

# THE CITY COUNCIL OF NORTH ROYALTON, OHIO

ORDINANCE NO. 23-121

INTRODUCED BY: Nickell, Webber, Krejci

AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A PURCHASE AND SALE AGREEMENT WITH QUINN DEVELOPMENT GROUP LLC FOR CERTAIN REAL ESTATE DEFINED AS PPN'S 483-07-009 AND 483-08-001, WEST 130<sup>TH</sup> STREET FOR THE AMOUNT OF \$58,000, 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 Reutilization Program holds title to the vacant parcel PPN 483-07-009 and PPN 483-08-001, West 130<sup>th</sup> Street; and

WHEREAS: Previously this Council did authorize the Community Development Director to offer the two identified parcels for sale for a sum not less than the appraised values thereof (Ordinances 23-38 and 23-39); and

WHEREAS: The parcels were offered for sale, and there were two only bids received, the highest of which was for \$58,000.00, which sum is less than the appraised value of the two parcels; and

WHEREAS: It is the opinion of the Community Development Director that further efforts to attempt to sell the two parcels will not result in a bid in a higher amount; and

WHEREAS: The City of North Royalton and Quinn Development Group LLC have reached an agreement for the sale of these parcels for the amount of \$58,000.00; and

WHEREAS: Notwithstanding the lack of a bid in a sum equal to or greater than the appraised value, Council desires to authorize the Mayor to enter into this agreement.

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

Section 1. The Mayor is hereby authorized to enter into a Purchase and Sale Agreement with Quinn Development Group LLC for certain real estate defined as PPN's 483-07-009 and 483-08-001 West 130<sup>th</sup> Street, for the amount of \$58,000.00 pursuant to terms and conditions approved by the Director of Law and substantially similar to a copy of which is attached hereto as Exhibit A and incorporated as if fully rewritten.

Section 2. 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 3. 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 authorize the Mayor to enter into the agreement as outlined above.

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: October 17, 2023

DATE APPROVED: October 18, 2023

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

First reading suspended  
Second reading suspended  
Third reading October 17, 2023

YEAS: Marnecheck, Nickell, Barath, Krejci,  
Dietrich, Webber, Vos

NAYS: none