



SHAKER HEIGHTS

**City Council Agenda
Via Zoom Due To COVID-19
Public Health Emergency
Tuesday, October 13, 2020 at 7:00 pm**

For the safety of staff and residents, in-person attendance is not permitted. Join the Zoom meeting as a viewer or listener and to provide public comment during the meeting from a PC, Mac, iPad, iPhone or Android device at <https://zoom.us/j/92345021930?pwd=Y2hzWDVWSVhOVjBZem1oODQ0am1mQT09>, Password: 33553400; Description: Special Council Meeting; or join by phone at 833-548-0282 (toll free); Webinar ID: **923 4502 1930**; Password: 33553400. **International numbers available at <https://zoom.us/u/ahwKbeuA>. The audio of the meeting will be available the following day on the City's website**

JOINT COUNCIL/FINANCE COMMITTEE WORK SESSION

1. General Fund Revenues - 2020 Projection and 2021 Budget
-Finance Director John Potts

Documents:

[REVENUE - 2020 PROJ AND 2021 BUDG.PDF](#)

Public Comment on Budget

SPECIAL MEETING

Public Comment on Special Meeting Agenda Items

Comments and questions submitted prior to the meeting will be read into the record.*

2. Approving and authorizing execution of a Purchase Agreement under the City's Side Lot Program, for the sale of the City-owned property located at 3348 Sutton Road, Shaker Heights, Ohio (Parcel No. 736-13-012), for a purchase price of \$1.00, authorizing the disposition of City owned property without competitive bidding, and declaring an emergency.

Documents:

[3348 SUTTON.PDF](#)

3. Approving and authorizing execution of a Purchase Agreement under the City's Side Lot Program, for the sale of the City-owned property located at 14701 South Woodland Road, Shaker Heights, Ohio (Parcel No. 731-21-016), for a purchase price of \$1.00, authorizing

the disposition of City owned property without competitive bidding, and declaring an emergency.

Documents:

[14701 S. WOODLAND.PDF](#)

4. Approving and authorizing execution of a Purchase Agreement under the City's Side Lot Program, for the sale of the City-owned property located at 2887 Huntington Road, Shaker Heights, Ohio (Parcel No. 731-19-041), for a purchase price of \$1.00, authorizing the disposition of City owned property without competitive bidding, and declaring an emergency.

Documents:

[2887 HUNTINGTON.PDF](#)

*Comments and questions submitted may be edited if excessively lengthy.

To request an accommodation for a person with a disability, call the City's ADA Coordinator at 216-491-1440, or Ohio Relay Service at 711 for TTY users.



SHAKER HEIGHTS

General Fund Revenues 2020 Projection & 2021 Budget October 13, 2020

City Council & Finance Committee
Joint Work Session

John Potts, Director of Finance

2021 Budget Timeline Recap

The following is a recap of the timeline for the presentation of the 2021 budget (all designated as Joint Council / Finance Committee meetings).

October 13th – 2020 General Fund (GF) projected revenues; 2021 GF revenue budget; discussion of 2021 priorities

November 9th – 2021 GF expenditure budget and transfers

November 23rd – 2021 capital budget by department; preliminary 2020 GF transfers out

December 7th – 2021 operating and capital budgets; finalize 2020 GF transfers

December 21st – Adoption of 2021 budget ordinances

2020 Revenue Projection

Building a 2021 Revenue Budget starts with a solid 2020 projection!

- 90% of our revenue is derived from three line items:
 - **Income Tax:** 10 months of actual, 2 months projected (based on past 4 years of data for last two months).
 - **Property Tax:** Nearly all property tax receipts are in for 2020.
 - **Court Costs:** 8 months actual, 4 months projected at the average of the first 8 months of 2020 (conservative).

- The majority of the remaining revenues were projected out after taking into account year-to-date actuals through August.

