



Legislation Text

File #: O-022-21, **Version:** 1

DED Champion Site Acquisition
Division of Real Estate
Douglas Johnson (x1431) // Brandon Sehlhorst (x1692)

Authorizing the Mayor to execute and deliver instruments necessary to effectuate the City's acquisition of 1110 Hastings St, Toledo, Ohio, a portion of the former site of Champion Spark Plug; making certain findings with respect thereto; and declaring an emergency.

SUMMARY & BACKGROUND:

Mark Fayson is the owner of an approximately 8.5-acre parcel of real property at 1110 Hastings Street (Parcel # 04-11814), a portion of the former site of the Champion Spark Plug manufacturing plant. In February 2020, the City executed an Option to Purchase with Mr. Fayson granting the City the right to purchase the property for Ten Dollars (\$10.00).

The City owns the adjacent 8+ acre parcel of the former Champion property. Together these parcels will offer a site with rail access and direct entry from a major street. Once this additional parcel is acquired, an RFP process will be used to retain a real estate broker who will aggressively market the parcels for a redevelopment.

The Fayson parcel has had grant-funded environmental assessments completed (Phase I in December 2014, Phase II in September 2015, Supplemental Assessment in August 2016), and the Fayson parcel received a No Further Action letter in October of 2019 after the removal of underground storage tanks, funded by a grant from the US EPA. Fees owed to the Ohio Petroleum Underground Storage Tank Release Compensation Board have been waived.

The fiscal impact of this ordinance is as follows:

- The amount of funds requested: \$10.00
- The expenditure budget line item: 1001-16400-537410-5000436STDSTD
- New revenue generated (operational revenue, grants, if any): \$0
- Revenue budget line item (if any): N/A
- 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 (yes/no) No
 - o Quality Community Investment (Livable City, Development) (yes/no) Yes
 - o Workplace Culture & Customer Service (yes/no) No
 - o Environment (yes/no) No

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

SECTION 1. That the Mayor is authorized to execute, accept and deliver needed documents and instruments on behalf of the City of Toledo for the acquisition by transfer of a parcel of real property known as 1110 Hastings Street, more particularly described in Exhibit A attached hereto and made a part hereof.

SECTION 2. That the Mayor is authorized to execute and deliver such documents, certifications and instruments as are necessary to acquire the subject property; and the Director of Economic Development, the Director of Law, the Director of Finance, Clerk of Council and other appropriate officials of the City are authorized to enter into, execute and deliver such other instruments, agreements, documents and certificates and to take such other lawful action as may be necessary or appropriate in order to fully implement the acquisition and to consummate the conveyance of the subject property.

SECTION 3. That the City's Real Estate Division is authorized to cause proper recording of said needed instruments with the Recorder of Lucas County, Ohio.

SECTION 4. That it is found and determined that all formal actions of City 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 accordance with all legal requirements, including Section 121.22, of the Ohio Revised Code.

SECTION 5. 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 the 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 to effectuate timely acquisition of the subject real property for redevelopment.

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