



Legislation Details (With Text)

**File #:** O-622-21      **Version:** 1      **Name:**  
**Type:** Ordinance      **Status:** Approved  
**File created:** 12/8/2021      **In control:** Housing & Community Development Department  
**On agenda:** 1/3/2022      **Final action:** 1/3/2022

**Title:** Authorizing the Mayor to enter, execute and deliver a real estate purchase agreement and other needed instruments for the sale and conveyance of 1157 Grand Ave. to the MVAH Holding LLC; 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. Schedule A, 2. Audio: City Council 1/3/2022

Date	Ver.	Action By	Action	Result
1/3/2022	1	City Council	Emergency	Pass
1/3/2022	1	City Council	Passage	Pass
12/21/2021	1	City Council	First Reading	Pass

DN/1157 Grand/Driggs  
Department of Housing and Community Development  
R Clemens (x3647)  
D A Johnson (x1431)

**Authorizing the Mayor to enter, execute and deliver a real estate purchase agreement and other needed instruments for the sale and conveyance of 1157 Grand Ave. to the MVAH Holding LLC; 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 of Toledo is the owner of a 2.77-acre parcel at 1157 Grand Avenue (Grand Ave & N. Detroit), the former Driggs Dairy site. The City first acquired this lot in 2015 from the Lucas County Land Bank. MVAH Holding LLC has offered to buy the parcel for three Hundred and Fifty Thousand Dollars (\$350,000) and is planning to construct a mixed-use, multi-family facility on the site. This is an opportunity to bring new, quality residential housing to a long-unused, blighted lot in the city’s residential core.

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

SECTION 1. That the Mayor, the Department of Housing and Community Development, and the Real Estate division of the Department of Economic Development are authorized to enter into a purchase agreement and execute needed instruments for the sale and conveyance of the real estate located at 1157 Grand Avenue, as more fully described in Exhibit “A”, to MVAH Holding LLC for \$350,000.

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, the Department of Housing and Community Development 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 for the reason that the sale will result in investment in the property, provide quality housing, preserve employment and address the blight impacting the surrounding area.

SECTION 5. That the Mayor, the Director the Department of Housing and Community Development, the Director of Economic Development, and the 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 Community Development Block Grant Fund, Account Code 2015-16200-408990-5G45004822REH.

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 it 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, conveyance, and redevelopment of the property.

Vote on emergency clause: yeas 12, nays 0.

Passed: January 3, 2022, as an emergency measure: yeas 12, nays 0.

Attest:

Gerald E. Dendinger  
Clerk of Council

Matt Cherry  
President of Council

Approved:

January 3, 2022  
Wade Kapszukiewicz  
Mayor