



ORDINANCE: 58 – 25

PASSED: \_\_\_\_\_

**AN ORDINANCE AUTHORIZING THE SALE OF CERTAIN REAL PROPERTY OWNED BY THE CITY OF OBETZ TO GRAND COMMUNITIES, LLC AND DECLARING AN EMERGENCY**

**WHEREAS**, Section 3.01 of the City Charter provides that this Council has the power to sell or otherwise convey interest in real property; and,

**WHEREAS**, Section 157.04(j) of the Codified Ordinances provides that this Council may authorize the purchase and sale of real property with or without public bidding, on such terms and for such value as Council, in the exercise of its discretion, may deem reasonable and in the best interest of the City; and,

**WHEREAS**, the City owns approximately one hundred four and eight-tenths (104.8 +/-) acres of real property located within the City, consisting of portions of Franklin County Auditor Parcel Numbers 152-001744-00, 152-001847-00, 152-001841-00, and 152-001749-00 (the "Property"), which this Council hereby finds and determines is not required by the City for its purposes; and,

**WHEREAS**, this Council recognizes that the continued growth and diversification of the City's housing stock is essential to supporting and sustaining local businesses, public facilities, and the economic vitality of the community; and,

**WHEREAS**, the residential development of the Property will compliment and support ongoing commercial growth in the Buckstone New Community District and thereby create or preserve employment opportunities, promote economic welfare, and improve the economic stability of the City; and,

**WHEREAS**, the sale of the Property for residential development is consistent with the City's comprehensive development policies and the powers granted to municipal corporations by Article XVIII of the Ohio Constitution;

**NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF OBETZ, OHIO THAT:**

Section 1. City Council hereby authorizes and directs the City Administrator to enter into a Purchase and Sale Agreement that conveys the Property to Grand Communities LLC, a Kentucky limited liability company, for a purchase price of two million seven hundred ninety-two thousand nine hundred ten dollars (\$2,792,910.00), in accordance with the terms and conditions detailed in the Agreement, a copy of

which is on file in the office of the Clerk of Council, in a form acceptable to the Law Director.

Section 2. While the general terms of the Purchase and Sale Agreement have been tentatively agreed upon, Council recognizes that additional changes may be necessary to reach a final agreement. Accordingly, the City Administrator is hereby authorized to make necessary changes so long as they do not materially differ from the terms and conditions approved herein and provided they promote the goals of the City related to the development of the Property. The City Administrator is also authorized to enter into any further agreements and legal instruments necessary to perform the Purchase and Sale Agreement.

Section 3. City Council hereby finds that the sale of the Property in accordance with the Purchase and Sale Agreement, including any changes made by the City Administrator to the Agreement under Section 2, is in the best interest of the City.

Section 4. It is hereby found and determined that all formal actions of this Council concerning and relating to the 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 action were in meetings open to the public, in compliance with all legal requirements of the laws of the State of Ohio.

Section 5. This Ordinance is hereby declared to be an emergency measure necessary for the preservation of the public peace, health, welfare, and safety such emergency arising from the need to immediately sell the Property and commence construction of the residential development; WHEREFORE, this Ordinance shall take effect and be in force from and after its passage.

Passed this \_\_\_\_\_ day of \_\_\_\_\_, 2025

**ATTESTS:**

\_\_\_\_\_  
Stacey Boumis, Clerk of Council

\_\_\_\_\_  
Angela M. Kirk, Mayor

\_\_\_\_\_  
Michael Flaherty, Council Pres. Pro-Tem

**APPROVED AS TO FORM**

\_\_\_\_\_  
Eugene L. Hollins, Esq, Law Director

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**CERTIFICATION OF PUBLICATION**

Pursuant to the City Charter, I, Stacey E. Boumis, Clerk of Council of the City of Obetz, Ohio, do hereby certify that Ordinance \_\_\_\_\_ was duly posted at \_\_\_\_\_ (time) on the \_\_\_\_\_ day of \_\_\_\_\_, 2025, at the Obetz Government Center, Obetz Community Center, and Obetz Athletic Club as well as on the Obetz website.

\_\_\_\_\_  
Stacey Boumis, Clerk

\_\_\_\_\_  
Date