



Legislation Details (With Text)

File #: O-521-21 **Version:** 1 **Name:**

Type: Ordinance **Status:** Agenda Ready

File created: 9/28/2021 **In control:** Economic Development Department

On agenda: 10/12/2021 **Final action:** 10/12/2021

Title: Authorizing the Mayor to enter, execute and deliver a real estate purchase option agreement and other needed instruments for the sale and conveyance of a 4.8-acre portion of city owned real property located at 1701 Front Street to the Metropolitan Park District of the Toledo Area; authorizing the deposit of net sale proceeds; making certain findings with respect thereto; waiving the notice and competitive bidding provisions of T.M.C. 187.19; and declaring an emergency.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Exhibit A, 2. Exhibit B, 3. Metroparks Sept. 8 Update, 4. Audio: Agenda Review 10/5/2021

Date	Ver.	Action By	Action	Result
10/12/2021	1	City Council	Suspension	Pass
10/12/2021	1	City Council	Emergency	Pass
10/12/2021	1	City Council	passage	Pass

Option to Purchase Toledo Skyway Marina
Department of Economic Development
B Sehlhorst (x1692)

Authorizing the Mayor to enter, execute and deliver a real estate purchase option agreement and other needed instruments for the sale and conveyance of a 4.8-acre portion of city owned real property located at 1701 Front Street to the Metropolitan Park District of the Toledo Area; authorizing the deposit of net sale proceeds; making certain findings with respect thereto; waiving the notice and competitive bidding provisions of T.M.C. 187.19; and declaring an emergency.

SUMMARY & BACKGROUND:

The City and the Metropolitan Park District of the Toledo Area (“Metroparks”) are partners on the development of the 70-acre Glass City Metropark and 5-mile Glass City Riverwalk projects. The \$200+ million-dollar projects will revitalize the City’s riverfront into a thriving, vibrant public greenspace for the region. The projects span both sides of the Maumee River from the Veteran’s Glass City Skyway to the Anthony Wayne Bridge.

The city of Toledo (“City”) is the owner of certain real property commonly referred to as the Toledo Skyway Marina, which is located at 1701 Front Street, Toledo, OH 43608 (Parcel ID 18-64072) and further identified in Exhibit A (“Property”). The Property is located adjacent to the Glass City Metropark and Glass City Riverwalk projects as further identified in Exhibit B.

As part of Metoparks’ strategic investment in these transformational projects and efforts to create and enhance recreational assets along the Maumee River, the City and Metroparks desire to enter into an Option to Purchase

Agreement for the proposed sale and conveyance of the Toledo Skyway Marina. Metroparks is interested in acquiring the Property to continue to operate a public marina for the benefit of the community. The City will grant Metroparks a two-year Option to Purchase. The sale price for the property shall be one-dollar (\$1.00).

The fiscal impact of this ordinance is as follows:

- The amount of funds requested: \$0
- The expenditure budget line item: n/a
- New revenue generated (operational revenue, grants, if any): \$1.00
- Revenue budget line item (if any): 2007-60300-772X002STDSTD.
- Are funds budgeted in the current fiscal year (yes/no)? n/a
- Is this a capital project (yes/no)? No
- If yes, is it new or existing (new/existing)? n/a
- What section of the City's Strategic Plan does this support:
 - o Excellence in Basic Services - No
 - o Quality Community Investment (Livable City, Development) - Yes
 - o Workplace Culture & Customer Service - No
 - o Environment - No

NOW, THEREFORE, Be it ordained by the Council of the City of Toledo:

SECTION 1. That the Mayor and the Real Estate division of the Department of Economic Development are authorized to enter into a real estate purchase option agreement and execute needed instruments for the sale and conveyance of a portion of real estate located at 1701 Front Street, as more fully described in Exhibit "A", to the Metropolitan Park District of the Toledo Area for \$1.00.

SECTION 2. That the agreement and needed instruments shall contain other terms and conditions deemed necessary and proper by the Mayor, the Department of Law and the Department of Economic Development.

SECTION 3. That it is found and determined that the subject real property is not needed for any municipal purpose.

SECTION 4. That this Council find it in the public interest to waive the competitive bidding requirements of Toledo Municipal Code Section 187.19. The reason for the waiver and exception is the disposition of said real property without competitive bidding is appropriate considering the benefits realized by the public through the Park District's ownership, operation, development, and maintenance of the real property comprising the Toledo Skyway Marina.

SECTION 5. That the Mayor, Director of Economic Development, and Director of Law are authorized to execute and deliver such agreements, deeds, certifications and instruments and to take such other lawful action as may be necessary or appropriate in order to carry out the purpose authorized herein.

SECTION 6. That the Finance Director is authorized to accept and deposit the net sale proceeds into the Capital Improvement Fund, Marina Development Fund Account Code 2007-60300-772X002STDSTD.

SECTION 7. That it is found and determined that all formal actions of Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of Council and that all deliberations of Council and any of its committees that result in such formal action were in meetings open to the public in

compliance with all legal requirements, including Section 121.22, Ohio Revised Code.

SECTION 8. That this Ordinance is declared to be an emergency measure and shall take effect and be in force immediately from and after its passage. The reason for the emergency lies in the fact that same is necessary for the immediate preservation of the public peace, health, safety and property and for the further reason that this Ordinance must be immediately effective to facilitate sale and conveyance of the property.

Vote on emergency clause: yeas _____, nays _____.

Passed: _____, as an emergency measure: yeas _____, nays _____.

Attest: _____
Clerk of Council

President of Council

Approved: _____

Mayor

I hereby certify that the above is a true and correct copy of an Ordinance passed by Council

_____.

Attest: _____
Clerk of Council