

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 BEREALAND REUTILIZATION PROGRAM, TO ENTER INTO A STANDARD RESIDENTIAL PURCHASE AGREEMENT FOR THE SALE OF 228 THE MALL, WHICH IS NO LONGER NEEDED FOR ANY MUNICIPAL PURPOSES, AND TO EXECUTE ALL DOCUMENTS RELATED TO THE SALE, AND DECLARING AN EMERGENCY.

WHEREAS, the vacant land located at 228 The Mall, Permanent Parcel Number 361-17-013, ("the Property") is approximately .234 acres (10,187 square feet); and

WHEREAS, the residential structure, formerly located at 228 The Mall, was razed in 2007; and

WHEREAS, on or about August 12, 2012, the Berea Land Reutilization Program obtained title to the property as a result of a foreclosure in the Cuyahoga County Court of Common Pleas, in Case No. BR-004015; and

WHEREAS, on August 22, 2023, a Land Appraisal Report was completed for the Property by a General Appraiser certified by the State of Ohio with said Land Appraisal Report concluding that the Fair Market Value of the Property is Twenty-Nine Thousand dollars and no cents (\$29,000.00); and

WHEREAS, the City received an offer to purchase the property for the amount of Thirty Thousand Dollars (\$30,000), which includes the fair market value of the property, and an additional One-Thousand Dollars (\$1,000) for the cost of the Land Appraisal Report; and

WHEREAS, this Council finds that the vacant land located at 228 The Mall is 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 228 The Mall, Permanent Parcel No. 361-17-013, 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 and directs the Mayor to enter a purchase agreement for the sale of the property, in substantial

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conformance with the terms and conditions set forth in Exhibit B, which is attached hereto and incorporated herein by reference, and to execute all documents related thereto.

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 that it is in the best interests of the City to sell this municipal property at the earliest possible time to avoid continuing maintenance obligations to the property. 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