

2
3 CITY OF CUYAHOGA FALLS, OHIO

4
5 ORDINANCE NO. 72 - 2013

6
7 AN ORDINANCE AUTHORIZING THE MAYOR TO
8 ENTER INTO A CONTRACT WITHOUT COMPETITIVE
9 BIDDING WITH RIVER FALLS PROPERTY II, LLC
10 FOR THE SALE OF CERTAIN REAL PROPERTY NOT
11 NEEDED FOR ANY MUNICIPAL PURPOSE, AND
12 DECLARING AN EMERGENCY.

13
14 WHEREAS, the City owns certain real property located at Front Street and
15 known as Lot 20 of the Front and Center Urban Renewal Area (Parcel No. 02-
16 18228) (hereinafter the "Property"); and

17
18 WHEREAS, a portion of the Property consisting of 0.0603 acres and further
19 defined in the legal description of Louis J Giffels dated November 21, 2013, and
20 attached hereto as Exhibit "A," is not needed for any municipal purpose, and

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22 WHEREAS, Section 2 of the City Charter, adopted pursuant to Art. XVIII,
23 Sections 3 and 7 of the Ohio Constitution, authorizes this Council to make
24 exception to the competitive bidding procedures set forth in the Revised Code,

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26 NOW, THEREFORE, BE IT ORDAINED by the Council of the City of
27 Cuyahoga Falls, County of Summit and State of Ohio, that:

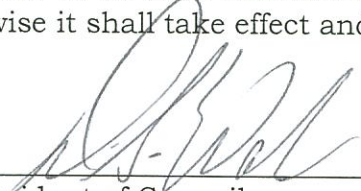
28
29 Section 1. Notwithstanding and as an exception to Section 721.03 of the
30 Ohio Revised Code, the Mayor is hereby authorized to enter into a contract
31 without competitive bidding with River Falls Property II, LLC for the sale of the
32 Property defined in Exhibit "A," a 0.0603 acre portion of Lot 20 of the Front and
33 Center Urban Renewal Area (Parcel No. 02-18228). This Council finds and
34 determines that the purchase price of \$5,000 equals or exceeds the fair market
35 value of the property.

36
37 Section 2. Any other ordinances and resolutions or portions of ordinances
38 and resolutions inconsistent herewith are hereby repealed, but any ordinances
39 and resolutions or portions of ordinances and resolutions not inconsistent
40 herewith and which have not previously been repealed are hereby ratified and
41 confirmed.

42
43 Section 3. It is found and determined that all formal actions of this Council
44 concerning and relating to the adoption of this ordinance were adopted in an
45 open meeting of this Council and that all deliberations of this Council and of
46 any of its committees that resulted in such formal action were in meetings open
47 to the public, in compliance with all legal requirements including Chapter 107
48 of the Codified Ordinances.

50 Section 4. This ordinance is hereby declared to be an emergency measure
51 necessary for the preservation of the public peace, health, safety, convenience
52 and welfare of the City of Cuyahoga Falls and the inhabitants thereof and
53 provided, it receives the affirmative vote of two-thirds of the members elected or
54 appointed to Council, it shall take effect and be in force immediately upon its
55 passage and approval by the Mayor; otherwise it shall take effect and be in force
56 at the earliest period allowed by law.

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59 Passed: 12/23/13



President of Council

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Clerk of Council

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66 Approved: 12/26/13

67 

Mayor

68
69
70
71 12/9/13
72 O:\2013ords\Sale of Lot 20 Front Center

GBC DESIGN, INC.

565 White Pond Drive • Akron, OH 44320-1123 • Phone 330-836-0228 • Fax 330-836-5782 • www.GBCdesign.com

November 21, 2013

LEGAL DESCRIPTION

City of Cuyahoga Falls

Lot Split

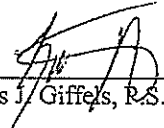
Area = 0.0603 Acres

Situated in the City of Cuyahoga Falls, County of Summit, and State of Ohio and known as being part of Lot 20 of Disposition Map Front & Center Urban Renewal Area as recorded in P.B. 105, PGS. 59-61 of the Summit County records and more fully described as follows:

Beginning at a 5/8" capped rebar (GBC Design, Inc.) to be set at a northwesterly corner of Lot 103 of Replat of Portion of Front & Center Urban Renewal Disposition Map as recorded in P.B. 125, PGS. 66-68 of the Summit County records, said point being the True Place of Beginning for the parcel of land herein described in the following four (4) courses;

1. Thence along the easterly line of Front Street (width varies), which is the arc of a circle curving to the right, having a radius of 344.49 feet, an arc distance of 70.66 feet, a delta of $11^{\circ}45'09''$, a chord bearing of $N 24^{\circ}34'52'' E$, a chord distance of 70.54 feet, to a 5/8" capped rebar (GBC Design, Inc.) to be set;
2. Thence $S 56^{\circ}02'23'' E$, along a new line of division, a distance of 43.75 feet to a point;
3. Thence $S 25^{\circ}42'25'' W$, along a westerly line of said Lot 103 of said Replat of Portion of Front & Center Urban Renewal Disposition Map, a distance of 48.69 feet to a capped rebar (5060) found;
4. Thence $N 84^{\circ}39'37'' W$, along a northerly line of said Lot 103 of said Replat of Portion of Front & Center Urban Renewal Disposition Map, a distance of 44.71 feet to the True Place of Beginning, and containing 0.0603 Acres of land, more or less, as surveyed in November, 2013 by Louis J. Giffels, Registered Surveyor No. 7790, with GBC Design, Inc., but subject to all legal highways and any restrictions, reservations, or easements of record.

*The Basis of Bearing for this legal description is the Replat of Portion of Front & Center Urban Renewal Disposition Map as recorded in P.B. 125, PGS. 66-68 of the Summit County records.


Louis J. Giffels, R.S. Reg. No. 7790

