

ORDINANCE NO. 38-14

BY: **DEBORAH LIME**, BRIAN BROCHETTI, MARK CASSELBERRY, JEFFREY CROSSMAN, BRIAN DAY, VITO DIPIERRO, ALLAN DIVIS, LARRY NAPOLI, SCOTT TUMA
(By Request – Community Services & Economic Development Director)

AN ORDINANCE TO CONVEY CITY-OWNED LAND LOCATED AT 6911 SNOW ROAD (PPN 448-01-020); 4425 TORRINGTON AVENUE (PPN 444-17-031); WEST 54TH STREET (PPN 444-28-003); 2220 KEYSTONE ROAD (PPN 445-32-006); 7103 WOLF ROAD (PPN 443-17-049); 7510 DOROTHY AVENUE (PPN 449-04-010); LINCOLNSHIRE DRIVE (PPN 452-33-013); 10190 TERRACE COURT (PPN 456-11-118); AND 3813 CENTER ROAD (PPN 451-04-078) TO THE PARMA COMMUNITY IMPROVEMENT CORPORATION, AND DECLARING AN EMERGENCY

WHEREAS, the City of Parma, through various nuisance abatement procedures, donation, real property tax foreclosure or purchase, has acquired a number of vacant parcels of land; and,

WHEREAS, in 2009, Parma City Council adopted the Neighborhood Stabilization Program (NSP) which outlined housing redevelopment preference within regards to vacant residential lots and vacant residential lots created via demolition; and,

WHEREAS, the NSP goal for vacant land was to dispose of the land to existing residential neighbors either in whole or in part and requiring that the receiving property owners merge city-owned land into their own parcels a.k.a. lot consolidation; and,

WHEREAS, these lot consolidations would expand existing residential properties allowing their owner the opportunity to have more yard space for a home addition, new garage or family green space; and,

WHEREAS, this method of land disposal puts property tax exempt property back to production, increasing the value and desirability of receiving property and it takes maintenance costs off of City books; and,

WHEREAS, the Parma Community Improvement Corporation (PCIC) is the City's designated residential redevelopment authority responsible for the disposition of City-owned land;

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 6911 Snow Road (PPN 448-01-020); 4452 Torrington Avenue (PPN 444-17-031); West 54th Street (PPN 444-28-003); 2220 Keystone Road (PPN 445-32-006); 7103 Wolf Road (PPN 443-17-049); 7510 Dorothy Avenue (PPN 449-04-010); Lincolnshire Drive (PPN 452-33-013); 10190 Terrace Court (PPN 456-11-118) and 3813 Center Road (PPN 451-04-078) are 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 6911 Snow Road (PPN 448-01-020); 4452 Torrington Avenue (PPN 444-17-031); West 54th Street (PPN 444-28-003); 2220 Keystone Road (PPN 445-32-006); 7103 Wolf Road (PPN 443-17-049); 7510 Dorothy Avenue (PPN 449-04-010); Lincolnshire Drive (PPN 452-33-013); 10190 Terrace Court (PPN 456-11-118) and 3813 Center Road (PPN 451-04-078) 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 6911 Snow Road (PPN 448-01-020); 4452 Torrington Avenue (PPN 444-17-031); West 54th Street (PPN 444-28-003); 2220 Keystone Road (PPN 445-32-006); 7103 Wolf Road (PPN 443-17-049); 7510 Dorothy Avenue (PPN 449-04-010); Lincolnshire Drive (PPN 452-33-013); 10190 Terrace Court (PPN 456-11-118) and 3813 Center Road (PPN 451-04-078).

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. 48166-03814-Sale of Lands.

Section 5. That the Mayor and the Director of Public Service are hereby authorized and directed to execute quit-claim deed(s) 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(s) 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 to begin lot consolidations with existing residential neighbors, 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