

RESOLUTION NO. 1996 - 60

DECLARING THE INTENT OF THE GREATER CLEVELAND REGIONAL TRANSIT AUTHORITY TO APPROPRIATE THE TENANCY INTEREST OF THE WAREHOUSE DISTRICT FOOD AND BAR SERVICE CO. ON THE FIRST FLOOR OF THE PROPERTY COMMONLY KNOWN AS THE ROOT MCBRIDE BUILDING, LOCATED AT 1230-50 WEST SIXTH STREET, CLEVELAND, OHIO, BEARING PERMANENT PARCEL NUMBER 101-09-046 (CAPITAL IMPROVEMENT FUND - 100% LOCAL FUNDS)

WHEREAS, it is necessary and proper to acquire any and all interest, leasehold or otherwise remaining in the land commonly known as the Root McBride Building, located at 1230-50 West Sixth Street, Cleveland, Ohio, bearing Permanent Parcel No. 101-09-046, including the tenancy interest of the Warehouse District Food and Bar Service Co., d/b/a Hilarities Comedy Hall, a.k.a. Hilarities, for the purpose of constructing the administrative offices of the GCRTA and the offices and official meeting place of the Board of Trustees of the Greater Cleveland Regional Transit Authority, and

WHEREAS, the Greater Cleveland Regional Transit Authority (the "Authority") and the Warehouse District Food and Bar Service Co., d/b/a Hilarities Comedy Hall, a.k.a. Hilarities, the possessor of the aforementioned tenancy on the first floor of the Root McBride Building, have been unable to agree as to the amount of compensation to be paid for the tenancy interest, it will therefore be necessary to commence legal proceedings to appropriate said tenancy interest by eminent domain pursuant to Ohio Revised Code Chapters 306 and 163.

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

Section 1: That this Board finds that constructing the administrative offices of the GCRTA and the offices and official meeting place of the Board of Trustees of the GCRTA require the taking of the tenancy interest located at 1230-50 West Sixth Street, Cleveland, Ohio, and that the taking of this tenancy interest asserted by the Warehouse District Food and Bar Service Co., d/b/a Hilarities Comedy Hall, a.k.a. Hilarities, is both necessary and proper and will further the objectives of the Authority.

Section 2: That this Board finds that in order to construct, renovate and provide access to the Authority's administrative offices, it is necessary and proper to acquire any tenancy interest in the first floor of the Root-McBride Building located at 1230-50 West Sixth Street, Cleveland, Ohio, bearing Cuyahoga County Auditor's Permanent Parcel No. 101-09-046, free of all interests. A diagram of the first floor of the Root McBride Building, consisting of approximately 12,880 square feet is attached herein and labeled as Exhibit "A", is also incorporated by reference, and describes the area covered by the tenancy interest.

Section 3: That this Board finds that the value of the tenancy interest, free of all interests, is One Dollar (\$1.00).

Section 4: That this Board finds that the Authority and the owner of the tenancy interest have been unable to agree concerning the amount of compensation to be paid for the owner's tenancy interest.

Section 5: That this Board hereby deems it necessary and proper and declares its intent to appropriate the tenancy interest for the purposes of constructing and providing access to the administrative offices of the Greater Cleveland Regional Transit Authority.


Section 6: That this Board hereby authorizes the General Manager to cause written notice of the adoption of this Resolution to be transmitted to the owner or owners, persons in possession of, and persons having an interest of record in the tenancy interest in the first floor of the Root McBride Building, located at 1230-50 West Sixth Street, Cleveland, Ohio, and said notice shall be served by the appropriate legal officer of the Authority, and he shall make return of said service of notice in the manner provided by law.

Section 7: That this Board hereby authorizes the General Manager to institute legal proceedings to appropriate the tenancy interest in the manner provided in Ohio Revised Code Chapters 306 and 163, and authorizes payment of the value herein determined from the Capital Improvement Fund of the Authority.

Section 8: That this Resolution shall become effective immediately upon its adoption.

Adopted: _____ April 16 _____, 1996.

Attachment: Exhibit "A" - Diagram describing
the First Floor of the Root-
McBride Building.



