

LEGISLATIVE SUMMARY
Mayor's Office of Capital Projects
Division of Real Estate

Sale of Land to NEORSD at Argus Ave. and E. 133rd Street

Ordinance No: 129-17

Legislative Purpose: To authorize the sale of land to the Northeast Ohio Regional Sewer District at the west end of Argus Avenue for access to its Heights Hilltop Interceptor Site.

Project Summary: The Northeast Ohio Regional Sewer District (NEORSD) seeks to move forward with the construction of an access point to NEORSD's Heights Hilltop Interceptor at the west end of Argus Avenue. There is a large shaft to the Heights Hilltop Interceptor just south of I-90 as well as the Easterly CSO Dewatering Pump Station and other improvements at the site.

NEORSD has requested purchase of the city-owned land at the intersection of Argus Ave. and Darley Ave./E. 133rd Street for the private access drive.

NEORSD's current access to the site has become restricted due to wetland remediation which makes a service drive off Argus Ave. needed. It is anticipated that the service drive would be infrequently used after construction is completed.

The parcel is located where Argus Avenue terminates at Darley Avenue/E. 133rd Street. It is 5,620 square feet and is currently improved with a partial drive the width of Argus Avenue.

The parcel was acquired by the City on July 12, 1915 from The Helper and Cody Realty Company for the purpose of extending Argus Avenue. Argus Avenue was never extended although tax maps indicate that this parcel is part of the right-of-way. Our surveyors have confirmed that the parcel was

never dedicated roadway and is simply surplus land under the jurisdiction of Mayor's Office of Capital Projects.

NEORSO hired an appraiser who valued the land at \$4,225.

NEORSO will also acquire an adjacent Land Bank lot under separate authority and has agreed to screen the site using black vinyl fencing.

Permanent Parcel No:	This land does not have a permanent parcel number. It is known as Sublot No. 149.
Price:	\$4,225.00 (Appraised Value)
Ward:	8 – Councilman Michael Polensek
Attachments:	Map, legal description, site plan