

EMERGENCY

City of Cincinnati

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EESW

An Ordinance No. 372

- 2024

AUTHORIZING the City Manager to execute a Property Sale Agreement with the Hamilton County Land Reutilization Corporation pursuant to which the City of Cincinnati will sell, for \$1.00, certain real property located in the City of Cincinnati, County of Hamilton Ohio, consisting of approximately 1.05 acres, and identified as a portion of Hamilton County Auditor's Parcel No. 192-0069-0008 in the South Cumminsville neighborhood of Cincinnati, in order to facilitate the remediation of the property.

WHEREAS, the City of Cincinnati (the "City") owns approximately 1.05 acres of real property located in the South Cumminsville neighborhood of Cincinnati, which property is more particularly described in the Sale Agreement attached to this ordinance as Attachment A, and which is under the control of the City's Department of Public Services (the "Property"); and

WHEREAS, the Property is currently underutilized, and the City desires that the Property be returned to productive use; and

WHEREAS, the Hamilton County Land Reutilization Corporation ("Purchaser") seeks to purchase the Property in order to remediate it, thereby returning the Property to a productive use and providing a substantial economic benefit to the City; and

WHEREAS, Section 13 of Article VIII of the Ohio Constitution provides that, to create or preserve jobs and employment opportunities and to improve the economic welfare of the people of the State, it is a public interest and proper public purpose for the State or its political subdivisions to sell, lease, exchange, or otherwise dispose of property within the State of Ohio for industry, commerce, distribution, and research; and

WHEREAS, the City has determined that (i) the Property is not needed for municipal purposes, and (ii) the Property poses a financial liability to the City because the City must continue to incur expenses in maintaining it; and

WHEREAS, the City's Real Estate Services Division has determined, by appraisal, that the fair market value of the Property is approximately \$1.00; and

WHEREAS, the City has determined that eliminating competitive bidding in connection with the sale of the Property to Purchaser is appropriate because the Purchaser is uniquely situated to facilitate its remediation and return to productive use; and

WHEREAS, City Planning Commission, having the authority to approve the change in the use of City-owned property, approved the City's sale of the Property at its meeting on November 1, 2024; now, therefore,

BE IT ORDAINED by the Council of the City of Cincinnati, State of Ohio:

Section 1. That the City Manager is hereby authorized to execute a Property Sale Agreement with the Hamilton County Land Reutilization Corporation (“Purchaser”) in substantially the form attached to this ordinance as Attachment A (the “Agreement”), pursuant to which the City of Cincinnati will sell to Purchaser the approximately 1.05 acres, and identified as a portion of Hamilton County Auditor’s Parcel No. 192-0069-0008 (the “Property”), as more particularly described in the Agreement, in order to facilitate the remediation of the Property.

Section 2. That the Property is not needed for municipal purposes.

Section 3. That the fair market value of the Property, as determined by appraisal by the City’s Real Estate Services Division, is approximately \$1.00, which Purchaser has agreed to pay.

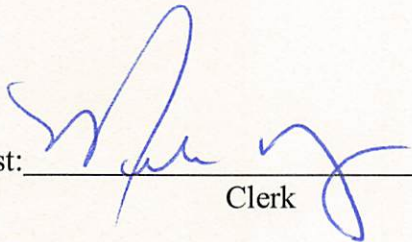
Section 4. That eliminating competitive bidding in connection with the City’s sale of the Property is in the best interest of the public because the City has evaluated various remediation options and has determined that the Purchaser is uniquely situated to facilitate the Property’s remediation and return to productive use.

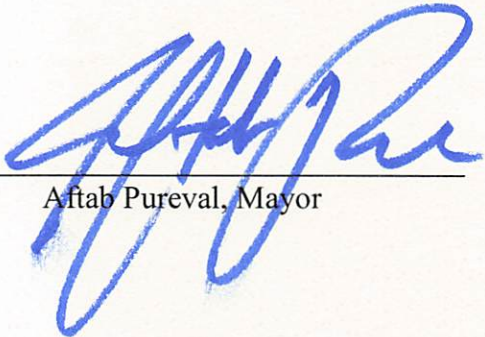
Section 5. That Council authorizes the appropriate City officials to take all necessary and proper actions to fulfill the terms of the Agreement and this ordinance, including, without limitation, executing any and all ancillary agreements, deeds, plats, releases, and other documents.

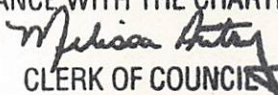
Section 6. That this ordinance shall be an emergency measure necessary for the preservation of the public peace, health, safety, and general welfare and shall, subject to the terms of Article II, Section 6 of the Charter, be effective immediately. The reason for the emergency is to enable the City to execute the Agreement as soon as possible so that Purchaser can immediately move forward with the remediation of the Property, thereby, enabling the

Property to be returned to productive use, for the economic benefit of the City, at the earliest possible time.

Passed: November 6, 2024

Attest: 
Clerk


Aftab Pureval, Mayor

I HEREBY CERTIFY THAT ORDINANCE NO 372-2024
WAS PUBLISHED IN THE CITY BULLETIN
IN ACCORDANCE WITH THE CHARTER ON 11/12/2024

CLERK OF COUNCIL