2020 Revenue Projection (continued)

2021 Revenue Budget Planning - 2020 Projection

	Aug YTD	Sep Proj	Oct Proj	Nov Proj	Dec Proj	2020 Actual (Projected)	Variance to 2020 Budget	%
Income Tax	24,178,645	2,504,758	3,715,495	2,452,705	1,663,281	34,514,884	(2,892,516)	-7.7%
Property Tax	5,857,987	1,331,256	470,910	0	0	7,660,153	(78,947)	-1.0%
Charges for Services	2,107,168	292,205	314,677	226,296	287,370	3,227,714	(4,886)	-0.2%
Licenses & Permits	907,433	64,571	64,571	64,571	64,571	1,165,717	16,317	1.4%
Local Governmental Fund	477,317	59,664	59,664	59,664	59,664	715,973	44,473	6.6%
Fines & Forfeitures	344,067	51,140	51,140	51,140	51,140	548,627	38,627	7.6%
Investment Earnings	387,815	34,180	23,321	44,434	46,512	536,262	(167,538)	-23.8%
Other Taxes	60,659	7,373	8,304	8,304	8,704	93,343	32,943	54.5%
Miscellaneous	882,488	19,374	19,374	19,374	19,374	959,984	76,484	8.7%
Intergovernmental Revenue	123,770	0	0	0	0	123,770	49,270	66.1%
General Fund Revenues	35,327,349	4,364,520	4,727,455	2,926,488	2,200,615	49,546,427	(2,885,773)	-5.5%

2020 Revenue Projection (concluded)

2020 Revenue Budget: \$52.4 million

2020 Revenues Projected: \$49.5 million (↓ \$2.9 million)

2019 Revenue Actual: \$51.8 million

2020 Revenues Projected : \$49.5 million (↓ \$2.2 million)

COVID-19 Effect Revenue Scenario 1: \$46.9 million

Scenario 1 was based on an assumption of coming in 10.4% down to budget.

2020 Revenues Projected: \$49.5 million

We are projecting to be down 5.5% to budget.



SHAKER HEIGHTS

2020 Revenue Projection Questions/Comments

2021 Revenue Budget

Overall Assumptions

- The pandemic will continue into 2021 and it is likely there will be lingering economic effects on next year resulting from this year.
- 2021 revenues are projected at 2020 (projected) actuals for a majority of the revenue line items, including, income tax, property tax and court costs (all three make up 90% of the budget).
- For conservative purposes, amounts were lowered below 2020 actuals in some cases.

2021 Revenue Budget (continued)

Income Tax Revenue Assumptions

- It is likely that incomes in 2020 were negatively affected by the COVID-19 environment resulting in less (or no) bonuses, pay raises and in some cases, increased unemployment. For the individual income tax side, this will have a lingering impact on 2021 income tax revenues.
- While withholding income tax amounts year-to-date have remained at or a minor level above prior year (2019), they are still below 2020 budgeted expectations. We believe 2021 remains a concern for withholding receipts. If our businesses incur additional layoffs / furloughs or cut their work force due to the ongoing pandemic, the trend on receipts could continue downward.
- Some of our larger withholding taxpayers have trended down during the pandemic and while other new (e.g. within Van Aken) or expanded businesses have helped to curb the losses we have to budget conservatively for next year.
- The potential impact of workers continuing to work from home on a permanent basis after the State of Emergency has ended is currently being estimated by RITA. There could be reduced employer withholding and increased tax refunds.

2021 Revenue Budget (continued)

2021 Revenue Budget Planning - 2021 Budget (DRAFT)

	Actual 2019	Actual 2020 (Projected)	Actual 2020 to Actual 2019	Budget 2021 (Proposed)	Budget 2021 to Actual 2020
Income Tax	36,088,906	34,514,884	(1,574,022)	34,500,000	(14,884)
Property Tax	7,735,902	7,660,153	(75,749)	7,600,000	(60,153)
Charges for Services	3,445,195	3,227,714	(217,481)	3,186,000	(41,714)
Licenses & Permits	1,095,530	1,165,717	70,187	1,150,000	(15,717)
Local Governmental Fund	690,772	715,973	25,201	650,000	(65,973)
Fines & Forfeitures	613,681	548,627	(65,054)	510,000	(38,627)
Investment Earnings	937,232	536,262	(400,970)	500,000	(36,262)
Other Taxes	90,679	93,343	2,664	93,000	(343)
Miscellaneous	982,733	959,984	(22,749)	861,000	(98,984)
Intergovernmental Revenue	75,535	123,770	48,235	120,000	(3,770)
General Fund Revenues	51,756,165	49,546,427	(2,209,738)	49,170,000	(376,427)
			-4.3%		-0.8%

2021 Revenue Budget (concluded)

Looking ahead to the 2021 Expenditure / Transfer Budget...

