

## ORDINANCE 12-19-O

### **AN ORDINANCE AUTHORIZING AND DIRECTING THE COMMUNITY IMPROVEMENT CORPORATION OF MERCER COUNTY, AS AN AGENT FOR THE CITY OF CELINA, TO SELL AND CONVEY REAL PROPERTY WHICH IS OWNED BY THE CITY OF CELINA.**

WHEREAS, the City of Celina entered into an Agreement with the community Improvement Corporation of Mercer County dated as of November 30, 2000, pursuant to Ordinance 63-00-O passed November 27, 2000, by the Celina City Council, which Agreement designated the Community Improvement Corporation of Mercer County as the agency and instrumentality of the City of Celina for industrial, commercial, distribution and research development in the City of Celina and which Agreement constitutes a plan of industrial, commercial, distribution, and research development for the City of Celina (referred to as the "Plan"), which Plan has been recorded as instrument # 201000003235 of the Mercer County Official Records, and which Plan remains in full force and effect; and

WHEREAS, the real property situated in the City of Celina, Jefferson Township, Mercer County, Ohio and in the northeast quarter of Section 1, Township 6 South, Range 2 East, being more particularly described in Exhibit A attached hereto, which is fully incorporated herein by reference, is determined to not be needed or required for municipal purposes; and

WHEREAS, the Celina City Council hereby determines that the sale of Premises to S&K Hunter Holdings will promote the welfare of the people of the City of Celina, stabilize the economy, provide employment, and assist in the development of industrial, commercial, distribution and research activities to the benefit of the people of the City of Celina and will provide additional opportunities for their gainful employment; and

WHEREAS, the City recommends to the Community Improvement Corporation of Mercer County that the Premises be sold to S&K Hunter Holdings under certain terms and conditions as determined by the Celina City Council; and

WHEREAS, if S&K Hunter Holdings does not comply with the terms and conditions as outlined below, the ownership of the Premises will automatically revert back to the City.

NOW, THEREFORE, BE IT ORDAINED by the Council of Celina, County of Mercer, and State of Ohio.

### SECTION ONE

THAT, the Community Improvement Corporation of Mercer County, an Ohio non-profit corporation organized and existing under Chapter 1724 of the Ohio Revised Code, as agent for the City of Celina, Ohio, is authorized and directed to sell and convey the Premises described in Exhibit A attached hereto, and fully incorporated herein by reference, to S&K Hunter Holdings under the following terms and conditions:

- a) The Company will purchase the Premises for \$24.85 per foot (164.90 centerline footage) for a total purchase price of Four Thousand Ninety-Seven Dollars and Seventy-Seven Cents (\$4,097.77); and

- b) The Company will not be permitted to sell or transfer the Premises within twelve (12) months of the property purchase.

SECTION TWO

THAT, if S&K Hunter Holdings does not comply with the terms and conditions as outlined above, the ownership of the Premises will automatically revert back to the City of Celina without further action required by the City.

SECTION THREE

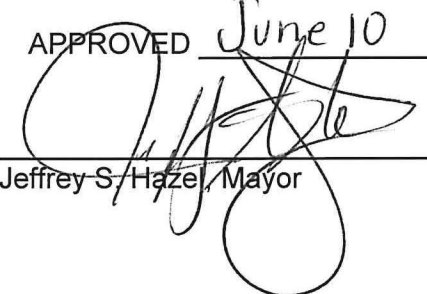
NOW, therefore, this Ordinance shall take effect and be in force from and after its passage and approval by the Mayor at the earliest period allowed by law.

PASSED this 10<sup>th</sup> day of June, 2019.

