

# BEREA CITY COUNCIL

*City of Berea, Ohio*

ORDINANCE NO. 2024- \_\_

By: \_\_\_\_\_ Sponsor: Mayor Cyril M. Kleem

## AN ORDINANCE

**AUTHORIZING AND DIRECTING THE MAYOR, ON BEHALF OF THE BEREA LAND REUTILIZATION PROGRAM, TO ENTER INTO A PURCHASE AGREEMENT FOR THE SALE OF V/L THACKER STREET, PERMANENT PARCEL NO. 362-01-019, AND 818 THACKER STREET, PERMANENT PARCEL NO. 362-01-020, WHICH ARE NO LONGER NEEDED FOR ANY MUNICIPAL PURPOSES, AND TO EXECUTE ALL DOCUMENTS RELATED TO THE SALE, AND DECLARING AN EMERGENCY.**

**WHEREAS**, the vacant industrial land located at V/L Thacker Street, Permanent Parcel Number 362-01-019, is approximately .267 acres (11, 621 square feet) and was obtained by the Berea Land Reutilization Program on July 23, 2019, as a result of a foreclosure in the Cuyahoga County Court of Common Pleas in Case No. BR-17-014125; and

**WHEREAS**, the vacant industrial land located at 818 Thacker Street, Permanent Parcel Number 362-01-020, is approximately 1.412 acres (61,527 square feet) and was obtained by the Berea Land Reutilization Program on August 12, 2012 as a result of a foreclosure in the Cuyahoga County Court of Common Pleas, in Case No. CV-10-732333; and

**WHEREAS**, on July 21, 2024, a Land Appraisal Report was completed for the two properties together, by a General Appraiser certified by the State of Ohio, with said Land Appraisal Report concluding that the Fair Market Value of the two properties combined is One Hundred Twenty Thousand Dollars and Zero Cents (\$120,000.00); and

**WHEREAS**, the City received an offer to purchase the property for the amount of One Hundred Twenty Thousand Dollars and Zero Cents (\$120,000.00) from The Alloy Engineering Company, which is the fair market value of the property, and the City wishes to sell such parcels to the Alloy Engineering Company for future development; and

**WHEREAS**, this Council finds that the vacant industrial parcels located at V/L Thacker Street and 818 Thacker Street, are no longer needed for any municipal purpose.

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

**SECTION 1.** That this Council finds that the vacant land, located at V/L Thacker Street, Permanent Parcel No. 362-01-019, and as further described in Exhibit A, which is attached hereto and incorporated by reference, is not needed for any municipal purpose and hereby authorizes

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and directs the Mayor to enter into a purchase agreement for the sale of the vacant industrial property, in substantial conformance with the terms and conditions set forth in Exhibit C, which is attached hereto and incorporated herein by reference, and to execute all documents related thereto.

**SECTION 2.** That this Council finds that the vacant land, located at 818 Thacker Street, Permanent Parcel No. 362-01-020, and as further described in Exhibit B, which is attached hereto and incorporated by reference, is not needed for any municipal purpose and hereby authorizes and directs the Mayor to enter into a purchase agreement for the sale of the vacant industrial property, in substantial conformance with the terms and conditions set forth in Exhibit C, which is attached hereto and incorporated herein by reference, and to execute all documents related thereto.

**SECTION 3.** 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 4.** 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 that it is in the best interests of the City to sell these vacant municipal properties at the earliest possible time to avoid continuing maintenance obligations to the property and to return such properties to the tax duplicate. 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:

\_\_\_\_\_  
President of Council

ATTEST: \_\_\_\_\_  
Clerk of Council

APPROVED:

APPROVED AS TO FORM:

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Director of Law

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