- The proposed 2021 Revenue budget is approximately \$3.0 million less than the 2020 Revenue budget (pre-pandemic).
- As a reminder, that loss of \$3.0 million in revenues in 2020 will be offset with expenditure cost-cutting measures, transfer reductions, and \$2.0 million in CARES Act funds.
- We anticipate that there will not be additional stimulus to local governments (e.g. CARES Act) in 2021. *Hence, it will be necessary to prepare a 2021 Expenditure / Transfer budget to match (balance) the proposed lower revenues discussed here for 2021.*



SHAKER HEIGHTS

2021 Revenue Budget Questions/Comments

2020 COVID-19 Paused Projects

From the COVID-19 Expenditure Savings Analysis:

- Hiring Freeze on over 12 positions at various departments (Police, Public Works, Recreation, Finance).
- Econ. Development and Neighbor. Revitalization programming paused (e.g. Storefront Matching Program, Housing Maintenance Grants, etc.)
- Travel and continuing education budgeted expenses
- Public Works Capital: Defer city buildings repair / renovations (\$225k), FFE purchases (\$75k), neighborhood community project (\$30k), and lower lake path (\$40k).
- Recreation Capital: Defer various Thornton projects (entry doors \$40k, pool improvements \$50k, ice area roof coating \$60k, slide \$75k, picnic area \$25k).
- Fire Capital: Defer vehicle SUV purchase (\$40k).
- One time funding for real estate development (\$250K).
- Compensation & Pay Plan (non-bargaining) deferred (\$200K).
- Consulting costs for Phase 2 Forward Together planning deferred (\$50K).

Current City Goals

- **Effective Cost-Efficient Government**
- **Vibrant Commercial & Retail Development**
- **High-Quality, High Functioning Neighborhoods**
- **Attractive, Desirable Quality of Life**
- **Diversity, Equity & Inclusion**

Current Mayor Priorities

- **Economic Development**
- **Fiscal Stewardship**
- **Attract & Retain Residents**
- **Housing & Neighborhood Revitalization**
- **Government Efficiency & Modernization**
- **Communications & Transparency**
- **Regionalism / Collaboration**
- **Sustainability**
- **“Focus on People” / Diversity, Equity & Inclusion**

Discussion of Priorities for 2021

General Discussions...



SHAKER HEIGHTS

Final Questions/Comments



SHAKER HEIGHTS

Memorandum

To: Members of Council
From: Kamla Lewis, Director, Director of Neighborhood Revitalization
cc: Mayor David E. Weiss
Jeri Chaikin, CAO
Date: September 30, 2020
Re: **Application to Acquire City Owned Vacant Lot at 3348 Sutton Road (PPN 736-13-012) for Side Lot**

Summary

The City has received an application from Samuel Hood, 3352 Sutton Road, who is interested in acquiring the adjacent city owned vacant lot located at 3348 Sutton Road (PPN 736-13-012) in order to expand his lot. Under the side lot program process, qualified applications come directly to Council for action after staff review. The set price for acquisition of lots as side yards is \$1.00.

Background & Discussion

Application Summary

- **Applicant:** Samuel Hood, 3352 Sutton Road
- **Proposal summary:** to purchase this vacant lot to use as an enlarged side yard, replace the damaged rear fence, transplant the city plantings and plant additional shrubbery, install an underground sprinkler system, at an estimated cost of \$2,500.

