

RESOLUTION NO. 2025-101

REAL ESTATE EXCHANGE AGREEMENT FOR THE CONSTRUCTION OF
THE NEW EAST 79TH STREET RAPID TRANSIT STATION

WHEREAS, the Greater Cleveland Regional Transit Authority (the "Authority") owns a 2.27-acre parcel of land located between East 75th Street and East 79th Street in the City of Cleveland, Ohio which has been improved with rapid transit tracks, platforms and station facilities constituting part of its Blue/Green Line; and

WHEREAS, the Authority intends to construct a new and expanded rapid transit station at that location requiring the acquisition of additional land to accommodate the station design; and

WHEREAS, Burten, Bell, Carr Development, Inc. ("BBC") owns a 1.51-acre parcel of land directly adjacent to the south of the Authority property which is improved as a community park; and

WHEREAS, the Authority and BBC have agreed to collaborate on an exchange of portions of their respective parcels to facilitate the redevelopment and enhancement of their respective properties; and

WHEREAS, the Authority proposes to acquire a 6,321 square foot portion of the BBC parcel, known as Cuyahoga County Permanent Parcel Number 124-29-010; and

WHEREAS, BBC proposes to acquire a 6,952 square foot portion of the Authority parcel, known as Cuyahoga County Permanent Parcel Number 124-29-009; and

WHEREAS, the Authority and BBC have negotiated a real estate exchange agreement for the construction of the station.

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, Chief Executive Officer is hereby authorized to execute a real estate exchange agreement with BBC and to execute all other documents required to effectuate the acquisition of that certain 6,321 square foot parcel of real property and the disposition of that certain 6,952 square foot parcel of real property, in exchange therefor, as necessary for the reconstruction and expansion of the new East 79th Street Station.

Section 2. That the exchange of parcels between the Authority and BBC is fair consideration, as determined by the Authority and as supported by MAI property appraisals and confirmed by review appraisals.

Section 3. That this resolution shall become effective immediately upon its adoption.

