

RESOLUTION NO.: 98-2019

INTRODUCED BY: MAYOR ROCHE

A RESOLUTION AUTHORIZING AN AGREEMENT OF SALE FOR THE PROPERTY AT 2541 HILLTOP ROAD AND A CONSTRUCTION AGREEMENT AND FINANCING THEREOF THROUGH THE FEDERALLY-FUNDED NEIGHBORHOOD STABILIZATION PROGRAM; AND DECLARING AN EMERGENCY.

WHEREAS, the City of Richmond Heights has participated in the federally-funded Neighborhood Stabilization Program ("NSP") for several years and there is now an opportunity to sell a City-owned, partially-constructed home at 2541 Hilltop Road in the City that is blighted and the opportunity to provide for its rehabilitation, completion and sale to an eligible owner(s) under the NSP at no cost to the City;

WHEREAS, the sale of the parcel with a single-family home at 2541 Hilltop Road (the "Subject Property") requires the City to enter into an agreement of sale and a promissory note and mortgage to be provided by the buyer(s) to the City and to enter into a construction agreement for the rehabilitation and completion of the home, all in compliance with NSP regulations as reviewed and approved by the Cuyahoga County Department of Development which administers the NSP in the County;

WHEREAS, the County has pre-cleared the proposed purchasers of the Subject Property as being eligible buyers under the NSP;

WHEREAS, this Council has reviewed the proposed transactions that are the subject of this Resolution and wishes to authorize the same.

NOW, THEREFORE, Be it Resolved by the Council of the City of Richmond Heights, State of Ohio, that:

Section 1: This Council authorizes the Mayor to enter into an "Agreement of Sale" with the purchasers of the Subject Property, Otis and Marisa Talley (the "Purchasers"), and to accept a Promissory Note and Mortgage from the Purchasers, as well as entering into a Construction Agreement with H.A. & T. Construction Co. to rehabilitate and complete the home on the Subject Property so as to be occupied as a primary residence for the Purchasers; the drafts of said Agreement of Sale, Promissory Note, Mortgage and Construction Agreement are available from the Council Clerk and are subject to their approval as to form by the Director of Law.

Section 2: It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Resolution were adopted in an open meeting of this Council, and that all deliberations of this Council and of any of its committees that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code.

Section 3: This Resolution is declared to be an emergency measure immediately necessary for the for the preservation of the public peace, health, safety, and general

welfare, such necessity existing by reason of the fact that this Resolution will lead to the eradication of a blighted property in the City which should be accomplished at the earliest possible time; wherefore, this Resolution shall take effect immediately upon its passage and approval by the Mayor.

PASSED: October 8, 2019



David H. Roche, Mayor

APPROVED: October 8, 2019

ATTEST: Betsy Traben

Betsy Traben
Clerk of Council



Eloise Cotton-Henry
President of Council