

11/10 4-20-21 Finance
CA 5-11-21
1st R 5-18-21 Amended
2nd R _____
3rd R _____
D/C _____

CITY OF BROOK PARK, OHIO

ORDINANCE NO: 14196-2021

INTRODUCED BY: MAYOR GAMMELLA

AN ORDINANCE

AUTHORIZING THE MAYOR TO ISSUE AND ADVERTISE FOR A REQUEST FOR PROPOSALS FOR THE LISTING, MARKETING, AND SALE BY AN OHIO LICENSED COMMERCIAL BROKERAGE FOR LAND OWNED BY THE CITY OF BROOK PARK AND LOCATED AT 14100 PARKMAN BLVD., AND DECLARING AN EMERGENCY

WHEREAS, the property, formally known as Brook View Elementary School is zoned U3-B Office Building; and

WHEREAS, this property is currently owned by the City of Brook Park and has 9.82 acre and consists of Permanent Parcel Numbers: 344-15-178, 344-29-086 and 344-15-008; and

WHEREAS, the City has no other viable government use for the property; and

WHEREAS, due to the size and proximity to adjoining residential and commercial properties, the City seeks proposals from interested parties to identify both the amount to be paid for acquisition as well as the future uses; and

WHEREAS, the maintenance of the property will be an additional expense for the City Service Department, as well as requiring security from our Police Department, insurance costs and other foreseen and unforeseen costs; and

WHEREAS, the City of Brook Park has prepared a Request for Proposals related to this property.

NOW THEREFORE, BE IT ORDAINED, by the Council of the City of Brook Park, State of Ohio, that:

SECTION 1: That the Mayor is hereby authorized to advertise for and solicit proposals for the purchase and use of the property known as Brook View Elementary School, PPN's 344-15-178, 344-29-086 and 344-15-008 in accordance with the Request for Proposals which

is attached hereto as Exhibit "A" and incorporated herein.

SECTION 2: The money needed for the aforesaid transaction shall be paid from fund 243.

SECTION 3: It is 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 all deliberations of this Council and of any of its committees that resulted in such formal action were in meetings open to the public in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

SECTION 4: That this Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health, safety and welfare in the City, and for the further reason authorize the Mayor to issue and advertise for a request for proposals for the listing, marketing and sale by an Ohio licensed commercial brokerage; therefore provided this Ordinance receives the affirmative vote of at least five (5) members elected to Council it shall take effect and be in force immediately from and after its passage and approval by the Mayor; otherwise, from and after the earliest period allowed by law.

PASSED:

May 18, 2021

M. P. Kenzio
PRESIDENT OF COUNCIL

ATTEST:

Michelle Blazak
Clerk of Council

APPROVED:

[Signature]
MAYOR

5/20/2021
DATE

CERTIFICATE

Michelle Blazak, Clerk of Council, of the City of Brook Park, Ohio, do hereby certify that the foregoing is a true and accurate copy of Ordinance/Resolution No. 1196-2021 passed on the 18th day of May 2021 by said council.

Michelle Blazak
Clerk of Council

I, Michelle Blazak, Clerk of Council for the City of Brook Park, State of Ohio, do hereby certify that there is no newspaper of general circulation in the municipality and that publication of the foregoing ordinances/resolutions was made by posting true copies at five of the most public places in said municipality as determined by Ordinance No. 4838-1975; location City Hall 6161 Engle Road, Police Station 17401 Holland Road, #2 Fire Station 22530 Ruple Parkway, #3 Fire Station 17401 Holland Road, Brook Park Library 6165 Engle Road, for a period of fifteen days.

commencing May 24, 2021
Michelle Blazak
MICHELLE BLAZAK
Clerk of Council

I HEREBY APPROVE THE WITHIN
INSTRUMENT AS TO LEGAL FORM
AND CORRECTNESS

[Signature]
DIRECTOR OF LAW

	Yea	Nay
Troyer	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Mencini	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Orcutt	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Scott	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Schmuck	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Poindexter	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Salvatore	<input checked="" type="checkbox"/>	<input type="checkbox"/>



(RFP) Request for proposal of Commercial Real Estate Services include the following:

- Assist clients with the purchase, sale or lease of commercial properties that will be used for business purposes.
- Representing either a buyer, seller or tenant a broker serves as a mediator between parties, ensuring that their client receives the best terms, conditions and value on their investment transaction.
- Property positioning, pricing and recommendations.
- Marketing and leasing strategy development.
- Exposure to brokerage community and potential tenants.
- Tenant qualification.
- Lease / Sale term negotiations.
- Building improvement suggestions.
- Collaboration with property managers, construction managers, architects. and designers.
- Advertise property nationally, LoopNet / Costar, email blasts, showings and phone calls.
- Be affiliated with national brokerage
- Marketing materials and signage for the sites.