



Greater Cleveland Regional Transit Authority

Real Estate Presentation

**Board of Trustees
Planning and Development Committee
September 3, 2013**



Real Estate Agenda

- Encroachment Easement 1734 Leonard
- Sale of a portion of 16005 Chagrin Blvd.

Requires approval per RTA Real Estate Policies & Procedures



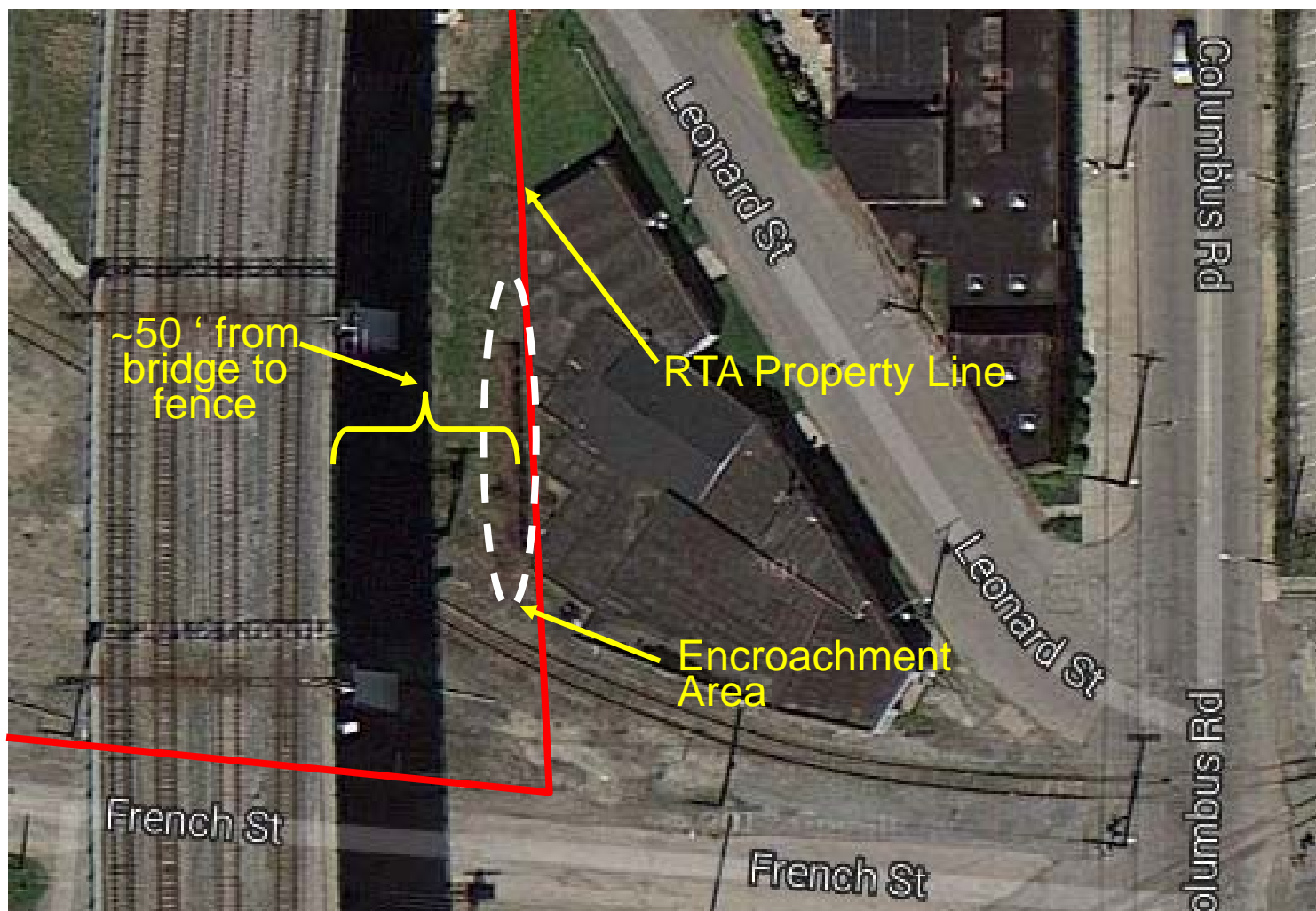
Encroachment 1734 Leonard

- Existing building and fence encroach on RTA's ROW in flats
- Existing condition for many years/decades
- Does not affect RTA ROW or access





