

RESOLUTION NO. 2024-44

AUTHORIZING THE GREATER CLEVELAND REGIONAL TRANSIT AUTHORITY TO ENTER INTO A JOINT DEVELOPMENT AGREEMENT WITH MICELI DAIRY PRODUCTS CO., AN OHIO CORPORATION, FOLLOWED BY A PURCHASE AND SALE AGREEMENT IN THE AMOUNT OF SIX THOUSAND DOLLARS (\$6,000) FOR PROPERTY KNOWN AS A PORTION OF CUYAHOGA COUNTY PERMANENT PARCEL NUMBER 126-23-021 LOCATED ALONG THE BLUE AND GREEN LINE RAPID TRANSIT CORRIDOR BETWEEN EAST 90<sup>TH</sup> STREET AND EAST 92<sup>ND</sup> STREET IN CLEVELAND, OHIO 44104

WHEREAS, the Greater Cleveland Regional Transit Authority ("GCRTA") is the owner of record of the land located along the Blue and Green Line Rapid Transit corridor between East 90<sup>th</sup> Street and East 92<sup>nd</sup> Street Cleveland, Ohio 44104, which is a portion of Cuyahoga County Permanent Parcel Number 126-23-021 (the "Property"); and

WHEREAS, the Property was acquired by GCRTA in 1981 from the Consolidated Rail Corporation pursuant to an agreement to purchase a total of 21 acres; and

WHEREAS, the Property is not currently used to support current or any future transit operations and services; and

WHEREAS, an agreement for joint development between GCRTA and Miceli Dairy Products Co. ("Miceli") consistent with current GCRTA real estate policies and joint development goals and objectives will initiate and govern the sale and use of the Property; and

WHEREAS, the sale of the Property will facilitate the business expansion of Miceli resulting in job creation and increased transit ridership consistent with the real estate and joint development goals of both GCRTA and the Federal Transit Administration ("FTA"); and

WHEREAS, as part of an agreement between the parties, Miceli will participate in GCRTA's Commuter Advantage Program resulting in increased transit ridership; and

WHEREAS, industrial use of the Property was determined to be the highest and best use in accordance with current joint development goals and objectives.

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

Section 1. That the Property located between East 90<sup>th</sup> Street and East 92<sup>nd</sup> Street along the Blue and Green Line Rapid Transit corridor in Cleveland, Ohio 44104 and further identified as a portion of Cuyahoga County Permanent Parcel Number 126-23-021 is hereby declared qualified and eligible for joint development purposes.

Section 2. That the General Manager, Chief Executive Officer is hereby authorized to execute a joint development agreement with Miceli Dairy Products Co. and to subsequently execute a purchase and sale agreement and all other documents required to sell and transfer the Property and any documents as needed to effectuate a joint development agreement.

Section 3. That the purchase price of Six Thousand Dollars (\$6,000.00) is the fair market value of the Property as determined by the MAI property appraisal report and confirmed by the review appraisal report.

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

Adopted: June 25, 2024



\_\_\_\_\_  
President

Attest:



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Secretary-Treasurer



<b>TITLE/DESCRIPTION:</b> <b>CONTRACTS:</b> JOINT DEVELOPMENT AGREEMENT FOLLOWED BY AGREEMENT FOR SALE OF A PORTION OF PERMANENT PARCEL NUMBER 123-23-021 LOCATED BETWEEN EAST 90 <sup>TH</sup> STREET AND EAST 92 <sup>ND</sup> STREET IN CLEVELAND, OH  <b>DEVELOPER:</b> MICELI DAIRY PRODUCTS CO., AN OHIO CORPORATION  <b>PRICE:</b> \$6,000.00 AS DETERMINED BY AN MAI APPRAISAL REPORT AND CONFIRMED BY A REVIEW APPRAISAL REPORT	<b>Resolution No.:</b> 2024-44
	<b>Date:</b> June 20, 2024
	<b>Initiator:</b> Programming and Planning
<b>ACTION REQUEST:</b> <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Review/Comment <input type="checkbox"/> Information Only <input type="checkbox"/> Other _____	

