

## **Department of Port Control**

Ord. No.: 444-2019

Division of Business Development and Management

### **EXECUTIVE SUMMARY**

The Department of Port Control is requesting authority permitting the Commissioner of Purchases and Supplies to sell City-owned property no longer needed for public use located adjacent to Old Grayton Road to Canal Road Partners, LLC, for purposes of having clear title to all their structures and assets; and to enter into a purchase and sale agreement.

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#### **Background/Purpose:**

The Cleveland Airport System acquired the property comprising parcel # 029-07-053 in the mid-1980s for aeronautical purposes. This 1.96 acre property is located north of the Riveredge Employee Parking Lot and south of a concrete manufacturing and recycling factory.

In 2001, CRP acquired said factory from Grayton Road Properties, Inc. Unfortunately, title research conducted prior to the purchase failed to reveal that several of the factory's related structures and staging areas were actually located on the subject property.

CRP wishes to purchase the property to ensure they have clear title to the entirety of the property that their operations utilize. The proposed legislation will provide the Director of Port Control with the authority to enter into and execute a Purchase and Sale Agreement and such other documents and agreements necessary to convey ownership of the subject property to CRP.

#### **Justification/Urgency:**

The justification for the sale of the subject property to Canal Road Partners, LLC is as follows:

- 1) The subject property is not necessary for the present or future operation of Cleveland Hopkins International Airport (CLE);
- 2) The subject property's isolated location render it undevelopable for aviation and non-aviation uses ;
- 3) The City's continued ownership of the subject property prevents the company from making further investment in the property due to its uncertain future;
- 4) The sale of the subject property will reduce CLE's overall property tax liability; and
- 5) CRP has agreed to purchase the subject property for its appraised fair market value.

**Anticipated Cost:**

CRP will incur all expenses associated with obtaining the necessary land release from the FAA. There are no other anticipated expenses. However, it is possible that some costs or fees may be identified during the transaction.

**Schedule or Term of Contract:**

The sale of the subject property will be completed upon satisfaction of all closing requirements as identified in the negotiated Purchase and Sale Agreement.



# Cuyahoga County GIS Viewer



Projection:  
WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere

400 0 200 400 Feet

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

1:2,400



Date Created: 4/25/2019

## Legend

- ☐ Municipalities
- ☐ Point Parcels
- ☐ Air Parcels
- ☐ Right Of Way
- ☐ Platted Centerlines
- ☐ Parcels