

OHIO
HUDSON

FINANCE • 115 Executive Parkway, Suite 400 • Hudson, Ohio 44236 • (330) 650-1799

DATE: April 28, 2017
TO: City Council and Mayor
FROM: Jane Howington, City Manager
Jeff Knoblauch, Finance Director
SUBJECT: Acquisition of Property through Summit County Land Bank

Summary:

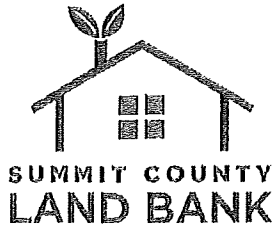
There are three parcels staff is interested in acquiring through the Summit County Land Bank Side Lot and Vacant Land Transfer Program. The intent of the program is to reclaim, rehabilitate and reutilize vacant, abandoned, tax-foreclosed, or other real property in Summit County. The three properties are all approximately 10 years delinquent in property taxes and if we were to acquire the parcels, the delinquent taxes would be abated.

There are two small parcels near the turnpike at Valley View Rd. that we intend to use for a storm water retention project.

The third parcel is approximately 45 acres located at Executive Parkway West that we could resell for private development with a portion designated as wetlands/preservation. There are adjacent property owners that have expressed an interest in the land.

Our application has been approved and in order to proceed, we need Council approval to enter into a purchase agreement to acquire the properties. Attached to this memo is a letter from the Land Bank that lists the parcels, intended use and estimated purchase price. Also attached are maps showing the parcel locations.

You'll note the letter states the process can take up to 12 months and there is no guarantee the Land Bank will successfully acquire the property.



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1180 S Main St, Suite 230
Akron, OH 44301
330.926.2513

SUMMITLANDBANK.ORG

Ms. Jane Howington
City of Hudson
115 Executive Parkway, Suite 400
Hudson, Ohio 44236

SCLB SIDE LOT & VACANT LAND TRANSFER PROGRAM
APPROVAL LETTER

April 9, 2017

Dear Ms. Howington,

Congratulations! Your application for the Side Lot & Vacant Land Transfer Program has been approved. The following properties will be included in the agreement:

3203767 – VL W. Executive Parkway, Hudson, Ohio 44236

- Intended End Use: wetlands/preservation
- Purchase Price: \$70,800.00

3006268 – VL Valley View Road, Hudson, Ohio 44236

- Intended End Use: storm water retention facility
- Purchase Price: \$4,800.00

3001375 – VL Post Lane, Hudson, Ohio 44236

- Intended End Use: storm water retention facility
- Purchase Price: \$400.00

10% Contingency: \$7,600.00

Estimated Total Purchase Price: \$83,600.00

The contingency is added for your benefit, in case there are unpredictable changes. In the event that the 10% contingency is not needed, the final purchase price at closing will reflect such, and the total estimated amount provided above will decrease. As a reminder, any structure currently on the property will be demolished.

