

CLEVELAND PUBLIC LIBRARY

Board Meeting

May 21, 2020

**RESOLUTION AUTHORIZING AGREEMENT FOR LAND ACQUISITION
SERVICES FOR THE MASTER PLAN PROJECT**

WHEREAS, On April 18, 2019, the Board of Library Trustees approved the selection of the branches in Group 1 of the Master Plan, and authorized the Library Administration to explore the acquisition of property necessary to construct or expand the Woodland branch and other branches; and

WHEREAS, The Library Administration has identified 50 parcels of property it needs to acquire in order to build or expand the Hough, Rockport, West Park, Woodland, and Collinwood branches. Forty-four (44) of the parcels are owned by the City of Cleveland Land Bank, and six (6) parcels are owned by private property owners; and

WHEREAS, In order to manage the coordination and implementation of due diligence investigations and testing prior to acquisition of each parcel, the title work and conveyance of the parcels, and the re-platting and consolidation of the parcels, the Library Administration determined that it is necessary to obtain the services of a real estate firm to supplement the staff of the Library Administration and have obtained proposals from two real estate firms, Allegro Realty Advisors, Ltd. and CBRE Inc., and from the Burten Bell Carr Community Development Corporation with regard to acquisition of the privately owned parcels only; and

WHEREAS, CBRE Inc. submitted the lowest cost proposal, which included a fee of \$5,000 per month for all services concerning the City of Cleveland owned Land Bank parcels over a period of four (4) months, plus a fifth extra month at no charge in the event work is not completed by the end of four months (\$20,000); \$600 per parcel for a Broker's Opinion of Value (\$30,000); and \$2,000 per parcel owner for the privately owned parcels (\$8,000, and \$1,000 for expenses), for a total amount not-to-exceed \$59,000; now therefore be it

RESOLVED, That the Board of Library Trustees hereby approves the selection of CBRE Inc. to provide real estate services as described in this Resolution for the acquisition of the property necessary for Group 1 buildings in the Master Plan Project, and further authorizes the Director to enter into an

EXHIBIT 8

agreement with CBRE in an amount not-to-exceed \$59,000, which expenditure shall be charged to Construction Tax Exempt fund account 402xxx05-55300 (Construction/Improvements), where xxx = branch/department, and which agreement shall contain such additional terms and conditions as are approved by the Chief Legal Officer.