

# County Council of Cuyahoga County, Ohio

## Resolution No. R2019-0033

<p>Sponsored by: <b>County Executive Budish/Department of Public Works on behalf of Cuyahoga County Board of Developmental Disabilities</b></p>	<p><b>A Resolution</b> authorizing a Purchase and Sale Agreement with McGregor PACE in the amount of \$2,500,000.00 for property located at 14800 Private Drive, East Cleveland, Permanent Parcel Nos. 673-26-018, 673-27-066, 673-27-049 and 673-27-050; 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.</p>
---	---

WHEREAS, the County Executive/Department of Public Works on behalf of Cuyahoga County Board of Developmental Disabilities has recommended a Purchase and Sale Agreement with McGregor PACE in the amount of \$2,500,000.00 for property located at 14800 Private Drive, East Cleveland, Permanent Parcel Nos. 673-26-018, 673-27-066, 673-27-049 and 673-27-050; and

WHEREAS, the County holds title to the property located at 14800 Private Drive, East Cleveland, Ohio ("Property") on behalf of the Board of Developmental Disabilities ("BODD"), who purchased, renovated and maintained the Property with BODD funds; and

WHEREAS, the County, with consent from BODD, engaged the services of Allegro Realty Advisors, LTD. ("Allegro"), a commercial real estate services firm, to provide brokerage services and represent the County in connection with the sale of this Property; and

WHEREAS, in response to a Request for Proposals, RFP44146, issued by the County on November 19, 2018, McGregor PACE submitted a proposal on December 12, 2018, as revised on December 18, 2018 to purchase the Property for \$2,500,000.00; and

WHEREAS, the County and Allegro reviewed the proposal submitted by McGregor PACE and recommend approval of the Purchase and Sale Agreement; 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 McGregor PACE in the amount of \$2,500,000.00 for property located at 14800 Private Drive, East Cleveland, Permanent Parcel Nos. 673-26-018, 673-27-066, 673-27-049 and 673-27-050.

**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 \$112,500.00 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 Allegro) will be disbursed to BODD.

**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. Tuma, seconded by Mr. Brady, the foregoing Resolution was duly adopted.

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

Nays: None

Dan Brady  
County Council President

2-13-19  
Date

[Signature]  
County Executive

2-13-19  
Date

[Signature]  
Clerk of Council

2/12/2019  
Date

First Reading/Referred to Committee: January 22, 2019  
Committee(s) Assigned: Public Works, Procurement & Contracting

[Clerk's Note: Due to typographical errors, technical corrections to Parcel Nos. were made by the Clerk at the request of the Department: January 22, 2019]

Journal CC033  
February 12, 2019