

PASSED: November 9, 2015
BY: Muething

ORDINANCE NO. 2015-14

ORDINANCE AUTHORIZING AND DIRECTING THE VILLAGE
MANAGER TO EXECUTE A CONTRACT FOR THE PURCHASE OF
REAL PROPERTY FROM HAMILTON COUNTY

WHEREAS, Amberley Village owns a parcel of land referred to as the “North Site;”

WHEREAS, the North Site has been identified by Village Council as a valuable piece of land in the Village that would benefit from proper development;

WHEREAS, Village Council determines it is in the best interest of the Village to sell the North Site for purposes of development as allowed under pertinent zoning regulations in a manner that benefits the Village and its residents;

WHEREAS, immediately adjacent to the North Site, and encompassed within the area commonly referred to as the North Site, are three parcels currently owned by Hamilton County, comprising approximately .568 acres and consisting of Auditor’s Parcel Nos. #s 526-0040-0061-00, 526-0040-0060-00 and 526-0040-0028-90 (“County Property”);

WHEREAS, acquisition by the Village of the County Property would facilitate the use and utility of the North Site and its marketability to potential buyers, and would enhance development on that site that is sought by the Village;

WHEREAS, the Land Development Committee met to discuss an agreement to purchase the County Property under the terms and conditions as set forth in the draft Purchase Agreement attached hereto as Exhibit A;

WHEREAS, the agreed upon price for the County Property is equal to its current assessed value, which is \$18,720.00, which Council determines is a fair and reasonable value for the property;

WHEREAS, Council determines it is in the best interests of the Village and its residents to sell purchase the County Property according to the proposed Purchase Agreement;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF AMBERLEY VILLAGE, STATE OF OHIO, six (6) members elected thereto concurring:

SECTION 1: The Amberley Village Council hereby authorizes and directs the Village Manager to enter into a purchase agreement on behalf of the Village to buy real property from Hamilton County, consisting of .568 acres and Parcels 526-0040-0061-00, 526-0040-0060-00 and 526-0040-0028-90, for a price not to exceed \$18,720.00, plus any incidental and customary costs associated with any necessary inspections, appraisals, fees, insurance, and closing costs,

conditioned on approval by the Village Solicitor substantially in the form as the agreement attached hereto as Exhibit A and incorporated herein.

SECTION 2: The Village Manager is authorized to enter into any agreements and take such actions as may be necessary and appropriate in furtherance of the Purchase Agreement.

SECTION 3: This Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety, and it shall go into effect forthwith. The reason for such emergency is that time is of the essence to purchase the property from the County in order to assemble parcels with other property owned by the Village to facilitate a sale to a third party.

Passed this 9th day of November, 2015.

Mayor Thomas C. Muething

Attest:

Nicole Browder, Clerk of Council

Ordinance Vote:

Moved: Muething Second: Wolf

Muething	Aye
Wolf	Aye
Bardach	Aye
Conway	Aye
Doering	Aye
Hattenbach	Aye

I, Clerk of Council of Amberley Village, Ohio, certify that on the ____ day of November 2015, the forgoing Ordinance was published pursuant to Article IX of the Home Rule Charter by posting true copies of said Ordinance at all of the places of public notice as designed by Sec. 31.40(B), Code of Ordinances.

Nicole Browder, Clerk of Council