

RESOLUTION NO. 2013-94

AUTHORIZING THE GREATER CLEVELAND REGIONAL TRANSIT AUTHORITY TO ENTER INTO A PURCHASE AND SALE AGREEMENT IN THE AMOUNT OF SEVENTY THREE THOUSAND THREE HUNDRED TWO DOLLARS (\$73,302.00) WITH AMSDELL STORAGE VENTURES XVIII TO SELL A PORTION OF CUYAHOGA COUNTY AUDITOR'S PERMANENT PARCEL NUMBER 735-16-001 WHICH IS LOCATED AT 16005 CHAGRIN BLVD., SHAKER HEIGHTS, OHIO ("PROPERTY")

WHEREAS, the Greater Cleveland Regional Transit Authority ("GCRTA") is the Owner of record for land located at 16005 Chagrin Blvd., in the City of Shaker Heights, Ohio, which has a Permanent Parcel Number of 735-16-001 ("the Property"); and

WHEREAS, the Property was transferred to GCRTA under the Mass Transfer Agreement with the City of Cleveland in 1975; and

WHEREAS, the Property is in GCRTA's excess property inventory list; and

WHEREAS, the Property was formerly used first as a trolley loop and currently services a limited number of bus lines that will not be inhibited by the sale of a portion of the Property; and

WHEREAS, GCRTA demolished support buildings on the Property several years ago; and

WHEREAS, GCRTA in the past has leased this portion of the lot to the adjacent property owner, however, this portion of the property is not currently leased; and

WHEREAS, Amsdell Storage Ventures XVIII has a legal right to the adjacent parcel of land; and

WHEREAS, on August 28, 2013, the GCRTA received an offer from Amsdell Storage Ventures XVIII to purchase a portion of the loop for seventy three thousand three hundred two & 00/100 dollars (\$73,302.00) and Amsdell Storage Ventures XVIII assumes all closing costs including Survey, Title and escrow fees; and

WHEREAS, the current land area of the parcel is approximately 45,000 square feet and the portion of the land that Amsdell Storage Ventures XVIII seeks to acquire from GCRTA is 18,302 sq. ft. (41% of the total parcel), resulting in GCRTA retaining 26,698 sq. ft. (59% of the total); and

WHEREAS, the Property was appraised at seventy-six thousand dollars (\$76,000.00) for 19,000 sq. ft. or \$4.00 per sq. ft. making the offer fair and reasonable to the Authority; and

WHEREAS, the Greater Cleveland Regional Transit Authority will decrease its annual holding costs associated with this project, which include but are not limited to, insurance, maintenance, mowing, and security expenses.

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

Section 1. The Property is in GCRTA's excess property inventory list;

Section 2. That the General Manager/Secretary-Treasurer is hereby authorized to execute a Purchase and Sale Agreement and all other documents required to sell and transfer the Property.

Section 3. That the purchase price of seventy three thousand three hundred two dollars & 00/100 (\$73,302.00) is fair market value of the Property as determined by the property appraisal report and approved by a review appraiser.

Section 4. That the GCRTA is seeking FTA concurrence on the Purchase and Sale Agreement.

Section 5. That execution of this Purchase and Sale Agreement is contingent upon receiving FTA concurrence on the sale of this portion of the property.

Section 6. The purchase price shall be deposited in the Greater Cleveland Regional Transit Authority Development Fund and used in accordance with Circular 5010.1D.

Section 7. That this resolution shall become effective immediately upon its adoption.

Attachment: Map and Legal Description (Attachment A)

Adopted: September 17, 2013



President

Attest: 

CEO, General Manager/Secretary-Treasurer

ATTACHMENT A

EXHIBIT "A"

PROPOSED LOT SPLIT OF THE PROPERTY

**LEGAL DESCRIPTION
OF
PART OF P.P.N. 735-16-001
CREATING
PARCEL "A"**

Situated in the City of Shaker Heights, County of Cuyahoga, and State of Ohio, and known as being part of Original Warrensville Township Lot No. 42 and bounded and described as follows:

Beginning at a 1" iron pin in a monument box found at the intersection of the centerlines of Chagrin Boulevard (formerly Kinsman Boulevard) (State Route 422) (width varies) and the centerline of Lee Road (width varies);

Thence South 89° 33' 00" West along the centerline of Chagrin Boulevard, 1377.67 feet to a point;

Thence North 00° 27' 30" West, 33.00 feet to a 5/8"x30" iron pin set on the northerly right of way of Chagrin Boulevard and being the southeasterly corner of The S.J. Gibbs Subdivision as shown on the plat recorded in Volume 82, Page 10 of Cuyahoga County Map Records and the southwesterly corner of land conveyed to The Greater Cleveland Regional Transit Authority (Parcel No. 11) (Part of P.P.N. 735-16-001) by deed dated September 5, 1975 and recorded in Volume 13869, Page 547 of Cuyahoga County Deed Records;