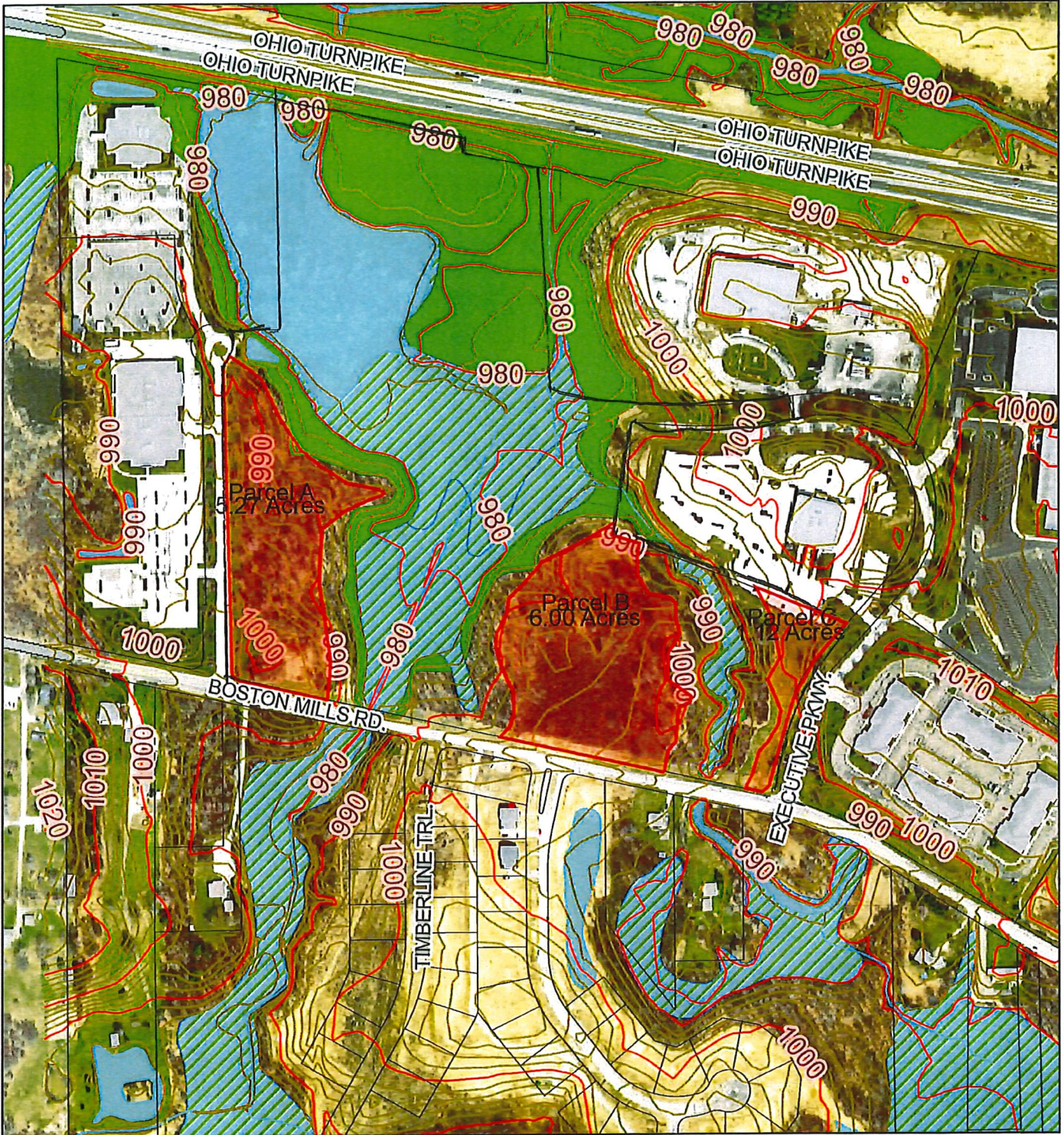
The acquisition of this property is contingent upon the execution of the attached purchase agreement. Please review the agreement carefully, along with the program guidelines also attached to this letter, before executing the agreement.

Once you have reviewed the attached documents and executed a copy of the agreement, please email a signed copy of the agreement to Kelly Shaver at wspencer@summitlandbank.org, or mail a copy to 1180 S. Main Street, Suite 230, Akron, Ohio 44301. We will then sign and return a copy of the agreement to you.

After the agreement has been executed, the Summit County Land Bank will begin the acquisition process. Please note that the acquisition process can take up to 12 months, or longer, and there is no guarantee the Summit County Land Bank will successfully acquire the property. You will be notified if, and when, the property has been acquired and is ready to be transferred to you. The final payment of the purchase price, along with any other agreed upon costs, will be due at this time.

