

1 RESOLUTION NO. 2010-556

2
3 SPONSOR Mr. Pry

4
5 DATE January 10, 2011 COMMITTEE Planning

6
7 **A Resolution authorizing the County Executive to execute a Real Estate Purchase**
8 **Agreement with Habitat For Humanity of Summit County, Inc., (“Habitat”) for the sale of**
9 **two unbuildable parcels of real property (Parcel Numbers 6200499 and 6200172) in the**
10 **Township of Twinsburg, Council District 1, for \$1.00 each parcel, for the Executive’s**
11 **Department of Community and Economic Development, and declaring an emergency.**

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13 WHEREAS, the County of Summit currently is the titled owner of the two unbuildable
14 parcels of land (Parcel Numbers 6200499 and 6200172), each located in the Township of
15 Twinsburg, Council District 1; and

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17 WHEREAS, Habitat is a nonprofit developer with substantial experience in construction,
18 renovation and rehabilitation of properties for low and moderate income residents; and

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20 WHEREAS, Habitat is the owner of certain real property adjacent to the aforementioned
21 County-owned parcels, and, following the sale, intends to combine the County-owned parcels
22 with those owned by Habitat; and

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24 WHEREAS, following the aforementioned combination of parcels, Habitat intends to
25 construct safe, sanitary and affordable homes on the resulting parcels for purchase by low and
26 moderate income persons; and

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28 WHEREAS, pursuant to Section 177.16(e) of the Codified Ordinances of the County of
29 Summit, this Council must approve and authorize the sale of any real property of the County of
30 Summit to a nonprofit corporation for low to moderate income housing purposes; and

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32 WHEREAS, this Council and the Executive believe that sale of these parcels to Habitat is
33 the best use of the property and will allow the properties to once again be taxable following
34 construction of the aforementioned homes and sale to low-income purchasers; and

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36 WHEREAS, this Council has determined by reviewing all pertinent information that it is
37 necessary and in the best interest of the County of Summit to authorize the County Executive to
38 execute a Real Estate Purchase Agreement with Habitat for the sale of the two unbuildable
39 parcels for the aforementioned reasons;

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41 NOW, THEREFORE, BE IT RESOLVED, by the Council of the County of Summit,
42 that:

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44 SECTION 1

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46 Pursuant to Section 177.16(e) of the Codified Ordinances of the County of Summit, the
47 County Executive is hereby authorized to execute a Purchase Agreement to sell two unbuildable
48 parcels of real property in the Township of Twinsburg, Council District 1, to Habitat For
49 Humanity of Summit County, Inc., for the sum of One Dollar each. Said Parcels being:

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51 Parcel No. 6200499

52 Parcel No. 6200172

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2 PAGE TWO

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4 SECTION 2

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6 The County Executive will transfer the parcels by quitclaim deeds after building plans
7 and costs estimates have been approved by the Executive's Department of Community and
8 Economic Development.

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10 SECTION 3

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12 Habitat will convey to the County valid first liens on the parcels to secure completion of
13 the construction of low to moderate income houses on the parcels. Upon written notice of the
14 final building inspections and approval, the County will remove its liens from the parcels.
15 Habitat agrees to adequately insure the properties and pay any taxes and assessments during the
16 time of construction.

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18 SECTION 4

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20 This Resolution is hereby declared to be an emergency in the interest of the health, safety
21 and welfare of the citizens of the County of Summit and for the further purpose of immediately
22 allowing Habitat to commence submission of building plans and cost estimates for the
23 construction on each Parcel as required by the Purchase Agreement.

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25 SECTION 5

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27 Provided this Resolution receives the affirmative votes of eight members, it shall take
28 effect immediately upon its adoption and approval by the Executive; otherwise it will take effect
29 and be in force at the earliest time provided by law.

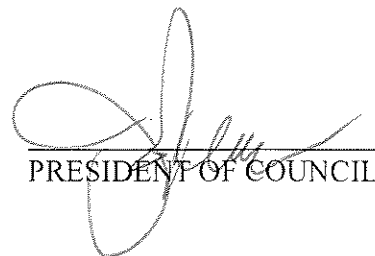
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31 SECTION 6

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33 It is found and determined that all formal actions of this Council concerning and relation
34 to the adoption of this Resolution were adopted in an open meeting of this Council, and that all
35 deliberations of this Council were in meetings open to the public, in compliance with all legal
36 requirements, including Section 121.22 of the Ohio Revised Code.

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38 INTRODUCED December 13, 2010

39
40 ADOPTED January 10, 2011

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42 
43 _____
44 CLERK OF COUNCIL



PRESIDENT OF COUNCIL

45
46 APPROVED January 10, 2011

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48 
49 _____
50 EXECUTIVE

January 10, 2011

ENACTED EFFECTIVE

Voice Vote: 9-0 YES: Comunale, Crawford, Feeman, Kostandaras
Poda, Prentice, Roemer, Schmidt, Smith ABSENT: Rodgers, Shapiro