

County Council of Cuyahoga County, Ohio

Resolution No. R2023-0182

<p>Sponsored by: County Executive Ronayne/Department of Public Works</p>	<p>A Resolution authorizing a Real Estate Purchase Agreement with CRAIG REALTY GROUP - CLEVELAND, LLC, or its designee, in an amount not to exceed \$38,703,000.00, for the purchase of certain parcels of real property in Garfield Heights, Ohio with access to Granger Road totaling approximately 72.1 acres now known as permanent parcel numbers 542-14-004, 542-15-002, and 542-22-022, and a portion of permanent parcel number 542-14-002; authorizing the County Executive to take all necessary actions and to execute the Purchase Agreement and any and all other agreements and documents consistent with this Resolution; and declaring the necessity that this Resolution become immediately effective.</p>
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WHEREAS, the County Executive, through the Department of Public Works, intends to enter into a Real Estate Purchase Agreement (the "Agreement") with CRAIG REALTY GROUP - CLEVELAND, LLC, or its designee, in an amount not to exceed \$38,703,000.00, for the purchase of certain parcels of real property in Garfield Heights, Ohio with access to Granger Road totaling approximately 72.1 acres now known as permanent parcel numbers 542-14-004, 542-15-002, and 542-22-022, and a portion of permanent parcel number 542-14-002 (the "Property"); and

WHEREAS, the primary goal of the agreement is to purchase land to be used for construction of a new Cuyahoga County Central Services Campus; and

WHEREAS, the real property is located in Council District 8; and

WHEREAS, this purchase is to be funded by the Justice Center Capital Projects Fund; and

WHEREAS, it is necessary that this Resolution become immediately effective in order that critical services provided by Cuyahoga County can continue and to provide for the usual, daily operation of a County entity.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY COUNCIL OF CUYAHOGA COUNTY, OHIO:

SECTION 1. That the Cuyahoga County Council hereby approves a Real Estate Purchase Agreement with CRAIG REALTY GROUP - CLEVELAND, LLC, or its designee, in an amount not to exceed \$38,703,000.00, for the purchase of certain parcels of real property in Garfield Heights, Ohio with access to Granger Road totaling approximately 72.1 acres now known as permanent parcel numbers 542-14-004, 542-15-002, and 542-22-022, and a portion of permanent parcel number 542-14-002.

SECTION 2. To the extent that any exemptions are necessary under the County Code and contracting procedures, they shall be deemed approved by the adoption of this Resolution.

SECTION 3. If any specific appropriation is necessary to effectuate the purchase of the Property, such appropriation is approved, and the Director of the Office of Budget and Management is authorized to submit the requisite documentation to financial reporting to journalize the appropriation. Funding for the Agreement, shall come from the Justice Center Capital Projects Fund.

SECTION 4. That the County Executive or the Executive's authorized designee is authorized to (a) take all actions, and to execute, acknowledge, deliver and/or file for record (as and where appropriate): (i) all documents and instruments necessary or desirable to facilitate and/or consummate the transactions contemplated hereby, including, but not limited to, a Purchase and Sale Agreement and all documents to be executed by the County thereunder, (ii) all other related documents, instruments, certificates, agreements, amendments, subleases, assignments, consents, affidavits, certifications, disbursement authorizations, settlement statements, closing statements, proration statements, escrow agreements, escrow instructions, deeds and notices, and (iii) amendments, modifications and supplements to any of the foregoing, that the County Executive may deem necessary or advisable in connection with the consummation of the transactions contemplated hereby, in all cases containing such terms and conditions as may be approved by the County's Director of Law, (b) agree to such payments and other arrangements as may be necessary or advisable in connection therewith to facilitate and/or consummate such transactions, and (c) prosecute and/or defend any actions or proceedings that may be necessary or advisable relative to any of the foregoing matters.

SECTION 5. That all documents to be executed in connection with the transactions contemplated herein be subject to the Law Director's approval as to legal form and correctness.

SECTION 6. It is necessary that this Resolution become immediately effective for the usual daily operation of the County; the preservation of public peace, health or safety in the County; and any additional reasons set forth in the preamble. Provided that this Resolution receives the affirmative vote of at least eight members of Council, it shall take effect and be in force immediately upon the earliest occurrence of any of the following: (1) its approval by the County Executive through signature, (2) the expiration of the time during which it may be disapproved by the County Executive under Section 3.10(6) of the Cuyahoga County Charter, or (3) its passage by at least eight members of Council after disapproval pursuant to Section

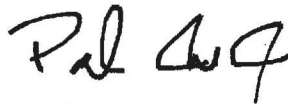
3.10(7) of the Cuyahoga County Charter. Otherwise, it shall take effect and be in force from and after the earliest period allowed by law.

SECTION 7. It is found and determined that all formal actions of this Council relating to the adoption of this Resolution were adopted in an open meeting of the Council, 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.

On a motion by Mr. Schron, seconded by Mr. Miller, the foregoing Resolution was duly adopted.

Yeas: Schron, Turner, Kelly, Miller, Sweeney Tuma, Gallagher and Jones

Nays: Conwell, Stephens and Simon



County Council President

10/03/2023

Date



County Executive

10/04/2023

Date



Clerk of Council

10/03/2023

Date

First Reading/Referred to Committee: June 20, 2023

Committee(s) Assigned: Committee of the Whole

Legislation Amended in Committee: July 6, 2023

Legislation Amended by Substitution in Committee: August 1, 2023

Second Reading: August 1, 2023

Legislation Amended by Substitution on the Floor: September 26, 2023

Journal CC051

September 26, 2023

[Clerk's Note: Typographical correction made by Clerk to remove proposed substitute sponsorship language. October 3, 2023]