarke better known as the Clarke Electric Building property.

2.0 DESCRIPTION/JUSTIFICATION: An administrative decision was made to delay any further Right-of-Way acquisitions until such time as the Design plans were near completion and the Right-of-Way need could be better determined. It has now been determined that there is a need for the acquisition of the Clarke Electric Building property because the plans for the new Triskett Bus Garage main entrance are the same for the rehabilitation of the existing garage or the construction of the a new garage, both extend through the Clarke Electric Building property and the additional Right-of-Way is critical and necessary to the Triskett Bus Garage project plan.

3.0 PROCUREMENT BACKGROUND: Not Applicable

4.0 DBE / AFFIRMATIVE ACTION BACKGROUND: Not Applicable

5.0 POLICY IMPACT: This action is consistent with the recently adopted Real Estate Policy approved by the Board of Trustees under Resolution No. 2002-98 on May 21, 2002.

6.0 ECONOMIC IMPACT: It is necessary and critical to the Triskett Bus Garage project to authorize the acquisition of the Clarke Electric Building property for Fair Market value of \$170,000.000 plus related services and costs, which includes Tenant relocation, Relocation services, related Closing services and fees at an estimated \$55,000.00 for a total acquisition cost not to exceed \$225,000.00 payable from RTA Development fund- Project Development and Engineering Budget including but not limited to Capital Grant # OH-03-0187, Line item 11.76.91(\$180,000.00 in Federal funds, which represents 80%of the Total cost).

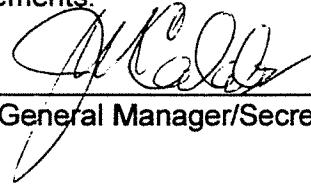
ALTERNATIVES: There are two options. The first option is to "do-nothing" and this would compromise the Triskett Bus Garage project. The second and best alternative is to authorize the General Manager / Secretary Treasurer to enter into the agreement for the acquisition of the

property bearing Cuyahoga County Auditor's Permanent Parcel # 021-11-013 located at 13401 Lakewood Heights Boulevard in Cleveland, Ohio 44107 better known as the Clarke Electric Building property from the owners Joseph H. and Annette D. Clarke.

7.0 RECOMMENDATION: It is recommended that the Board of Trustees authorize the General Manager / Secretary Treasurer to acquire the Clarke Electric Building property.

8.0 ATTACHMENTS: None

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