

PROPOSED SUBSTITUTE

County Council of Cuyahoga County, Ohio

Resolution No. R2023-0182

Sponsored by: County Executive Ronayne/Department of Public Works	A Resolution authorizing a Real Estate Purchase Agreement with CRAIG REALTY GROUP - CLEVELAND, LLC, or its designee <u>designed</u> , in an <u>the</u> amount not-to-exceed \$38,703,000.00 for the purchase of all or a portion of certain parcels of real property in Garfield Heights, Ohio with access to Granger Road totaling approximately 72.1 acres now known as permanent parcel numbers 542-14-002 & 004, 542-15-002, and 542-22-022, <u>and a portion of permanent parcel number 542-14-002</u> ; authorizing the County Executive to take all necessary actions and to execute the <u>Purchase Agreement and any and all other</u> 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, through the Department of Public Works, intends to enter into a Real Estate Purchase Agreement with CRAIG REALTY GROUP - CLEVELAND, LLC, or its designee, in ~~an~~the amount not-to-exceed \$38,703,000.00 for the purchase of ~~all or a portion of~~ certain parcels of real property in Garfield Heights, Ohio with access to Granger Road totaling approximately 72.1 acres now known as permanent parcel numbers 542-14-002 & 004, 542-15-002, and 542-22-022, and a portion of permanent parcel number 542-14-002 (the “Property”); and

WHEREAS, the primary goal of the agreement is to purchase land to be used for construction of a new Cuyahoga County Central Services Campus; and

WHEREAS, the real property is located in Council District 8; and

WHEREAS, this purchase is to be funded by the General Fund, including funds made available under the loss-revenue provisions of the American Rescue Plan Act; 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 Purchase Agreement with CRAIG REALTY GROUP - CLEVELAND, LLC, or its designee, in ~~an~~ the amount not-to-exceed \$38,703,000.00 for the purchase ~~of all or a portion~~ of certain parcels of real property in Garfield Heights, Ohio with access to Granger Road totaling approximately 72.1 acres now known as permanent parcel numbers 542-14-002 & 004, 542-15-002, and 542-22-022, and a portion of permanent parcel number 542-14-002.

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. If any specific appropriation is necessary to effectuate the purchase of the Property ~~this settlement~~, such appropriation is approved, and the Director of the Office of Budget and Management is authorized to submit the requisite documentation to financial reporting to journalize the appropriation.

SECTION 4. That the County Executive or the Executive's 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 Purchase and Sale Agreement and all documents to be executed by the County thereunder, (ii) all other related ~~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) agree to such payments and other arrangements as may be necessary or advisable in connection therewith to facilitate and/or consummate such transactions, and (c) prosecute and/or defend any actions or proceedings that may be necessary or advisable relative to any of the foregoing matters.

SECTION 5. 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.