Adopted: *September 23, 2025*

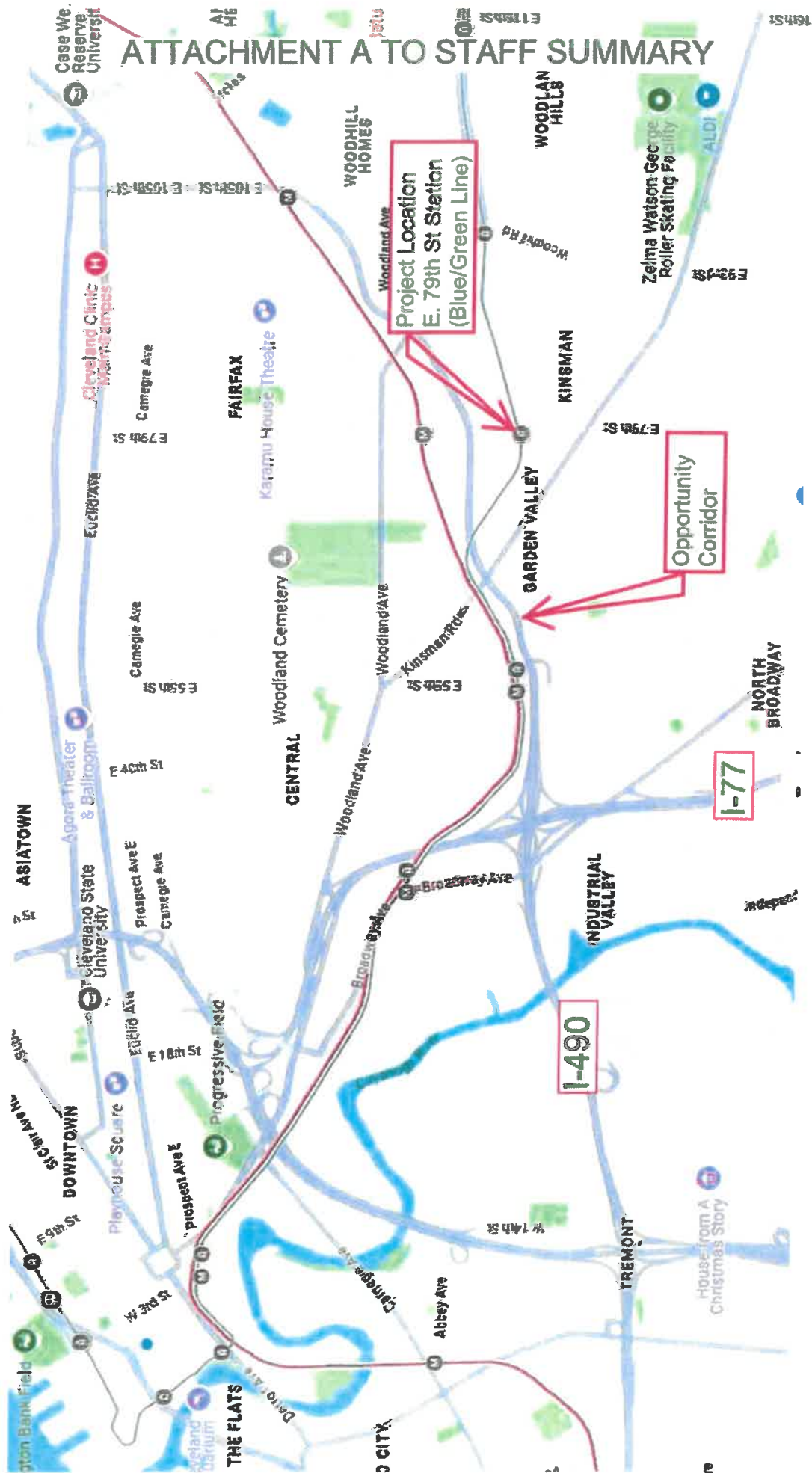


President

Attest: 