1.0 **PURPOSE/SCOPE:** The resolution seeks approval from the Board of Trustees (“Board”) of the Greater Cleveland Regional Transit Authority (“GCRTA”) for the sale of a 0.1086-acre portion of 9.25-acre parcel of property, known as Cuyahoga County Permanent Parcel Number 126-23-021 (the “Property”), along the Blue and Green Rapid Transit Lines. The Property is located between East 90<sup>th</sup> Street and East 92<sup>nd</sup> Street in Cleveland, Ohio 44104. The sale of this unused, vacant portion of property will result from a joint development agreement between GCRTA and Miceli Dairy Products Co (“Miceli”), thereby creating mutual benefits between the parties.

2.0 **DESCRIPTION/JUSTIFICATION:** Miceli operates a dairy production and distribution business headquartered at 2720 East 90<sup>th</sup> Street, Cleveland, OH 44104, with operations in multiple buildings on parcels between Buckeye Road and the Property. Miceli intends to further develop its parcels for business expansion. The sale of the Property to Miceli (or its affiliated entity) will allow the Miceli parcels to be contiguous and facilitate this expansion. GCRTA and Miceli expect to mutually benefit from this sale. Miceli will benefit from the expansion of its commercial capacity. GCRTA will benefit from enhanced ridership through Miceli’s job creation efforts and participation in GCRTA’s Commuter Advantage Program. New and existing Miceli employees have access to the nearby Buckeye-Woodhill Rapid Transit Station and service from two bus lines. Miceli will pay all costs of this real estate transaction.

To help facilitate this transaction and the real estate development process, GCRTA may offer Miceli a temporary right of entry agreement for Property access to complete due diligence and other development requirements. GCRTA will inform Federal Transit Administration (“FTA”) of the sale of the split parcel and advise FTA that the property is not needed for transit purposes. FTA prior concurrence for this transaction is not required due to the small size of this transaction. A final determination will be made to identify if any federal interest remains in the Property. If so, FTA will be reimbursed for its proportionate share and the remaining balance will be reinvested in GCRTA’s capital program.

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

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

5.0 **POLICY IMPACT:** This proposed sale is consistent with GCRTA’s real estate policies and joint development goals.



- 6.0 ECONOMIC IMPACT: The purchase price of \$6,000.00 is supported by an MAI appraisal and confirmed by a review appraisal report. The sale will eliminate current and future operational costs to maintain this vacant and unused portion of property.
- 7.0 ALTERNATIVES: GCRTA can refuse to sell the Property resulting in limitations to the proposed Miceli business expansion plan. If no sale occurs, the Property will continue to be owned and maintained by GCRTA. Due to the land locked location, the Property has limited open market value.
- 8.0 RECOMMENDATION: This proposed property sale was discussed at the June 11, 2024, meeting of the Audit, Safety Compliance and Real Estate Committee. Staff recommends the proposed joint development agreement and subsequent sale of a portion of Permanent Parcel Number 126-23-021 to Miceli to support this joint development effort.
- 9.0 ATTACHMENT: A. Property Location Map

