

Proposed: August 1, 2022

ORDINANCE NO. 109-2022 (PD), *First Reading*

By Mayor Seren

An Ordinance authorizing the Mayor to execute an agreement for the purchase of certain real property located at 13234-13238 Cedar Road; and declaring the necessity that this legislation become immediately effective as an emergency measure.

WHEREAS, LC Holdings, LLC (“Seller”) currently owns certain real property located at 13234-13238 Cedar Road, Cleveland Heights, Ohio, Permanent Parcel No. 687-06-012 (the “Property”); and

WHEREAS, the City and Seller previously entered into an agreement granting the City an option to purchase the Property upon certain terms and conditions; and

WHEREAS, the Mayor wishes to exercise the option prior to its expiration, which will require the parties to promptly execute a purchase agreement for the sale of the Property; and

WHEREAS, this Council has determined that it is in the best interest of the City and its residents to proceed with the exercise of the option and the purchase of the Property.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Cleveland Heights, Ohio, that:

SECTION 1. The Mayor is hereby authorized to execute a purchase agreement to acquire certain real property located at 13234-13238 Cedar Road, Cleveland Heights, Ohio, Permanent Parcel No. 687-06-012, substantially in accordance with the Option agreement on file with the Clerk of Council, and to sign any other documents necessary to complete the transaction. The purchase price for the property, including all buildings on the property, is Seven Hundred Sixty-Five Thousand and 00/100 Dollars (\$765,000.00). The City shall pay all closing costs and costs of transfer and will take the property subject to taxes and assessments which are a lien but not yet due and payable.

SECTION 2. Documents implementing the above transaction shall be approved as to form by and subject to the final approval of the Director of Law.

SECTION 3. Notice of the passage of this Ordinance shall be given by publishing the title and abstract of its contents, prepared by the Director of Law, once in one newspaper of general circulation in the City of Cleveland Heights.

SECTION 4. This Ordinance is hereby declared to be an emergency measure immediately necessary for the preservation of the public peace, health and safety of the inhabitants of the City

of Cleveland Heights, such emergency being the need for the City to timely consummate the purchase of the Property pursuant to the option agreement. Wherefore, provided it receives the affirmative vote of five (5) or more of the members elected or appointed to this Council, this Resolution shall take immediate effect and be force immediately upon its passage; otherwise, it shall take effect and be in force from and after the earliest time allowed by law.

MELODY JOY HART
President of Council

CRAIG COBB
Clerk of Council Pro Tem

PASSED:

Presented to Mayor: _____

Approved: _____

KAHLIL SEREN
Mayor