

RESOLUTION NO. 026-18R

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 ten (10) 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, one (1) vacant parcel located on Taft Avenue will be offered for sale to Cedar Point and three (3) vacant parcels located on W. Market Street, Huron Street, and at 519 E. Adams Street will be marketed for future development; and

WHEREAS, upon City Commission approval, six (6) parcels with vacant structures located at 521 Decatur Street, 521 Pearl Street, 534 Pearl Street, 402 Neil Street, 327 Reese Street, and 703 Lane Street, will be evaluated for rehabilitation; and

WHEREAS, these ten (10) 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 June 18, 2018; 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 \$1,510.00, for the cost of title exams, deed preparation 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 ten (10) 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.



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

ATTEST: 

KELLY L. KRESSER
CLERK OF THE CITY COMMISSION

Passed: July 9, 2018

Exhibit A

Parcel	Address	Owner(s)	Del. Taxes	Assessments	P&I*	Total Owed	Yearly Taxes and Assessments
57-00961.000 Proposed Use: 2017CV0611	0 Taft	Michael B. Asch	1,757.76	0.00	613.33	2,371.09	188.50
This is a vacant lot located in an area of the City zoned Single Family Residential (R1-50) with a lot size of 41 X 133'. This is undeveloped land located east of Farwell Street. Cedar Point has acquired most of the land in this area.							
56-01046.000 Proposed Use: 2018CV0187	519 E. Adams	Davis & Pinchot Investments	2,559.39	0.00	509.82	3,069.21	369.42
This is a vacant lot located in an area of the City zoned Two Family Residential (R2F) with a lot size of 66' X 136'. The City demolished a structure on this property in 2015. The property is located in the Kilbourne Plat Acquisition Zone.							
59-00186.000 Proposed Use: 2016CV0498	0 W. Market	Juan Antonio Colon	660.73	0.00	185.82	846.55	109.76
This is a vacant lot located in an area of the City zoned Multi Family Residential (RMF) with a lot size of 27' X 132'. The adjoining lot has been approved for acquisition by Res. 059-16R. The adjoining lot is 33' X 66'.							
59-00818.000 Proposed Use:	0 Huron	Michael Nath	0.00	0.00	0.00	0.00	206.90
This is a vacant lot located in an area of the City zoned Two Family Residential (R2F) with a lot size of 39' X 109'. The owner would like to donate this property to the Land Bank.							
59-00336.000 Proposed Use: 2018CV0039	521 Decatur	Gayle Hohman, etal	2,048.84	1,072.47	567.06	3,688.37	285.32
This is a two-story, single-family residential structure with a lot size of 33' X 132'. It has 1,542 sq. ft. of living space with two bedrooms and one bathroom. Upon acquisition it will be evaluated for rehabilitation.							
59-00166.000 Proposed Use:	521 Pearl	Ekam, LLC	1,119.88	0.00	120.20	1,240.08	1,120.14
This is a two-story, single-family residential structure with a lot size of 44' X 165'. It has 2,144 sq. ft. of living space with four bedrooms and two bathrooms. The City has been mowing the property for two years. Upon acquisition it will be evaluated for rehabilitation.							
59-00933.000 Proposed Use:	534 Pearl	Joseph Akers	399.42	0.00	39.94	439.36	798.84
This is a two-story, three-family residential structure with a lot size of 44' X 137'. It has 1,760 sq. ft. of living space with three bedrooms and three bathrooms. The City has been mowing the property for two years. Upon acquisition it will be evaluated for rehabilitation.							
57-03144.000 Proposed Use:	402 Neil	Your Vanguard Investments LLC	1,171.66	841.57	160.08	2,173.31	1,124.72
This is a one-story, single-family residential structure with a lot size of 62' X 132'. It has 900 sq. ft. of living space with three bedrooms and one bathroom. The City has been mowing the property for three years. Upon acquisition it will be evaluated for rehabilitation.							
57-04499.000 Proposed Use: 2018CV0187	327 Reese	Jonathon & Monica Hall	2,193.52	7,791.05	377.35	10,361.92	912.08
This is a two-story, single-family residential structure with a lot size of 33' X 66'. It has 1,144 sq. ft. of living space with two bedrooms and one bathroom. Upon acquisition it will be evaluated for rehabilitation.							
57-01388.000 Proposed Use: 2018CV0049	703 Lane	Michael Sheets	2,295.79	356.62	288.18	2,940.59	773.58
This is a two-story, single-family residential structure with a lot size of 52' X 41'. It has 1,000 sq. ft. of living space with three bedrooms and one bathroom. Upon acquisition it will be evaluated for rehabilitation.							
TOTAL:			14,206.99	10,061.71	2,861.78	27,130.48	5,889.26