

# RECORD OF ORDINANCES

Ordinance No. 3687

Passed: November 24, 2020

AN ORDINANCE AUTHORIZING THE CITY MANAGER TO ENTER INTO AN OPTION PURCHASE AGREEMENT WITH MVAH HOLDING LLC., A GEORGIA LIMITED LIABILITY COMPANY, OR IT SUCCESSORS FOR A 5.4 ACRE CITY OWNED PROPERTY (PARCEL NO.: K48-4-16-32) LOCATED AT 1450 ELM STREET, WEST CARROLLTON, OHIO 45449. THE SALES PRICE PER ACRE IS \$40,000 AND THE AGREED UPON SALES PRICE IS \$210,000.

WHEREAS, the City of West Carrollton, Ohio owns the 5.4 acre parcel located at 1450 Elm St., and acquired the property for the expressed purpose of community and economic development; and

WHEREAS, the city has listed the parcel as available for purchase; and

WHEREAS, the city has been in discussions with MVAH LLC, regarding their desire to develop the property into a Senior Housing development to provide a quality living environment for senior citizens; and

WHEREAS, the City and MVAH have mutually agreed to a purchase price of \$40,000 per acre; and

WHEREAS, during the option period of 180 days and two potential extensions of 90 days each, MVAH will work with the City to develop a Planned Unit Development that will define the development of the senior housing project and also conduct due diligence to include soil borings; and

NOW, THEREFORE, THE MUNICIPALITY OF WEST CARROLLTON, STATE OF OHIO, HERBY ORDAINS:

SECTION 1: That the City Manager and the Economic Development Director be and hereby are authorized to sell Option said property to MVAH LLC upon the following terms and conditions:

1. A sales price of \$40,000 per acre for a total sales price of \$210,000.
2. The City and MVAH work collaboratively to develop through zoning, a senior housing development project that provides a quality living environment for senior citizens to reside.

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SECTION 2: It is hereby found and determined that all formal actions of the City Council concerning and relating to this adoption of this Ordinance were adopted in an open meeting of this Council, and that any and all deliberations of this Council and any of its committees that resulted in such formal actions were in meetings open to the public, in compliance with all legal requirements, including, but not limited to Section 121.22 of the Ohio Revised Code.

SECTION 3: That this Ordinance shall take effect from and after the earliest period allowed by law.

Passed: November 24, 2020

  
\_\_\_\_\_  
Mayor

Attest: Tom Rully  
Clerk of Council

Effective Date: November 24, 2020

## CERTIFICATE

The undersigned, Clerk of Council of the City of West Carrollton, Ohio hereby certifies the Ordinance to be true and a correct copy of Ordinance 3687, adopted on the \_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Clerk of Council

Dated: \_\_\_\_\_