

ORDINANCE NO. 2019 - 55

INTRODUCED BY MAYOR AND COUNCIL AS A WHOLE

**AN ORDINANCE AUTHORIZING THE MAYOR TO
ENTER INTO PURCHASE AGREEMENTS FOR THE SALE
OF CERTAIN LANDBANK PROPERTIES AND
REPEALING ORDINANCE 2015-06**

WHEREAS, the Village of Oakwood owns various parcels of land through the State Land Reutilization Program and it has been determined by Village Council that it is desirable to sell certain of these parcels to promote the health, safety and welfare of the residents of this community; and

WHEREAS, in accordance with the Village of Oakwood's Land Reutilization Program, certain parcels were offered for sale to the public by way of competitive bids pursuant to specifications on file with the Village Engineer; and

WHEREAS, the Planning Commission, in accordance with Section 10.02(C) of the Village Charter, has previously held a public hearing on the advisability of selling these parcels and had issued its written recommendation to Village Council that these parcels be sold, with bid offers from adjoining property owners who agreed to consolidate with their existing properties given primary consideration:

WHEREAS, the Village Engineer advertised for bids for the sale of Landbank real property identified as Permanent Parcel Nos. 795-15-006, 795-48-006, 795-31-002, 795-01-015, 795-02-020, 795-02-054, and 795-04-051, and received one bid for each of these parcels from individuals that owned property which adjoined these Landbank properties; and

WHEREAS, the Council for the Village of Oakwood, through Resolution 2015-06, authorized and directed the Mayor to enter into Purchase Agreements to sell the aforementioned Village Landbank properties for the bid amounts proposed by the individual bidders; and

WHEREAS, subsequent to the passage of Resolution 2015-06, the Council for the Village of Oakwood had asked the Engineer and the Law Director to revise the proposed purchase agreements so that the purchase price would be similar to the Cuyahoga County Landbank program; and

WHEREAS, the Engineer and the Law Director revised the purchase agreements attached to Resolution 2015-06 to reflect a purchase price of \$100.00 for each individual parcel, plus closing costs, in accordance with the terms and conditions set forth in the individual Purchase Agreements, a copy of which is attached hereto, incorporated herein and marked as Exhibit "A" through Exhibit "G".

NOW THEREFORE, BE IT ORDAINED by the Council of the Village of Oakwood, County of Cuyahoga, and State of Ohio that:

SECTION 1. Ordinance 2015-06 is hereby rescinded.

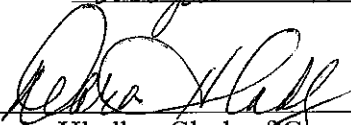
SECTION 2. The Council for the Village of Oakwood hereby authorizes and directs the Mayor to enter into Agreements to sell certain Village Landbank properties as follows:

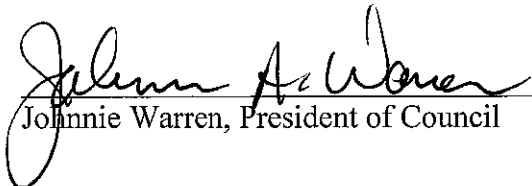
1. To William C Darr for Permanent Parcel No. 795-15-006 in the amount of \$100.00, plus closing costs, in accordance with the terms and conditions set forth in a Purchase Agreement, a copy of which is attached hereto, incorporated herein and marked as Exhibit "A".
2. To Audrey Severns for Permanent Parcel No. 795-48-006 in the amount of \$100.00, plus closing costs, in accordance with the terms and conditions set forth in a Purchase Agreement, a copy of which is attached hereto, incorporated herein and marked as Exhibit "B".
3. To James Schade & Jack Maji for Permanent Parcel No. 795-31-002 in the amount of \$1,00.00, plus closing costs, in accordance with the terms and conditions set forth in a Purchase Agreement, a copy of which is attached hereto, incorporated herein and marked as Exhibit "C".
4. To Mary A Norris for Permanent Parcel No. 795-01-015 in the amount of \$100.00, plus closing costs, in accordance with the terms and conditions set forth in a Purchase Agreement, a copy of which is attached hereto, incorporated herein and marked as Exhibit "D".
5. To Henry Rudolph for Permanent Parcel No. 795-02-020 in the amount of \$100.00, plus closing costs, in accordance with the terms and conditions set forth in a Purchase Agreement, a copy of which is attached hereto, incorporated herein and marked as Exhibit "E".
6. To Lizzie McCaleb for Permanent Parcel No. 795-02-054 in the amount of \$100.00, plus closing costs, in accordance with the terms and conditions set forth in a Purchase Agreement, a copy of which is attached hereto, incorporated herein and marked as Exhibit "F".
7. To Lovell Custard for Permanent Parcel No. 795-04-051 in the amount of \$100.00, plus closing costs, in accordance with the terms and conditions set forth in a Purchase Agreement, a copy of which is attached hereto, incorporated herein and marked as Exhibit "G".

SECTION 3. The Director of Finance be and is hereby authorized and directed to receipt the funds provided for in Section 2 hereof and to comply with the statutory requirements for the distribution of these funds since the property involved is part of the Village's Land Reutilization Program.

SECTION 4. This Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health, safety and welfare of the inhabitants of the Village, the reason for the emergency being that the same relates to the daily operation of a municipal department, therefore, provided it receives two-thirds (b) of the vote of all members of Council elected thereto, said Ordinance shall be in full force and effect immediately upon its adoption by this Council and approval by the Mayor, otherwise from and after the earliest period allowed by law.

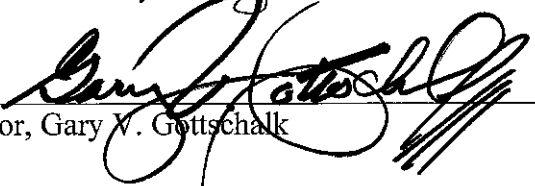
PASSED: August 27, 2019


Debra L. Hladky, Clerk of Council


Johnnie Warren, President of Council


Presented to the Mayor August 27, 2019

Approved: August 27, 2019



Mayor, Gary N. Gottschalk

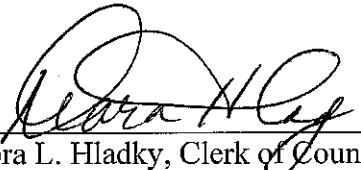
I, Debra L. Hladky, Clerk of Council of the Village of Oakwood, County of Cuyahoga and State of Ohio, do hereby certify that the foregoing Ordinance No. 2019 -55 was duly and regularly passed by this Council at the meeting held on the 27 day of August, 2019.



Debra L. Hladky, Clerk of Council

POSTING CERTIFICATE

I, Debra L. Hladky, Clerk of Council of the Village of Oakwood, County of Cuyahoga and State of Ohio, do hereby certify that Ordinance No. 2019 - 55 was duly posted on the 27 day of August, 2019, and will remain posted for a period of fifteen (15) days thereafter in the Council Chambers and in not less than five (5) of the most public places in the municipality as determined by the Council of the said Village.



Debra L. Hladky, Clerk of Council

DATED: August 27, 2019