Secretary-Treasurer

ATTACHMENT A TO STAFF SUMMARY





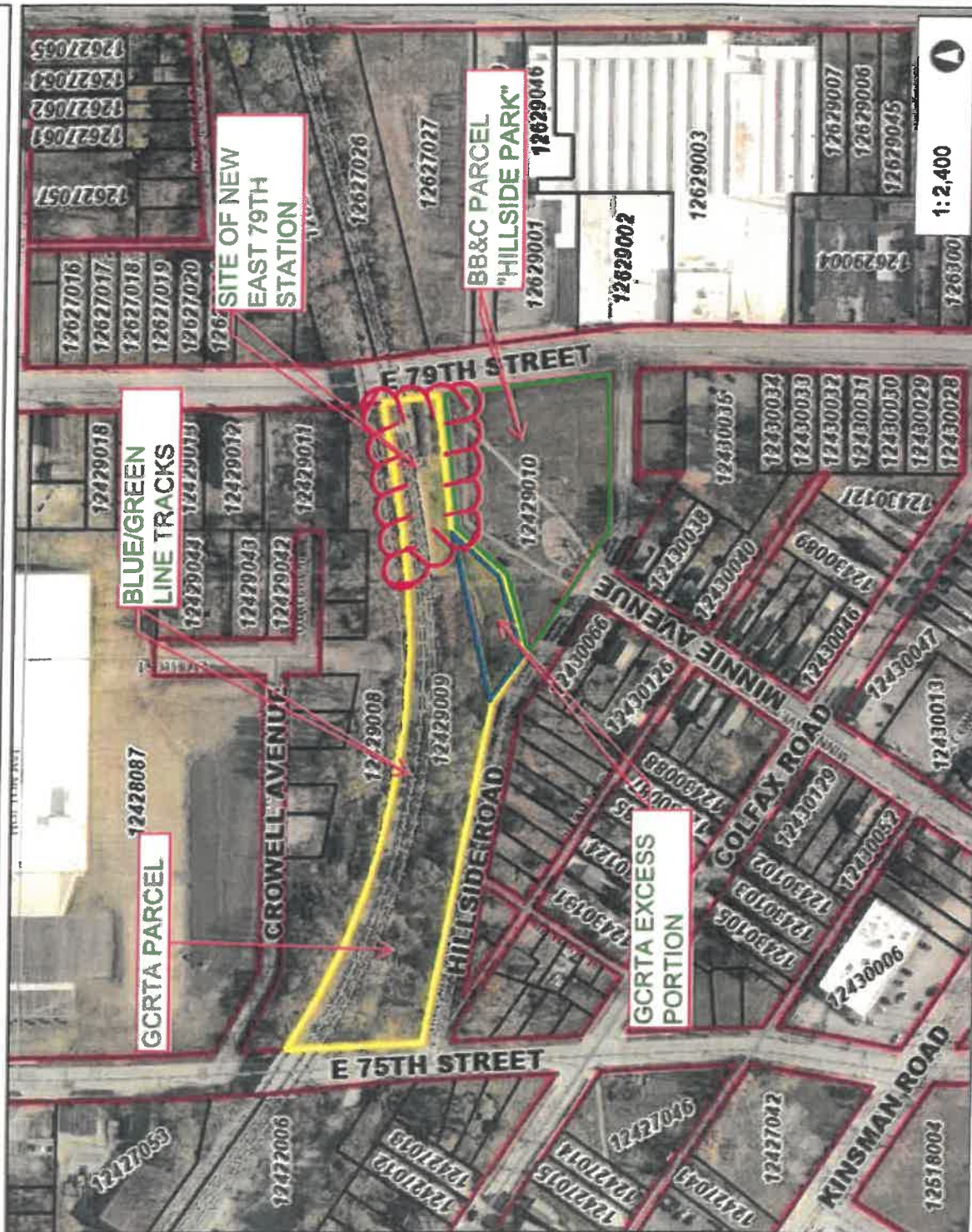
Date Created: 10/29/2024

Legend

- ☐ Municipalities
☐ Right Of Way
☐ Platted Centerline
☐ Parcel
☐ Private Road

ATTACHMENT B TO STAFF SUMMARY

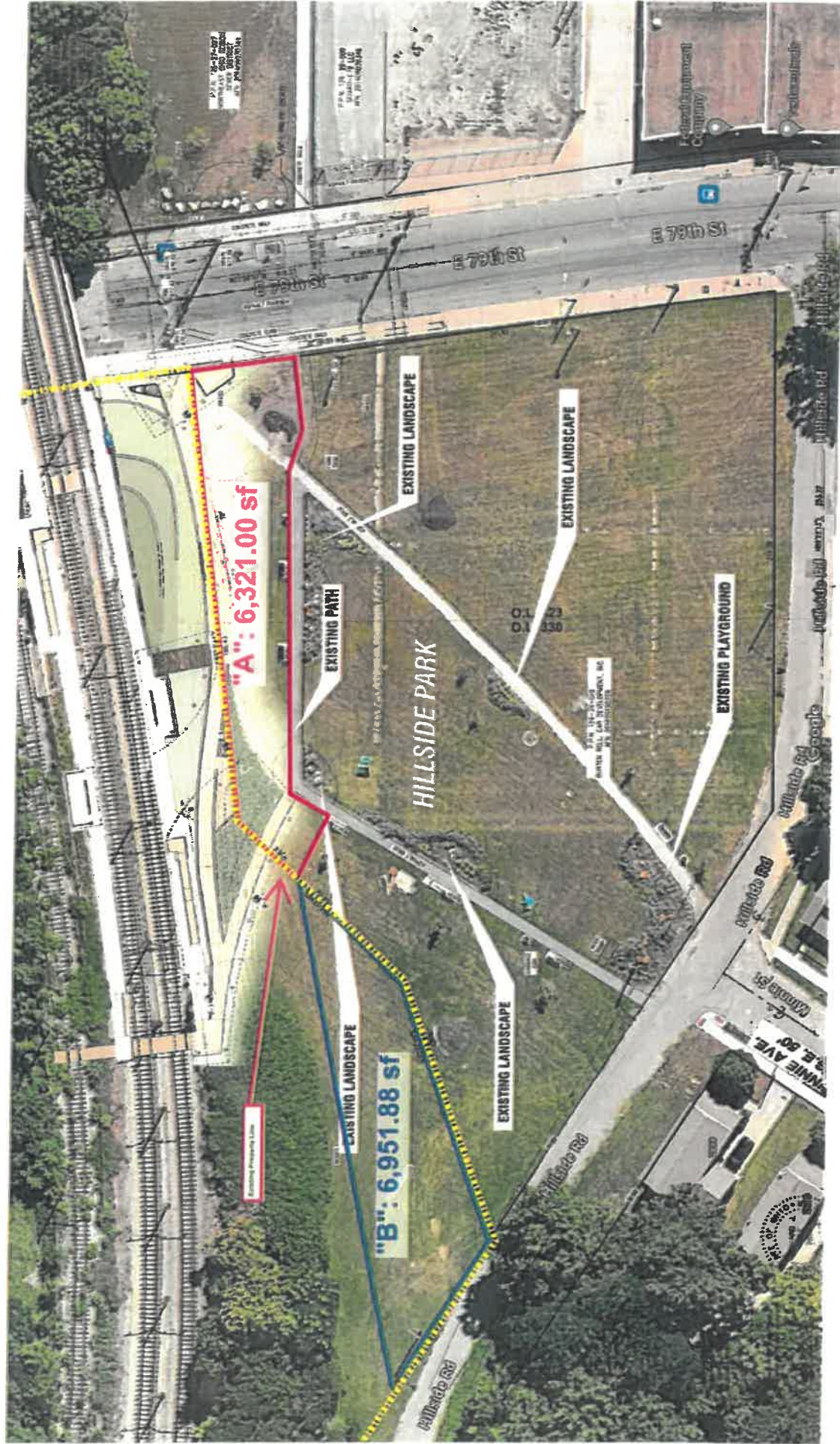
—Cuyahoga County —
Enterprise GIS
PUTTING CUYAHOGA COUNTY ON THE MAP



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

Projection: WGS_1984_World_Mercator_Auxiliary_Sphere



East 79th Street Station **Overall Site Plan** **ATTACHMENT C TO STAFF SUMMARY**

Bowen⁺

11.26.23





TITLE/DESCRIPTION: ACQUISITION: REAL ESTATE EXCHANGE AGREEMENT FOR THE CONSTRUCTION OF THE NEW EAST 79 TH STREET RAPID TRANSIT STATION SELLER: BURTEN, BELL, CARR DEVELOPMENT, INC. PURCHASE PRICE: PARCEL EXCHANGE WITH NO CASH CONSIDERATION	Resolution No.: 2025-101
	Date: September 18, 2025
	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 resolution seeks approval for the Greater Cleveland Regional Transit Authority ("Authority") to enter into a real estate exchange agreement ("Agreement") with Burten, Bell, Carr Development, Inc. ("BBC"), an Ohio nonprofit corporation organized for community development, for the proposed acquisition of real property necessary for the installation and operation of the new East 79th Street Rapid Transit Station on the Blue/Green Line. The proposed land exchange includes the acquisition by the Authority of approximately 6,321 square feet of land from BBC in exchange for the transfer of approximately 6,952 square feet of land from the Authority to BBC.

