

Box Amnest The

ORDINANCE NO. 83.03

AN ORDINANCE AUTHORIZING THE SAFETY/SERVICE DIRECTOR TO SELL REAL ESTATE TO LORAIN COUNTY COMMUNITY ACTION AGENCY LOCATED IN A COMMUNITY DEVELOPMENT BLOCK GRANT TARGET AREA FOR THE PURPOSE OF REDEVELOPMENT PURSUANT TO SECTION 721.28 OF THE OHIO REVISED CODE AND IN ACCORDANCE WITH ALL CITY CODES AND THE CDBG NATIONAL OBJECTIVES RELATING TO THE DISPOSITION OF CDBG-ACQUIRED PROPERTY TO DEVELOP HOUSING TARGETED TO LOW-TO MODERATE INCOME FAMILIES, AND DECLARING AN EMERGENCY.

WHEREAS, the Mayor of the City of Lorain has made the revitalization of the City's older neighborhoods a goal; and

WHEREAS, for the purpose of further promoting Affordable Housing within the City of Lorain through the Community Development Department's Community Development Block Grant Program (CDBG); and

WHEREAS, for the purpose of meeting a CDBG program goal of disposition of CDBG-Acquired Property to provide Affordable Housing to be occupied by low-to-moderate income persons, it is necessary to sell the real estate described in Exhibit "A" attached hereto, which real estate is presently owned by the City of Lorain Community Development Department; and

WHEREAS, Lorain County Community Action Agency, a non-profit CHDO is desirous of purchasing the aforesaid property for construction of a single family house under HUD's Affordable Housing Program for low-to-moderate income families; and

WHEREAS, pursuant to Section 721.28 of the Revised Code, the Council of the City of Lorain may authorize the transfer or conveyance of real property provided such transfer or conveyance is for purposes of a plan adopted by this Council for urban redevelopment and urban renewal.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF LORAIN, STATE OF OHIO:

SECTION 1: That Lorain City Council approves transferring the parcel described in Exhibit A to the Lorain Community Development Department for redevelopment in accordance with the Infill Housing Plan passed on Ordinance No. 209-01 on December 3, 2001.

I, NANCY A. GREER, CLERK OF COUNCIL OF THE CITY OF LORAIN, OHIO, CERTIFY THE FOREGOING IS A TRUE AND ACCURATE COPY OF Ord NO. 83.03 PASSED ON THE 19<sup>th</sup> DAY OF May, 2003 BY COUNCIL AND TAKEN FROM THE RECORDS IN THE OFFICE OF THE CLERK. DATE 9-4-03 Nancy A. Greer CLERK OF COUNCIL

**SECTION 2:** That the Safety/Service Director is hereby directed and authorized to execute all necessary documents under a CDBG Contract for Disposition of Land for Private Redevelopment pursuant to §721.28 of the Ohio Revised Code to Lorain County Community Action Agency, a non-profit CHDO, for the land described in Exhibit "A" attached hereto.

**SECTION 3:** Lorain County Community Action Agency, a non-profit housing provider is desirous of purchasing the aforesaid property for construction of a single-family house under HUD's Affordable Housing Program for low-to-moderate income families. The selling price is One Hundred Dollars plus all necessary costs associated with transfer and closing of said real estate described in Exhibit "A" attached hereto, which is presently owned by the City of Lorain Community Development Department. The proceeds from the sale of said property will be deposited into the appropriate CDBG Program Income Budget Account.

**SECTION 4:** The real estate owned by the City of Lorain, further described as Permanent Parcel No. 02-01-003-145-024 (a legal description is attached as Exhibit A), is no longer needed for any public purpose. The disposition of this property to Lorain County Community Action Agency is for the purpose of building a single story 3-bedroom ranch home with a basement, as depicted in Exhibit "B" attached hereto. City Council further finds and determines that the contemplated sale and use of the real property as described in Exhibit "A" is in keeping with §721.28 of the Ohio Revised Code and with the urban redevelopment plan adopted by Lorain City Council in Ordinance No. 85-97 passed on May 19, 1997 which is incorporated by reference herein.

**SECTION 5:** This action is in accordance with an overall housing strategy found in the City of Lorain's 2002 Consolidated Plan adopted by Lorain City Council in Ordinance No. 209-01 passed on December 3, 2001, which places a high priority on expanding home ownership opportunities for lower-income first time homebuyers by providing vacant lot home sites in lower-income census tracts to local non-profit housing providers to construct new affordable housing and specific site development plans including construction plans and specifications approved by the Safety/Service Director.

