

ORDINANCE NO. 2015-22

AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND THEREAFTER ENTER INTO A CONTRACT FOR THE SALE OF CITY-OWNED REAL PROPERTY AT 4420 COOPER ROAD, PARCEL 612-0120-0173, AND DECLARING AN EMERGENCY

WHEREAS, Section 9.12 of Article IX of the Charter of the City of Blue Ash, Ohio, provides the method under the City Manager shall enter into contracts, including transactions associated with real property; and

WHEREAS, Section 113.01(d) of the Blue Ash Code of Ordinances provides the method under which real property owned by the City may be sold, donated, disposed of, transferred, or traded; and

WHEREAS, City Council passed Ordinance No. 2006-35 in April 2006 relating to the sale of surplus real estate, in conformance with the Blue Ash City Charter; and

WHEREAS, it is in the best interests of the City of Blue Ash to encourage and support continued economic development growth in Blue Ash in accordance with the 2003 Comprehensive Plan, the 2015 Final Budget, and general direction from City Council; and

WHEREAS, the management team of Integrity Express Logistics, a logistics services provider, created their company in the City of Blue Ash in 2009, and has grown to 100 employees since that time; and

WHEREAS Integrity Express Logistics plans to build a new 120,000 sq. ft. headquarters building at this site, investing an estimated \$20 million in this new construction project and creating 150 new jobs with an average salary of \$77,000 by December 2018; and

WHEREAS, Integrity Express Logistics will recruit additional tenants to the building thereby placing an additional 100 jobs in the building; and

WHEREAS, the City Manager and Economic Development Director recommend that the City sell eight acres of 4420 Cooper Road at a price of \$75,000/acre to Integrity Express Logistics, to assist with the establishment of its new headquarters in Blue Ash.

WHEREAS, it is the desire of City Council to authorize conveyance of 4420 Cooper Road, parcel 612-0120-0173; which is no longer needed for municipal purposes, to Integrity Express Logistics; and

Be it ordained by the Council of the City of Blue Ash, Ohio, not less than five (5) members thereof concurring,

SECTION I.

In accordance with Section 113.01(d) of the Blue Ash Code of Ordinances, the City Manager is hereby authorized to negotiate and thereafter enter into a real estate conveyance agreement for the sale of City-owned property, which is no longer needed for municipal purposes, specifically 4420 Cooper Road, parcel 612-0120-0173, to Integrity Express Logistics. The City Manager, as the City's chief executive officer, is hereby authorized to execute all closing and conveyance documents associated with the sale of this property.

SECTION II.

In accordance with Section 113.01(d) of the Blue Ash Code of Ordinances, as approved by formal Council motion at the December 11, 2014 City Council meeting, the above-mentioned property may be sold with no further requirement to solicit bids, either formally or informally.

SECTION III.

In accordance with Section 113.01(e) of the Blue Ash Code of Ordinances, the proceeds from this property sale shall be paid into the General Fund of the City (unless otherwise required by law).

SECTION IV.

This ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health, safety and welfare of the City of Blue Ash, Ohio; the reason for the emergency being the need to sell the City-owned real property for the benefit of the citizens of the City of Blue Ash, Ohio. Therefore, this ordinance shall take effect and be in force from and after its passage.

PASSED this 26th day of March, 2015.

Lee Czerwonka, Mayor

Jamie K. Eifert, Clerk of Council

APPROVED AS TO FORM:

Bryan E. Pacheco, Solicitor