PRESIDENT

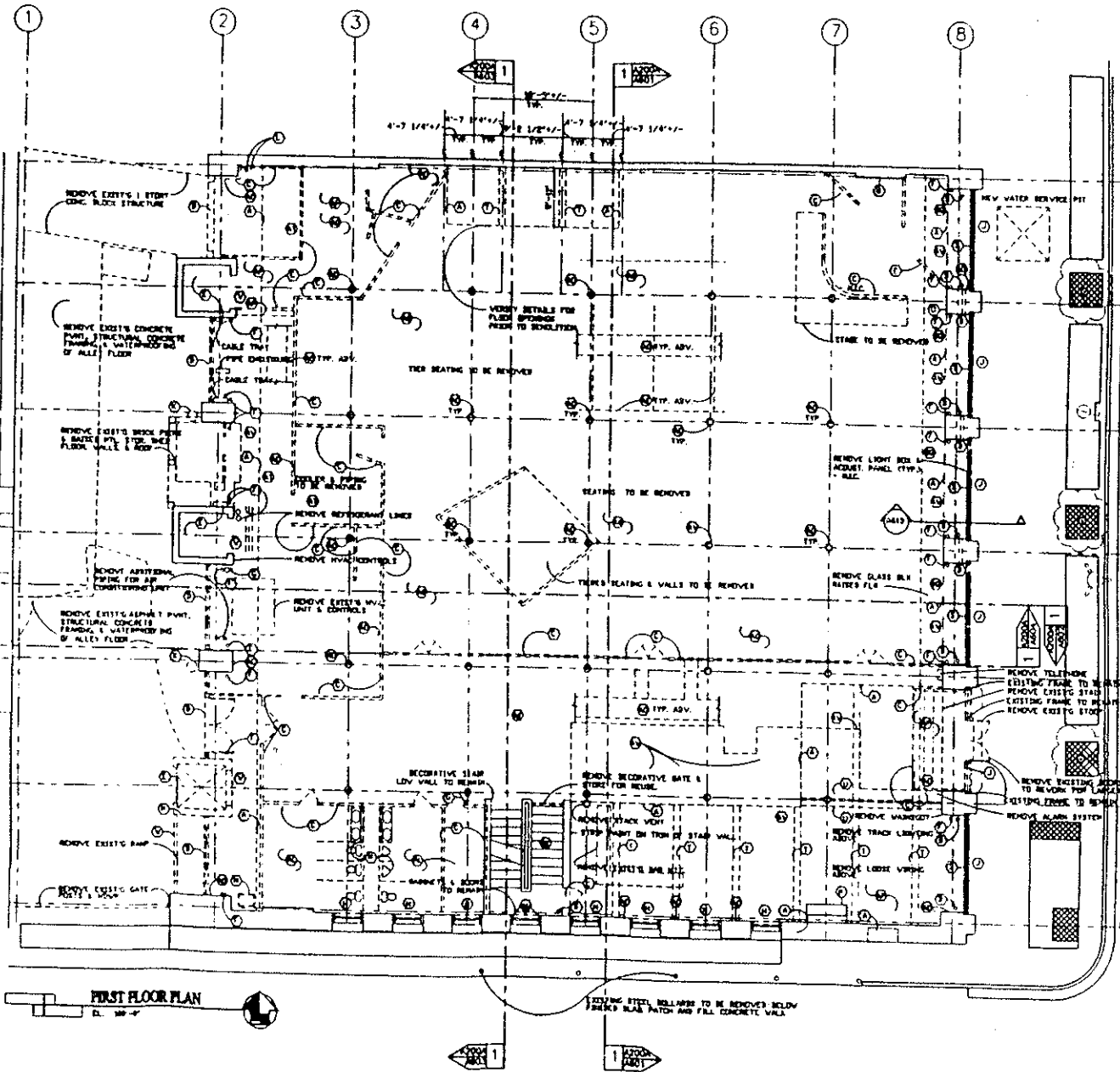
Attest:



General Manager/Secretary-Treasurer

ATTACHMENT "A"

LEGEND

[illegible]

SPECIAL NOTE

CURRENT FIRST FLOOR TENANT TO REMOVE
OWN SEATING, SPECIAL LIGHTING,
& EQUIPMENT. ANY MATERIALS REMAINING
BECAUSE THE PROPERTY OF THE NEW OWNER
& ARE TO BE REMOVED & STORED
AT OWNER'S DISCRETION & STORED AT
OWNER'S DISCRETION.

GENERAL DESCRIPTION/NOTES

FLOOR MATERIAL - HARDWOOD OR FLOORING
 OVER MOOR SLEEPERS OVER 4" GET
 1" MOOD PLANKING - TO REMAIN
 EXCEPT AS NOTED

REMOVE INTERNAL - EXCEPT REMAIN TO
 REMAIN - AS NOTED

CAST IRON COLUMNS W/ DECORATIVE
 CAPITALS TO REMAIN

HEAVY WOOD PURLINS B 1/2 BAY SPACING

REMOVE POINT & PLASTER FROM MASONRY
 SURFACE PAVING COORD W/
 ENVIRONMENTAL PROTECTION OF SOILS

EXISTING GROUND LEVEL FEATURES TO BE
 CAREFULLY REMOVED & STORED FOR
 REINSTALLATION

REMOVE ALL ELECTRICAL, CEILING LIGHTING
 W/ WOOD CHANDELIER AND WOOD
 BRACKETED PANELS & CIRCULAR
 BRACKETED EXCEPT AS NOTED

REMOVE ALL INTERIOR LIGHTING (TWO)

REMOVE ALL STEEL LINES & FINE TUBE
 RADATORS (TWO)

REMOVE ALL EXISTING MECHANICAL, ELECTRONIC &
 WOODS

REMOVE ENTIRE FIRE SUPPRESSION SYSTEM
 INCLUDING RISER, HORIZONTAL LINES,
 & SPRINKLER HEADS

REMOVE ALL MISCELLANEOUS LOOSE WOOD

REMOVE ALL MISCELLANEOUS WOOD BLOCKING

REMOVE ALL MISCELLANEOUS BEAMS

REMOVE ALL PIPE EXHHAUSTERS AND DISCARD

PATCH CEILING FLOOR PURLINS, BEAMS,
 & RAFTERS TO MATCH ALL
 PREVIOUSLY REMOVED FROM REMOVED
 SPERMATOPHYTES, PIPES, HANDRAILS
 & SUPPORTS

ALL PAINT AND PLASTER REMOVED SHALL
 BE CAREFULLY COORDINATED WITH THE
 STATE AGENCIES FOR REMOVED
 PESTICIDES

REFER TO EXTERIOR & INTERIOR ELEVATIONS
 FOR ALL OTHER DETAIL

FIRST FLOOR DEMOLITION

RTA	MO
PROJ	PAC
3.79	A
SHEET	
D-201	