

CLEVELAND PUBLIC LIBRARY

Finance Committee

November 15, 2016

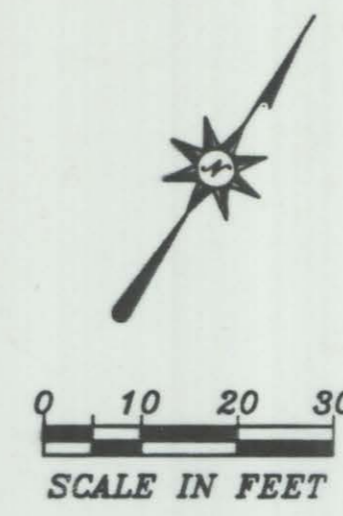
**RESOLUTION AUTHORIZING ACQUISITION OF PROPERTY UNDER LOUIS STOKES
WING BUILDING AND BUYOUT OF LEASE AGREEMENTS**

- WHEREAS, The Cleveland Public Library has leased the property known as Permanent Parcel Number 101-05-006 and shown in the survey that is attached hereto (the "Property") since December 19, 1957 when a previous 99 year lease signed on September 1, 1919 and set to expire on July 31, 2018 (the "Lease") was assigned to the Library by the previous lessee, the Cleveland Plain Dealer; and
- WHEREAS, The Property measures 20 feet wide by 198 feet deep and extends from Superior Avenue to the south to Rockwell Avenue to the north. The Property sits under the western edge of the Louis Stokes Wing building; and
- WHEREAS, The Lease and Property are both owned by the same four owners, three of whom each possesses undivided thirteen fortieths (13/40) interests in the Lease and Property, and one of whom possesses an undivided one fortieth (1/40) interest; and
- WHEREAS, Under the terms of the Lease, the Library pays a total of \$6,400 per year in rent for the Property. The rent is paid in quarterly installments; and
- WHEREAS, The Library has paid the full \$6,400 in rent for the year 2016, thus leaving a total of \$10,133.32 due for the entire year of 2017 and the first seven months of 2018; and
- WHEREAS, Two of the owners of the 13/40 interests have indicated that they are willing to donate their interests in the Property to the Library in exchange for the Library's payment of their shares of the outstanding rent under the Lease. One such owner has also indicated that she may be able to convince the remaining two owners to donate their interests as well; 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 making such purchase; now therefore be it

