

RESOLUTION NO. 039-20R

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 nine (9) 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, the nine (9) parcels requested for acquisition are tax delinquent and have been deemed to be necessary and/or beneficial to the Land Reutilization Program efforts and was approved by the Land Bank Committee on September 21, 2020; and

WHEREAS, upon City Commission approval and if acquired, the commercial building located at 1218 Cleveland Road, along with an adjoining vacant lot, will be marketed for future development and the residential structure located at 406 Perry Street will be evaluated for demolition; and

WHEREAS, upon City Commission approval and if acquired, the residential structures located at 1604 Camp Street, 412 & 414 Columbus Avenue, and 1014 Seavers Way, which has an adjoining vacant lot, will be evaluated for rehabilitation; and

WHEREAS, upon City Commission approval and if acquired, the property located at 421 Fulton Street will be gifted to the City and evaluated for rehabilitation; 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 of these acquisitions will be approximately \$1,360.00 for the cost of title exams and transfer fees and these costs may be recouped by the City upon sale of the properties; and

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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 nine (9) 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.

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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.



RICHARD R. BRADY
PRESIDENT OF THE CITY COMMISSION



ATTEST:

MCKENZIE E. SPRIGGS
CLERK OF THE CITY COMMISSION

Passed: September 28, 2020

9/21/20

EXHIBIT "A"

Parcel	Address	Owner(s)	Del. Taxes	Assessments	P&I*	Total Owed	Yearly Taxes and Assessments
57-04182.000	1218 Cleveland Rd	LLLL LLC	\$ 22,327.74		\$ 1,518.35	\$ 23,846.09	\$ 4,994.22
57-04182.002	0 Cleveland Rd	LLLL LLC	\$ 1,502.48		\$ 46.61	\$ 1,549.09	\$ 304.06
Proposed Use:	There is a vacant commercial building that formerly housed medical offices. The property is zoned General Business and sits on appx 1.6 acres. Upon acquisition both parcels will be marketed for future development						
58-00044.000	1604 Camp St	Alvarado, Josephine	\$ 2,037.06		\$ 118.74	\$ 2,155.80	\$ 327.94
Proposed Use:	This is a vacant one-story, single-family residential structure with a lot size of 315' X 71'. It has 1090 sq. ft. of living space with three bedrooms and one bathroom. Upon acquisition it will be evaluated for rehabilitation.						
56-00580.000	406 Perry St	Yanushewski, Randy	\$ 2,029.08	\$ 4,542.31	\$ 244.67	\$ 6,816.06	\$ 1,142.24
Proposed Use:	This is a vacant two-story, single-family residential structure with a lot size of 33' X 94'. It has 1,630 sq. ft. of living space with three bedrooms and one bathroom. Upon acquisition it will be evaluated for demolition.						
58-02769.000	1014 Seavers Way	Scales, Triell	\$ 1,442.22		\$ 125.81	\$ 1,568.03	\$ 501.30
58-02770.000	0 Seavers	Scales, Triell	\$ 278.64		\$ 23.67	\$ 302.31	\$ 92.70
Proposed Use:	This is a vacant one-story, single-family residential structure with a lot size of 40' x 178'. It has 851 sq. ft. of living space with two bedrooms and one bathroom. The property includes a vacant lot. Upon acquisition it will be evaluated for rehabilitation.						
56-00164.000	412 Columbus Ave	Rattito Real Estate Investment LLC	\$ 479.79	\$ 372.55	\$ 82.91	\$ 562.70	\$ 427.70
56-00163.000	414 Columbus Ave	Rattito Real Estate Investment LLC	\$ 674.68	\$ 245.94	\$ 112.37	\$ 787.05	\$ 579.72
Proposed Use:	These parcels contain condemned two (2) story, multi family structures that sit on .1325 acre. The properties are listed on the Ohio National Registry. Upon acquisition the city would evaluate for rehabilitation						
59-01165.000	421 Fulton St	Galindo, Trudy	\$ 1,129.21	\$ 550.80	\$ 187.03	\$ 1,316.24	\$ 963.80
Proposed Use:	This is a vacant two-story, single-family residential structure with a lot size of 33' X 113'. It has 1904 sq. ft. of living space with four bedrooms and two bathrooms. The property is being offered as a gift in lieu of foreclosure.						