



City of Hudson, Ohio

Staff Report

File Number: 17-178

Meeting Date: 11/14/2017

Version: 1

Status: Agenda Ready

In Control: City Council

File Type: Resolution

A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A PURCHASE AGREEMENT AND RELATED PARTIAL RENT REIMBURSEMENT AGREEMENT WITH PASCO, INC. TO ACQUIRE REAL PROPERTY LOCATED AT 1140 TEREX ROAD (PERMANENT TAX PARCEL NO. 30-06939) IN THE CITY OF HUDSON FOR PUBLIC PURPOSES AND AUTHORIZING THE CITY MANAGER TO ADVERTISE FOR COMPETITIVE BIDS FOR THE PURPOSE OF RETROFITTING THE REAL PROPERTY LOCATED AT 1140 TEREX ROAD FOR THE CITY'S USE; AND DECLARING AN EMERGENCY.

Executive Summary: This Resolution will enable the City of Hudson administration to purchase property for public purposes and eliminate the need to rent office space for the City Administration and will authorize the public bidding process for needed renovations.

Legislative History

No legislative history to date.

Purpose & Explanation

For several months, the City administration and Council have considered and discussed the acquisition of this property located at 1140 Terex Road for the purpose of locating the City of Hudson Administration into one publicly owned facility. This Resolution authorizes a purchase agreement for the City's acquisition of the subject property and the rent subsidy agreement.

Staff is also requesting authorization to spend up to \$1,500,000 for necessary renovations to the building.

Timing Considerations

This Resolution will be effective immediately upon passage.

Fiscal Impact

Currently Budgeted

☒ Supplemental Appropriation Required (A Bond/Note will be issued.)

Appropriation Not Required.

Suggested Action

Staff recommends passage of this Resolution.