Encroachment 1734 Leonard (Aerial)





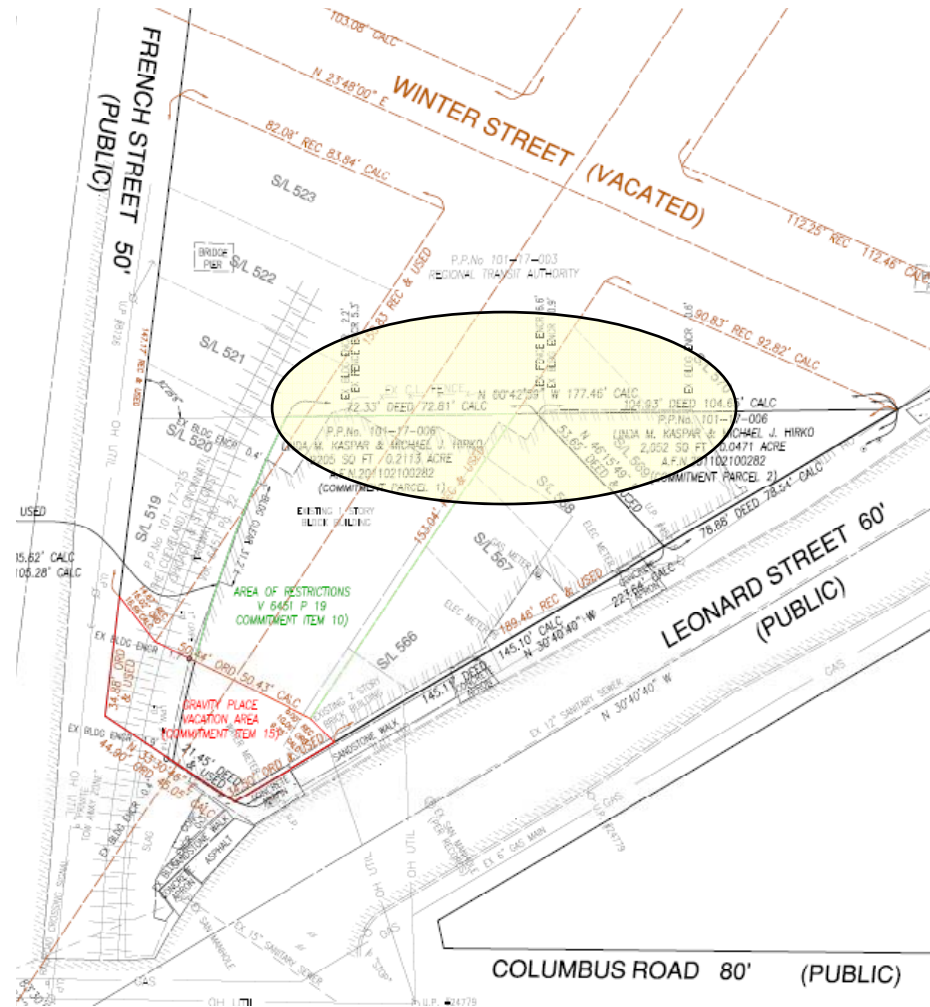
1734 Leonard

Development Profile:

- Building bought by Ctown Crossfit for Crossfit Training facility
- Building purchased for \$179,000
- Renovation investment is \$100,000
- No Changes to Exterior except for fence
- Fence building removed and replaced
- All City approvals received



