

THE CITY COUNCIL OF NORTH ROYALTON, OHIO

ORDINANCE NO. 21-95

INTRODUCED BY: Mayor Antoskiewicz, Marnecheck

AN ORDINANCE AUTHORIZING THE DIRECTOR OF COMMUNITY DEVELOPMENT TO OFFER 13900 STONEY CREEK DRIVE, PPN 488-23-095 FOR SALE TO THE HIGHEST BIDDER IN ACCORD WITH THE STATUTORY REQUIREMENTS FOR THE SALE OF MUNICIPAL REAL ESTATE, AND DECLARING AN EMERGENCY

WHEREAS: Pursuant to O.R.C. 5722 the City of North Royalton created the North Royalton Land Reutilization Program as set forth in Ordinance No. 01-29; and

WHEREAS: There exists sufficient and substantial non-productive land within the boundaries of the City of North Royalton which is of such nature and extent to require the implementation of a land reutilization program to foster either the return of such non-productive land to tax revenue generating status or the devotion thereof to public use; and

WHEREAS: The City of North Royalton Land Bank holds title to the vacant parcel, located at 13900 Stoney Creek Drive North Royalton, Ohio PPN 488-23-095; and

WHEREAS: The Director of Community Development has recommended and Council has determined that the property is not needed for public use and not appropriate for side yard expansion; and

WHEREAS: The Director of Community Development has recommended and Council has determined that the effective reutilization of the land is for development and to return to tax revenue generating status; and

WHEREAS: It has further been determined that the property has a fair market value (appraised value) of \$61,800.00 (copy of appraisal attached).

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NORTH ROYALTON, COUNTY OF CUYAHOGA AND STATE OF OHIO, THAT:

Section 1. Council hereby authorizes the Community Development Director to offer the property for sale in a manner consistent with the statutory requirements and under terms as determined necessary to effectively market the property for an amount not less than its fair market value pursuant to R.C. 5722.07.

Section 2. Council authorizes the Mayor to accept the highest and best offer, for not less than fair market value, and to execute and transfer the property under such terms and conditions as approved by the Law Director.

Section 3. Council directs that the proceeds of the sale be applied and distributed as set forth in R.C. 5722.08 as determined and approved by the Finance Director.

Section 4. It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance 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.

Section 5. This Ordinance is hereby declared to be an emergency measure immediately necessary for the preservation of the public peace, health, safety and welfare of the city, and for the further reason that it is immediately necessary to restore the land in question to tax generating revenue status.

THEREFORE, provided this Ordinance receives the affirmative vote of two-thirds of all members elected to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor; otherwise from and after the earliest period allowed by law.

/s/ Paul F. Marnecheck
PRESIDENT OF COUNCIL

APPROVED: /s/ Larry Antoskiewicz
MAYOR

DATE PASSED: June 1, 2021

DATE APPROVED: June 2, 2021

ATTEST: /s/ Dana A. Schroeder
DIRECTOR OF LEGISLATIVE SERVICES

First reading suspended
Second reading suspended
Third reading June 1, 2021

YEAS: Marnecheck, Fenos, Barath, Krejci
Dietrich, Weimer, Vos

NAYS: none