

RESOLUTION 2004-156

AUTHORIZING THE GREATER CLEVELAND REGIONAL TRANSIT AUTHORITY TO ACQUIRE THE PROPERTY BEARING PART OF CUYAHOGA COUNTY AUDITOR'S PERMANENT PARCEL NUMBER 449-27-012 ON DAY DRIVE IN PARMA, OHIO 44129, FOR A TOTAL OF \$598,500.00 FOR THE PARMATOWN TRANSIT CENTER (RTA DEVELOPMENT FUND-PROGRAMMING AND PLANNING DEPARTMENT BUDGET).

WHEREAS, the Greater Cleveland Regional Transit Authority requires property acquisition in support of the Parmatown Transit Center; and

WHEREAS, by Resolution No. 2004-019, the Board of Trustees authorized a purchase option for property bearing part of Cuyahoga County Auditor's permanent parcel number 449-027-012 on Day Drive in Parma, Ohio 44120 for \$31,500; and

WHEREAS, Deborah Salzburg, Trustee, is the owner (as represented by RMS Corporation) of the Permanent Parcel 449-27-012 identified above and wishes to participate in this property acquisition; and

WHEREAS, the Greater Cleveland Regional Transit Authority (Authority) has made improvements upon and presently operates a bus loop upon said property and plans to construct a transit center on this site; and

WHEREAS, the Greater Cleveland Regional Transit Authority wishes to enter into a Purchase Agreement to exercise the present option that expires on December 31, 2004 and to receive the credit for the Option fee of \$31,500 paid reducing the purchase price from \$630,000 to \$598,500.

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 execute a Purchase Agreement for this property and all other documents required to acquire and transfer this real estate. This purchase is contingent upon receiving FTA concurrence on this acquisition.

Section 2. That the purchase price minus the option fee is payable from the RTA Development Fund, Programming & Planning Department Budget, including but not limited to ODOT grant funds in the amount of \$50,000 and 100% Local Match funds in the amount of \$548,500 for a total amount of \$598,500.00.

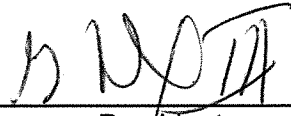
Section 3. That the Purchase Price of \$598,500.00 represents the fair market value of the property as determined by several property appraisals.

Section 4. That the execution of a purchase agreement and acquisition of the land is necessary to continue the development of the Parmatown Transit Center, a project that is included in the Long Range Plan and has been under development for several years.

Section 5. That this resolution shall become effective immediately upon its adoption.