Encroachment 1734 Leonard

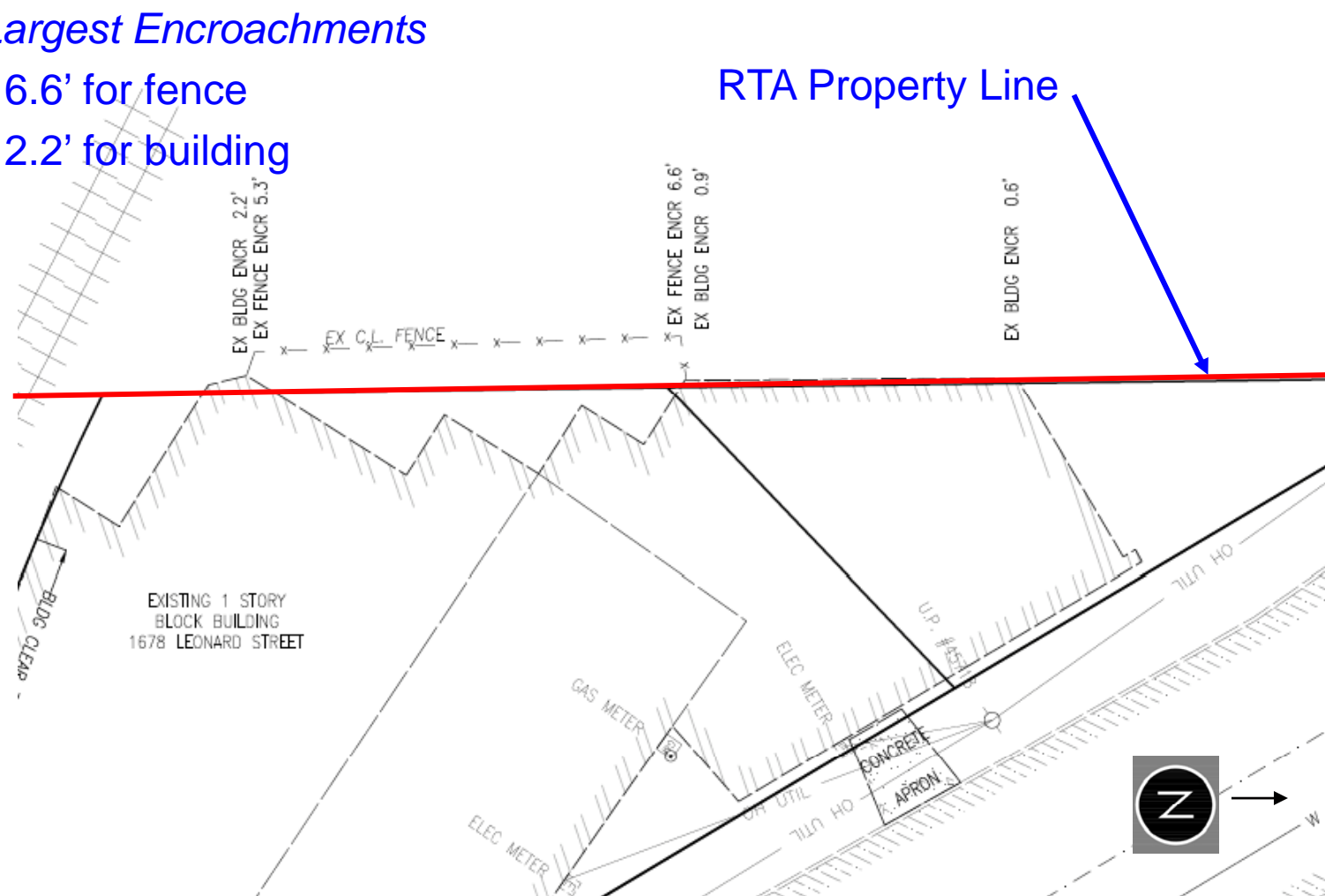




Encroachment 1734 Leonard (Close-up)

