

ORDINANCE RECORD**VILLAGE OF NEWBURGH HEIGHTS, OHIO****ORDINANCE NO. 2021-47 AS AMENDED****INTRODUCED BY:** Mayor Elkins

AN ORDINANCE AUTHORIZING PAYMENT TO THE NEWBURGH HEIGHTS COMMUNITY IMPROVEMENT CORPORATION ("CIC") OF \$30,000.00 FOR PURCHASE AND DEMOLITION OF CERTAIN REAL ESTATE PURSUANT TO A PURCHASE OFFER AND AGREEMENT BETWEEN THE CIC AND JEANNE M. UHER FOR PURCHASE OF THE REAL PROPERTY AND IMPROVEMENTS LOCATED AT 4411 GAMMA AVENUE, NEWBURGH HEIGHTS, OHIO, AND FURTHER AUTHORIZING REIMBURSEMENT OF THE CIC FOR ITS PROFESSIONAL AND LEGAL EXPENSES IN CONNECTION WITH SAID TRANSACTION, AND DECLARING AN EMERGENCY.

WHEREAS, the Newburgh Heights Housing and Building Department has deemed 4411 Gamma Avenue a nuisance and beyond renovation;

WHEREAS, the purchase and demolition of 4411 Gamma Avenue will eliminate a blighted property negatively impacting the values of residential homes in the neighborhood;

WHEREAS, pursuant to Ohio law, the Village will be entitled to recoupment of its costs and expenses upon the sale of the property by the CIC; and

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE VILLAGE OF NEWBURGH HEIGHTS, CUYAHOGA COUNTY, OHIO, at least two-thirds of all the members elected thereto concurring, that:

Section 1. The Village Council hereby authorizes payment of \$30,000.00 to the Newburgh Heights Community Improvement Corporation to be used solely and exclusively for the purchase and demolition by the CIC of certain real property located at 4411 Gamma Avenue and having Permanent Parcel No. 511-10-046 from Jeanne M. Uher, as more fully described and on the terms and conditions and at the purchase price set forth in a certain Real Estate Purchase Offer and Agreement to be negotiated between the CIC and Jeanne M. Uher or agent of Jeanne M. Uher.

Section 2. The Village Council further authorizes reimbursement of the CIC for any legal and professional costs incurred by the CIC in connection with the purchase of the property at 4411 Gamma Avenue.

Section 3. The Village Council further authorizes the Mayor to take any and all steps and/or actions necessary to consummate the transactions contemplated by this

ordinance, and to execute any documents necessary to consummate the transactions contemplated by this ordinance, and ratifies all of the foregoing.

Section 4. This Ordinance is declared to be an emergency measure immediately necessary for the preservation of the public peace, health, safety and welfare of the citizens of the Village of Newburgh Heights in order to give the CIC the ability to enter into a purchase agreement for purchase of the subject property. 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 this Council that resulted in such formal action occurred in meetings open to the public, in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

PASSED: December 28 2021

Approved at to Form

[Signature]
Solicitor

[Signature]
Trevor Elkins, Mayor
Village of Newburgh Heights, Ohio

[Signature]
Cathleen Nagorski, Fiscal Officer
Village of Newburgh Heights, Ohio

1ST Reading: 12/28/21
2ND Reading: 12/28/21
3RD Reading: 12/28/21