

County Council of Cuyahoga County, Ohio

Resolution No. R2022-0099

Sponsored by: County Executive Budish/Department of Public Works	A Resolution authorizing a Real Estate Transfer Agreement with Pulte Homes of Ohio, LLC. in the amount of \$1.00 for Permanent Parcel Number 262-05-008 located on John Road, Olmsted Township, Ohio; authorizing the County Executive to take all necessary actions and to execute the agreements and all other documents consistent with this Resolution; and declaring the necessity that this Resolution become immediately effective.
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WHEREAS, the County Executive Budish, through the Department of Public Works, has submitted for Council's approval a Real Estate Transfer Agreement with Pulte Homes of Ohio, LLC. in the amount of \$1.00 for Permanent Parcel Number 262-05-008 located on John Road, Olmsted Township, Ohio; and

WHEREAS, the property houses a sanitary pump station that services the Sanctuary & Preserve Subdivision in Olmsted Township, Ohio; 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 approves a Real Estate Transfer Agreement with Pulte Homes of Ohio, LLC. in the amount of \$1.00 for Permanent Parcel Number 262-05-008 located on John Road, Olmsted Township, Ohio.

SECTION 2. To the extent that any exemptions are necessary under the County Code and contracting procedures, they shall be deemed approved by the adoption of this Resolution.

SECTION 3. That the County Executive or his authorized designee is authorized to (a) take all actions, and to execute, acknowledge, deliver and/or file for record (as and where appropriate) (i) all documents and instruments necessary or desirable to facilitate and/or consummate the transactions contemplated hereby, including, but not limited to, a Real Property Purchase Agreement, the lease agreements and all documents to be executed by the County thereunder, (ii) all other and further documents, instruments, certificates, agreements, amendments, subleases, assignments, consents, affidavits, certifications, disbursement authorizations, settlement statements, closing statements, proration statements, escrow agreements, escrow instructions, deeds and notices, and (iii) amendments, modifications and supplements to any of the foregoing, that the County Executive may deem necessary or advisable in connection with the consummation of the transactions contemplated hereby, in all cases containing such terms and conditions as may be approved by the County's Director of Law, (b) make such payments and other arrangements as may be necessary or advisable in connection therewith to facilitate and/or consummate such transactions, including, but not limited to, escrow fees, closing fees, title work/examination/commitment fees, title policy fees, survey fees, and all other administrative fees, and (c) prosecute and/or defend any actions or proceedings that may be necessary or advisable relative to any of the foregoing matters.

SECTION 4. That all documents to be executed in connection with the transactions contemplated herein be subject to the Law Director's approval as to legal form and correctness.

SECTION 5. 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 Resolution 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 6. 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 Ms. Simon, seconded by Mr. Schron, the foregoing Resolution was duly adopted.

Yeas: Simon, Baker, Miller, Sweeney, Tuma, Gallagher, Schron, Conwell, Turner, Stephens and Jones

Nays: None



County Council President

4/15/2022
Date



County Executive

4-15-22
Date



Clerk of Council

4-14-22
Date

First Reading/Referred to Committee: April 12, 2022

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

Journal CC046

April 12, 2022