

Ordinance No. **19-2024**

By – Mayor Holzheimer Gail and Councilperson Tolton

An ordinance authorizing the sale of Permanent Parcel Number 641-27-049, vacant land at 851 East 216th Street, from the Euclid Land Bank, to Douglas P. Higgins and James A. Hribar, Lawrence A. Hribar, and Barbara A. Koschki for the total amount Two Hundred Fifty Dollars (\$250.00), as authorized by Ordinance No. 97-2023.

WHEREAS, Ordinance 97-2023, passed by Council on October 2, 2023 authorizes the sale of properties in the Euclid Land Bank for private use; and

WHEREAS, Douglas P. Higgins and James A. Hribar, Lawrence A. Hribar, and Barbara A. Koschki are the owners of the properties adjacent to Permanent Parcel, 641-27-049, Donald P. Higgins owns Permanent Parcel Number 641-27-051, 849 East 216th Street, and James A. Hribar, Lawrence A. Hribar, and Barbara A. Koschki own Permanent Parcel Number 641-27-048, 855 East 216th Street, and have submitted Land Bank applications to purchase Land Bank parcel 641-27-049 in order to expand their yard and make future improvements to their property; and

WHEREAS, the property will be split in half and one-half will be sold and consolidated with each of the adjoining parcels. Each property owner shall pay \$125.00, as authorized by Ordinance 97-2023.

NOW, THEREFORE, be it ordained by the Council of the City of Euclid, State of Ohio:

Section 1: That the sale of Permanent Parcel Number 641-27-049, vacant land at 851 East 216th Street, from the Euclid Land Bank, to Douglas P. Higgins and James A. Hribar, Lawrence A. Hribar, and Barbara A. Koschki for the total amount of Two Hundred Fifty Dollars (\$250.00) with each adjacent property owner paying \$125.00. The sale of Permanent Parcel Number 641-27-049 shall be sold with the condition that the parcel be split in half and each half be consolidated with the adjacent properties, Permanent Parcel Numbers 641-27-051 and 641-27-048; a consolidation plat shall be prepared and submitted to the City of Euclid prior to transfer and recording, as authorized by Ordinance No. 97-2023, is hereby approved.

Section 2: That City Council approves the sales price adjustment below the Cuyahoga County Auditor's market value due to area market conditions and based on pricing policies adopted in Ordinance 97-2023.

Section 3: That it is found and determined that all formal actions of this Council concerning and relating to the adoption of this ordinance 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 4: That this ordinance shall be in full force and effect from and after the earliest period allowed by law.

Attest:

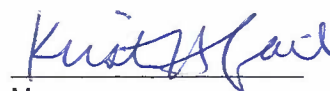

Clerk of Council


President of Council

Passed: **March 4, 2024**

Approved:

Effective: **April 3, 2024**


Mayor