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



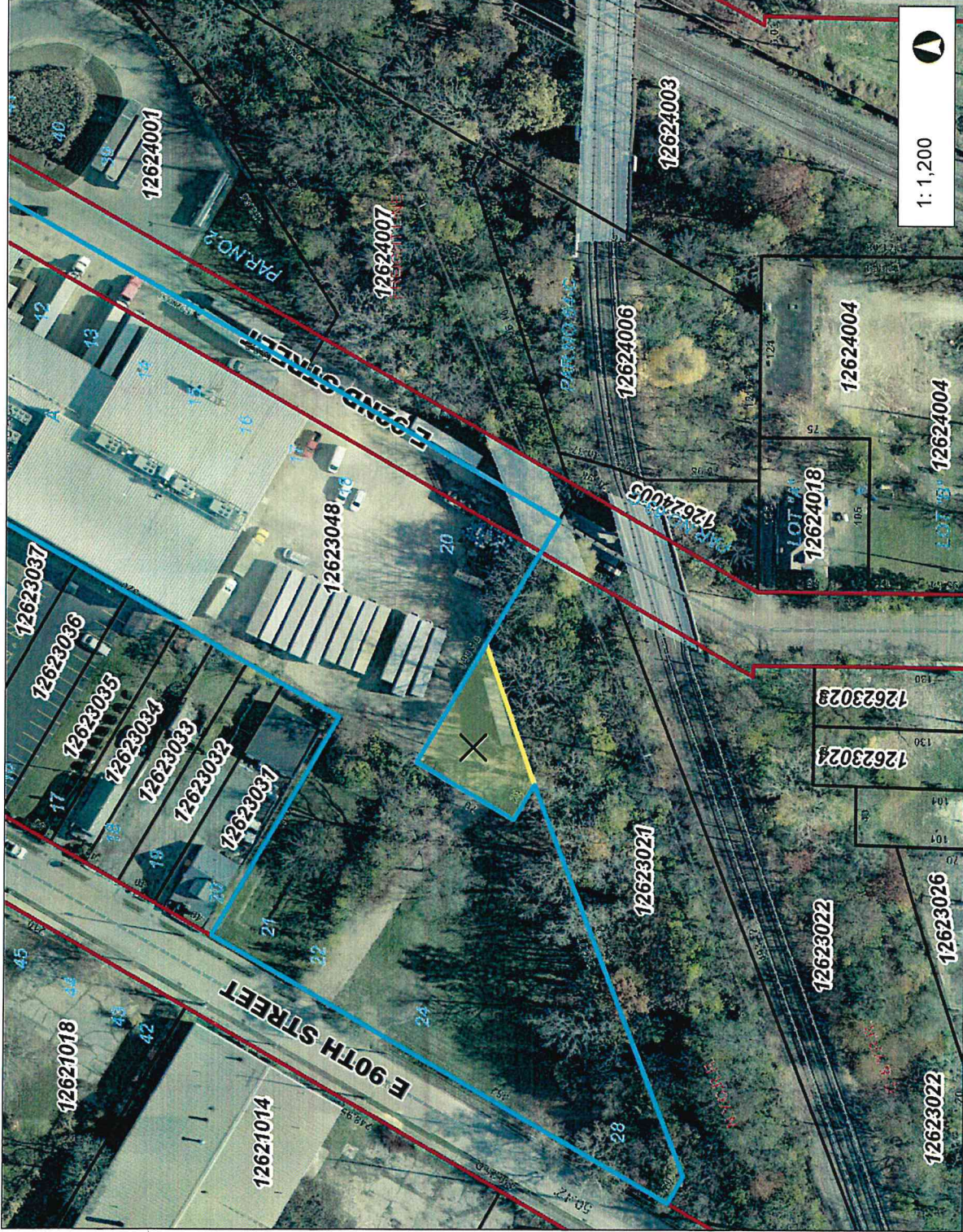
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General Manager, Chief Executive Officer



# Attachment A - Property Location

## Proposed Purchase Area - 0.108 acres

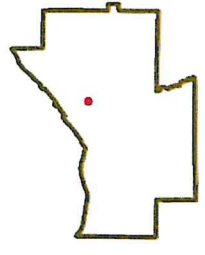


1: 1,200



Projection:  
WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere

This map is a user generated static output from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.  
THIS MAP IS NOT TO BE USED FOR NAVIGATION



Date Created: 6/18/2024

- Legend**
- Municipalities
  - Right Of Way
  - Platted Centerline
  - Parcel