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4 CITY OF CUYAHOGA FALLS, OHIO

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6 RESOLUTION NO. 7 -2013

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8 A RESOLUTION GRANTING COUNCIL'S CONSENT  
9 TO AN EXTENSION OF TIME FOR THE SALE OF  
10 CERTAIN REAL PROPERTY TO PORTAGE CROSSING,  
11 LLC, AND DECLARING AN EMERGENCY.  
12

13 WHEREAS, to eliminate blighted and deteriorated conditions, the City  
14 acquired certain real property known as the State Road Shopping Center, nka  
15 Parcel Nos. 02-18769, 02-20436, 02-20437, 02-20439 and 02-02885 (the  
16 "Property") and demolished certain structures thereon; and  
17

18 WHEREAS, pursuant to the authority of Ord. No. 11-2010, and for the  
19 purpose of preventing the recurrence of those conditions of blight and  
20 deterioration, to provide for the productive development and reuse of the  
21 Property and for the purpose of creation of jobs and employment opportunities,  
22 the City entered into a Contract for the Sale of Land for Private Redevelopment,  
23 dated March 11, 2010 (City Contract No. 6779 or the "Agreement"), for the sale  
24 of the Property to Portage Crossing, LLC (the "Redeveloper"), as amended by the  
25 Amended and Restated Contract for Sale of Land for Private Redevelopment (the  
26 "Restated Contract"), dated July 3, 2012; and  
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28 WHEREAS, pursuant to the authority of Ord. No. 30-2013, the City and the  
29 Redeveloper entered into an Amendment to Amended and Restated Contract for  
30 Sale of Land for Private Redevelopment (the "Amendment"), dated June 7, 2013;  
31 and  
32

33 WHEREAS, the Amendment amends the Section 1(d) of the Restated  
34 Contract to specify a closing date of June 30, 2013, subject to the extensions of  
35 time for closing authorized in Section 1(d) of the Restated Contract; and  
36

37 WHEREAS, the City and the Redeveloper have agreed, subject to approval of  
38 this Council, to extend the date, as set forth in Section 1 of the Agreement, for  
39 closing the sale of the Property to the Redeveloper,  
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41 NOW, THEREFORE, BE IT RESOLVED by the Council of the City of  
42 Cuyahoga Falls, County of Summit, Ohio, that:  
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44 Section 1. This Council hereby consents to and approves the extension of  
45 the date for closing the sale of the Property under the Section 1(d) of the  
46 Restated Contract to September 16, 2013, and authorizes, ratifies and confirms  
47 the extension of that closing date by the Mayor and Director of Community  
48 Development to ~~September 16,~~ 2013.  
49

AUGUST 16

50 Section 2. It is found and determined that all formal actions of this Council  
51 concerning and relating to the passage of this ordinance were taken in an open  
52 meeting of this Council and that all deliberations of this Council and of any of  
53 its committees that resulted in those formal actions were in meetings open to  
54 the public, in compliance with the law.  
55


56 Section 3. This resolution is hereby declared to be an emergency measure  
57 necessary for the immediate preservation for the public peace, health and safety  
58 of the City, and for the further reason that it is necessary to extend the date of  
59 closing so that the Property may be sold and redeveloped in order to prevent the  
60 recurrence of conditions of deterioration and blight and to create jobs and  
61 employment opportunities, wherefore, this resolution shall be in full force and  
62 effect immediately upon its passage and approval by the Mayor.  
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65 Passed: 8-12-13

  
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President of Council

  
\_\_\_\_\_  
Clerk of Council

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73 Approved: 8/13/13

  
\_\_\_\_\_  
Mayor

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75  
76 8/12/13

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78 O:\2013ords\Contract Extension only-Portage Crossing.DOC