

ORDINANCE NO. 206-13

BY: **DEBORAH LIME**
(By Request – Mayor)

AN ORDINANCE TO CONVEY CITY-OWNED LAND LOCATED AT 5850 RIDGE ROAD IN THE CITY OF PARMA CONSISTING OF PERMANENT PARCEL NUMBERS 449-04-021, 449-04-022, 449-04-063, 449-04-096, 449-04-097, 449-04-098 AND 449-04-144 TO THE PARMA COMMUNITY IMPROVEMENT CORPORATION, AND DECLARING AN EMERGENCY

WHEREAS, the Parma Community Improvement Corporation (PCIC) is the City of Parma's non-profit development corporation responsible for the purchase or sale of property for economic development purposes; and,

WHEREAS, the City will convey to the PCIC any lands and interest in such lands owned by the city when determined by Council that such land is not required for municipal purposes, and the conveyance of such land and interest in such land will promote the welfare of the citizens of the City, stabilize the economy, increase employment opportunities in the City, all for the benefit of the citizens of the City; and,

WHEREAS, Ordinance No. 20-11, adopted on March 15, 2011, authorized the Mayor of the City of Parma to enter into an agreement with the Cuyahoga County Public Library to receive designated library-owned property in exchange for designated City-owned property; and,

WHEREAS, per this Agreement, the City of Parma shall take ownership of the property known as 5850 Ridge Road – "Parma-Ridge Library" – consisting of Permanent Parcel Numbers 449-04-021, 449-04-022, 449-04-063, 449-04-096, 449-04-097, 449-04-098 and 449-04-144; and,

WHEREAS, the Cuyahoga County Public Library plans to vacate Parma-Ridge Library on October 21, 2013, setting into motion the final execution of the Transfer Agreement; and,

WHEREAS, the City of Parma administration has studied and analyzed the property at 5850 Ridge Road to determine its best use upon taking ownership; and,

WHEREAS, the City of Parma is desirous of entering into a development agreement for the redevelopment of the area located at 5850 Ridge Road consisting of Permanent Parcel Numbers 449-04-021, 449-04-022, 449-04-063, 449-04-096, 449-04-097, 449-04-098 and 449-04-144; and,

WHEREAS, the City has determined that the City-owned land located at 5850 Ridge Road in the City of Parma consisting of Permanent Parcel Numbers 449-04-021, 449-04-022, 449-04-063, 449-04-096, 449-04-097, 449-04-098 and 449-04-144, is not needed for municipal purposes; and,

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PARMA, STATE OF OHIO:

Section 1. That the City-owned land located at 5850 Ridge Road in the City of Parma consisting of Permanent Parcel Numbers 449-04-021, 449-04-022, 449-04-063, 449-04-096, 449-04-097, 449-04-098 and 449-04-144 is not needed for municipal purposes.

Section 2. That this Council of the City of Parma hereby authorizes and approves the conveyance of municipally-owned land located at 5850 Ridge Road consisting of Permanent Parcel Numbers 449-04-021, 449-04-022, 449-04-063, 449-04-096, 449-04-097, 449-04-098 and 449-04-144, with the legal description(s) attached hereto as Exhibit "A" and incorporated herein as if fully rewritten, to the Parma Community Improvement Corporation (PCIC).

Section 3. That the City, through the PCIC will seek a development agreement for additional development of this City-owned land located at 5850 Ridge Road consisting of Permanent Parcel Numbers 449-04-021, 449-04-022, 449-04-063, 449-04-096, 449-04-097, 449-04-098 and 449-04-144.

Section 4. That funds received by the City from the PCIC from the sale of the land shall be deposited into Fund No. 285-285-Land Acquisition Fund, Account No. 48166-20613-Sale of Lands.

Section 5. That the Mayor and the Director of Public Service are hereby authorized and directed to execute a quit-claim deed transferring such land to the PCIC in such form as approved by the Law Director, and all other documents necessary to consummate this transaction.

Section 6. That the Clerk of Council and the Auditor are hereby authorized and directed to change the City records, and the Clerk of Council is hereby further ordered to file with the Cuyahoga County Fiscal Officer the quit-claim deed transferring the land, and the City Engineer is hereby directed to change the official map of the City of Parma relative to said conveyance.

Section 7. 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 the Council and any of its committees that resulted in such formal action were in meetings open to the public in compliance with all legal requirements.

Section 8. That this Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public health, safety and welfare of the City of Parma, and for the further reason that this measure is necessary in order to have this property transferred to the Parma Community Improvement Corporation in the near future, and this Ordinance shall become immediately effective upon receiving the affirmative vote of two-thirds of all members elected to Council and approval of the Mayor, otherwise from and after the earliest period allowed by law.

PASSED: _____ PRESIDENT OF COUNCIL

ATTEST: _____ APPROVED: _____
CLERK OF COUNCIL

FILED WITH
THE MAYOR: _____ MAYOR, CITY OF PARMA, OHIO