Staff Review of Application

- The applicant's property is not in foreclosure, he is current in his property taxes, and there have been no criminal nuisance activity complaints. There are no outstanding Housing or Zoning Code violations. He purchased his home in Shaker Heights on January 30, 2008, and occupies this single family property.
- The applicant's proposal is consistent with the City and neighborhood goal of expanding the size of lots in the neighborhood to enable households to have larger yards without selling their home and moving elsewhere.
- The City has no redevelopment plans for this vacant lot.
- Staff considers that the use of the lot as described would be an improvement over it being maintained by the City as a vacant lot. It currently costs the City approx. \$615 per year to maintain a vacant lot.

Background Information

- In February 2020, the City modified its Side Lot Program to make City owned vacant lots more readily available to the adjacent neighbors.

- If the application is approved by Council, the City will enter into an agreement with the applicant that will include all of the conditions and the buyer's responsibilities. The buyer will have to seek Planning Commission (CPC) approval for the consolidation of the lots. If there are variance requirements, they may also have to seek Zoning Board approval. Only once all these conditions are met would the property be transferred.
- The property was acquired by the City in January 2011 as a donation. The house previously on the property was demolished by the City in June 2011.
- Through its vacant lot program, the City so far has sold twenty-six (26) vacant lots.
- One additional vacant lot on Rolliston Road is being leased to a community group for use as a Community Garden.

Recommendation

Staff recommends approval of the Hood application to acquire the City owned vacant located at 3348 Sutton Road (PPN 736-13-012) for \$1.00 and utilize it as an expanded side yard, and that this be passed on first reading and as an emergency in order to enable the applicant to immediately commence moving forward with his plans.



Hood home at 3352 Sutton Road and the adjacent city owned vacant lot directly north

ORDINANCE NO.

BY:

Approving and authorizing execution of a Purchase Agreement under the City's Side Lot Program, for the sale of the City-owned property located at 3348 Sutton Road, Shaker Heights, Ohio (Parcel No. 736-13-012), for a purchase price of \$1.00, authorizing the disposition of City-owned property without competitive bidding, and declaring an emergency.

WHEREAS, in February 2020, the City modified its Side Lot Program, which was originally created in 2008, and which makes City-owned vacant lots available for purchase for \$1.00 by adjacent neighbors to encourage them to acquire the lots to enhance their properties and the neighborhood, and to thereby reduce the costs incurred by the City in maintaining such lots; and

WHEREAS, the property located at 3348 Sutton Road, Shaker Heights, Ohio (Parcel No. 736-13-012), is a City-owned vacant lot (the "Property"); and

WHEREAS, the owner of the property at 3352 Sutton Road (Parcel No. 735-13-011), Samuel Hood, submitted an Application for Acquiring City-Owned Residential Lots; and

WHEREAS, the Property will be consolidated with the Hood property at 3352 Sutton Road (Parcel No. 735-13-011), and the lot will be used as the Hood side yard; and

WHEREAS, the Director of Neighborhood Revitalization has recommended that the City enter into a Purchase Agreement with Samuel Hood for the Property, for the purchase price of ONE DOLLAR (\$1.00); and

WHEREAS, this Council has determined that the value to the City of the proposed transfer of this vacant lot and its consolidation with the purchaser's adjacent property, as well as the elimination of the City's maintenance costs, provides sufficient consideration and value to the City to justify the sale of the property for \$1.00, and Council hereby declares that this property is not needed by the City for governmental purposes.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Shaker Heights, Ohio, as follows:

Section 1. This Council hereby accepts the offer of Samuel Hood to purchase the City-owned Property located at 3348 Sutton Road, Shaker Heights, Ohio, Parcel No. 736-13-012, for ONE DOLLAR (\$1.00).

Section 2. The Mayor is hereby authorized and directed to enter into a Purchase Agreement with Samuel Hood for the purchase of the Property, and for the consolidation of the Property with the property of the purchaser at 3352 Sutton Road, Parcel No. 735-13-011. Said Purchase Agreement shall be in the form as approved by the Director of Law.

Section 3. Pursuant to the terms of said Purchase Agreement, the Mayor is further authorized and directed to sell the City-owned property located at 3348 Sutton Road, Shaker Heights, Ohio, on the terms and conditions set forth in the Purchase Agreement and without advertising further for competitive bids.

