

ORDINANCE NO. 158-16

BY: **VITO DIPIERRO**
(By Request – Community Services & Economic Development Director)

AN ORDINANCE TO CONVEY CITY-OWNED LAND LOCATED AT 8109 FERNHILL AVENUE IN THE CITY OF PARMA, CONSISTING OF PERMANENT PARCEL NUMBER 442-21-035, 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, the City of Parma acquired 8109 Fernhill Avenue, Permanent Parcel Number 442-21-035, under the approved Neighborhood Stabilization Program (NSP) or Parma Land Reutilization Program (PLRP) procedures, via Quit Claim Deed to the PCIC; and,

WHEREAS, the City's NSP and PLRP authorized the acquisition and demolition of vacant, foreclosed, blighting, and tax delinquent properties in an effort to stabilize neighborhood housing values and enhance the aesthetic quality of neighborhoods by removing the eyesores; and,

WHEREAS, the PCIC shall redevelop these properties in accordance with the standards set forth under the Neighborhood Stabilization Program; and,

WHEREAS, the City has determined that the City-owned land located at 8109 Fernhill Avenue, consisting of Permanent Parcel Number 442-21-035, is not needed for municipal purposes;

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 8109 Fernhill Avenue in the City of Parma, consisting of Permanent Parcel Number 442-21-035, 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 8109 Fernhill Avenue, consisting of Permanent Parcel Number 442-21-035, with the legal description attached hereto as Exhibit "A" and incorporated herein as if fully rewritten, to the Parma Community Improvement Corporation (PCIC).

Section 3. 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. 48166-15816-Sale of Lands.

City of Parma, consisting of Permanent Parcel No. 442-21-035, to the Parma Community Improvement Corporation, and declaring an emergency

Section 4. That the Mayor and the Director of Public Service are hereby authorized and directed to execute 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 5. 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 6. 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 7. 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 to the neighboring property owner, 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