

ORDINANCE NO. 2017-8

AN ORDINANCE AUTHORIZING AND PRESCRIBING THE MANNER OF SALE OF CERTAIN REAL PROPERTY IN THE HURON CORPORATE PARK ON UNIVERSITY DRIVE EAST AND DENTON DRIVE AND MORE PARTICULARLY DESCRIBED IN EXHIBIT "A", OWNED BY THE CITY, AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT FOR THE SALE OF THAT PROPERTY AND DECLARING AN EMERGENCY

WHEREAS, the City owns certain real property located on Rye Beach Road in the City and more particularly described in Exhibit "A" to the Agreement defined herein (the Property); and

WHEREAS, this Council has received a proposal requesting to purchase the Property and has carefully reviewed and considered such proposal;

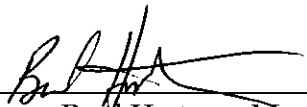
NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF HURON, OHIO:

SECTION 1. That, pursuant to the Constitution of the State and the Charter of the City, the manner and procedure for the sale of the Property are prescribed and established by this Ordinance. This Council hereby determines that the Property is not needed for public use. This Council further determines that, following its review and full consideration of the proposal to purchase the Property, it is in the best interest of the City to sell the Property to Huron Corporate Park, LLC, under the terms generally of the Real Estate Purchase and Sale Agreement on file with the Clerk (the "Agreement"). The procedure for the sale of the Property is found and determined to be proper and appropriate in consideration of the circumstances, including but not limited to the purchase price for the Property, the location and environmental condition of the Property, the amount and kind of improvements to be made to the Property and the proposed development of the Property including the number of new employment opportunities to be created.


SECTION 2. That the City Manager is authorized and directed to complete negotiations with Huron Corporate Park, LLC, for the sale of the Property and to enter into and sign the Agreement on behalf of the City in substantially the form on file with the Clerk of Council. The Agreement is approved with changes therein not inconsistent with this Ordinance and not substantially adverse to the City that shall be approved by the City Manager; provided that the approval of those changes by the City Manager, and their character is not being substantially adverse to the City, shall be conclusively evidenced by the signing of the Agreement. The City Manager is further authorized and directed to sign any deeds, certificates, financing statements, assignments, or other documents and instruments and to take such actions as are, in the opinion of legal counsel to the City, necessary or appropriate to consummate the transactions contemplated by this Ordinance and the Agreement. The City Manager is further authorized to take any actions on behalf of the City that are required or permitted to be taken by the City under or pursuant to this Ordinance, the Agreement or any related deed during the period those documents are in effect.

SECTION 3. It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were taken in an open meeting of this Council and that all deliberations of this Council and any of its committees that resulted in such formal actions were in meetings open to the public in compliance with the law.

SECTION 4. This Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public health, safety and general welfare and for the further reason that, in order to realize the economic benefits accruing to the City from the sale of the Property, it is necessary that this Ordinance go into effect immediately; **WHEREFORE**, this Ordinance shall go into effect and be in full force and effect immediately upon its adoption.



Brad Hartung, Mayor

ATTEST: 
Clerk of Council

ADOPTED: APR 11 2017