Thence North 00° 27' 30" West along an easterly line of the S.J. Gibbs Subdivision and the westerly line of land so conveyed to The Greater Cleveland Regional Transit Authority, 183.00 feet to the **Principal Place of Beginning** of the premises herein described;

Thence North 00° 27' 30" West continuing along an easterly line of S.J. Gibbs Subdivision and the westerly line of land so conveyed to The Greater Cleveland Regional Transit Authority, 67.00 feet to the northwesterly corner of land so conveyed to The Greater Cleveland Regional Transit Authority;

Thence North 89° 33' 00" East along the northerly line of lands so conveyed to The Greater Cleveland Regional Transit Authority, 180.00 feet to a point within a brick building (16005 Chagrin Boulevard);

Thence South 00° 27' 30" East, 250.00 feet to a point on the northerly right of way of said Chagrin Boulevard;

Thence South 89° 33' 00" West along the northerly right of way of Chagrin Boulevard, 28.00 feet to a point;

Thence North 00° 27' 30" West, 140.00 feet to a point;

Thence North 50°51' 55" West, 67.48 feet to a point;

Thence South 89° 33' 00" West, 100.00 feet to the **Principal Place of Beginning**, containing 0.4202 acres of land as surveyed and described by Edward B. Dudley, PS No. 6747, of the Riverstone Company in August 2013, and subject to all legal highways, restrictions, reservations and easements.

Note: All 5/8"x30" iron pins set and capped "Riverstone Company-Dudley PS6747"

Basis of Bearings:

The centerline of Chagrin Boulevard as North 89°33'00" East in The S.J. Gibbs Subdivision as shown on the plat recorded in Volume 82, Page 10 of Cuyahoga County Map Records.

Deed of Reference:

Land conveyed to The Greater Cleveland Regional Transit Authority (Parcel No. 11) by deed dated September 5, 1975 and recorded in Volume 13869, Page 547 of Cuyahoga County Deed Records.

Part of P.P.N. 735-16-001

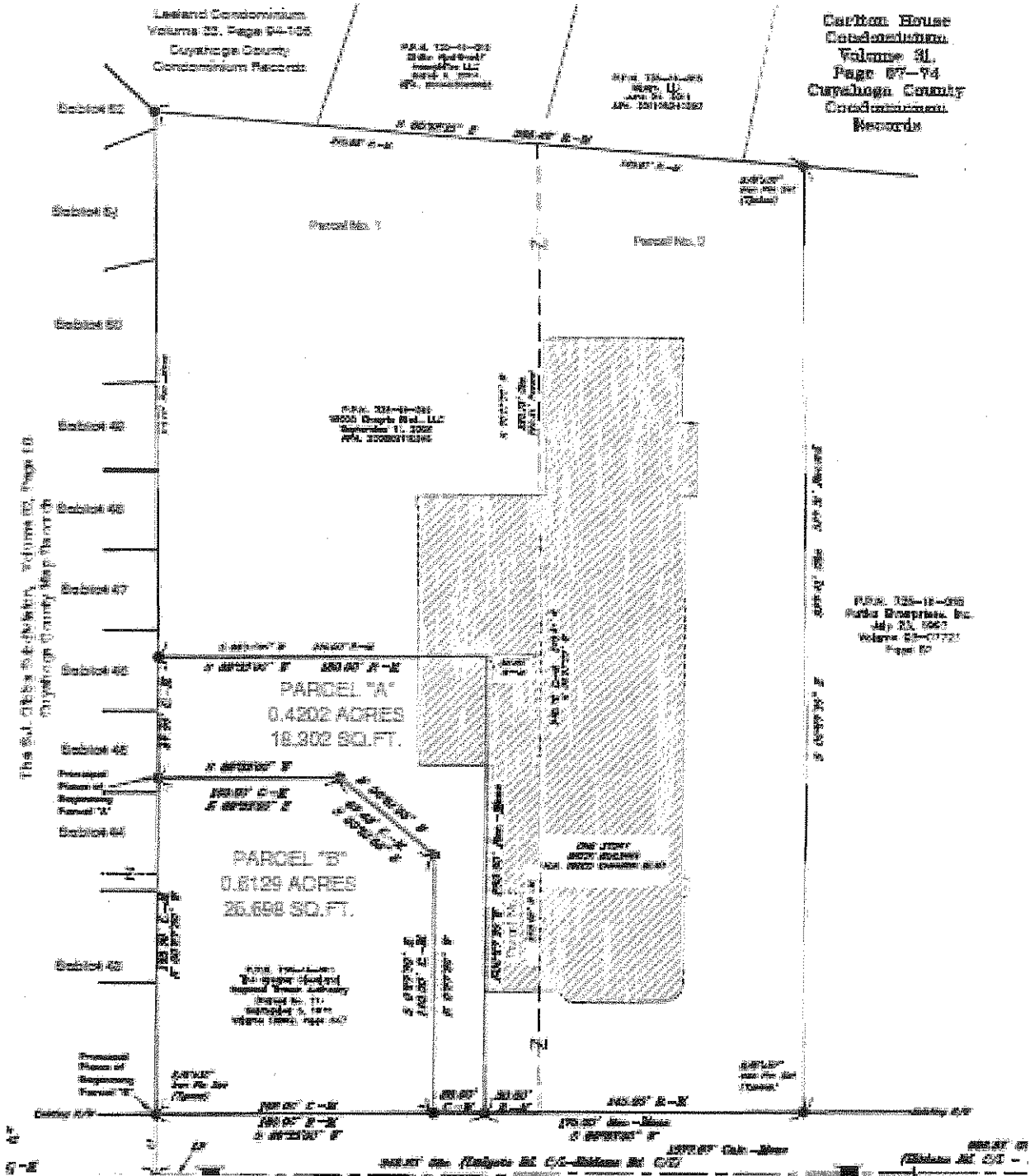
Leeland Condominium
Volume 23, Page 64-105
Cuyahoga County
Condominium Records

