



NORWOOD, OHIO

Ordinance No. 33 2020

ORDINANCE AUTHORIZING THE MAYOR AND/OR SERVICE-SAFETY DIRECTOR TO SIGN AN ENVIRONMENTAL COVENANT DOCUMENT FOR THE TERREX HARRIS AVE, LLC OFFICE REDEVELOPMENT SITE ON HARRIS AVENUE, WEST OF FOREST AVENUE, AND DECLARING AN EMERGENCY

WHEREAS, Terrex Harris Ave, LLC ("Terrex") is redeveloping an approximately 6.1 acre industrial site along the western end of Harris Avenue, formerly known as the Zumbiel site, for an approximately 75,000 to 100,000 square foot office building within the City of Norwood; and

WHEREAS, Terrex has made the site there shovel-ready to build a commercial office building, and

WHEREAS, under Ordinance 15-2018, the City of Norwood granted a Temporary Construction Easement Agreement over the City's property at the site which has allowed Terrex to continue to redevelop and market the real property there; and


WHEREAS, Terrex and Nord Realty LLC, its mortgage holder, have undertaken a voluntary action with respect to the site under Ohio's Voluntary Action Program ("VAP") pursuant to ORC Chapter 3746 and Ohio Administrative Code ("OAC") Chapter 3745-300; and Terrex has asked the City of Norwood sign the Environmental Covenant, since the City owns a portion of the development site; now therefore,

BE IT ORDAINED by the Council of the City of Norwood, State of Ohio, that:

SECTION 1. This Council authorizes the Mayor and/or Safety-Service Director to sign the Environmental Covenant to be recorded; a copy of which is attached to this ordinance and incorporated by reference herein as "Exhibit A".

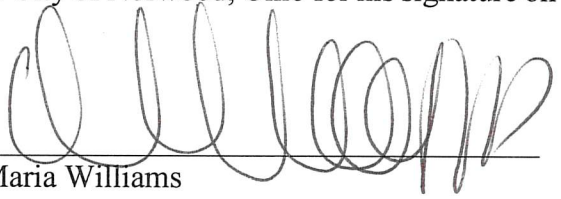
SECTION 2. This ordinance is hereby declared to be an emergency ordinance and a measure necessary for the immediate preservation of the public peace, health, safety and general welfare so that Terrex Harris Ave, LLC can proceed toward marketing the former Zumbiel industrial site to return it to productive use, and shall go into effect forthwith.

PASSED 5-26-2020
Date


Ken Miracle
President of Council

ATTEST:


Maria Williams, the duly appointed Clerk of Council, attests that this ordinance was passed at a regular/special meeting of Norwood City Council on the 26th day of May, 2020 in compliance with the rules of Norwood City Council and the laws of the State of Ohio. The foregoing ordinance was submitted to the Mayor of the City of Norwood, Ohio for his signature on the 3rd day of June, 2020.



Maria Williams
Clerk of Council

APPROVED 03 Jun 20

(date)

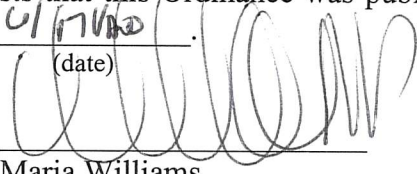


Victor Schneider
Mayor

CERTIFICATION OF PUBLICATION:

Maria Williams, the duly appointed Clerk of Council, attests that this Ordinance was published in the Enquirer on 6/1/20 and 6/17/20.

(Name of Newspaper) (date) (date)



Maria Williams
Clerk of Council

ORDINANCE READINGS

1st Reading _____
Date

2nd Reading _____
Date

3rd Reading _____
Date

All 3 Readings 5-26-2020
Date

Tabled _____
Date

Vetoed _____
Date