

County Council of Cuyahoga County, Ohio

Resolution No. R2017-0199

Sponsored by: **County Executive Budish/Department of Public Works on behalf of Cuyahoga County Board of Developmental Disabilities**

Co-sponsored by: **Councilmember Jones**

A Resolution authorizing a Purchase and Sale Agreement with Thomas T. George, a Managing Member, George Family Enterprises LLC in the amount of \$2,750,000.00 for property located at 7001 Euclid Avenue, Cleveland, Permanent Parcel No. 118-08-018 (including 118-08-020 to 024, 118-08-047 to 053, 118-08-064 and 118-08-065); authorizing the County Executive to take all necessary actions and to execute the agreement and all other documents consistent with this Resolution; and declaring the necessity that this Resolution become immediately effective.

WHEREAS, 7001 Euclid Avenue, Cleveland, Ohio ("Property") is technically owned by the County; the property was purchased, renovated and maintained by the Cuyahoga County Board of Developmental Disabilities ("DD Board") with DD Board funds.

WHEREAS, the County, with the consent of the DD Board, engaged the services of CBRE, Inc. ("CBRE"), a commercial real estate services firm, to provide brokerage services and represent the County in connection with the sale of this Property; and,

WHEREAS, CBRE worked with the County and DD Board to prepare and issue a request for proposals and negotiate regarding the sale of this Property; and,

WHEREAS, the County and DD Board received an offer from Thomas T. George, a Managing Member, George Family Enterprises LLC to purchase the Property; and,

WHEREAS, the proposal is to sell the Property for \$2,750,000.00; 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 authorizes a Purchase and Sale Agreement with Thomas T. George, a Managing Member, George Family Enterprises LLC in the amount of \$2,750,000.00 for property located at 7001 Euclid Avenue, Cleveland, Permanent Parcel No. 118-08-018 (including 118-08-020 to 024, 118-08-047 to 053, 118-08-064 and 118-08-065).

SECTION 2. That the County Executive or his authorized designee is authorized to take all actions, and to execute, acknowledge, deliver, pay for title work/fees and other administrative fees and/or file/record (as and where appropriate) all documents and instruments necessary or desirable to facilitate and/or consummate the transactions contemplated herein, including, but not limited to, a Purchase and Sale Agreement. To the extent an exemption for anything herein is needed, it is hereby granted. That all documents to be executed in connection with the transactions contemplated herein be subject to the Law Director or his designee's approval as to legal form and correctness.

SECTION 3. That the County will retain \$125,000.00 from the proceeds of the sale for expenses related to insuring the Property and administrative expenses related to selling the Property and the remainder of the proceeds (less administrative/title fees and commission to CBRE) will go to the DD Board.

SECTION 4. 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 Ordinance 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 5. 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. Miller, seconded by Mr. Brady, the foregoing Resolution was duly adopted.

Yeas: Baker, Miller, Tuma, Gallagher, Schron, Conwell, Jones, Brown, Hairston,
Simon and Brady

Nays: None

Oan Brady
County Council President

12-13-17
Date

[Signature]
County Executive

12-18-17
Date

[Signature]
Clerk of Council

12/13/2017
Date

First Reading/Referred to Committee: November 14, 2017

Committee(s) Assigned: Public Works, Procurement & Contracting

Legislation Substituted in Committee: December 6, 2017

Additional Sponsorship Requested on the Floor: December 12, 2017

Journal CC028

December 12, 2017