Section 4. 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 it is necessary to enter into the Purchase Agreement in order to expedite the sale of this City-owned property to reduce the use of City resources to maintain the lot for which there is no municipal purpose, and, therefore, this ordinance shall take effect immediately upon its enactment and approval by the Mayor.

Enacted

Approved this ____ day of _____ 2020.

DAVID E. WEISS, Mayor

Attest:

JERI E. CHAIKIN
Clerk of Council

coun20/1008PPN73613012sidelothood



SHAKER HEIGHTS

Memorandum

To: Members of Council
From: Kamla Lewis, Director, Director of Neighborhood Revitalization
cc: Mayor David E. Weiss
Jeri Chaikin, CAO
Date: October 7, 2020
Re: **Application to Acquire City Owned Vacant Lot at 14701 South Woodland Road (PPN 731-21-016) for Side Lot**

Summary

The City has received an application from Emily & Dipendra Shrestha, 2939 Huntington Road, who are interested in acquiring the adjacent city owned vacant lot located at 14701 South Woodland Road (PPN 731-21-016) in order to expand their lot. Under the side lot program process, qualified applications come directly to Council for action after staff review. The set price for acquisition of lots as side yards is \$1.00.

Background & Discussion

Application Summary

- **Applicant:** Emily & Dipendra Shrestha, 2939 Huntington Road
- **Proposal summary:** to purchase this vacant lot to use as an enlarged side yard, install a patio, add landscaping (including a monarch garden), add trees and a natural border as privacy fencing.

Staff Review of Application

- The applicants' property is not in foreclosure, they are current in their property taxes, and there have been no criminal nuisance activity complaints. There are no outstanding Housing or Zoning Code violations. They purchased their home in Shaker Heights in June 2014, and occupy this single family property.
- The applicants' proposal is consistent with the City and neighborhood goal of expanding the size of lots in the neighborhood to enable households to have larger yards without selling their home and moving elsewhere.
- The City has no redevelopment plans for this vacant lot.
- Staff considers that the use of the lot as described would be an improvement over it being maintained by the City as a vacant lot. It currently costs the City approx. \$615 per year to maintain a vacant lot.

Background Information

- In February 2020, the City modified its Side Lot Program to make City owned vacant lots more readily available to the adjacent neighbors.

- If the application is approved by Council, the City will enter into an agreement with the applicant that will include all of the conditions and the buyer's responsibilities. The buyer will have to seek Planning Commission (CPC) approval for the consolidation of the lots. If there are variance requirements, they may also have to seek Zoning Board approval. Only once all these conditions are met would the property be transferred.
- The property was acquired by the City in September 2020 through tax foreclosure. The house previously on the property was demolished by the City in November 2012.
- Through its vacant lot program, the City so far has sold twenty-seven (27) vacant lots.
- One additional vacant lot on Rolliston Road is being leased to a community group for use as a Community Garden.

Recommendation

Staff recommends approval of the Shrestha application to acquire the City owned vacant located at 14701 South Woodland Road (PPN 731-21-016) for \$1.00 and utilize it as an expanded side yard, and that this be passed on first reading and as an emergency in order to enable the applicants to immediately commence moving forward with their plans.



Shrestha house -2939 Huntington



Vacant Lot – 14701 S. Woodland

ORDINANCE NO.

BY:

Approving and authorizing execution of a Purchase Agreement under the City's Side Lot Program, for the sale of the City-owned property located at 14701 South Woodland Road, Shaker Heights, Ohio (Parcel No. 731-21-016), for a purchase price of \$1.00, authorizing the disposition of City-owned property without competitive bidding, and declaring an emergency.

