



## Legislation Text

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**File #:** O-259-19, **Version:** 1

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DNBD LBSale1319-1325Woodland/PeoplesMBChurch  
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 1319, 1321 and 1325 Woodland Avenue to People's Missionary Baptist Church; 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.**

### SUMMARY & BACKGROUND:

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 Neighborhood and Business Development-Real Estate oversees the review and processing of the program. The People's Missionary Baptist Church of 1101 Heston Street, Toledo, Ohio 43607 has approached the City with the desire to acquire the vacant landbank parcels at 1319, 1321 and 1325 Woodland Avenue to maintain along with the property they currently own at 1101 Heston Street. The vacant lots will provide greenspace and be used for a natural urban park. 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 the real estate located at 1319, 1321 and 1325 Woodland Avenue as is more fully described in the attached Exhibit "A" and "B" to People's Missionary Baptist Church 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 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 the property is not needed for any municipal purpose and that combine and re-use of this property is found to be the highest and best use.

SECTION 4. That the Finance Director is authorized to accept and deposit the net sale proceeds into

the General Fund, Account Code 1001-16500-5000436STDSTD.

SECTION 5. 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 6. 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 People's Missionary Baptist Church 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