Submitted by,

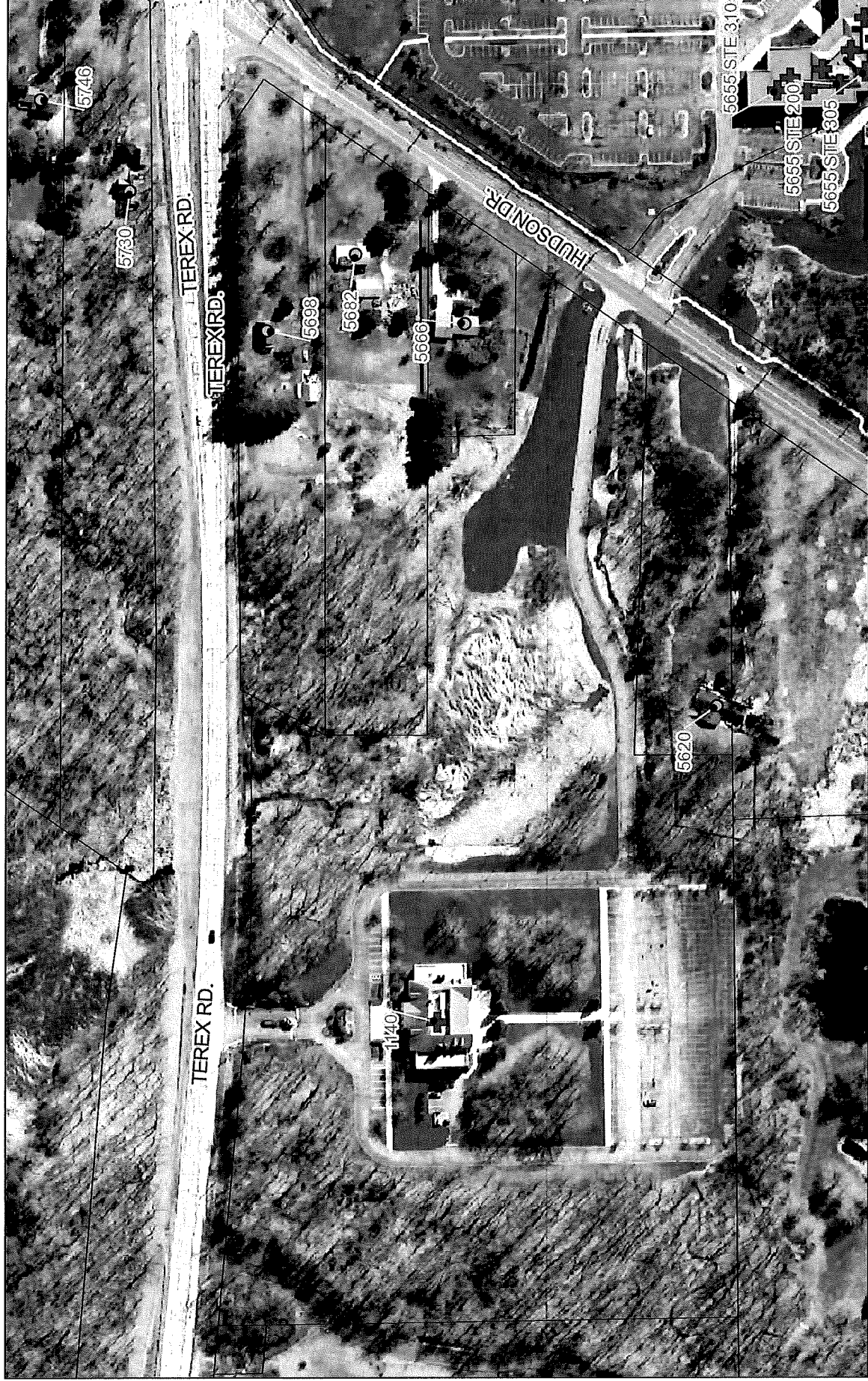
Jane Howington, City Manager

Frank Comeriato, Asst. City Manager - Operations

Jeff Knoblauch, Asst. City Manager - Finance Director

Thomas Sheridan, Asst. City Manager - City Engineer

1140 Terex Road - PASCO Site



November 8, 2017

A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A PURCHASE AGREEMENT AND RELATED PARTIAL RENT REIMBURSEMENT AGREEMENT WITH PASCO, INC. TO ACQUIRE REAL PROPERTY LOCATED AT 1140 TEREX ROAD (PERMANENT TAX PARCEL NO. 30-06939) IN THE CITY OF HUDSON FOR PUBLIC PURPOSES AND AUTHORIZING THE CITY MANAGER TO ADVERTISE FOR COMPETITIVE BIDS FOR THE PURPOSE OF RETROFITTING THE REAL PROPERTY LOCATED AT 1140 TEREX ROAD FOR THE CITY'S USE; AND DECLARING AN EMERGENCY.

WHEREAS, for several months the City administration and this Council have considered and discussed the acquisition of the property at 1140 Terex Road in the City of Hudson (hereinafter, the "Pasco Property") for the purpose of permanently housing the City's administrative offices; and

WHEREAS, the Pasco Property is a 20-acre site that is the most cost-effective option to address the City's desire and need to consolidate its administrative offices into one building and be prepared to meet the current and future needs of the City; and

WHEREAS, after the closing on the City's purchase of the Pasco Property, Pasco and as part of the mutual consideration for the purchase and sale of the Pasco Property, Pasco will be relocating its corporate offices to the current location of the City's Municipal Services Center at 115 Executive Parkway and Pasco, Inc. has agreed to lease the City's current space at said location, thereby alleviating the City's lease payment obligations to the landlord for the two years remaining on the term of the City's lease, but provided the City contributes two payments of Fifty Thousand Dollars (\$50,000.00) each toward Pasco, Inc.'s lease costs for the years 2018 and 2019 on a reimbursement basis; and

WHEREAS, the City administration and this Council have evaluated the Pasco Property extensively for its current suitability to house the City's administrative offices and believe the cost to retrofit and repurpose the Pasco Property will not exceed One Million Five Hundred Thousand Dollars (\$1,500,000.00); and

WHEREAS, this Council determines that the acquisition of the Pasco Property, the payment of the two rent reimbursement payments to Pasco, Inc., and the costs of retrofitting and repurposing the Pasco Property is for a valid public purpose and can be made at a fair and reasonable price.

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

Section 1. The City Manager is authorized to enter into an agreement for the purchase

of real property in fee simple from Pasco, Inc. for the property located at 1140 Terex Road in the City of Hudson (Permanent Tax Parcel No. 30-06939) in an amount not to exceed Three Million Five Hundred Thousand Dollars (\$3,500,000.00) as a direct payment to Pasco, Inc. and the agreement shall be in a form acceptable to the City Manager and City Solicitor.

Section 2. As part of the mutual considerations for the purchase and sale of the Pasco Property, the City Manager is authorized to enter into a partial rent reimbursement agreement with Pasco, Inc. for the property located at 115 Executive Parkway in the City of Hudson in an amount not to exceed One Hundred Thousand Dollars (\$100,000.00) and the agreement shall be in a form acceptable to the City Manager and City Solicitor.

Section 3. The City Manager is further authorized to execute all other documents necessary to close the transactions set forth in Sections 1 and 2 and to pay the standard costs to a purchaser at the closing of the transaction set forth in Section 1.

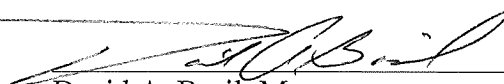
Section 4. To the extent it is required, the Director of Finance is authorized and directed to appropriate to a proper account the funds necessary for the agreements and costs authorized in Sections 1, 2 and 3 of this Resolution.

Section 5. The City Manager is authorized to advertise for a period of at least once a week for two (2) weeks in a newspaper of general circulation within the municipality requesting the submission of bids or to utilize the services of joint or cooperative purchasing programs as authorized by City Charter Section 6.04 for the purposes of acquiring the lowest and best bidder for Council's consideration in accordance with the specifications as supplied by the City Manager or her designee for the purchase or lease of labor, services, materials, equipment and supplies for the purpose of repurposing the Pasco Property to its intended public purpose.

Section 6. With respect to Section 5 above, the City Manager is authorized and directed to return all certified checks and bid bonds submitted by any unsuccessful bidders.

Section 7. This Resolution is determined to be an emergency measure necessary to further the public health, safety and general welfare and for the further reason that it is immediately necessary for the transaction that is the subject to this Resolution to occur in order to plan for and accomplish the relocation of the City's administrative offices from their current location to the Pasco Property so as to take advantage of the beneficial considerations to the City provided by this transaction; wherefore, this Resolution shall be in effect immediately upon its passage provided it receives the affirmative vote of five (5) members of Council except that six (6) affirmative votes shall be required if all members are present; otherwise, it shall take effect and be in force from and after the earliest period allowed by law.

PASSED: November 14, 2017

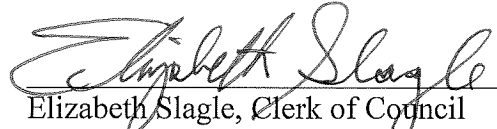


David A. Basil, Mayor

ATTEST:


Elizabeth Slagle, Clerk of Council

I certify that the foregoing Resolution No. 17-178 was duly passed by the Council of said Municipality on November 14, 2017.


Elizabeth Slagle, Clerk of Council