

**A RESOLUTION AUTHORIZING THE MAYOR AND/OR DIRECTOR OF PUBLIC SERVICE TO SOLICIT PROPOSALS OF THE LEASING OF VILLAGE-OWNED PROPERTY LOCATED AT 3771 GRANT STREET, AND DECLARING AN EMERGENCY**

WHEREAS, the Village recently purchased property located at 3771 Grant Street (the "Property") on or about June 11, 2021; and

WHEREAS, the Village purchased the Property for future development purposes in the downtown core of the Village's Historic District but does not have any current development in place for the Property; and

WHEREAS, Section 721.01 of the Ohio Revised Code grants the Village the special power to sell or lease real estate not needed for any municipal purpose; and

WHEREAS, the Property is necessary for any municipal purpose at this time; and

WHEREAS, the Village desires to lease the Property.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Village of Richfield, County of Summit, State of Ohio that:

- SECTION 1. The property located at 3771 Grant Street, Richfield, Ohio 44286, PPN 50-01453, is not needed at this time for any municipal purpose.
- SECTION 2. The Mayor and/or the Director of Public Service is authorized and directed to advertise for bids as required by Ohio Revised Code Section 723.03 in a newspaper of general circulation within the Village once a week for five (5) consecutive weeks with award of the bid to the highest and best bidder, or rejection of all bids. A copy of the proposed invitation to bid is attached hereto as Exhibit "A" and is expressly incorporated herein by reference.
- SECTION 3. The Village reserves the right to reject any and all bids.
- SECTION 4. The leased Property shall be used for any purpose permitted or conditionally permitted in the zoning area of the Property.
- SECTION 5. Minimum rent is \$1,600 per month and the term of the lease shall be month-to-month.
- SECTION 6. It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance 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 legal requirements, including Section 121.22 of the Ohio Revised Code.

SECTION 7. This Resolution is hereby declared to be an emergency measure necessary for the immediate preservation of the public health, safety, and welfare and for the further reason that it is immediately necessary to authorize the bids for the lease of the property at 3771 Grant as soon as possible; wherefore, provided this Resolution receives the affirmative vote of two-thirds of the members of Council elected or appointed, it shall take effect immediately upon its passage and execution by the Mayor; otherwise, it shall take effect and be in force from and after the earliest period allowed by law.

PASSED: 9-21-21

  
\_\_\_\_\_  
President of Council

  
\_\_\_\_\_  
Mayor

Dated: 9/21/2021

ATTEST:

  
\_\_\_\_\_  
Clerk of Council

# EXHIBIT A

## LEGAL NOTICE

Pursuant to Ohio Revised Code Section 721.03 and Ordinance No. 106-2021 of the Village of Richfield, Ohio notice is hereby given that sealed, written bids will be received by the Village of Richfield, Ohio until November 1, 2021 at 1:00 p.m. for the lease of Village-owned property located at 3771 Grant Street, Richfield, Ohio 44286. The property shall be used for any lawful purpose as permitted in the appropriate zoning district for the property. The term of the lease shall be month-to-month and the bidder shall state the lease payment per year payable monthly in twelve equal payments in advance on the first day of the month. Bids shall be opened by the Village Administrator at 1:01 P.M. on the November 1, 2021. The Council of the Village of Richfield, Ohio shall award the lease to the highest bidder and best bidder or reject all bids at the next succeeding council meeting following opening of the bids. The Village of Richfield, Ohio reserves the right to reject any and all bids. No bid shall be accepted and lease awarded for less than a lease payment of \$1,600 per month. The successful bidder shall cause the Village of Richfield, Ohio to be a named insured on a premises liability policy acceptable to the Village and shall pay for all utilities, trash hauling, site maintenance, and snow removal. The bid shall state a description of the business to be operated on the premises. The lease may not be assigned without written consent of the Mayor after approval by council.