Attachment: map

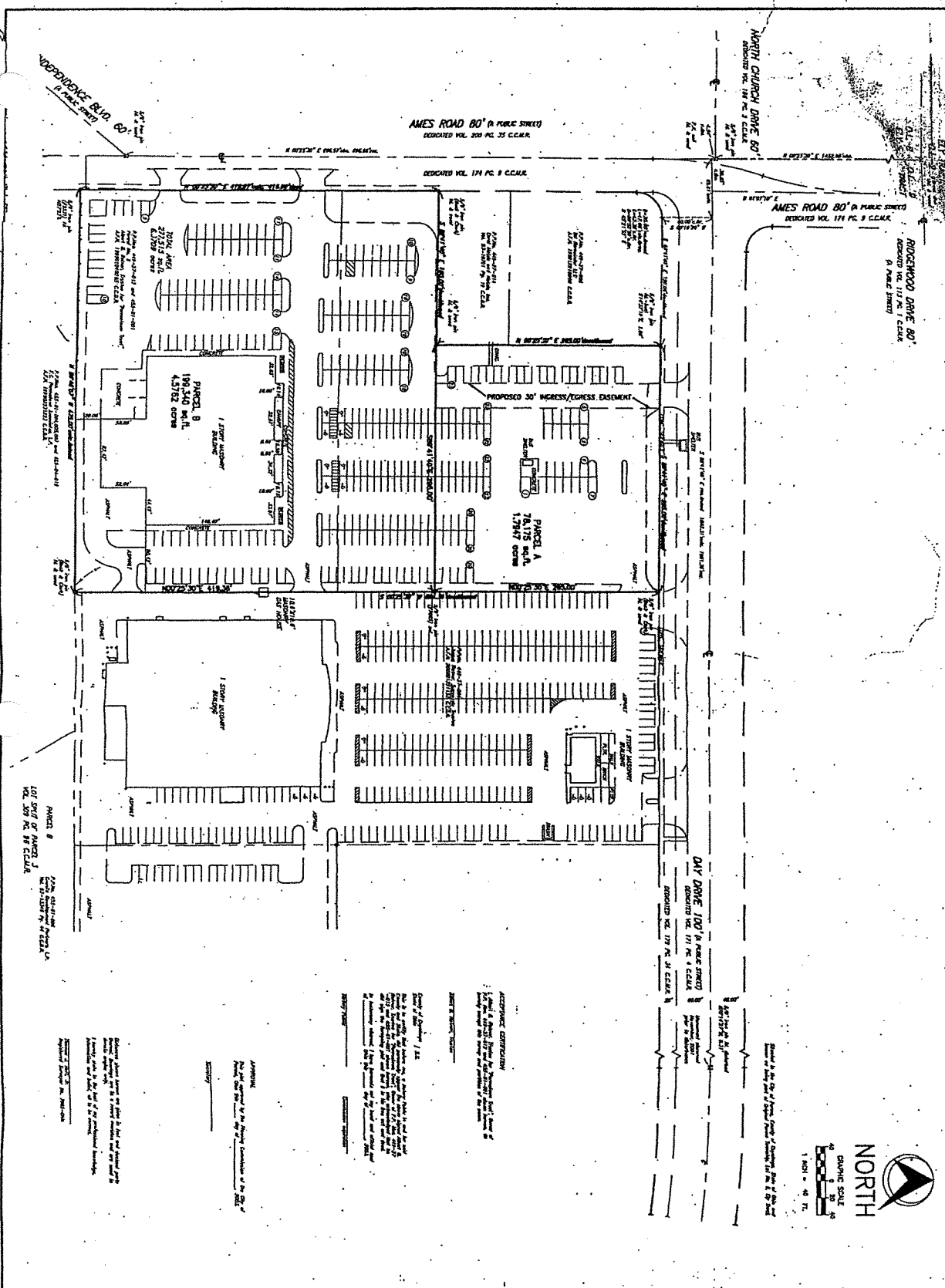
Adopted: December 21, 2004



President

Attest: 

CEO, General Manager/Secretary-Treasurer



ASSUMPTIONS:
1. All dimensions are shown to center of lines unless otherwise noted.
2. All bearings are true bearings.
3. All distances are in feet and inches.
4. All angles are in degrees, minutes and seconds.
5. All curves are circular unless otherwise noted.
6. All easements are shown to the center of the easement line.
7. All utility lines are shown to the center of the line.
8. All structures are shown to the center of the structure.
9. All parking spaces are shown to the center of the space.
10. All setbacks are shown to the center of the setback line.

ALBERT S. RATHER, TRUSTEE FOR "PARKTOWN TRUST"
PLAT OF SURVEY AND PARTITION
PARMA, OHIO



N&A ASSOCIATES A PROFESSIONAL CORPORATION	
DATE: 01-27-03	BY: JMM/STP
SCALE: AS SHOWN	PROJECT: 12519
BY: JMM	DATE: 01-27-03
BY: STP	DATE: 01-27-03
BY: JMM	DATE: 01-27-03

SHEET NO. 1



Greater Cleveland Regional Transit Authority
STAFF SUMMARY AND COMMENTS

6-3

TITLE/DESCRIPTION: AUTHORIZING THE GREATER CLEVELAND REGIONAL TRANSIT AUTHORITY TO ACQUIRE THE PROPERTY BEARING PART OF CUYAHOGA COUNTY AUDITOR'S PERMANENT PARCEL NUMBER 449-27-012 ON DAY DRIVE IN PARMA, OHIO 44129, FOR \$598,500.00 FOR THE PARMATOWN TRANSIT CENTER (RTA DEVELOPMENT FUND- PROGRAMMING AND PLANNING DEPARTMENT BUDGET.)	Resolution No.: 2004- 156:
	Date: December 16, 2004
	Initiator: Programming & Planning
ACTION REQUEST: Approval Review/Comment Information Only Other _____	

- 1.0 **PURPOSE/SCOPE:** The purpose of entering into this Purchase Agreement is to provide a legal right to acquire and transfer this property to develop the Parmatown Transit Center. The Authority has been working to develop this Transit Center hub for many years and has been stymied by the lack of suitable land available for a transit center facility. The City of Parma, the Authority, and the Mall Owner concur that this is a suitable site for the proposed transit center.
- 2.0 **DESCRIPTION/JUSTIFICATION:** The Parmatown Transit Center is a vital link in the development of the Authority's Suburban hub service delivery system. The development of this center will provide a comfortable, convenient, climate-controlled passenger waiting building for customers. In addition to allowing the Authority a hub from which to more efficiently and effectively serve this important community and area of the County. The development and operation of this Center will save the Authority operating funds while providing more effective service. This site is currently being used for a bus loop since bus operations had to be relocated because of the construction of the Walmart on the mall property.
- 3.0 **PROCUREMENT BACKGROUND:** Does Not Apply.
- 4.0 **DBE/AFFIRMATIVE ACTION BACKGROUND:** Does Not Apply.
- 5.0 **POLICY IMPACT:** This project is part of the Long Range Plan and included in the Capital Improvement Budget. It ranks first in the priority list of the Transit Center list because of the amount of service provided in this area of the County.
- 6.0 **ECONOMIC IMPACT:** The purchase price minus the option fee is payable from the RTA Development Fund, Programming & Planning Department budget, including but not limited to ODOT grant funds in the amount of \$50,000 and 100% Local Match funds in the amount of \$548,500 for a total amount of \$598,500. An increase in ODOT participation is being pursued in support of the land acquisition and construction phase of this project. The operation of this Center will allow the Authority to provide more efficient service to this area saving operating dollars. ODOT has pledged funding for a portion of the acquisition cost. The purchase price represents the Fair Market Value of the property as determined through an appraisal. The Purchase of this property is contingent upon FTA concurrence.

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- 7.0 ALTERNATIVES: The alternatives include: Do nothing and develop this center in an alternate location. Doing Nothing will compromise the Authority's present ability to serve the area as it is the site of an existing bus loop. It would also jeopardize the funding and negotiations that have taken place for this Transit Center and the \$31,500 option fee would be forfeited. There is no alternative location suitable for the transit center facility. The Authority has been actively looking and planning for almost a decade in this area for the transit center. The City of Parma, the Mall, and the Authority concur that this is the best site for this facility.
- 8.0 RECOMMENDATION: This property acquisition was reviewed by the Board of Trustees Planning & Development Committee at their December 7, 2004 meeting and recommended for approval to the Board of Trustees. Staff recommends that the Board of Trustees approve the resolution to authorize the purchase of property in support of Parmatown Transit Center.
- 9.0 ATTACHMENTS: None

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



CEO, General Manager/Secretary-Treasurer