



Audit, Safety Compliance & Real Estate Committee Meeting

July 1, 2025

MEETING MINUTES

Committee Members: Ms. Elder, Ms. Pacetti, Mr. Sleasman

Not Present: Mayor Weiss (Chair), Ms. Welch (Vice Chair)

Staff/Other: Shawn Becker, Nick Biggar, India Birdsong Terry, Janet Burney, Floun'say Caver, Melinda Dangelo, Nick Davidson, Wendy Feinn, Michael Fesler, George Fields, Bob Fleig, Anthony Garofoli, Rajan Gautam, Anna Hlavacs, Sharon Jenkins, Lawrence Jupina, Carl Kirkland, Sheila Miller, Charles Morgan, Jim Reed, Mike Schipper, Michael So, Kay Sutula, Wendy Talley, Dawn Tarka, John Togher, Carolyn Young

Public: Brian Gibbons, Loh, Chris Martin

Mr. Sleasman called the meeting to order at 9:10 am with a roll call. Three (3) committee members were present representing a quorum.

A motion by Ms. Pacetti, seconded by Ms. Elder to approve the minutes from June 3, 2025, and was unanimously approved.

Mr. Sleasman called for the first presentation – Cleveland Metroparks/Viaduct parcels, presented by Jim Reid, GCRTA Property Manager. The agreement seeks board approval for a 10-year license with a 10-year renewal option for three parcels of GCRTA-owned land located near Leonard, French, and British Streets on the Columbus Road Peninsula in Cleveland. The total area of the parcels is approximately 1.3 acres, which Metroparks intends to incorporate into its lakefront reservation as “clean and green” space. This includes minimal improvements such as grass, shrubs, and the addition of all-purpose trails, with no plans for playgrounds or gathering areas.

Under the agreement, Metroparks will be responsible for all development, operations, maintenance, liability, and security costs. GCRTA will retain control of the parcels for maintenance of the viaduct piers and will have joint approval rights for any future public art installations. Either party may terminate the agreement with 90 days' notice. Board members raised questions regarding future improvements and the scope of Metroparks' activities, which were clarified as limited to light landscaping and trail access.

It was moved by Ms. Elder and seconded by Mr. Sleasman and unanimously approved to recommend the agreement to the full Board of Trustees for final approval.

Mr. Sleasman called for the next presentation concerning a proposed real estate exchange with Burten Bell Carr Development, Inc. (BBC) in support of the East 79th Street Rapid Transit Station reconstruction project on the Blue/Green Line, presented by Jim Reed, Property Manager.

The objective of the agreement is to facilitate the acquisition of land necessary to expand and modernize the existing station, which lies just south of the Opportunity Corridor.

As outlined in the presentation, the GCRTA currently owns approximately 2.27 acres at the station site, while BBC owns the adjacent 1.51-acre Hillside Park property. To support the new station footprint, GCRTA will acquire Parcel A (approximately 6,321 square feet) from BBC, which is contiguous with the station. In exchange, GCRTA will convey Parcel B (approximately 6,952 square feet), an unused portion of its property adjacent to Hillside Park. The exchange involves no monetary consideration, as both parcels are deemed to be of equal value.

The transaction is contingent upon the waiver of existing deed restrictions held by the City of Shaker Heights and Cuyahoga County—both of whom have expressed support. GCRTA will cover all closing costs, and the agreement includes a 30-day due diligence period, followed by closing within 30 days.

Mr. Reid emphasized that the exchange is essential for the station's expansion, including ADA-accessible features, and praised the strong partnership with BBC, a nonprofit community development organization deeply involved in the neighborhood. Committee members echoed appreciation for the collaboration and noted the significance of improved transit access for residents.

It was moved by Mr. Sleasman and seconded by Ms. Pacetti and unanimously approved to recommend the agreement to the full Board of Trustees for final approval.

There being no further business to bring before this Committee, a motion to adjourn the meeting was moved by Mr. Sleasman and seconded by Ms. Pacetti. The meeting was adjourned at 9:27 am.



Rajan D. Gautam
Secretary/Treasurer



Avis R. Lyons
Interim Executive Assistant