**SECTION 6:** That is found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of this Council, and all deliberations of this Council and any of its Committees that resulted in such formal action, were in meetings open to the public and in compliance with all legal requirements, including Section 121.22, Ohio Revised Code.

**SECTION 7:** That this Ordinance is declared an emergency, that emergency being to sell the property located at 18<sup>th</sup> and Lexington Avenue, Lorain, Ohio so construction can begin during the current construction season all for the public health, welfare and safety of the Community and provided it receives the affirmative vote of two-thirds of all members elected 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 from and after the earliest period allowed by law.

I, NANCY A. GREER, CLERK OF COUNCIL  
CITY OF LORAIN, OHIO, CERTIFY THE FOREGOING IS  
A TRUE AND ACCURATE COPY OF ORD. NO. 83-03 PARCEL  
ON THE 19<sup>th</sup> DAY OF May, 2003 BY COUNCIL  
AND TAKEN FROM THE RECORDS IN THE OFFICE OF  
THE CLERK. *Nancy A. Greer*  
DATE 9-4-03 CLERK OF COUNCIL

PASSED:

May 19, 2003

COUNCIL PRESIDENT:

*[Handwritten signature]*

ATTEST:

*Nancy Greer*, CLERK OF COUNCIL

MAYOR:

*Crisis [unclear]*

APPROVED:

May 19, 2003

I, NANCY A. GREER, CLERK OF COUNCIL OF THE CITY OF LORAIN, OHIO, CERTIFY THE FOREGOING IS A TRUE AND ACCURATE COPY OF Ord. No. 13-03 PASSED ON THE 19<sup>th</sup> DAY OF May 2003 BY COUNCIL AND TAKEN FROM THE RECORDS IN THE OFFICE OF THE CLERK.

9-4-03

*Nancy A. Greer*  
CLERK OF COUNCIL

And known as being the southerly 108 feet of Sublot No. 13, Block No. 10, in W.A. Braman Trustee's Subdivision of a part of Original Black River Township Lot No. 3, Tract No. 1, as shown by the recorded plat of said Subdivision in Volume 3 of Maps, Page 21 of Lorain County Records.

Said part of said Sublot No. 13 has a frontage of 50 feet on the northerly side of West Eighteenth Street (formerly Forest Street) and extends back between parallel lines along the westerly line of Lexington Avenue 108 feet, as appears by said plat, be the same more or less, but subject to all legal highways.

P. P No. 020[003]45024

I, NANCY A. GREER, CLERK OF COUNCIL OF THE  
CITY OF LORAIN, OHIO, CERTIFY THE FOREGOING IS  
A TRUE AND ACCURATE COPY OF ORD NO 83-03 PASSED  
ON THE 19<sup>th</sup> DAY OF May, 1903 BY COUNCIL  
AND TAKEN FROM THE RECORDS IN THE OFFICE OF  
THE CLERK.  
9-4-03 DATE Nancy Greer CLERK OF COUNCIL

