



Legislation Details (With Text)

File #: O-231-19 **Version:** 1 **Name:**
Type: Ordinance **Status:** In Committee
File created: 4/12/2019 **In control:** Neighborhoods & Community Development Committee
On agenda: 5/14/2019 **Final action:** 12/31/2019
Title: Authorizing the mayor to enter, execute and deliver a Real Estate Purchase Agreement and other needed instruments for the sale and conveyance of city-owned property located at 1915, 1919 and 1923 N. Detroit Avenue to Raymond and Doreann Alexander; authorizing the deposit of net sale proceeds; making certain findings with respect thereto; waiving the notice and bidding provisions of T.M.C. 187.19; and declaring an emergency.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Exhibit A, 2. Exhibit B, 3. Audio: Agenda Review 5/7/2019, 4. Audio: City Council 5/14/2019

Date	Ver.	Action By	Action	Result
5/14/2019	1	City Council	refer	Pass

DNBD LBSale1915-1919-1923N.Detroit/Alexander
Development / Real Estate
WJ Burkett (x1692)
(Revised)

Authorizing the mayor to enter, execute and deliver a Real Estate Purchase Agreement and other needed instruments for the sale and conveyance of city-owned property located at 1915, 1919 and 1923 N. Detroit Avenue to Raymond and Doreann Alexander; authorizing the deposit of net sale proceeds; making certain findings with respect thereto; waiving the notice and bidding provisions of T.M.C. 187.19; and declaring an emergency.

The City operates a Land Reutilization Program pursuant to Section 187.19(a) of the Toledo Municipal Code which authorizes the City to accept nonproductive land and dispose of same pursuant to Chapter 5722 of the Ohio Revised Code. The Department of Neighborhoods and Business Development oversees the review and processing of the program. Raymond and Doreann Alexander of 2825 Back Bay Drive, Maumee, Ohio 43537 have approached the City with the desire to acquire the vacant landbank parcels at 1915, 1919 & 1923 N. Detroit Avenue to maintain along with the property they currently own at 1321 Prospect Avenue. The vacant lots will provide greenspace and be used for neighborhood beautification and a community garden. The negotiated sale price for these parcels is One Hundred and Fifty Dollars (\$150) per parcel (3), plus recording and transfer fees subject to combine of parcels.

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 Neighborhood and Business Development are authorized to execute needed instruments for the sale and conveyance of city-owned real estate located at 1915, 1919 & 1923 N. Detroit Avenue as is more fully described in the attached Exhibits A

and B, to Raymond and Doreann Alexander for One Hundred Fifty Dollars (\$150) per parcel (3) for a total of Four Hundred and Fifty Dollars (\$450).

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 Neighborhood and Business 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 approves the Agreement, including the sale and conveyance of said real estate provided for therein, notwithstanding and as an exception to the notice and bidding provisions of Chapter 187.19 of the Toledo Municipal Code. The reason for the waiver and exception is that combine and re-use of this property with the adjacent property is found to be the highest and best use to return the property to a tax producing status.

SECTION 5. That the mayor is authorized to execute and deliver such deeds, certifications and instruments as are necessary to carry out the Agreement and the Director of Neighborhood and Business Development, Director of Law, Director of Finance, Clerk of Council and other appropriate officials of this City are authorized to enter into, execute and deliver such other agreements, instruments, documents and certificates and to take such other lawful action as may be necessary or appropriate in order to fully implement the Agreement.

SECTION 6. That the Finance Director is authorized to accept and deposit the net sale proceeds into Account Code 1001-16500-5000436STDSTD.

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 to Raymond and Doreann Alexander for combine, maintenance and re-use.

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