

CITY OF CLAYTON, OHIO

RESOLUTION NO. R – 08 – 22 - 54

A RESOLUTION ESTABLISHING THE TRANSFORMATIONAL ECONOMIC DEVELOPMENT PROGRAM AND AUTHORIZING THE CITY MANAGER TO TAKE NECESSARY AND PROPER ACTIONS TO IMPLEMENT SAID PROGRAM

WHEREAS, City Council has determined that economic development in the City within specified targeted areas is needed to transform the economic base of the community; and

WHEREAS, the establishment of the Transformational Economic Development Program (“TED Program”) will be of benefit to the City including, but not limited to, promoting and encouraging additional growth and development of office, retail, commercial, industrial, and residential real estate within the City thus increasing employment, housing, leisure and recreational opportunities for the citizens of the City of Clayton; and

WHEREAS, the TED Program involves utilizing skills, services and efforts of professionals inside and outside the City organization who serve as an advisory and implementation group; and

WHEREAS, the TED Program authorizes and directs actions that reflect the City’s desire to acquire control of land, property, and facilities in strategically identified target areas most likely for re-development, development, and growth of the economic base which includes, but is not limited to, actions such as comprehensive reviews and analyses, acquisition, financing, conveyance and development of those areas to identify and capture the highest and best use and the best opportunity for economic development and growth.

NOW THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF CLAYTON, STATE OF OHIO:

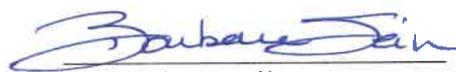
1. Based on the foregoing and upon the finding that the TED Program is in the best interests of the City of Clayton, Ohio, City Council hereby creates and authorizes the TED Program.
2. *Subject to any applicable Charter and/or Clayton Codified Ordinance provisions governing same, including but not limited to, Charter Section 8.02(C) with respect to competitive bidding and Clayton Ordinance O-02-16-03 adopted March 3, 2016 and Clayton Codified Ordinance Chapter 121 authorizing the City Manager to enter into contracts and purchase agreements in an amount not to exceed \$25,000.00, the City Manager is authorized to implement strategies and actions for the development and re-development of targeted areas of the City in accordance with and under the guidelines of said TED Program to include:*
 - A. Negotiate and enter into agreements for the control, purchase, conveyance, and preparation of land, property or facilities for re-development or development.

- B. Negotiate and enter into agreements with firms or individuals related to and being part of the advisory and implementation group for professional services including, but not limited to:
 - i. Reviews, studies and analyses for demographics, markets, trends;
 - ii. Professional marketing and branding;
 - iii. Appraisal, purchase and sale of property.
 - C. Securing and including the issuance of debt by the City or through other public or private partners to be determined from time to time.
 - D. Negotiate and enter into agreements with public and private partners interested in developing or otherwise partaking in a Transformative Economic Development Project.
 - E. Take any necessary action(s) to initiate any rezoning, variances, permits, agreements, licenses, consents and approvals (including, without limitation, any subdivision, rezoning, site approval, or otherwise) for the development of any TED Project Property.
 - F. Undertake any and all reasonable and necessary inspections of property to determine its suitability for the City's intended purpose under the TED Program including, but not limited to environmental, soil, title, and geological study purposes.
 - G. Obtain any necessary surveys.
 - H. Apply for Grants and/or identify any other alternative funding methods.
 - I. To take any and all actions and sign all documents as may be necessary and in the best interest of the City to properly consummate the purchase and subsequent sale of property within a TED Program Project, including but not limited to executing purchase agreements, letters of intent, paying refundable and non-refundable deposits, granting and obtaining easements.
3. It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Resolution were adopted in an open meeting of this Council and that all deliberations of this Council that resulted in such formal action were in meetings open to the public and in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code.

ADOPTED BY COUNCIL ON AUGUST 18, 2022.

AUTHENTICATION:


 Mayor (Presiding Officer of Council)


 Clerk of Council

APPROVED AS TO FORM:



Law Director

CERTIFICATION OF PUBLICATION

This shall certify that that the text of the above referenced enactment or a summary thereof was published once in the following newspaper and a summary posted in three places of public access as designated by Council.

Name of newspaper

Drookville Star

Date of publication

August 24, 2022



CLERK