# CITY OF LORAIN, OHIO

Building Inspection Dept.  
Engineering Department

# SITE PLAN

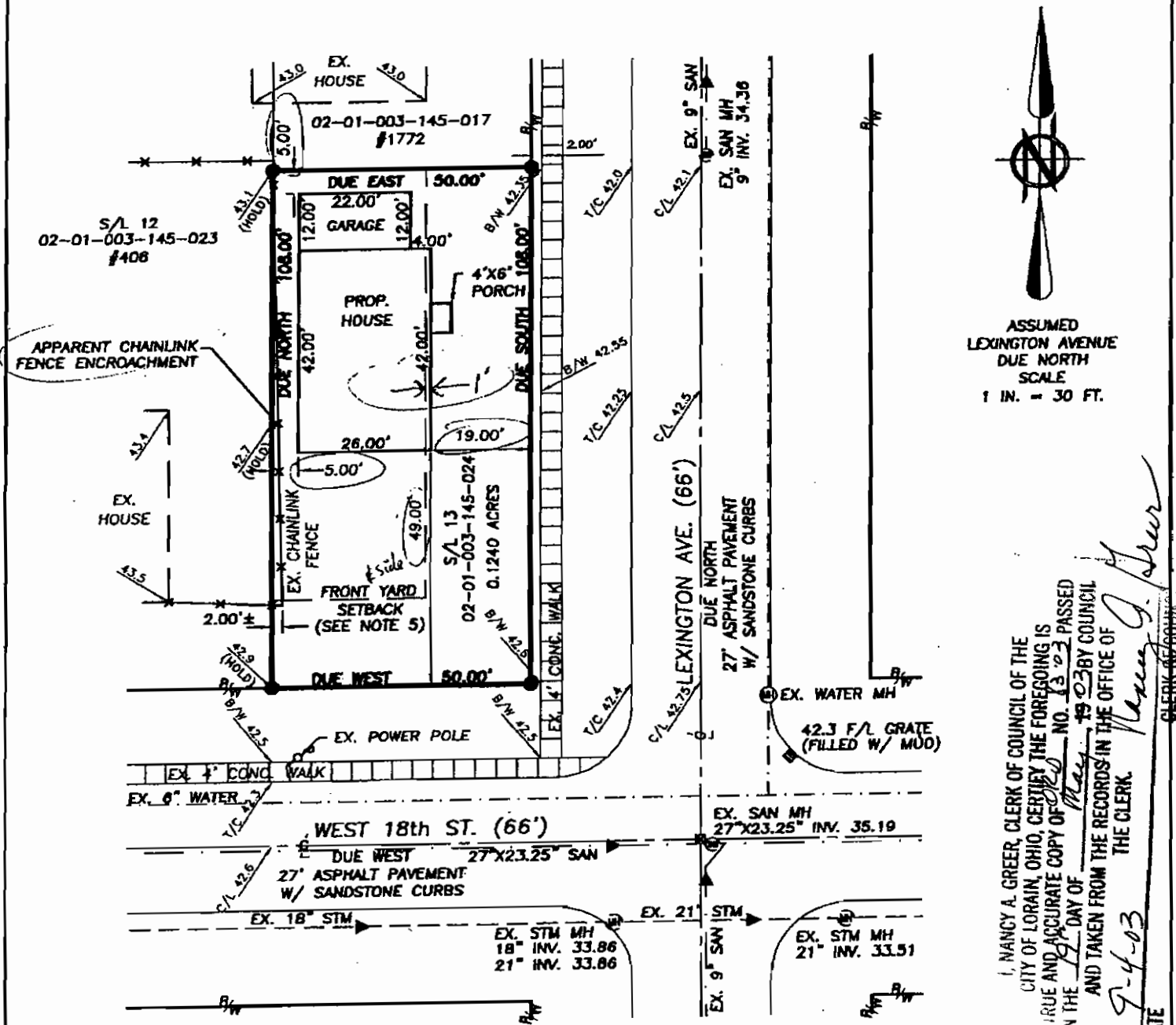
LOT No. 13  
 PERMANENT PARCEL No. 02-01-003-145-024  
 SUBDIVISION W.A. BRAMAN'S SUBDIVISION  
 STREET ADDRESS LEXINGTON AVENUE  
 BUILDER LORAIN COUNTY COMMUNITY ACTION AGENCY TELE. 245-2009  
 DATE 9/20/02 SCALE 1" = 30'

DESCRIPTION & LOCATION	ELEV.
BENCHMARK	
TOP OF HYDRANT ● #1857 LEXINGTON AVE	46.93
F.H.A. 100 Y.R. F.P. REG.	N/A
TOP OF FIN. FOUNDATION	
LOWEST FINISHED FLOOR	
FIN. GRD. AT FOUNDATION	

REGISTERED SURVEYOR \_\_\_\_\_ No. \_\_\_\_\_

LEGEND

existing grade . . . . .	57.4
proposed grade . . . . .	(57.4)
certified grade . . . . .	57.4
direction of surface water flow . . . . .	→
5/8" rebar set w/ cap stamped "BRAMHALL" . . . . .	●



I, NANCY A. GREER, CLERK OF COUNCIL OF THE CITY OF LORAIN, OHIO, CERTIFY THE FOREGOING IS A TRUE AND ACCURATE COPY OF NO. 13-023 PASSED ON THE 17 DAY OF May, 2003 BY COUNCIL AND TAKEN FROM THE RECORDS IN THE OFFICE OF THE CLERK.  
 DATE 9-4-03  
 CLERK OF COUNCIL Nancy A. Greer

\* 1) CONTRACTOR SHALL COORDINATE LOCATION OF UTILITY STUBS/LATERALS WITH THE CITY OF LORAIN

18th Street and Lexington Avenue

I, NANCY A. GREER, CLERK OF COUNCIL OF THE  
CITY OF LORAIN, OHIO, CERTIFY THE FOREGOING IS  
A TRUE AND ACCURATE COPY OF Map NO. 1303  
ON THE 17 DAY OF May  
AND TAKEN FROM THE RECORDS IN THE OFFICE OF  
THE CLERK.  
DATE 9-4-03  
CLERK



