

CLEVELAND PUBLIC LIBRARY

Finance Committee

November 16, 2021

RESOLUTION AUTHORIZING SALE OF FORMER MEMORIAL BRANCH BUILDING

WHEREAS, The Cleveland Public Library entered into a purchase agreement for the building located at 15212 Lakeshore Boulevard from Frank L. A. Grdina in December 1956 after having leased the building from Mr. Grdina for several years. The Library has the former Memorial Branch Building and Land on its books for \$33,698, and the purchase was completed on June 6, 1957; and

WHEREAS, The building housed the Memorial branch until July 28, 1994 when the Library opened the Memorial-Nottingham branch and Lakeshore Facility at the site of the former Villa Angela High School; and

WHEREAS, The former library branch has been used as storage ever since and is in need of significant repairs and upgrades due to many years of deferred maintenance; and

WHEREAS, At the Library's request, Northland Research Corporation conducted an appraisal of the old Memorial branch building in November of 2019, and the appraiser determined that the building's value in its current condition is \$39,000; and

WHEREAS, The Library received an offer to purchase the building from Opportunity Transforming Lives, Inc. for \$40,000 in as-is condition; now therefore be it

RESOLVED, That the Board of Trustees of the Cleveland Public Library finds the offer to purchase the former Memorial branch fair and reasonable; and be it further

RESOLVED, That the Board of Trustees of the Cleveland Public Library, pursuant to the authority set forth in R.C. § 3375.33, hereby authorizes the Executive Director, CEO, or his designee, to enter into an agreement or other instrument, subject to the approval of the Director of Legal Affairs, to effectuate the sale of the former Memorial branch for \$40,000 to Opportunity Transforming Lives, Inc., with the transfer costs being divided between buyer and seller as set forth in the buyer's written offer; and be it further

RESOLVED, That upon execution by both parties of the agreement and satisfaction of the applicable terms and conditions therein, the President of this Board is authorized to execute a General Warranty Deed transferring title of the building to Opportunity Transforming Lives, Inc.