

A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH THE OWNER OF A PROPERTY LOCATED AT PARCEL 32-00750, FOR THE EXCHANGE OF PROPERTY LOCATED AT PARCELS 32-01841 AND 32-01844.

WHEREAS, during the construction of Veterans Way in 2002 and 2003, a small portion of roadway improvements encroached onto property located at 61 Milford Drive; and

WHEREAS, at that time, the City and the property owner discussed a potential land exchange to reconcile the encroachment, and while the roadway project was completed, the land exchange was never finalized; and

WHEREAS, in order to resolve the encroachment issue, the City administration is proposing a land swap with the owner of 61 Milford Drive (Drensky Realty Investments LLC); and

WHEREAS, the transaction involves the City's acquisition of a 1,169-square-foot, street-fronting portion of a parcel (identified as Summit County Parcel #32-00750) necessary to facilitate repairs to a deteriorating retaining wall that currently sits on private property; and

WHEREAS, in exchange, the City would transfer a 6,163-square-foot, landlocked portion of two parcels (identified as Summit County Parcel #32-01841 and #32-01844) to the same owner of the adjoining land; and

WHEREAS, this "value-for-value" swap, supported by a professional appraisal and as more fully described in the City's diagram in Exhibit "A," which is incorporated herein, reconciles long-standing property boundaries and ensures that the City can maintain critical infrastructure (i.e., the retaining wall) well into the future; and

WHEREAS, the exchange of land will benefit the City and is in the best interests of the City and its residents.

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

Section 1. The City Manager is hereby authorized to do all things and sign all documents necessary to enter and implement an agreement with Drensky Realty Investments LLC, the owner of the property located at 61 Milford Drive, for the even exchange of two parcels of land, being approximately 1,169-square-foot, street-fronting portion of Summit County Parcel #32-00750 for approximately 6,163 square feet from Summit County Parcels #32-01841 and # 32-01844, on such terms and conditions as the City Manager deems appropriate and in the best interests of the City, in a form approved by the City Solicitor.

Section 2. That the approval granted in Section 1 of this Resolution does not affect Drensky Realty Investments LLC's obligation to comply with the provisions of the City's Land Development Code and other applicable City Ordinances.

Section 3. That the aforesaid recitals are rendered to be the findings of this Council and are hereby incorporated into this Resolution.

Section 4. 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 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 5. This Resolution shall take effect and be in force from and after the earliest period allowed by law.

PASSED: _____

Jeffrey L. Anzevino, Mayor

ATTEST:

Aparna Wheeler, Clerk of Council

I certify that the foregoing Resolution 26-___ was duly passed by the Council of said Municipality on _____, 2026.

Aparna Wheeler, Clerk of Council