



## Legislation Text

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**File #:** O-335-19, **Version:** 1

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Councilman Ujvagi

**Authorizing the Mayor to enter into a Donation Agreement with the Polish Cultural Center Advisory Board for conveyance of city-owned property for the purpose of establishing a Polish Cultural Center; authorizing the conveyance of approximately 1.9152 acres of land across a portion of the City-owned real estate located at 1600 Mott Avenue (TD 16-27956), commonly known as Ravine Park; authorizing the Mayor to execute needed instruments in connection with such conveyance; making certain findings related thereto; waiving competitive bid and notice provisions of TMC 187.19; and declaring an emergency.**

### SUMMARY & BACKGROUND:

The Polish Cultural Center Advisory Board (PCAB) desires to construct a Polish Cultural Center, which will highlight the rich Polish culture in the City of Toledo. In order to facilitate this development, the PCAB has requested that the City of Toledo convey, at no cost, approximately 1.9152 acres of land across a portion of the City-owned property located at 1600 Mott Avenue (TD 16-27956), aka Ravine Park.

Plans for the Polish Cultural Center of Northwest Ohio, include a 250 seat auditorium, community center and meeting rooms, a banquet hall, restaurant, and a genealogy library with access for all to research their Polish ancestry and a community center. The facility will also house art and historical articles that celebrate the Polish heritage in Northwest Ohio, and provide a venue for guest speakers, movies, fundraisers, Polish language classes and even festivals. The investment in the Center is estimated at about \$3.2 million.

The requested property and proposed development is located immediately adjacent to property currently titled in the name of Old Central, Inc., on which the Northwest Ohio Building Trades offices is located. The Polish Cultural Center Advisory Board has entered into an Intent to Purchase agreement with Old Central, Inc. for the conveyance of a portion of their property, which is to be combined with the proposed property being requested from the City of Toledo, in order to facilitate the development and construction of a Polish Cultural Center facility.

This Ordinance authorizes a Donation Agreement and transfer of the referenced property for development of a Polish Cultural Center.

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

SECTION 1. That the Mayor is authorized to enter into a Donation Agreement with the Polish Cultural Center Advisory Board, or their successor or assign non-profit entity, for the conveyance of an approximately 1.9152 acre portion of the City-owned property located at 1600 Mott Avenue (TD Parcel 16-27956) also known as Ravine Park to be used for the construction and operation of a Polish Cultural Center, according to terms and conditions as deemed necessary and appropriate by the Mayor and as the Director of Law, and in keeping with the findings, determinations and purposes of this Ordinance, with the execution by the Mayor of the Agreement being conclusive evidence of such approvals.

SECTION 2. That Council authorizes the conveyance through donation, in accord with the terms and condition of a Donation Agreement, to the Polish Cultural Center Advisory Board, or their successor non-profit entity, of an approximately 1.9152 acre portion of the City-owned property located at 1600 Mott Avenue (TD Parcel 16-27956), also known as Ravine Park, as legally described and as shown on the drawing in the attached Exhibit A.

SECTION 3. That it is found and determined that the real property as described in Section 2, is real estate which is no longer needed for municipal purposes.

SECTION 4. That Council waives competitive bidding, in accord with the provisions of Toledo Municipal Code (“TMC”) section 187.19, for the reasons that the use of this property for the Polish Cultural Center will be beneficial to the community and neighborhood as a heritage and community center, will support the continuing revitalization of the area and is in the public interest; and Council further waives its the 30-day notice to Council for the sale of land zoned “P” for Park as specified in TMC sec. 187.19.

SECTION 5. That the Mayor is authorized to execute and deliver such deed, donation agreements and/or other documents, and to take such other lawful action as may be necessary or appropriate, in order to donate and convey the above described property to the Polish Cultural Center Advisory Board, or its non-profit successor in interest, and to further evidence the various matters approved and authorized by this Ordinance.

SECTION 6. That it is found and determined that all formal actions of Council concerning and relating to the passage of this Ordinance were adopted in open meeting of Council, and that all deliberations of Council and any of the committees which have resulted in such formal action were in meetings open to the public and in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

SECTION 7. That this Ordinance hereby is declared to be an emergency measure and shall be in force and effect 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 in order conveyance of the described property to ensure that this and other separate private transactions necessary for the project can move forward in a timely manner so that City may benefit from the proposed improvements described herein.

Vote on emergency clause: yeas 12, nays 0.

Passed: July 23, 2019, as an emergency measure: yeas 12, nays 0.

Attest:

Gerald E. Dendinger

Matt Cherry

Clerk of Council

President of Council

Approved: July 23, 2019

Wade Kapszukiewicz

Mayor

