

RESOLUTION NO. 046-17R

**A RESOLUTION APPROVING AND ACCEPTING CERTAIN REAL PROPERTY FOR ACQUISITION INTO THE LAND REUTILIZATION PROGRAM; AND DECLARING THAT THIS RESOLUTION SHALL TAKE IMMEDIATE EFFECT IN ACCORDANCE WITH SECTION 14 OF THE CITY CHARTER.**

**WHEREAS**, pursuant to Ordinance No. 07-026 passed June 11, 2007, the City is conducting a Land Reutilization Program in accordance with the provisions of Chapter 5722 of the Ohio Revised Code; and

**WHEREAS**, it is requested that the City accept eleven (11) parcels of nonproductive land situated within the City of Sandusky as further described in attached Exhibit "A", for placement in the Land Reutilization Program Inventory; and

**WHEREAS**, it is necessary to acquire the nonproductive land parcels in accordance with the City of Sandusky's Land Reutilization Program in order to facilitate reutilization of the nonproductive land to support neighborhood revitalization and development within the City; and

**WHEREAS**, upon City Commission approval, two (2) of the parcels that are vacant with structures and located in designated target areas will be transferred to the Erie County Land Bank for demolition and two (2) other vacant parcels with structures will be evaluated for rehabilitation; and

**WHEREAS**, upon City Commission approval, three (3) of the lots which are vacant are buildable will be marketed for future development and two (2) other vacant lots will be combined and eligible for the Mow to Own Program along with two (2) other lots eligible for the Mow to Own Program; and

**WHEREAS**, these eleven (11) parcels of land requested for acquisition have been deemed to be necessary and/or beneficial to the Land Reutilization Program efforts by the Land Bank Committee on August 31, 2017; and

**WHEREAS**, any future sales of the parcels requested for acquisition will be presented to the City Commission by Ordinance for approval of disposition and sale; and

**WHEREAS**, the cost for these acquisitions will be approximately \$1,100.50, which includes title exams, and transfer fees, and will be recouped by the City upon sale of the properties; and

**WHEREAS**, this Resolution should be passed as an emergency measure under suspension of the rules in accordance with Section 14 of the City in order to allow the Erie County Prosecutor's Office to proceed with the Sheriff's sales and judicial foreclosure process in a timely manner; 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 the 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; and NOW, THEREFORE

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

Section 1. This City Commission hereby approves and accepts for acquisition into the Land Reutilization Program eleven (11) parcels of nonproductive land situated within the City of Sandusky, as further described in Exhibit "A", a copy of which is attached to this Resolution and specifically incorporated herein.

Section 2. This City Commission authorizes and directs the City Manager to acquire the nonproductive land in accordance with the City of Sandusky's Land Reutilization Program in order to facilitate reutilization of the nonproductive land to support neighborhood revitalization and development within the City.

Section 3. 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 4. 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 5. 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: September 25, 2017

**Exhibit A**

Parcel	Address	Owner(s)	Del. Taxes	Assessments	P&I*	Total Owed	Yearly Taxes and Assessments
58-02052.000	0 Filmore	Josephine Rodgers	869.76	212.93	332.83	1,415.52	73.54
58-0252.009	0 Filmore		12.65	212.93	4.70	230.28	1.16
<b>Proposed Use:</b>	These are vacant residential tax delinquent lots in an area of the City zoned Commercial Service (CS) with a combined lot size of 36' X 53'. It is located in the Southside Acquisition Zone.						
58-00439.000	0 Pierce	Kenneth McCarty	597.02	302.38	124.23	1,023.63	178.62
<b>Proposed Use:</b>	This is a vacant residential tax delinquent lot in an area of the City zoned Multi Family Residential (RMF) with a lot size of 67' X 175'. It is located in the Southside Acquisition Zone.						
58-02758.000	0 Tiffin	Joan Woodings, etal	1,233.41	410.92	357.24	2,001.57	190.72
<b>Proposed Use:</b>	This is a vacant residential tax delinquent lot in an area of the City zoned Single Family Residential (R1-40) with a lot size of 38' X 140'.						
57-02000.000	1804 Fourth	Drucilla Hearn	2,023.98	0.00	732.32	2,756.30	205.08
<b>Proposed Use:</b>	This is a vacant residential tax delinquent lot in an area of the City zoned Single Family Residential (R1-40) with a lot size of 40' X 135'. It is currently in delinquent tax foreclosure.						
58-01968.000	1014 Clinton	Homefront Now LLC	560.98	1,615.41	130.91	2,307.30	199.90
<b>Proposed Use:</b>	This is a vacant residential tax delinquent lot in an area of the City zoned Two Family Residential (R2F) with a lot size of 44' X 166'.						
59-00951.000	716 W. Adams	Daniel Farley	597.87	577.01	86.30	1,261.18	154.52
<b>Proposed Use:</b>	This is a vacant residential tax delinquent lot in an area of the City zoned Two Family Residential (R2F) with a lot size of 38' X 132'.						
59-01046.000	915 Monroe	Barbara Schneider	2,344.34	0.00	498.35	2,842.69	635.74
<b>Proposed Use:</b>	This is a vacant tax delinquent single family residential structure in an area of the City zoned Two Family Residential (R2-F) with a lot size of 35' X 100'. It has 3 bedrooms and 1 and a 1/2 baths with 1,860 sq. of living space. Upon acquisition it shall be evaluated for rehabilitation.						
58-02345.000	1336 Clinton	Marilyn Stacy	2,740.98	462.05	531.17	3,734.20	548.60
<b>Proposed Use:</b>	This is a vacant tax delinquent single family residential structure in an area of the City zoned Single Family Residential (R1-40) with a lot size of 44' X 141'. It has 4 bedrooms and 1 bath with 1,504 sq. of living space. It is currently in delinquent tax foreclosure. Upon acquisition it shall be evaluated for rehabilitation.						
56-00486.000	329 Adams	Joyce Sehlmeier	2,274.35	290.46	244.79	2,809.60	786.52
<b>Proposed Use:</b>	This is a tax delinquent single family residential structure with 1,245 sq. ft. of living space. It has 3 bedrooms and 1 bath. It is currently in delinquent tax foreclosure. It has been ordered demolished because it has a long term roof leak that destroyed the interior ceilings and walls. The Building Official determined it was over 50% deteriorated beyond its original value. Upon acquisition, it will be demolished.						
58-01144.000	1819 Camp	Starlin Jackson	2,973.20	0.00	655.63	3,628.83	1,645.92
<b>Proposed Use:</b>	This is tax delinquent condemned mixed use structure with retail on the first floor and residential on the second floor. It is currently in delinquent tax foreclosure. It has been ordered demolished because it is extremely deteriorated. The Building Official determined it was over 50% deteriorated beyond its original value.						
<b>Totals:</b>			16,228.54	4,084.09	3,698.47	24,011.10	4,620.32