

November 10, 2022

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AKRON CITY COUNCIL

Requested by the Office of Integrated Development

Offered by FUSCO

ORDINANCE NO. _____ - 2022 authorizing the execution of a development agreement with White Pond Reserve, LLC, or its designee; providing for the sale and development of property within the White Pond-Frank Blvd. Urban Renewal Plan area; finding such Property is not needed for any public use, and related findings; and declaring an emergency.

WHEREAS, for the purpose of promoting housing development the City has determined to sell to White Pond Reserve, LLC, or its designee (“Developer”), the real property described in Exhibit A (“Property”), located in the White Pond-Frank Blvd. Urban Renewal Plan created by the City under its home rule powers by Ordinance No. 594-2006 passed December 11, 2006, and consisting of approximately 62.5 acres; and

WHEREAS, the City believes that the redevelopment of the Property via use as a housing development is in the vital and best interest of the City and the health, safety, morals and welfare of its residents, and necessary for the purposes of creating or preserving jobs and employment opportunities, and promoting urban redevelopment.

NOW, THEREFORE, BE IT ENACTED by the Council of the City of Akron:

Section 1. That Council hereby finds that, upon acquisition, the Property described in Exhibit A attached to and incorporated into this ordinance, will not be needed for any public use, and that sale of the Property is necessary to carry out the City’s public purposes of promoting urban redevelopment, and approves the sale of the Property as described in the development agreement hereinafter approved; approves the sale of the Property to Developer by negotiation as being the method of disposition necessary to accomplish the City’s objectives for redevelopment of the Property; and hereby finds and determines that the covenants of the Developer represent substantial valuable considerations to the City and finds and determines that the sale is for sufficient and satisfactory consideration.

Section 2. That Council hereby approves the form of the development agreement, a copy of which is on file in the office of the Clerk of Council and marked with the same number as this ordinance, and the Mayor, or his designee, is hereby authorized to execute the development agreement on behalf of the City in substantially the form on file with the Clerk, together with such revisions, additions, or amendments as are approved by the Director of Law.

Section 3. That the Mayor, Director of Finance, Director of Public Service, Deputy Mayor of Integrated Development, Director of Planning and Urban Development, Director of Law and other City officials are authorized to provide such information and to execute any such other documents, easements, licenses, and amendments to the development agreement and do all other actions as are necessary for and/or incidental to carrying out the intent of this ordinance and the terms of the Development Agreement.

Section 4. That Council hereby finds that all formal actions of this Council relating to the passage of this ordinance were taken in an open meeting of this Council and that all deliberations of this Council and any of its committees that resulted in formal action were in meetings open to the public, in compliance with the law.

Section 5. That this ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health, safety and welfare for the reason that immediate execution of the development is necessary to expedite the promotion of urban revitalization and redevelopment, and provided this ordinance receives the affirmative vote of two-thirds of the members elected or appointed to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor; otherwise, it shall take effect and be in force at the earliest time allowed by law.

Passed _____, 2022

Clerk of Council

President of Council

Approved _____, 2022

MAYOR

Exhibit A

The property included is located at:

- 600 S. Frank Boulevard, Akron, Ohio 44320 - PN 6854338
- 264 White Pond Drive, Akron, Ohio 44320 – PN 6849241
- Five vacant lots on White Pond Drive, consisting of parcels:
 - 6849242
 - 684243
 - 684237
 - 6849244
 - A portion of 6849238

Akron City Council - Uniform Council Report (UCR)

PART I – General Information

Subject of Requested Legislation:
 Ordinance requested allowing execution of a development agreement between the city and White Pond Reserve for sale of City owned property

Department/Division: OID / Administration

Requestor: Bradford Beckert Phone/Ext: 2382

If applicable, previous legislation on this subject (reference by ordinance/resolution number):
o-225-2022, O-256-2022

Purpose/Objective of Legislation:
 Sale of 600 S. Frank Blvd., 264 White Pond Dr., and five VL White Pond Dr. parcels (PPNs 6854338, 6849241, 6849242, 684243, 684237, 6849244, and a portion of 6849238),,), totaling approximately 62.5 acres in area, and located between S. Frank Blvd White Pond Dr., and I-77

PART II – Financial Information

Does this Legislation directly involve the expenditure of funds? YES NO
 Was this expenditure budgeted for in the current operating budget? YES NO

If "YES," describe how the budgeted amount for the project compares to the actual or estimated costs:

City Expenditures

Budgeted Costs	
Amount:	
Fund:	
Org:	
Acct:	

Estimate of Costs	
Amount:	
Fund:	
Org:	
Acct:	

Amount:	
Fund:	
Org:	
Acct:	

Amount:	
Fund:	
Org:	
Acct:	

City Receipts

City Receipt of Funds	
Amount:	\$ 725,000.00
Fund:	
Org:	
Acct:	

Other Consideration

Total expenditure (if applicable): \$ _____

Total receipts (if applicable): \$ _____

PART III – DETAILED INFORMATION:

Attach detailed information/documentation, as described in UCR Instruction Sheet.