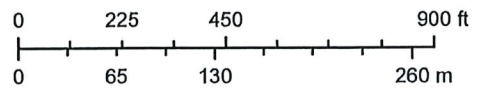


Lordstown Developable Area



April 27, 2017

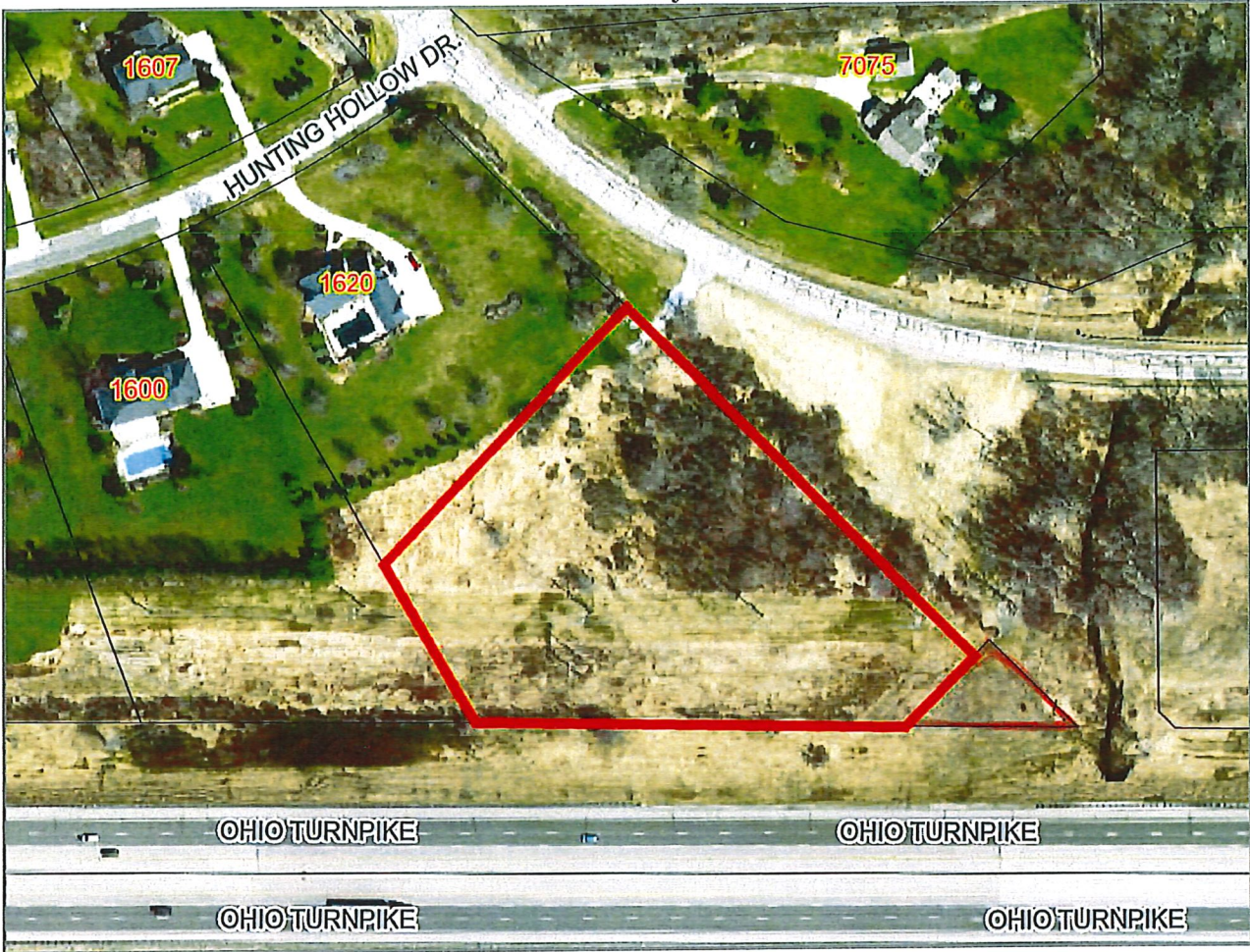
1:4,800



GREEN - FLOODPLAIN
BLUE - WETLAND

TOTAL ACRES ~ 45

Retention Facility Parcels



Owner Name	Krutowsky Stephen	NumOcc	No Addresses Exist in the Master Address List for this Parcel
Legal Description	THE HUNT CLUB OF HUDSON LOT 24 ALL	No. Utility Accounts	No Account Information
Parcel ID	3006268	Sewer Provider	NA
Site Address	VALLEY VIEW RD	Water Owner	NA
Owner Address	2680 W MARKET ST	Electric Provider	NA
Owner City	AKRON	Account Number	NA
Owner State	OH	Water_Rate	NA
Owner ZIP	44333	WaterTap	NA
Phone		Council Ward	Ward 2
Area	2.84		



Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.

Map Scale
1 inch = 167 feet
 4/28/2017



**SIDE LOT & VACANT LAND TRANSFER PROGRAM
PROGRAM APPLICATION**

REQUESTED PROPERTY INFORMATION

Property Address: Post Ln, Hudson OH 44236

Parcel Number: 3001375

Please provide a detailed description of the intended end use of the property:

The City intends to use the property for storm water retention facility

Are you applying for the property as (choose one) :

- Adjacent Homeowner Adjacent Landlord Non-Profit
 Business Other (please explain): Municipality

CONTACT INFORMATION

Name of Applicant: City of Hudson

Mailing Address: 115 Executive Pkwy, Suite 400

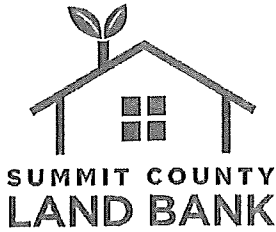
City, State, Zip: Hudson, OH 44236

Phone: (330) 342-1700 Email: jhowington@hudson.oh.us

Tax Mailing Address (if different from above): _____

Applicant Signature: Jane Howington Date: 2/21/2017

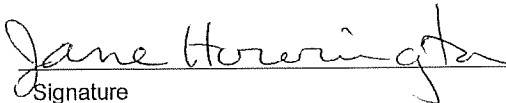
This application will serve to notify the Summit County Land Bank of your interest in acquiring vacant property, but does not guarantee the Summit County Land Bank will approve your application, acquire the property, or dispose of the property to you. Please carefully review all program guidelines before completing and submitting an application for this program.