WHEREAS, in February 2020, the City modified its Side Lot Program, which was originally created in 2008, and which makes City-owned vacant lots available for purchase for \$1.00 by adjacent neighbors to encourage them to acquire the lots to enhance their properties and the neighborhood, and to thereby reduce the costs incurred by the City in maintaining such lots; and

WHEREAS, the property located at 14701 South Woodland Road, Shaker Heights, Ohio (Parcel No. 731-21-016), is a City-owned vacant lot (the "Property"); and

WHEREAS, the owners of the property at 2939 Huntington Road (Parcel No. 731-21-017), Emily and Dipendra Shrestha, submitted an Application for Acquiring City-Owned Residential Lots; and

WHEREAS, the Property will be consolidated with the Shrestha property at 2939 Huntington Road (Parcel No. 731-21-017), and the lot will be used as the Shrestha side yard; and

WHEREAS, the Director of Neighborhood Revitalization has recommended that the City enter into a Purchase Agreement with Emily and Dipendra Shrestha for the Property, for the purchase price of ONE DOLLAR (\$1.00); and

WHEREAS, this Council has determined that the value to the City of the proposed transfer of this vacant lot and its consolidation with the purchasers' adjacent property, as well as the elimination of the City's maintenance costs, provides sufficient consideration and value to the City to justify the sale of the property for \$1.00, and Council hereby declares that this property is not needed by the City for governmental purposes.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Shaker Heights, Ohio, as follows:

Section 1. This Council hereby accepts the offer of Emily and Dipendra Shrestha to purchase the City-owned Property located at 14701 South Woodland Road, Shaker Heights, Ohio (Parcel No. 731-21-016), for ONE DOLLAR (\$1.00).

Section 2. The Mayor is hereby authorized and directed to enter into a Purchase Agreement with Emily and Dipendra Shrestha for the purchase of the Property, and for the consolidation of the Property with the property of the purchaser at 2939 Huntington Road (Parcel No. 731-21-017). Said Purchase Agreement shall be in the form as approved by the Director of Law.

Section 3. Pursuant to the terms of said Purchase Agreement, the Mayor is further authorized and directed to sell the City-owned property located at 14701 South Woodland Road, Shaker Heights, Ohio, on the terms and conditions set forth in the Purchase Agreement and without advertising further for competitive bids.

Section 4. 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 it is necessary to enter into the Purchase Agreement in order to expedite the sale of this City-owned property to reduce the use of City resources to maintain the lot for which there is no municipal purpose, and, therefore, this ordinance shall take effect immediately upon its enactment and approval by the Mayor.

Enacted

Approved this ____ day of _____ 2020.

DAVID E. WEISS, Mayor

Attest:

JERI E. CHAIKIN
Clerk of Council
coun20/1008PPN73121016sidelotshrestha



SHAKER HEIGHTS

Memorandum

To: Members of Council
From: Kamla Lewis, Director, Director of Neighborhood Revitalization
cc: Mayor David E. Weiss
Jeri Chaikin, CAO
Date: October 7, 2020
Re: **Application to Acquire City Owned Vacant Lot at 2887 Huntington Road
(PPN 731-19-041) for Side Lot**

Summary

The City has received an application from Jenny Eppich & Todd Wilson, 2883 Huntington Road, who are interested in acquiring the adjacent city owned vacant lot located at 2887 Huntington Road (PPN 731-19-041) in order to expand their lot. Under the side lot program process, qualified applications come directly to Council for action after staff review. The set price for acquisition of lots as side yards is \$1.00.

Background & Discussion

Application Summary

- **Applicant:** Jenny Eppich & Todd Wilson, 2883 Huntington Road
- **Proposal summary:** to purchase this vacant lot to use as an enlarged side yard, adding landscaping and fencing, seating and a fire pit, with an estimated cost of \$15,250-\$23,500.

Staff Review of Application

- The applicants' property is not in foreclosure, they are current in their property taxes, and there have been no criminal nuisance activity complaints. There are no outstanding Housing or Zoning Code violations. They purchased their home in Shaker Heights in June 2000, and occupy this single family property.
- The applicants' proposal is consistent with the City and neighborhood goal of expanding the size of lots in the neighborhood to enable households to have larger yards without selling their home and moving elsewhere.
- The City has no redevelopment plans for this vacant lot.
- Staff considers that the use of the lot as described would be an improvement over it being maintained by the City as a vacant lot. It currently costs the City approx. \$615 per year to maintain a vacant lot.

Background Information

- In February 2020, the City modified its Side Lot Program to make City owned vacant lots more readily available to the adjacent neighbors.

