

RESOLUTION NO.: 110-2014
INTRODUCED BY: Mayor and Council

A RESOLUTION AUTHORIZING THE MAYOR TO ENTER INTO A PASS-THROUGH SALE-PURCHASE AGREEMENT WITH THE CUYAHOGA COUNTY LAND REUTILIZATION CORPORATION FOR THE CONVEYANCE OF PROPERTY LOCATED AT 26102 CHARDON ROAD TO THE CITY; AND DECLARING AN EMERGENCY.

WHEREAS, the property located at 26102 Chardon Road, Richmond Heights, Ohio (PPN 661-06-034) (the "Property") is abandoned land which has been designated as a Brownfield because of the environmental concerns associated with its historic use as a gasoline station;

WHEREAS, the Property has been identified for redevelopment in the City of Richmond Heights in its Master Plan, and this Council believes that redevelopment of the Property is a key component of overall economic development in this area of the City;

WHEREAS, the City has been awarded a U.S. Environmental Protection Agency (EPA) Brownfield Revolving Loan Fund Grant, administered by the Cuyahoga County Department of Development, that will provide the City up to \$200,000 for environmental remediation of the Property, subject to the City taking title to the Property;

WHEREAS, the Property is in tax foreclosure and, due to unsuccessful Sheriff's Sales, will be placed on the Cuyahoga County forfeited land list;

WHEREAS, the Cuyahoga County Land Reutilization Corporation ("Cuyahoga Land Bank") has the statutory authority to obtain title ownership of properties on the Cuyahoga County forfeited land list free and clear of liens and convey said properties to municipalities; and

WHEREAS, the City desires to enter into a Pass-Through Sale-Purchase Agreement with the Cuyahoga Land Bank whereby the Cuyahoga Land Bank would seek to acquire title to the Property and, once acquired, convey title to the City.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Richmond Heights, State of Ohio, that:

Section 1: The Mayor is authorized to enter into a "Pass-Through Sale-Purchase Agreement" with the Cuyahoga County Land Reutilization Corporation for the City's acquisition of the property known as 26102 Chardon Road in the City of Richmond Heights, as attached hereto as "Exhibit A" and fully incorporated herein.

Section 3: It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Resolution were adopted in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in such formal action, were in meetings open to the public, in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

Section 4: This Resolution is declared to be an emergency measure immediately necessary to preserve the public health, safety and general welfare of the citizens of the City and for the further reason that this measure is necessary in order to allow the City to acquire the property described herein at the earliest possible time in order to secure the aforementioned grant money and begin remediation activities as soon as possible; wherefore this Resolution shall be in full force and effect immediately upon its passage and approval by the Mayor.

PASSED:_____

David H. Roche, Mayor

APPROVED:_____

ATTEST:_____

Betsy Traben
Clerk of Council

Eloise Henry
President of Council