



## ORDINANCE 2021-020

**AN ORDINANCE AUTHORIZING THE VILLAGE ADMINISTRATOR TO ENTER INTO A REAL ESTATE PURCHASE AGREEMENT WITH MICHAEL V. AND KELLEI A. METZ AND AGREEMENT WITH THE JACKSON CENTER COMMUNITY IMPROVEMENT CORPORATION CONCERNING SAID REAL ESTATE PURCHASE AGREEMENT AND DECLARING AN EMERGENCY.**

**WHEREAS**, Council has determined that the real property located in the Village of Jackson Center, Shelby County, Ohio, being Parcel 20-06-15-126-041, Lot Number 582 as shown on Large Plat Book 35, Page 105 of the Plat Records of Shelby County, Ohio. The legal description of which is fully described on the attached **Exhibit A-1** ("the Property") is owned by the Village and the Property is not required by the Village for a public purpose; and

**WHEREAS**, the Property shall be sold as outlined herein.

**NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE VILLAGE OF JACKSON CENTER, THE STATE OF OHIO:**

### **SECTION 1.**

It is hereby determined the Property Parcel 20-06-15-126-041, owned by the Village as stated in the attached **Exhibit A-1**, is not required by the Village for a public purpose, and shall be sold to Michael V. & Kellei A. Metz. The Village Administrator is hereby authorized to execute a Real Estate Purchase Agreement on behalf of the Village to sell said real estate to Michael V. and Kellei A. Metz. A copy of said Real Estate Purchase Agreement is attached hereto as **Exhibit B**.

### **SECTION 2.**

It is further determined that the Village shall assign its interest in the Real Estate Purchase Agreement to the Jackson Center Community Improvement Corporation ("CIC"). The Village Administrator is hereby authorized to execute an Assignment and Assumption of Real Estate Purchase Agreement on behalf of the Village to assign its interest in the Real Estate Purchase Agreement to the CIC. A copy of said Assignment and Assumption of Real Estate Purchase Agreement is attached hereto as **Exhibit C**.

### **SECTION 3.**

It is further determined a transfer of said real estate to the CIC; transfer of said real estate by the CIC; and a subsequent purchase of said real estate by Michael V. & Kellei A. Metz; payment of the sale proceeds to the CIC who shall remit said proceeds to the Village; will promote the welfare of the citizens of the Village, stabilize the economy, provide employment, and assist in the development of commercial activities to the benefit of the citizens of said Village, and provide additional opportunities for their gainful employment.

### **SECTION 4.**

This transfer of said real estate to the CIC; transfer of said real estate by the CIC; and subsequent purchase of said real estate by Michael V. & Kellei A. Metz, is pursuant to the authority of Section 1724.10 of the Ohio Revised Code, and the Village Administrator is hereby authorized to execute and deliver a deed for said real estate to the CIC.

### **SECTION 5.**

That a deed shall be conveyed on the condition said property can be transferred by the CIC only to promote the objectives set forth in Sections Two and Three, and that upon the transfer of said property by the CIC, the Village will be paid the sum of One and 00/100 Dollars (\$1.00) for said property.



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### SECTION 6.

Council hereby declares this to be an emergency measure immediately necessary for the preservation of the public peace, health, safety and welfare; such emergency arising out of the necessity to convey said Property to promote and facilitate commercial expansion and employment in the Village; and wherefore this Ordinance shall take effect and be in full force from and after its adoption by Council and approval by the Mayor.

Adopted on this date:

July 26, 2021

Scott Klopfenstein, Mayor

Attest:

Beverly A. Wren, Fiscal Officer

### **CERTIFICATE OF FISCAL OFFICER AS TO POSTING**

*I certify that the above Ordinance 2021-020 has been posted as required by law. Posted in the Village Office, Village Website, Allenbaugh Insurance, People's Federal Savings and Loan Association and the Jackson Center Library.*