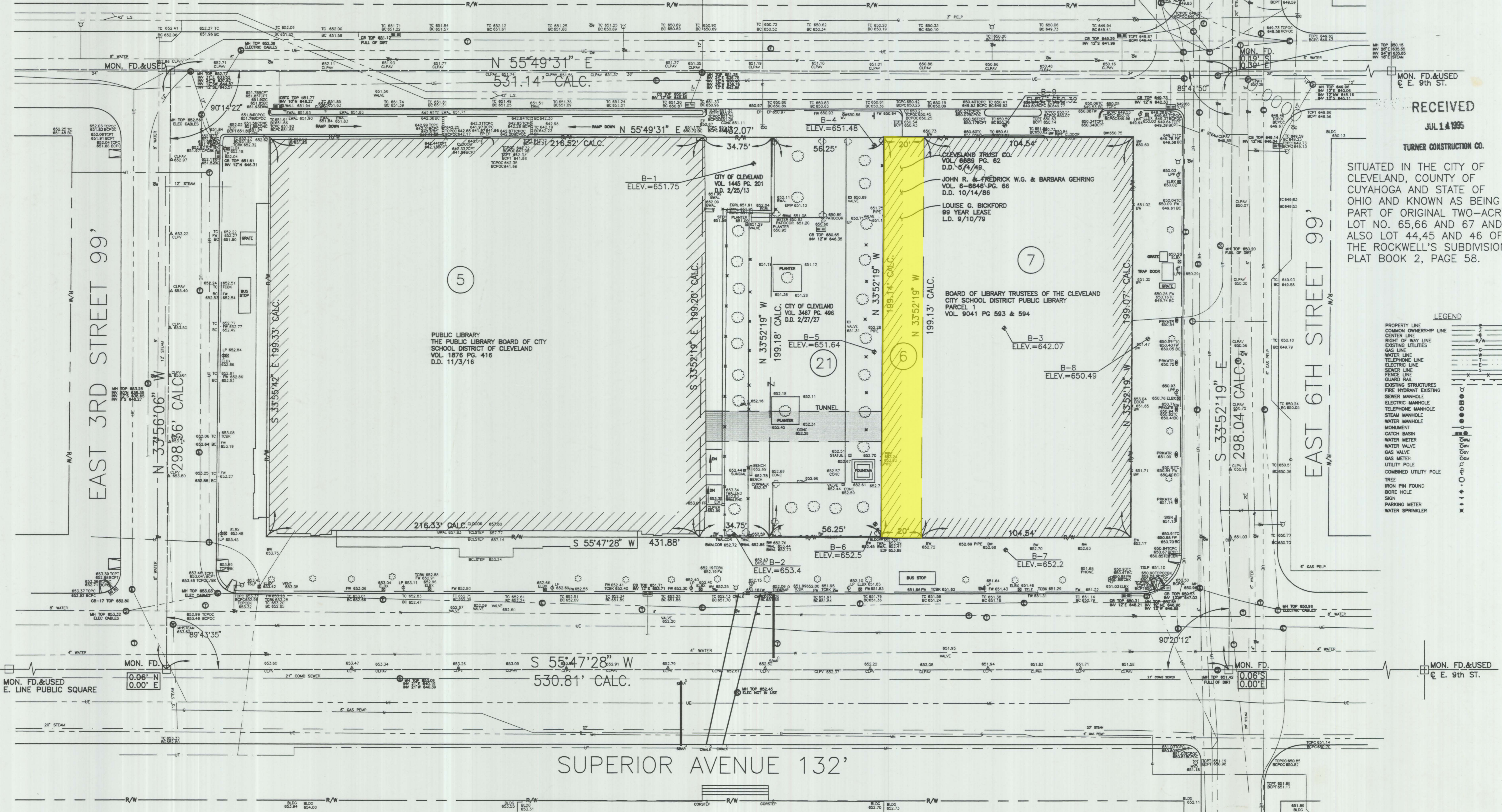
EXHIBIT 10

RESOLVED, That the Board of Trustees of the Cleveland Public Library, by a two-thirds vote of the full membership, authorizes the Executive Director, CEO, or his designee, to enter into agreements with the owners of the Property to buyout their interests in the Lease for a total amount not-to-exceed \$10,133.32 and to incur such other expenses and to execute such other agreements and accept delivery of such instruments as may be necessary in order to facilitate the transfer of the donated interests in the Property to the Library, which expenditures shall be charged to the General Fund Account 19010053-53510 (Rent/Leases), and which agreements and instruments shall be subject to the approval of the Chief Legal Officer.

BOUNDARY AND TOPOGRAPHIC SURVEY
OF
CLEVELAND PUBLIC LIBRARY



ROCKWELL AVENUE 66'



RECEIVED
JUL 14 1995

TURNER CONSTRUCTION CO.

SITUATED IN THE CITY OF CLEVELAND, COUNTY OF CUYAHOGA AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL TWO-ACRE LOT NO. 65,66 AND 67 AND ALSO LOT 44,45 AND 46 OF THE ROCKWELL'S SUBDIVISION PLAT BOOK 2, PAGE 58.

LEGEND

- PROPERTY LINE
- COMMON OWNERSHIP LINE
- CENTER LINE
- RIGHT OF WAY LINE
- EXISTING UTILITIES
- GAS LINE
- WATER LINE
- TELEPHONE LINE
- ELECTRIC LINE
- SEWER LINE
- FENCE LINE
- RAILROAD
- GUARD RAIL
- EXISTING STRUCTURES
- FIRE HYDRANT EXISTING
- SEWER MANHOLE
- ELECTRIC MANHOLE
- TELEPHONE MANHOLE
- STEAM MANHOLE
- WATER MANHOLE
- MONUMENT
- CATCH BASIN
- WATER METER
- WATER VALVE
- GAS VALVE
- GAS METER
- COMBINED UTILITY POLE
- TREE
- IRON PIN FOUND
- BORE HOLE
- SIGN
- PARKING METER
- WATER SPRINKLER

UTILITIES NOTE

1. THE LOCATIONS OF ALL UNDERGROUND UTILITIES IN THE PUBLIC RIGHT-OF-WAY WERE OBTAINED USING A COMBINATION OF OFFICIAL RECORDS AND DILIGENT FIELD INVESTIGATION. HOWEVER ALL UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND SHOULD BE VERIFIED IN THE FIELD BY THE RESPONSIBLE UTILITY COMPANY BEFORE CONSTRUCTION BEGINS.
2. THERE ARE NO PUBLIC RECORDS AVAILABLE FOR UNDERGROUND UTILITIES ON PRIVATE PROPERTY.
3. CALL THE OHIO PUBLIC UTILITIES PROTECTION SERVICE (O.U.P.S.) 48 HOURS BEFORE DIGGING AND THEY WILL MARK THE LOCATION OF THE LINES IN THE FIELD.

CERTIFICATION

DISTANCES SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. BASIS OF BEARING IS THE CLEVELAND REGIONAL GEODETIC SYSTEM. ALL OF WHICH I CERTIFY TO BE CORRECT.

Ralph C. Tyler
RALPH C. TYLER P.E. P.S.
REGISTERED SURVEYOR No. 4236
STATE OF OHIO

REVISIONS		SEAL STATE OF OHIO RALPH C. TYLER REGISTERED SURVEYOR	CLEVELAND PUBLIC LIBRARY				
Rounding Dimensions	8/10/1993		BOUNDARY AND TOPOGRAPHIC SURVEY				
Annex Building	10/21/1993						
Centerline, Right-of-Way and Property Line	9/1/1994						
FIELD TA	DSGD.	DWN	BK	CHKD.	APP.	JOB NO.	SHEET / OF
SCALE	1" = 20'	DATE	5/19/1993			92-05-308	1 / 1