

A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A PURCHASE AND SALE AGREEMENT WITH FLEET HQ PARTNERS, LLC FOR THE SALE OF THE REAL PROPERTY LOCATED AT WEST EXECUTIVE PARKWAY (PARCEL NUMBER: 32-03767) IN THE CITY OF HUDSON, OHIO; AND DECLARING AN EMERGENCY.

WHEREAS, the City administration and this Council have considered and discussed the sale of the city-owned property at West Executive Parkway and Boston Mills Road (Parcel No. 32-03767) in the City of Hudson (the “Property”); and

WHEREAS, after advertising the Property for sale through a real estate brokerage, Premier Commercial Realty, LLC submitted an offer to the City of Hudson, which was accepted pursuant to passage of Resolution No. 20-8 on January 21, 2020, but which Premier later withdrew; and

WHEREAS, Fleet HQ Partners, LLC submitted an offer to the City of Hudson; and

WHEREAS, Fleet HQ Partners, LLC desires to develop the currently vacant Property which, in turn, will provide an economic development benefit to the City of Hudson; and

WHEREAS, the Property is currently vacant and not used for any public purpose and this Council determines that the sale of the Property to Fleet HQ Partners, LLC will provide a vital economic development benefit to the City of Hudson by ultimately creating both jobs and tax revenues; and

WHEREAS, the sale of the Property, no longer needed for municipal purposes, is included within the City’s powers of local self-government as granted by Article XVIII of the Ohio Constitution; and

WHEREAS, this Council intends to designate the funds derived from the sale of the Property for future public road improvement projects within the City of Hudson as later appropriated by Council.

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 sale of real property in fee simple to Fleet HQ Partners, LLC, for the property located at West Executive Parkway in the City of Hudson, (Permanent Parcel Number: 32-03767), in an amount not less than One Million One Hundred Thousand Dollars (\$1,100,000.00) and the agreement shall be in a form acceptable to the City Manager and City Solicitor.

Section 2. Resolution No. 20-8, authorizing the sale of the subject property to Premier Commercial Realty, LLC is effectively repealed with passage of this Resolution and with formal execution of the proposed agreement with Fleet HQ Partners, LLC.

Section 3. The City Manager is authorized to execute all other documents necessary to close the transaction set forth in Section 1 and to pay both the standard costs to a seller at the closing of the transaction and any real estate brokerage fees previously negotiated by the City to be paid at closing.

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 is determined to be an emergency measure necessary to further the public health, safety and general welfare and for the further reason that the Buyer's offer on the Property must be accepted by a date certain that requires this legislation to be passed immediately; 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:

\_\_\_\_\_  
Craig Shubert, Mayor

ATTEST:

\_\_\_\_\_  
Elizabeth Slagle, Clerk of Council

I certify that the foregoing Resolution No. 20-86 was duly passed by the Council of said Municipality on \_\_\_\_\_, 2020.

\_\_\_\_\_  
Elizabeth Slagle, Clerk of Council