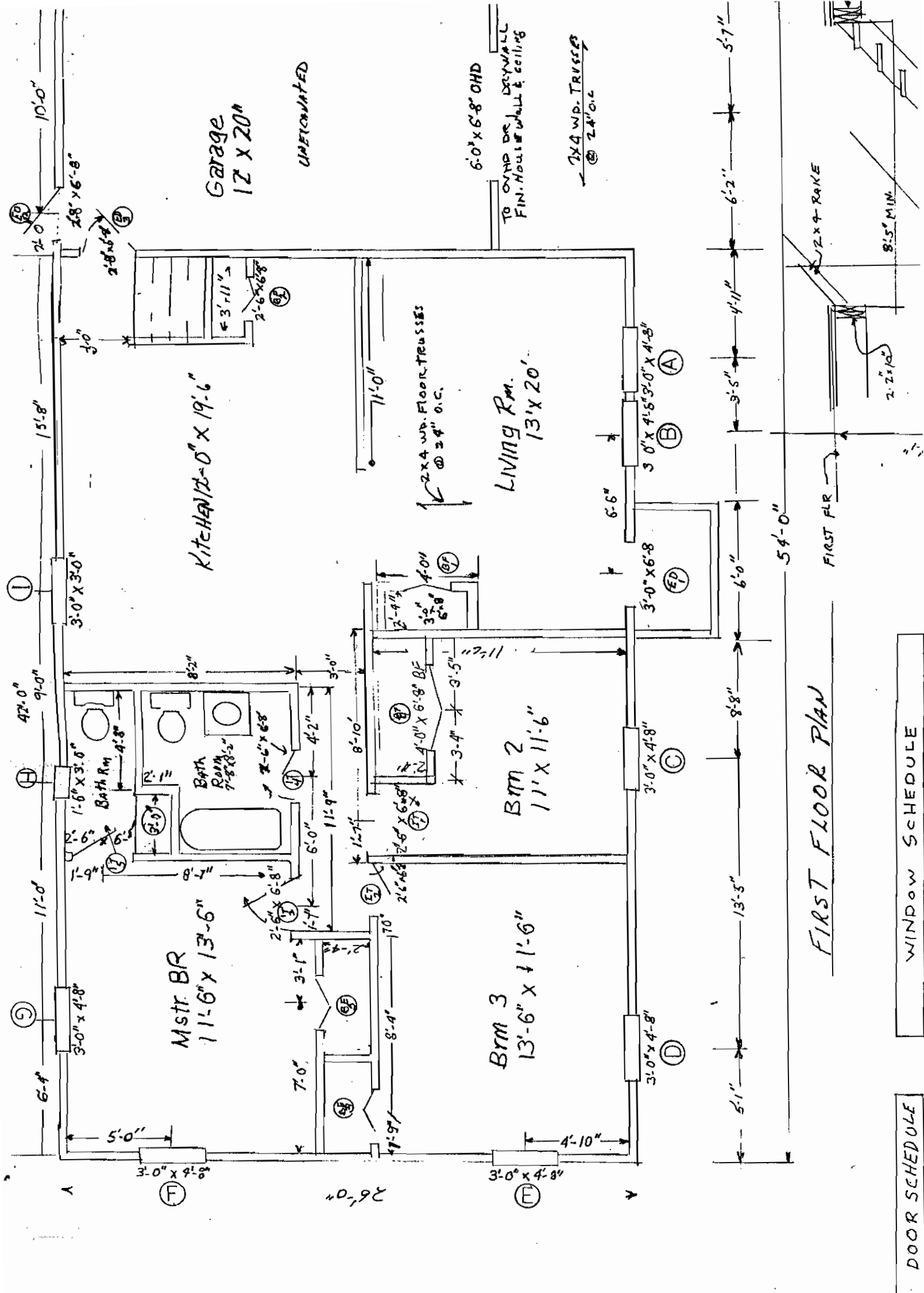


Exhibit B

I, NANCY A. GREER, CLERK OF COUNCIL OF THE CITY OF LORAIN, OHIO, CERTIFY THE FOREGOING IS A TRUE AND ACCURATE COPY OF 83-03 PAGE 1 ON THE 19 DAY OF May 18 2003 BY COUNCIL AND TAKEN FROM THE RECORDS IN THE OFFICE OF THE CLERK.