**SIDE LOT & VACANT LAND TRANSFER PROGRAM
TERMS & CONDITIONS**

- In order for your application to be considered, you must submit a **\$25** non-refundable application fee for each parcel you are applying for. The application fee(s) will be applied toward the final purchase price of the above listed parcel(s) in the event of a successful closing. Checks should be made payable to the **Summit County Land Reutilization Corporation** and delivered, or mailed, to the Summit County Land Bank, 1180 S. Main St., Suite 230, Akron, OH 44301. Applications may be submitted electronically, but will not be processed until the application fee is received. In the event an application is not approved, for any reason, application fees will not be reimbursed.
- The applicant must be current on all property taxes and be in substantial compliance with local building, fire, health and zoning regulations.
- All properties are sold in an "AS IS" and "WHERE IS" condition with no warranty or representations by Summit County Land Reutilization Corporation.
- The applicant understands that the submission of this application in no way guarantees the applicant the property.
- If there is more than one qualified applicant for the vacant land, the Summit County Land Bank may require the parcel to be split and shared among adjacent property owners. The Summit County Land Bank reserves the right to require purchasers of the vacant land to share equally in the cost to split the parcel (e.g. land survey).
- I understand that I have no right to access, enter, remain upon, or use, any property that is the subject of this application, for any reason, until such time the property has been acquired by the Summit County Land Bank and sold, and transferred, to me.

I have read, understand, and agree to abide by the Summit County Land Bank Side Lot & Vacant Land Transfer Program Guidelines. The information contained in this application is true and complete to the best of my knowledge. I understand that this application does not commit the Summit County Land Bank to approving the application, acquiring the property, or disposing of the property to me, and that the application fee is a non-refundable fee that will only be applied to the final purchase price of the above listed parcel(s) in the event of a successful closing.



Signature

2/21/2017

Date

Jane Howington, City Manager

Print Name

Please allow at least 60 days for your application to be processed.

Page 2 of 2

Please Return this Application to:
Summit County Land Bank, 1180 S. Main Street, Suite 230, Akron, Ohio 44301
Phone: 330-926-2513, Email: info@summitlandbank.org, Website: www.summitlandbank.org



**SIDE LOT & VACANT LAND TRANSFER PROGRAM
PROGRAM APPLICATION**

REQUESTED PROPERTY INFORMATION

Property Address: W. Executive Pkwy, Hudson OH 44236

Parcel Number: 3203767

Please provide a detailed description of the intended end use of the property:

The City intends to sell off a portion of the property to the adjacent landowner. The remaining portion
would be retained by the City for wetlands/preservation with possible passive use (e.g. walking trail)

Are you applying for the property as (choose one) :

Adjacent Homeowner Adjacent Landlord Non-Profit

Business Other (please explain): Municipality

CONTACT INFORMATION

Name of Applicant: City of Hudson

Mailing Address: 115 Executive Pkwy, Suite 400

City, State, Zip: Hudson OH 44236

Phone: (330) 342-1700 Email: jhowington@hudson.oh.us

Tax Mailing Address (if different from above): _____

Applicant Signature: Jane Howington Date: 2/21/2017

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Jane Howington
Signature

2/21/2017

Date

Jane Howington, City Manager

Print Name

Please allow at least 60 days for your application to be processed.



**SIDE LOT & VACANT LAND TRANSFER PROGRAM
PROGRAM APPLICATION**

REQUESTED PROPERTY INFORMATION

Property Address: Valley View Rd, Hudson OH 44236

Parcel Number: 3006268

Please provide a detailed description of the intended end use of the property:

The City intends to use the property for storm water retention facility

Are you applying for the property as (choose one) :

- Adjacent Homeowner Adjacent Landlord Non-Profit
 Business Other (please explain): Municipality

CONTACT INFORMATION

Name of Applicant: City of Hudson

Mailing Address: 115 Executive Pkwy, Suite 400

City, State, Zip: Hudson, OH 44236

Phone: (330) 342-1700 Email: jhowington@hudson.oh.us

Tax Mailing Address (if different from above): _____

Applicant Signature: Jane Howington Date: 2/21/2017

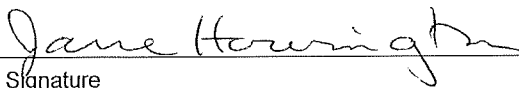
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Signature

Jane Howington, City Manager

Print Name

2/21/2017

Date

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