

**RESOLUTION NO. 006-17R**

**A RESOLUTION AUTHORIZING THE CITY MANAGER TO WAIVE CERTAIN BUILDING AND ENGINEERING FEES ASSOCIATED WITH THE DEVELOPMENT OF THE PROPERTY LOCATED AT 2513 VENICE ROAD, IDENTIFIED AS PARCEL NO. 58-01990.000, AND 1651 TIFFIN AVENUE, IDENTIFIED AS PARCEL NO. 58-02419.000; AND DECLARING THAT THIS RESOLUTION SHALL TAKE IMMEDIATE EFFECT IN ACCORDANCE WITH SECTION 14 OF THE CITY CHARTER.**

**WHEREAS**, NRP Properties, LLC, (NRP) is a multi-family developer and manager and is interested in developing forty-nine (49) units of affordable senior housing on the former Hoppers Mobile Home Park and Sunoco Gas Station properties for a Senior Homes of Venice Project and the project is estimated to cost just above \$9 million and will mainly be financed by Low-Income Housing Tax Credits (LIHTCs) provided by the Ohio Housing Finance Agency (OHFA); and

**WHEREAS**, it is being requested in companion legislation to enter into an Option to Purchase Agreement with NRP Properties, LLC, for the property located at the former Hoppers Mobile Home Park and Sunoco Gas Station for the purchase price of \$262,600.00, conditioned upon NRP Properties, LLC, receiving tax credits and the rezoning of both parcels to permit multi-family development; and

**WHEREAS**, the Ohio Housing Finance Agency prefers projects with local financial contribution or assistance and to aid in the competitiveness of the project upon application for tax credits, it is being requested to waive certain permitting, processing, and impact fees assessed from the Building and Engineering Departments associated with the development of the property located at the former Hoppers Mobile Home Park and Sunoco Gas Station up to the maximum amount of \$25,000.00; and

**WHEREAS**, this Resolution should be passed as an emergency measure under suspension of the rules in accordance with Section 14 of the City Charter in order to ensure inclusion of the fee waiver commitment from the City in NRP's application for LIHTCs to the Ohio Housing Finance Agency which is due in February of 2017; and

**WHEREAS**, in that it is deemed necessary in order to provide for the immediate preservation of the public peace, property, health, and safety of the City of Sandusky, Ohio, and its citizens, and to provide for the efficient daily operation of Municipal Departments, including the Department of Community Development, of the City of Sandusky, Ohio, the City Commission of the City of Sandusky, Ohio, finds that an emergency exists regarding the aforesaid, and that it is advisable that this **Resolution** be declared an emergency measure which will take immediate effect in accordance with Section 14 of the City Charter upon its adoption; and NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF SANDUSKY, OHIO, THAT:

Section 1. The City Manager hereby is authorized and directed to waive certain permitting, processing, and impact fees assessed from the Building and Engineering Departments associated with the development of the property located at located at 2513 Venice Road, identified as Parcel No. 58-01990.000, and 1651 Tiffin Avenue, identified as Parcel No. 58-

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02419.000, in an amount **not to exceed** Twenty Five Thousand and 00/100 Dollars (\$25,000.00).

Section 2. If any section, phrase, sentence, or portion of this Resolution is for any reason held invalid or unconstitutional by any Court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

Section 3. This City Commission finds and determines that all formal actions of this City Commission concerning and relating to the passage of this Resolution were taken in an open meeting of this City Commission and that all deliberations of this City Commission and of any of its committees that resulted in those formal actions were in meetings open to the public in compliance with the law.

Section 4. That for the reasons set forth in the preamble hereto, this Resolution is hereby declared to be an emergency measure which shall take immediate effect in accordance with Section 14 of the City Charter after its adoption and due authentication by the President and the Clerk of the City Commission of the City of Sandusky, Ohio.



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DENNIS E. MURRAY, JR.  
PRESIDENT OF THE CITY COMMISSION

ATTEST:



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KELLY L. KRESSER  
CLERK OF THE CITY COMMISSION

Passed: January 23, 2017