

He's represented here tonight by Brian Intihar who was representing the former owner of the site. Mr. Nager is out of town so he couldn't be here this evening but he has sent Mr. Intihar to represent him.

They had been looking for sometime for a site that would more adequately serve their client needs. They do a lot of business on the east-side and eastern suburbs. They are currently located in downtown Cleveland. Mr. Nager has his own personal residence in the eastern suburbs, so they prefer to be close to a highway in the eastern suburbs rather than in a downtown setting. There was and is currently a vacant site available at E. 276th and Euclid on the south side of the street. They purchased that site from Calabrese. That transaction took place in June, was closed in June of this year. Since that time they've been preparing architectural drawings and engineering site plans for the site. All of that has since been reviewed and approved. They were down to this one final action which was the consolidation of the lots. Their financing expires at the end of this calendar year and we needed to have this formal approval so we could issue the permit which would allow their financing to stay in place.

Councilman Langman – Director Pietravoia, am I reading this drawing correctly? Is there going to be a new curb cut on that property from Euclid Ave.?

Director Pietravoia – Yes, you are reading it correctly. There will be a curb cut both on Euclid Ave. and one on each of the side streets. This has all been reviewed and approved by engineering, traffic and the Architectural Review Board.

Councilman Langman – May I ask why is the curb cut needed on Euclid Avenue?

Director Pietravoia – Typically when you have a parking lot on the main street it is always preferable to have the access off the main street itself. In this case, they're allowing entrance and exit from both the side street and Euclid Ave.

Councilman Langman – How many individuals will be working in this building once its fully leased out?

Director Pietravoia – The first tenant will have 12-15 employees, that's the law firm itself, moving from Cleveland to Euclid. Then there is space in the building for one additional tenant. I would estimate it could accommodate another 6-8 employees.

Councilman Langman – Do we have an estimated payroll realization once it's fully leased out?

Director Pietravoia – Yes the first tenant will be \$1.2 to \$1.5 million initially upon moving into the City. The other tenant we don't know yet, so we can't give you an estimate there.

Councilman Langman – Concerning that the law firm will be the main tenant, do we have an idea of what they are looking for as far as leasing it out to another tenant, would it be another law firm?

Director Pietravoia – Professional type office use. It could be medical related, it could be another lawyer. It could be any other type of professional office use. It is a professional office building. I should mention they were commended by the Architectural Review Board for their design of the building and the use of the materials. They really are taking great pains to use quality materials in the project and the Architectural Review Board was very happy with the proposal last night.

President Sustarsic – Any other questions or comments? Seeing none, would there be any questions or comments from anyone in the audience?

Mr. Brian Intihar – 1110 Euclid Ave., Suite 300, Cleveland, Ohio. I'm here on behalf, obviously as everyone has told you already, I'm of Mr. Nager. He is sorry he could not be here tonight, they had a family vacation previously planned and was unable to make the meeting. He does however, extremely appreciate all of you coming out these couple of days before Christmas to accommodate him.

Mr. Intihar - This has been a project that has obviously been going on for about 9 months now and for him to have substantial issues at the midnight hour, to lose financing and what not with the few days only left in the year would be tough. Again, we definitely appreciate you all coming out and giving this your consideration tonight. Part of the reason I came to represent him is we look forward to hopefully working with you guys in the future on the property that we are involved with across the street.

Councilman Gruber moved to sustain Planning & Zoning Commission's approval of a lot consolidation of 5 vacant parcels located on the south side of Euclid Ave. between E. 276th Street and Hillandale Dr. The new address will be 27700 Euclid Ave. with one parcel number being 648-38-005. Councilman Langman seconded.

Roll Call: Yeas: Daly, Gruber, Holzheimer Gail, Hufnagle, Langman, Mancuso,
 Sustarsic, Sustarsic.

Approved.

ADJOURNMENT

Councilman Gruber moved to adjourn. Councilwoman Hufnagle seconded. Yeas:
Unanimous.

Attest:

Clerk of Council

President of Council