P.L.N. 12-11-24
D.S. 12-11-24
Suzanne LLC
April 1, 2004
APL 2004012402

P.L.N. 12-11-24
D.S. 12-11-24
Suzanne LLC
April 1, 2004
APL 2004012402

Carlton House
Condominium
Volume 31,
Page 67-74
Cuyahoga County
Condominium
Records

The S.L. City of Lakewood, Volume 22, Page 10
Cuyahoga County Map Book 28



PARCEL 'A'
0.4202 ACRES
18,302 SQ. FT.

PARCEL 'B'
0.8129 ACRES
26,658 SQ. FT.

P.L.N. 12-11-24
D.S. 12-11-24
Suzanne LLC
April 1, 2004
APL 2004012402
Page 67

PLAT FOR PARCELS A & B - 2000 CHRYSLER ROAD



Greater Cleveland Regional Transit Authority
STAFF SUMMARY AND COMMENTS

TITLE/DESCRIPTION: CONTRACT: SALE OF A PORTION OF 16005 CHAGRIN BLVD, SHAKER HEIGHTS VENDOR: AMSDELL STORAGE VENTURES XVIII AMOUNT: \$73,302.00	Resolution No.: 2013-94
	Date: September 12, 2013
	Initiator: Programming and Planning
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 purpose of selling a portion of the property at 16005 Chagrin Blvd. is to remove excess real estate from RTA's real property inventory as required by applicable federal regulations and to allow development on vacant land.

2.0 **DESCRIPTION/JUSTIFICATION:** RTA acquired this property under the Mass Transfer Agreement with the City of Cleveland in 1975. The site was transferred from Cleveland Transit System (CTS) to RTA in the Mass Transfer Agreement. Initially, the site was acquired to service trolley loops and, subsequently, bus lines. The parcel is currently being used by a limited number of bus lines that will be unaffected by the sale of the portion of the parcel.

RTA demolished support buildings on this parcel several years ago. RTA has leased this portion of the lot to the adjacent property owner.

The land area of the total parcel is approximately 45,000 sq. ft. On August 28, 2013, RTA received an offer from Amsdell Storage Ventures XVIII to purchase 18,302 sq. ft., or approximately 41% of the property, for seventy-three thousand three hundred two dollars (\$73,302), leaving GCRTA with 26,698 sq. ft., approximately 51% of the property. Amsdell Storage Ventures XVIII has also proposed to assume all closing costs including survey, title and escrow fees. Amsdell Storage Ventures XVIII intends to consolidate the RTA partial parcel with an adjacent parcel to create a 3.8 acre parcel upon which the developer will then construct a self storage facility. The sale of a portion of the parcel will not inhibit GCRTA's use of the remaining parcel.

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

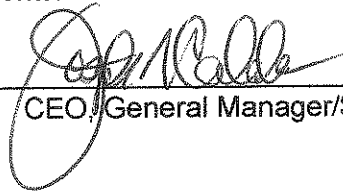
4.0 **DBE/AFFIRMATIVE ACTION BACKGROUND:** Does not apply.

5.0 **POLICY IMPACT:** Does not apply.

6.0 **ECONOMIC IMPACT:** The purchase price is for the fair market value of the property of seventy-three thousand three hundred two dollars and 00/100 (\$73,302.00) as determined by an appraisal and concurred with by a review appraisal report. The Federal Transit Administration concurrence is pending for the partial sale of the property and the use of the proceeds of the sale to be reinvested in the capital program of the Authority in a "like" activity.

- 7.0 ALTERNATIVES: The Authority can refuse to sell the portion of the property to Amsdell Storage Ventures XVIII. RTA would have to continue maintaining all of this vacant property until another purchaser is found.
- 8.0 RECOMMENDATION: The proposed sale of a portion of 16005 Chagrin Boulevard was discussed at the September 3, 2013 Planning & Development Committee meeting and approval for action by the full Board of Trustees. It is recommended that the Board of Trustees approve the resolution to authorize the sale of this portion of the property to Amsdell Storage Ventures XVIII.
- 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