

COUNCIL CHAMBER

City of Berea, Ohio

ORDINANCE No. 2017-3

By Nick Haschka Sponsored By Mayor Cyril M. Kleem
AN ORDINANCE

AUTHORIZING AND DIRECTING THE MAYOR OR HIS DESIGNEE TO ISSUE AND ADVERTISE FOR A REQUEST FOR PROPOSALS FOR THE DEVELOPMENT OF A VACANT PARCEL OF PROPERTY CURRENTLY OWNED BY THE CITY, LOCATED ON HIGH STREET, PERMANENT PARCEL NUMBER 364-03-018, AND DECLARING AN EMERGENCY.

WHEREAS, the City of Berea Land Reutilization Corporation ("City Landbank") has acquired the vacant parcel of land identified as Permanent Parcel Number 364-03-018 through a tax foreclosure at no cost; and

WHEREAS, the vacant parcel is located on High Street; and

WHEREAS, the vacant parcel is zoned Residential Single Family B District ("R-SF-B"), and is not a buildable residential lot; and

WHEREAS, the City has no other viable governmental use for the vacant parcel; and

WHEREAS, due to the limited size of the vacant parcel and its proximity to adjoining residential lots, the City seeks proposals from interested parties to identify both the amount to be paid for acquisition as well as the future use of the vacant parcel; and

WHEREAS, the maintenance of the vacant parcel will be an additional expense for the City Service Department; and

WHEREAS, the City of Berea has prepared a Request for Proposals related to this parcel.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Berea, State of Ohio:

SECTION 1. That the Mayor or his designee be and he is hereby authorized and directed to advertise for and solicit proposals for the purchase and use of the vacant parcel of land identified as Permanent Parcel Number 364-03-018 in accordance with the Request for Proposals which is attached hereto as Exhibit "A", and incorporated herein.

SECTION 2. That it is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and of any of its committees that resulted in such formal actions were in meetings open to the public, in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

SECTION 3. That this Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, property, health, safety and welfare, or providing for the usual daily operation of a municipal department, and for the further reason for the further reason that it is immediately necessary to determine what kinds of private development may be proposed for parcels of city-owned lands in Residential Zoning Districts. Therefore, provided this Ordinance receives the affirmative vote of two-thirds of all members elected to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor; otherwise, from and after the earliest period allowed by law.

PASSED: January 23, 2017

ATTEST: Alyce Esen
Clerk of Council

Cyril M. Kleem
President of Council
APPROVED: January 25, 2017
Cyril M. Kleem
Mayor

Approved as to Form:
Paul G.
Director of Law

Request for Proposals

Exhibit
"A"

City of Berea, Ohio

Purchase and Future Use of Parcel 364-03-018

Posting Date: July 1, 2016

Response Due Date: August 1, 2016 at 4:30 p.m.

The City of Berea Land Reutilization Corporation ("City") is requesting proposals for the purchase and future land use plans for Parcel 364-03-018. Interested parties shall submit a Letter of Interest pursuant to the requirements contained in this Request for Proposals.

Project Description

On March 1, 2016, the City of Berea Land Reutilization Corporation acquired title to a vacant parcel of land identified at Permanent Parcel Number 364-03-018 through a tax foreclosure proceeding. This vacant parcel of land is zoned Residential Single Family B District ("R-SF-B"). While the vacant parcel is zoned R-SF-B, the area of the lot is less than the minimum size for a residential lot as required by the Berea Zoning Code, thus the vacant parcel is an unbuildable lot. The vacant parcel contains 4,950 square feet with 50 feet of frontage onto High Street.

Letter of Interest Criteria

Interested parties must submit a Letter of Interest which complies with the requirements below to be considered for acquisition. Each Letter of Interest must contain the following:

- Future Land Use Plan. Due to the proximity of the vacant parcel to several residential homes, the City of Berea is requiring all Letters of Interest include a future land use plan to ensure that any proposed use will be harmonious with and non-detrimental to the adjoining residential homes and the surrounding neighborhood. The future land use plan must include both a written explanation and a site plan. Interested parties should state their ability and willingness to consolidate the vacant parcel into other existing parcels.
- Proposed Purchase Price. Each Letter of Interest must include an amount offered for the purchase of the vacant parcel. When calculating a purchase price, interested parties are to consider that the City will not be responsible for any fees associated with title work, transfer, recording and other related fees.

Selection Procedures

Responding parties will be evaluated and ranked in order considering the following criteria:

- Impact on the adjoining residential homes and surrounding neighborhood;
- Future land use of the property; and
- Proposed purchase price.

The order of the criteria in the preceding list is not indicative of order of importance. The City may hold discussions with individual responding parties to explore further each party's qualifications. Upon negotiation of contract terms, an agreement shall be entered into between the City and the party. The City reserves the right to reject any and all proposals and shall have no liability whatsoever to any party whose proposal is not accepted and does not confer any right of appeal.

Any inquiries regarding this Request for Proposals may be submitted via email to: Matthew Madzy at mmadzy@cityofberea.org and must be received no later than 4:30 p.m. on July 22, 2016. Telephone calls will not be accepted.

Parties interested in being considered for acquisition of the vacant parcel must respond by submitting a Letter of Interest with any supplemental documentation via email to: Matthew Madzy at mmadzy@cityofberea.org and must be received no later than **4:30 p.m. on August 1, 2016**. Responses received after this deadline will not be considered.

