

6/4/18

L-115-18 Ist

ORDINANCE NO. 115-18

BY: **MARK CASSELBERRY**
(By Request – Law Director)

AN ORDINANCE AUTHORIZING THE DIRECTOR OF LAW TO ENTER INTO A CONTRACT WITH KATZ CONSULTING, LLC FOR THE PROVISION OF LANDLORD-TENANT SERVICES WITHIN THE CITY OF PARMA, AND DECLARING AN EMERGENCY

WHEREAS, the City of Parma is Cuyahoga County's most populated suburb and has a vibrant and dynamic mix of residential and commercial properties; and,

WHEREAS, the City of Parma has approximately 35,950 housing units and approximately 27% of Parma's housing units are rental properties; and,

WHEREAS, the City of Parma receives numerous inquiries from its commercial/residential landlords and commercial/residential tenants regarding their rights, responsibilities and remedies under Ohio's Landlord/Tenant Law; and,

WHEREAS, prior to February 2018, the City of Parma contracted with the Cleveland Tenants Organization to provide rental information and advice to Parma's landlords and tenants; and,

WHEREAS, in February 2018, the Cleveland Tenants Organization ceased operations as did the availability of the valuable services it provided Parma's tenants and landlords; and,

WHEREAS, Gary Katz was previously employed by the Cleveland Tenants Organization prior to it going out of business and he has since formed Katz Consulting, LLC which was created to provide the same rental information and advice, but not legal services, that was provided by the Cleveland Tenants Organization; and,

WHEREAS, the City of Parma desires to retain the services of Katz Consulting, LLC to provide rental information and advice, but not legal services, to Parma's landlords and tenants.

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

Section 1. That the Director of Law is hereby authorized to enter into a contract with Katz Consulting, LLC to provide rental information and advice, but not legal services, to Parma's landlords and tenants in a form substantially similar to the attached Exhibit "A".

Section 2. That the Director of Law is hereby authorized to execute said contract and to take such action and to execute such other documents and amendments thereto as may be necessary.

Section 3. That funds for said contract shall be paid from Fund No. 001-045-Law Director; Account No. 62110-11518-Professional Services.

Section 4. 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 5. 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 this measure is necessary in order to enter into this contract by July 1, 2018 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