- If the application is approved by Council, the City will enter into an agreement with the applicant that will include all of the conditions and the buyer's responsibilities. The buyer will have to seek Planning Commission (CPC) approval for the consolidation of the lots. If there are variance requirements, they may also have to seek Zoning Board approval. Only once all these conditions are met would the property be transferred.
- The property was acquired by the City in August 2020 as a donation. The house previously on the property was demolished by the City in June 2019.
- Through its vacant lot program, the City so far has sold twenty-seven (27) vacant lots.
- One additional vacant lot on Rolliston Road is being leased to a community group for use as a Community Garden.

Recommendation

Staff recommends approval of the Eppich/Wilson application to acquire the City owned vacant located at 2887 Huntington Road (PPN 731-19-041) for \$1.00 and utilize it as an expanded side yard, and that this be passed on first reading and as an emergency in order to enable the applicants to immediately commence moving forward with their plans.



Eppich/Wilson home at
2883 Huntington



Vacant lot at 2887
Huntington

ORDINANCE NO.

BY:

Approving and authorizing execution of a Purchase Agreement under the City's Side Lot Program, for the sale of the City-owned property located at 2887 Huntington Road, Shaker Heights, Ohio (Parcel No. 731-19-041), for a purchase price of \$1.00, authorizing the disposition of City-owned property without competitive bidding, and declaring an emergency.

WHEREAS, in February 2020, the City modified its Side Lot Program, which was originally created in 2008, and which makes City-owned vacant lots available for purchase for \$1.00 by adjacent neighbors to encourage them to acquire the lots to enhance their properties and the neighborhood, and to thereby reduce the costs incurred by the City in maintaining such lots; and

WHEREAS, the property located at 2887 Huntington Road, Shaker Heights, Ohio (Parcel No. 731-19-041), is a City-owned vacant lot (the "Property"); and

WHEREAS, the owners of the property at 2883 Huntington Road (Parcel No. 731-19-040), Jennifer Eppich and Todd Wilson, submitted an Application for Acquiring City-Owned Residential Lots; and

WHEREAS, the Property will be consolidated with the Eppich/Wilson property at 2883 Huntington Road (Parcel No. 731-19-040), and the lot will be used as the Eppich/Wilson side yard; and

WHEREAS, the Director of Neighborhood Revitalization has recommended that the City enter into a Purchase Agreement with Jennifer Eppich and Todd Wilson for the Property, for the purchase price of ONE DOLLAR (\$1.00); and

WHEREAS, this Council has determined that the value to the City of the proposed transfer of this vacant lot and its consolidation with the purchasers' adjacent property, as well as the elimination of the City's maintenance costs, provides sufficient consideration and value to the City to justify the sale of the property for \$1.00, and Council hereby declares that this property is not needed by the City for governmental purposes.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Shaker Heights, Ohio, as follows:

Section 1. This Council hereby accepts the offer of Jennifer Eppich and Todd Wilson to purchase the City-owned Property located at 2887 Huntington Road, Shaker Heights, Ohio (Parcel No. 731-19-041), for ONE DOLLAR (\$1.00).

Section 2. The Mayor is hereby authorized and directed to enter into a Purchase Agreement with Jennifer Eppich and Todd Wilson for the purchase of the Property, and for the consolidation of the Property with the property of the purchaser at 2883 Huntington Road (Parcel No. 731-19-040). Said Purchase Agreement shall be in the form as approved by the Director of Law.

Section 3. Pursuant to the terms of said Purchase Agreement, the Mayor is further authorized and directed to sell the City-owned property located at 2887 Huntington Road, Shaker Heights, Ohio, on the terms and conditions set forth in the Purchase Agreement and without advertising further for competitive bids.

Section 4. 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 it is necessary to enter into the Purchase Agreement in order to expedite the sale of this City-owned property to reduce the use of City resources to maintain the lot for which there is no municipal purpose, and, therefore, this ordinance shall take effect immediately upon its enactment and approval by the Mayor.

Enacted

Approved this ____ day of _____ 2020.

DAVID E. WEISS, Mayor

Attest:

JERI E. CHAIKIN
Clerk of Council
coun20/1008PPN73119041sidelotepich-wilson