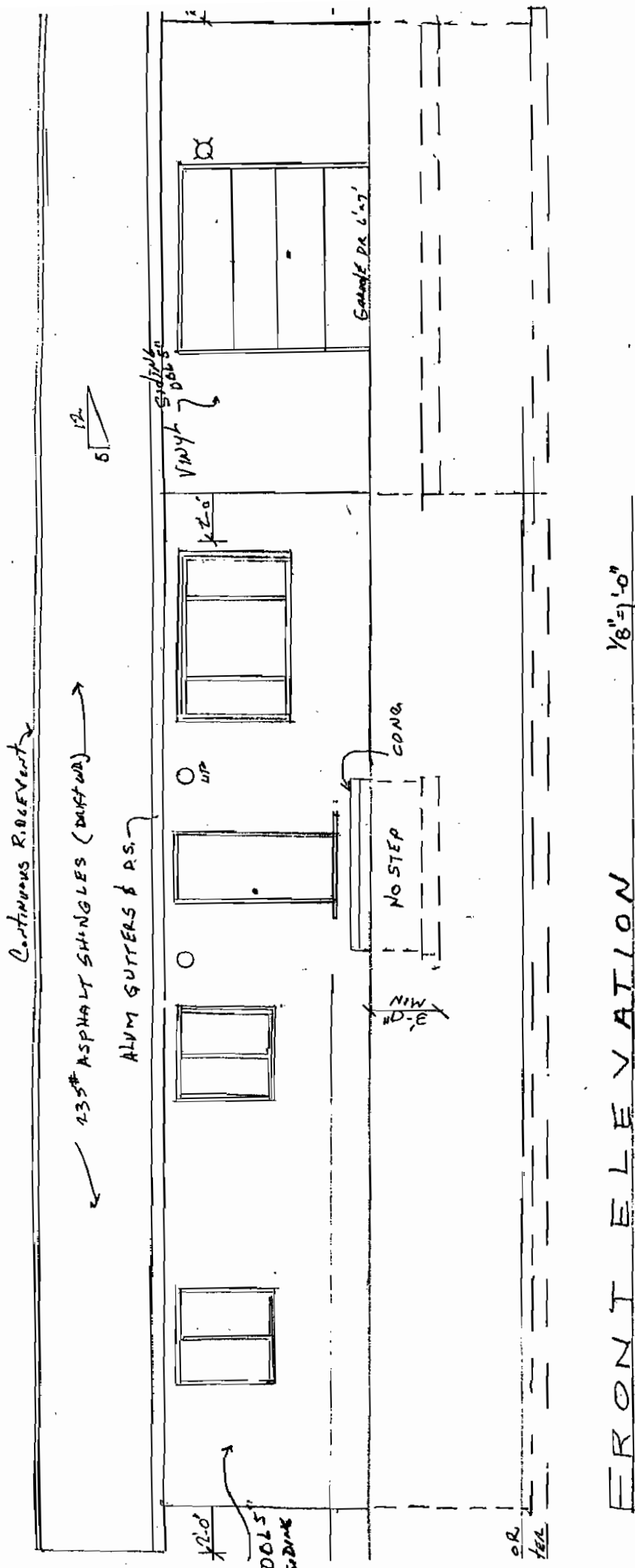
DATE 9-4-03

*Nancy A. Greer*  
CLERK OF COUNCIL

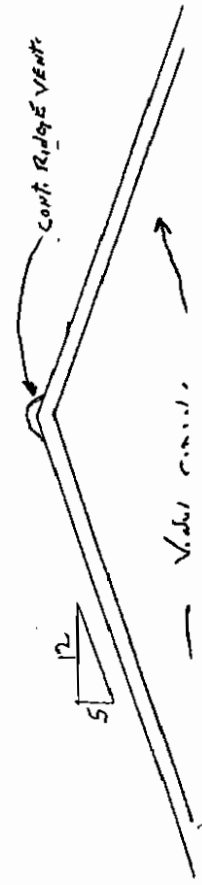
FIRST FLOOR PLAN

WINDOW SCHEDULE

DOOR SCHEDULE



FRONT ELEVATION



I, NANCY A. GREER, CLERK OF COUNCIL OF THE CITY OF LORAIN, OHIO, CERTIFY THE FOREGOING IS A TRUE AND ACCURATE COPY OF Sec NO. 13-03 PASSED ON THE 19 DAY OF May 2003 BY COUNCIL AND TAKEN FROM THE RECORDS IN THE OFFICE OF THE CLERK.

9-4-03  
DATE

*Nancy A. Greer*  
CLERK OF COUNCIL



953613

JUDITH M. NEDWICK  
LORAIN COUNTY  
RECORDER

2003 SEP 29 P 3: 18

RECEIVED FOR RECORD

⑧ 76.00  
gl