Largest Encroachments

- 6.6' for fence
- 2.2' for building





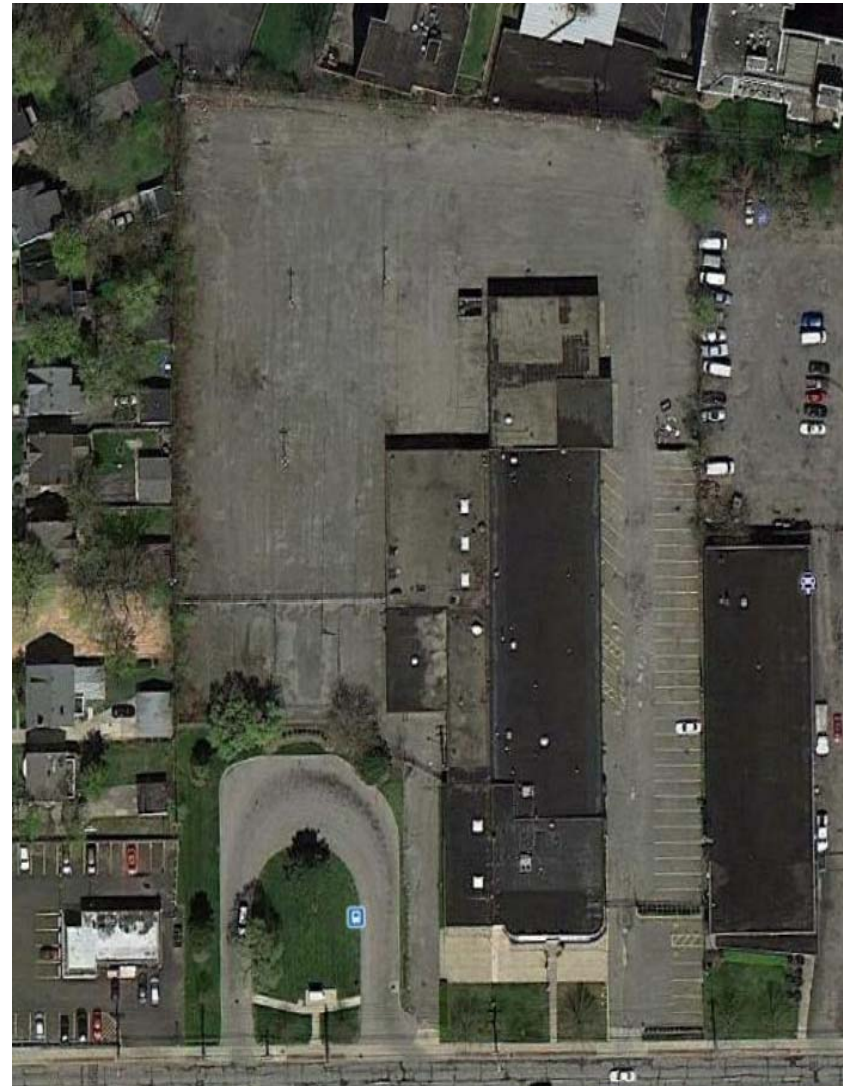
Recommendation

Staff recommends that the Planning and Development Committee approve Encroachment Easement into for action by the Board of Trustees.