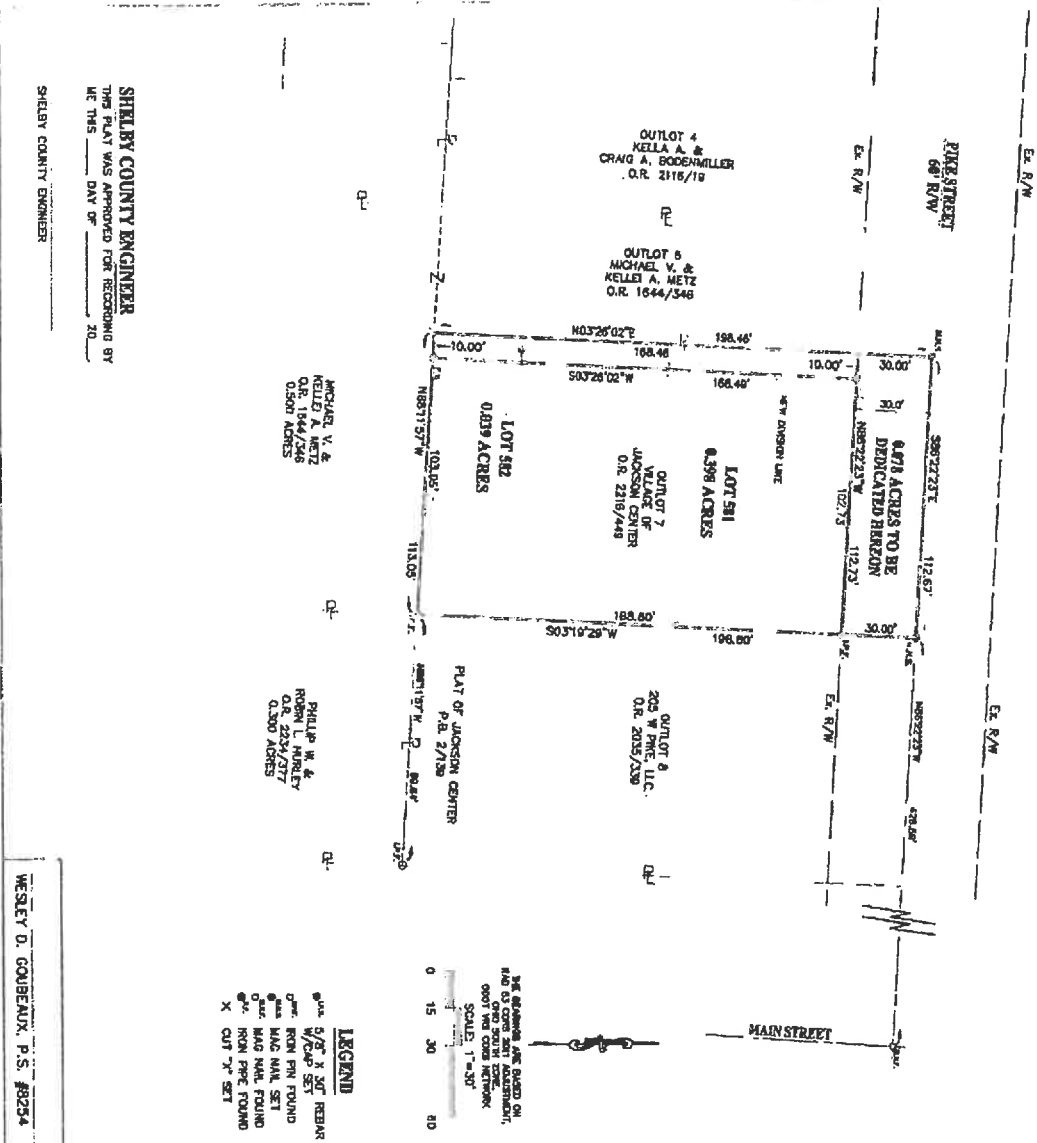
Date of Posting: July 27, 2021.

Signed:

  
Beverly A. Wren, Fiscal Officer

# EXHIBIT A-1

VILLAGE MUSEUM LOT SPLIT  
 TOWNSHIP SECTION 7 S RANGE 7 E JACKSON CENTER VILLAGE SHELBY COUNTY OHIO



**SHELBY COUNTY ENGINEER**  
 THIS PLAT WAS APPROVED FOR RECORDING BY ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_  
 SHELBY COUNTY ENGINEER \_\_\_\_\_

**LEGEND**

- 1/4" SET REBAR
- 1/4" IRON PIN FOUND
- 1/4" M.C. NAIL SET
- 1/4" M.C. NAIL FOUND
- 1/4" IRON PIPE FOUND
- X 1/4" X SET

**PLAT AUTHORIZATION AND DEDICATION**  
 THE VILLAGE OF JACKSON CENTER, THE OWNERS OF THE LAND NOW WITHIN THIS PLAT HAVE CAUSED THE AREA LOCATED IN THE VILLAGE OF JACKSON CENTER OHIO ENCOMPASSED BY THIS PLAT TO BE SURVEYED AND PLATTED AND FROM AS SHOWN AS HEREON TO BE DEDICATED TO THE VILLAGE OF JACKSON CENTER FOR THE PUBLIC USE FOREVER.  
 AUTHORIZED SIGNATURE \_\_\_\_\_  
 TITLE \_\_\_\_\_  
 STATE OF OHIO  
 COUNTY OF \_\_\_\_\_  
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ BY \_\_\_\_\_ OF THE VILLAGE OF JACKSON CENTER.  
 NOTARY PUBLIC \_\_\_\_\_

**VILLAGE OF JACKSON CENTER COUNCIL**  
 THIS PLAT WAS INSPECTED AND ACCEPTED BY US THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_  
 CLERK \_\_\_\_\_ MAYOR \_\_\_\_\_  
**VILLAGE OF JACKSON CENTER PLANNING COMMISSION**  
 THIS PLAT WAS SUBMITTED AND APPROVED BY US THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_  
 CHAIRPERSON \_\_\_\_\_

WESLEY D. GOUBEAUX, P.S. #8254

DATE \_\_\_\_\_

**ChoiceOne**  
 Engineers  
 1000 W. WILSON  
 JACKSON CENTER, OHIO 44601  
 (330) 285-1111  
 www.choiceone.com

DATE 04-10-2011  
 SHEET 1 OF 1