2.0 **DESCRIPTION/JUSTIFICATION:** The Authority has undertaken a major project to reconstruct and expand the E. 79th Street Station on the Blue/Green Line in the City of Cleveland. The location of the project is illustrated on the Location Map (Attachment "A").

The Authority owns a 2.27-acre parcel of land located between East 75th Street and East 79th Street, known as Cuyahoga County Permanent Parcel Number 124-29-009, which includes track, platform and station improvements including the East 79th Street Station. BBC owns a 1.51-acre parcel of land directly adjacent to the south, known as Cuyahoga County Permanent Parcel Number 124-29-010, which is improved as "Hillside Park." The Ownership Map (Attachment "B") illustrates the location and boundaries of these parcels. The reconstruction and expansion of the station requires the acquisition of a small portion of the BBC parcel.

The Authority and BBC have agreed to an exchange of property ownership for portions of their respective parcels to facilitate the redevelopment and enhancement of the respective properties in a way that will benefit public transit and improve Hillside Park. Accordingly, the parties propose to exchange 6,321 square feet of land owned by BBC for 6,952 square feet of land owned by the Authority, as illustrated on the Site Plan (Attachment "C"). The parcel to be exchanged by the Authority is excess land that is not needed for any transit purpose.

Independent appraisals and review appraisals of each exchange parcel were obtained to assist the Authority in establishing the fair market value for the property interests to be exchanged. Exchange Parcel A, currently owned by BBC, was appraised at \$15,800.00. Exchange Parcel B, currently owned by the Authority, was appraised at \$17,400.00. The Authority has determined that the fair market values of the exchanged parcels are substantially equal. The Federal Transit Administration has concurred in the land exchange.

There are restrictions on the permissible uses of the property currently owned by both BBC and the Authority. With respect to the property currently owned by the Authority, which includes Exchange Parcel B, the City of Shaker Heights transferred this property to the Authority through a limited warranty deed recorded on March 22, 1977 which includes the following restriction:

***** 2. There shall be retained by the City of Shaker Heights a reversionary interest in properties transferred hereunder should said property cease to be used for a public light rail low-platform transit use. *****

With respect to property currently owned by BBC, which includes Exchange Parcel A, Cuyahoga County transferred this property to BBC through a quit claim deed recorded on May 12, 2016 which includes the following restriction:

***** The Property is conveyed to Grantee in its current "as is" condition, and shall be restricted to use as a public park. *****

The Authority and BBC have asked that the City of Shaker Heights and Cuyahoga County waive those restrictions, at least with respect to the portions of land contained in the applicable exchange parcels, in order to effectuate the purpose of the land exchange. Both the City and County have indicated that they will do so.

- 3.0 PROCUREMENT BACKGROUND: Does not apply.
- 4.0 AFFIRMATIVE ACTION/DBE BACKGROUND: Does not apply.
- 5.0 POLICY IMPACT: Pursuant to Sections 470.01 and 470.02 of the Codified Rules and Regulations of the Greater Cleveland Regional Transit Authority ("Code Book"), the Authority's Board of Trustees must approve the acquisition and disposition of real property.
- 6.0 ECONOMIC IMPACT: There is no cash consideration contemplated in the proposed transaction. The parcels to be exchanged are of equivalent value and utility to each of the respective parties. Closing costs associated with the transaction, which are estimated to be \$10,000, are within the General Manager, Chief Executive Officer's signing authority and will be paid by the Authority .
- 7.0 ALTERNATIVES: Withhold approval of the real estate exchange, in which case the station reconstruction project will not be able to move forward until the site can be redesigned and permitted.

Staff Summary & Comments

Real Estate Exchange Agreement for E. 79th St. Station Reconstruction

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- 8.0 RECOMMENDATION: Staff recommends the approval of the proposed real estate exchange with BBC.
- 9.0 ATTACHMENTS:
- A. Location Map
 - B. Ownership Map
 - C. Site Plan

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



General Manager, Chief Executive Officer