Sale of Portion of 16005 Chagrin Blvd/Kinsman Loop

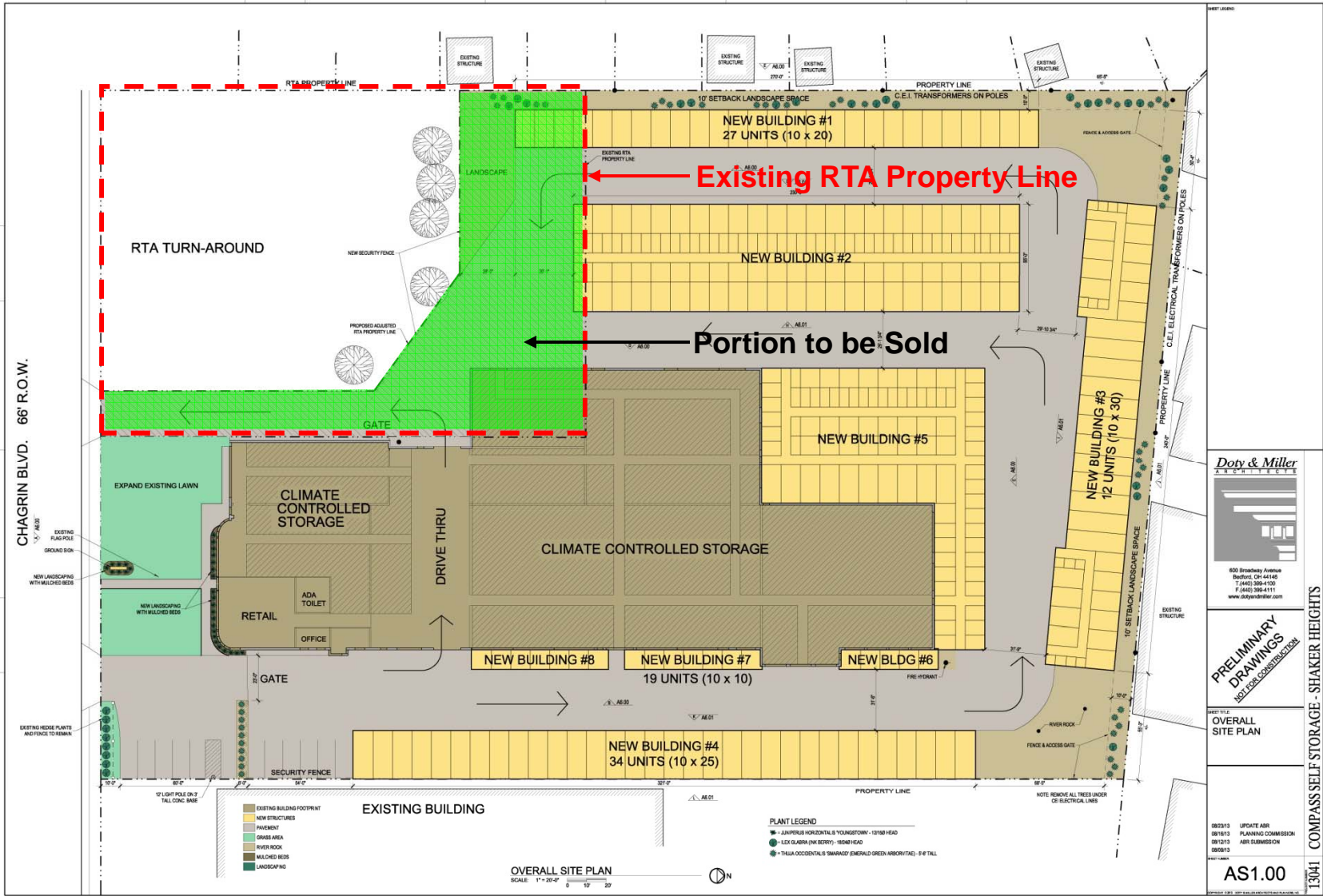


- 16005 Chagrin Blvd.
- 1 acre parcel
- Trolley loop
- Listed On RTA excess Property List
- Used by one bus route-#37
- RTA demolished loop building
- Adjacent owner was Blaushild Chevrolet
- Lease Arrangement with Blaushild for years
- Existing Building encroaches on to RTA Property by 2,200 Sq. Ft.





Acquisition Proposal



Doty & Miller
 ARCHITECTS
 600 Broadway Avenue
 Beavercreek, OH 45416
 T (414) 266-1300
 F (414) 266-4111
 www.dotyandmiller.com

PRELIMINARY DRAWINGS
 NOT FOR CONSTRUCTION

OVERALL SITE PLAN

08/23/13 UPDATE A/R
 05/16/13 PLANNING COMMISSION
 06/21/13 A/R SUBMISSION
 08/09/13

AS1.00

13041 COMPASS SELF STORAGE - SHAKER HEIGHTS



Acquisition Proposal



CHAGRIN BOULEVARD
(STATE ROUTE 422)



Deal Points

- Developer is Amsdell Incorporated
- Assembling 3.8 acre lot
- Acquiring 18,302 Sq Ft or 41% of property
- RTA retains majority (59%)
- Developer assumes transactional costs
- \$73,208
- Developer installs new fence
- Requires FTA Concurrence



Development Plan Rendering





Benefits to RTA

- Installation of new fence by others
- Old Abandoned site is renovated and used
- New lighting installed
- Reduces Maintenance costs/responsibilities
- Supports City of Shaker Hts development



Recommendation

Staff recommends that the Planning and Development Committee approve the Sale of a Portion of 16005 Chagrin Blvd. To Amsdell Incorporated for \$73,208 pending FTA Concurrence to action by the RTA Board of Trustees.