

CLEVELAND PUBLIC LIBRARY

Board Meeting

May 17, 2022

**RESOLUTION AUTHORIZING PURCHASE OF REAL PROPERTY FOR THE NEW
WOODLAND BRANCH PROJECT**

WHEREAS, The Library and its architects identified a vacant parcel located at 2628 E. 61st Street, Cleveland, Ohio 44104, (the “Property”) that would be beneficial for inclusion in Library’s new Woodland branch campus as the Library is already in the process of acquiring land on three sides of the Property; and

WHEREAS, The Property, as depicted and further described in Exhibit “A,” is currently under private ownership; and

WHEREAS, In August of 2020, the Library obtained an appraisal of the vacant land neighboring the Property, which found that vacant residential land in this area has a fair market value of \$1.30 per square foot. Given that the Property is 4,000 square feet in area, the Library believes its fair market value to be \$5,200; and

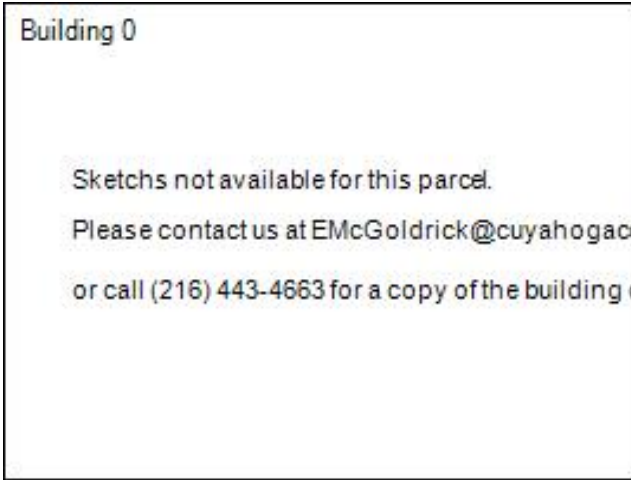
WHEREAS, The Library Administration has been in discussions with the owner to acquire the Property, and the owner agreed to sell the Property to the Library for a total of \$5,200; and

WHEREAS, Ohio Revised Code Section 3375.35 requires that the purchase of any real property be authorized by a two-thirds vote of the full membership of the Library Board before making such purchase; now therefore be it

RESOLVED, The Board of Trustees of the Cleveland Public Library hereby authorizes the Executive Director, CEO or his designee, to enter into an agreement or agreements with the owner of the Property in the amount of \$5,200 plus the costs of title insurance, recording, escrow and other closing fees and to execute such other instruments as are necessary for the acquisition of the Property bearing Permanent Parcel No. 124-12-074, which agreement and instruments shall be subject to the approval of the Director of Legal Affairs and which amount shall be charged to the Construction – Tax-Exempt fund account 40279905-55100 (Land).

Owner EAFFORD, MARY
Address 2628 E 61 ST
 CLEVELAND, OH. 44104
Land Use (4000) C - COMMERCIAL VAC LAND
Legal Description 331 B&B NP 86.21 N OF GRISWOLD 0004
Neighborhood Code 49171

SKETCH



MAP VIEW



BUILDING INFORMATION

LAND

Code	Frontage	Depth	Acreage	Sq Ft
PRM	40	100	0.09	4,000

VALUATION

2021 Values	Taxable Market Value	Exempt Market Value	Abated Market Value	Assessed Taxable Value
Land Value	\$5,400	\$0	\$0	\$1,890
Building Value	\$0	\$0	\$0	\$0
Total Value	\$5,400	\$0	\$0	\$1,890
Land Use	4000			COMMERCIAL VACANT LAND

PERMITS

Tax Year	Reason	Tax Change	Exempt Change	Percent Complete	Reinspect	Notes
2012	10 - Razing	(\$3,300)	\$	100%	No	DWELLING RAZED 100% COMPLETE 1-1- 2012 (-\$3,300)
2007	10 - Razing	\$	\$	100%	No	GARAGE RAZED 100% COMP 1-1-07

IMPROVEMENTS

Type	Description	Size	Height Depth
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SALES

Date	Buyer	Seller	Price
12/22/1997	Eafford, Mary	Hodge ,Cora	\$0
10/5/1992	Hodge ,Cora	Hodge Charlie B & Cora	\$0
1/1/1975	Hodge Charlie B & Cora		\$0

Taxes

2021 Taxes	Charges	Payments	Balance Due
Tax Balance Summary	\$189.06	\$189.06	\$0.00