

**CITY OF MAPLE HEIGHTS COUNCIL MEETING
Maple Heights Senior Center**

August 2, 2023

7:00 p.m.

**ADDENDUM FOR THE
REGULAR MEETING OF COUNCIL
OF AUGUST 2, 2023**

LEGISLATION:

RESOLUTION NO. 2023-81

**A RESOLUTION AUTHORIZING THE MAYOR TO ENTER INTO AN
ADDENDUM TO THE PURCHASE AGREEMENT WITH JAN AND SHAWN
JONES TO SELL THE VACANT LOT (PPN 785-15-042) LOCATED ON CAROL
DRIVE FOR THE CONSTRUCTION OF A SINGLE FAMILY, OWNER-
OCCUPIED HOME ON THE PROPERTY, AND DECLARING AN
EMERGENCY.**

Reading 1 (Blackwell)

RESOLUTION NO.: 2023-81

INTRODUCED BY: Mayor Annette M. Blackwell

MOTION FOR ADOPTION BY:

CO-SPONSORED BY:

A RESOLUTION AUTHORIZING THE MAYOR TO ENTER INTO AN ADDENDUM TO THE PURCHASE AGREEMENT WITH JAN AND SHAWN JONES TO SELL THE VACANT LOT (PPN 785-15-042) LOCATED ON CAROL DRIVE FOR THE CONSTRUCTION OF A SINGLE FAMILY, OWNER-OCCUPIED HOME ON THE PROPERTY, AND DECLARING AN EMERGENCY.

WHEREAS, Jan and Shawn Jones (the “Purchasers”) had advised the Mayor and Planning and Development Director that they desire to purchase the vacant lot (**PPN 785-15-042**) located on **CAROL DRIVE** owned by the City, referred to as the “Property”, for the construction of a single family, owner-occupied home on the property; and

WHEREAS, the Property is owned by the City through its Land Reutilization Program and the Mayor desires to sell the lot to the Purchasers with the Purchasers required to build the home within 360 days of title transfer and to make the following minimum improvements: 1) the homes must be an owner-occupied single family; and 2) the homes must have at least 1,300 square feet, three (3) bedrooms and two (2) baths; and

WHEREAS, pursuant to R.C. 5722.07, the fair market value of the lot, as determined by the Cuyahoga County Fiscal Officer, and after taking into account the required minimum improvements, was Ten Thousand Dollars and Zero Cents (\$10,000.00.); and

WHEREAS, Council of the City of Maple Heights approved the sale of this vacant lot (**PPN 785-15-042**) located on Carol Drive by **Resolution No. 2023-47** passed by Council on May 17, 2023; and

WHEREAS, the parties have subsequently agreed to enter into an Addendum to amend Section 1.A. of said Purchase Agreement to change the purchase price of the Property to Five Thousand Dollars and Zero Cents (\$5,000.00), a copy of which is attached hereto as Exhibit A and incorporated as if fully rewritten herein.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Maple Heights, County of Cuyahoga, State of Ohio that:

Section 1. The Mayor is hereby authorized to enter into an Addendum to the Purchase Agreement with Jan and Shawn Jones (the “Purchasers”) to sell the vacant lot (**PPN 785-15-042**) located on **CAROL DRIVE** owned by the City, for a sales price of Five Thousand Dollars and Zero Cents (\$5,000.00) with the Purchasers required to build the home within 360 days of title transfer and to make the following minimum improvements: 1) the homes must be an owner-occupied single-family home; and 2) the homes must have at least 1,300 square feet, three (3) bedrooms and two (2) baths.

Section 2. Pursuant to R.C. 5722.08 all of the proceeds from the sale of the Property shall be used to maintain the remaining parcels of real property held by the City in its Land Reutilization Program.

Section 3. The Mayor, Planning and Development Director and the Law Director are authorized to prepare, sign and file with the County Recorder and Fiscal Officer all documents, and tender any closing fees necessary as the Seller to effect the transfer of the Property from the City to the Purchasers, Jan and Shawn Jones.

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 on the date indicated below, and that all deliberations of this Council and of 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 constitutes an emergency measure necessary for the public peace, safety and general welfare of the City and for the further reason to allow the Purchasers to begin development during the construction season, and provided it receives the affirmative vote of two-thirds (2/3) of the members elected to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor, otherwise it shall take effect and be in force from and after the earliest period allowed by law.

PASSED: _____, 2023

Ron Jackson, Council President

Annette M. Blackwell, Mayor

Approved as to legal form:

Frank Consolo, Director of Law

ATTEST: _____
Leonette Cicirella Johnson, Clerk of Council

I, Leonette Cicirella Johnson, Clerk of Council of the City of Maple Heights, County of Cuyahoga, State of Ohio, do hereby certify the above to be a true and exact copy of the original as contained in the records of my office and that the same has been and will remain duly posted as required by law.

Date: _____

Leonette Cicirella Johnson, Clerk of Council