

ORDINANCE RECORD**VILLAGE OF NEWBURGH HEIGHTS, OHIO****ORDINANCE NO. 2022-15****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 JAMES RION FOR PURCHASE OF THE REAL PROPERTY AND IMPROVEMENTS LOCATED AT 3655 WASHINGTON PARK BOULEVARD, 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 3655 Washington Park Boulevard a nuisance and beyond renovation;

WHEREAS, the purchase and demolition of 3655 Washington Park Boulevard 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 3655 Washington Park Boulevard and having Permanent Parcel No. 511-09-016 from James Rion, 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 James Rion or agent of James Rion.

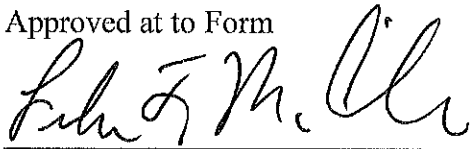
Section 2. The Village Council further authorizes reimbursement of the CIC for any legal and professional costs incurred by the CIC in connection with the purchase of the property at 3655 Washington Park Boulevard.

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.

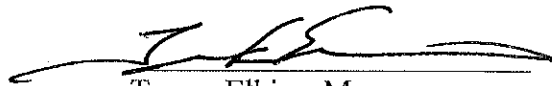
Section 4. This Ordinance is declared to be an emergency measure immediately necessary for the preservation of the public peace, health, safety and welfare of the citizens of the Village of Newburgh Heights in order to give the CIC the ability to enter into a purchase agreement for purchase of the subject 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: _____, 2022

Approved at to Form



Solicitor



Trevor Elkins, Mayor
Village of Newburgh Heights, Ohio



Cathleen Nagorski, Fiscal Officer
Village of Newburgh Heights, Ohio

1ST Reading: _____

2ND Reading: _____

3RD Reading: _____



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INSPECTION REPORT NEWBURGH HD

Date 1-11-22 Permit# _____

Project Address 3655 WASHINGTON PARK BLVD

Contact & Phone # _____

Inspection Requested ? REPAIR OR DEMO STRUCTURE ONLY

Notes: _____

STRUCTURE SOLID

BASIMENT WALLS DRY

NO ROOF LEAKS IN ATTIC

* PLUMBING LEAK FROM

SECOND FLOOR BATHROOM

INTO BASIMENT

* SUGGEST REPAIR

In Compliance Not in Compliance Reinspection Req
 Final Compliance

PLEASE LEAVE THE YELLOW COPY ON SITE

Rec'd By _____ Inspector J. Mack

SAFEbuilt.com

From: Kristine Pagsuyoin <kpagsuyoin@newburgh-oh.gov>

Sent: Tuesday, January 11, 2022 4:41 PM

To: Mayor Trevor Elkins <telkins@newburgh-oh.gov>

Subject: Fw: 3655 WPB--Rion House

Mayor,

Please see attached the inspection report via Safebuilt and photos from the inspection today of 3655 WPB. As you may recall, the property was declared a nuisance on October 4, 2021. The owner did not appeal and was given 90 days to complete the work which was January 4, 2022. The purpose of today's inspection was to determine if the property was fit for rehabilitation or if demolition would be the best outcome.

The certified building inspector from Safebuilt took two items into consideration when determining if the structure was sound; the foundation and the roof. He found them both to be repairable. He suggested that the house could be repaired although he felt it would need to be completely gutted.

In my opinion, based on other rehabs in the Village, to completely gut and rebuild the house to code would cost upward of \$150,00 and maybe more. That amount of money has been invested in other Community Reinvestment projects for structures far less challenging than this house. There is a gas leak in the basement. The gas was turned off; however, precautions were not taken regarding the water and pipes burst from the cold (in photos). This is noted on the Safebuilt report. The NBH Fire Department was called out to the house to ensure that the water and gas were safely off. They may have a report to follow-up.

The house is located on a desirable street. The lot may be more valuable as a potential in-fill lot. The cost of the demolition would be assessed to the owner and he would keep the land unless the CIC has an interest in controlling the lot.

Thank you,

Kristine Pagsuyoin

Housing and Building Commissioner

Village of Newburgh Heights