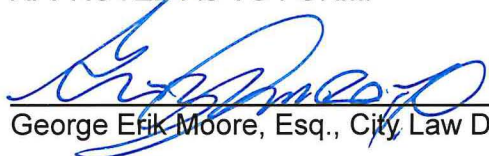
  
\_\_\_\_\_  
Jason D. King, President of Council

ATTEST:

  
\_\_\_\_\_  
Joan S. Wurster, Clerk of Council

APPROVED June 10, 2019  
  
\_\_\_\_\_  
Jeffrey S. Hazel, Mayor

APPROVED AS TO FORM:

  
\_\_\_\_\_  
George Erik Moore, Esq., City Law Director

KENT B. MARBAUGH

REGISTERED LAND SURVEYOR

1901 Carolina Court  
Celina, Ohio 45822  
PHONE 419-506-4293

January 28, 2019

CITY OF CELINA TO S&K HUNTER HOLDINGS SURVEY DESCRIPTION

Being a parcel of land situated in the City of Celina, Jefferson Township, Mercer County, Ohio, and in the northeast quarter of Section 1, Township 6 South, Range 2 East, Being more particularly described as follows:

Commencing at an iron pipe found at the southwest corner of lot number 495 of the First Extension to the Original Plat, being the Point of Beginning;

thence S 89° 57' 41" W, 60.00 feet along the north right-of-way line of Warren Street and passing through a concrete monument found at 17.43 feet to an iron pin with cap set;

thence N 00° 03' 06" W, 164.90 feet along the east line of an unimproved alley to an iron pin with cap set;

thence N 89° 57' 41" E, 60.00 feet to an iron pin with cap set;

thence S 00° 03' 06" E, 164.90 feet along the west line of said lot number 495 to the Point of Beginning, containing 0.227 acres of land more or less, subject to all valid easements and right-of-way.

Reference is made to an actual field survey by Kent B. Marbaugh, Registered Surveyor #7421, dated January 28, 2019, on file in the County Tax Map Office.

Surveyed by

*Kent Marbaugh*

Kent B Marbaugh P.S. #7421



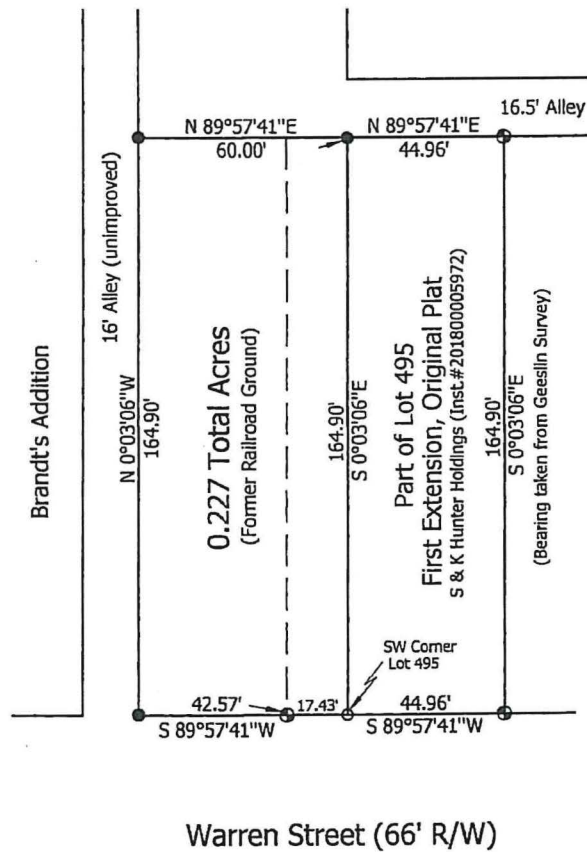


Scale: 1" = 40'



**Legend:**

- ⊕ Concrete monument found
- 5/8" X 30" Iron pin w/cap set
- Iron Pipe found



Note: Reference is made to a survey by Jim Geeslin dated 4-30-14

**Marbaugh  
Land Surveying**

1901 Carolina Court  
Celina, Ohio 45822  
(419) 586-4293

*Kent Marbaugh*  
Kent B. Marbaugh P.S.7421

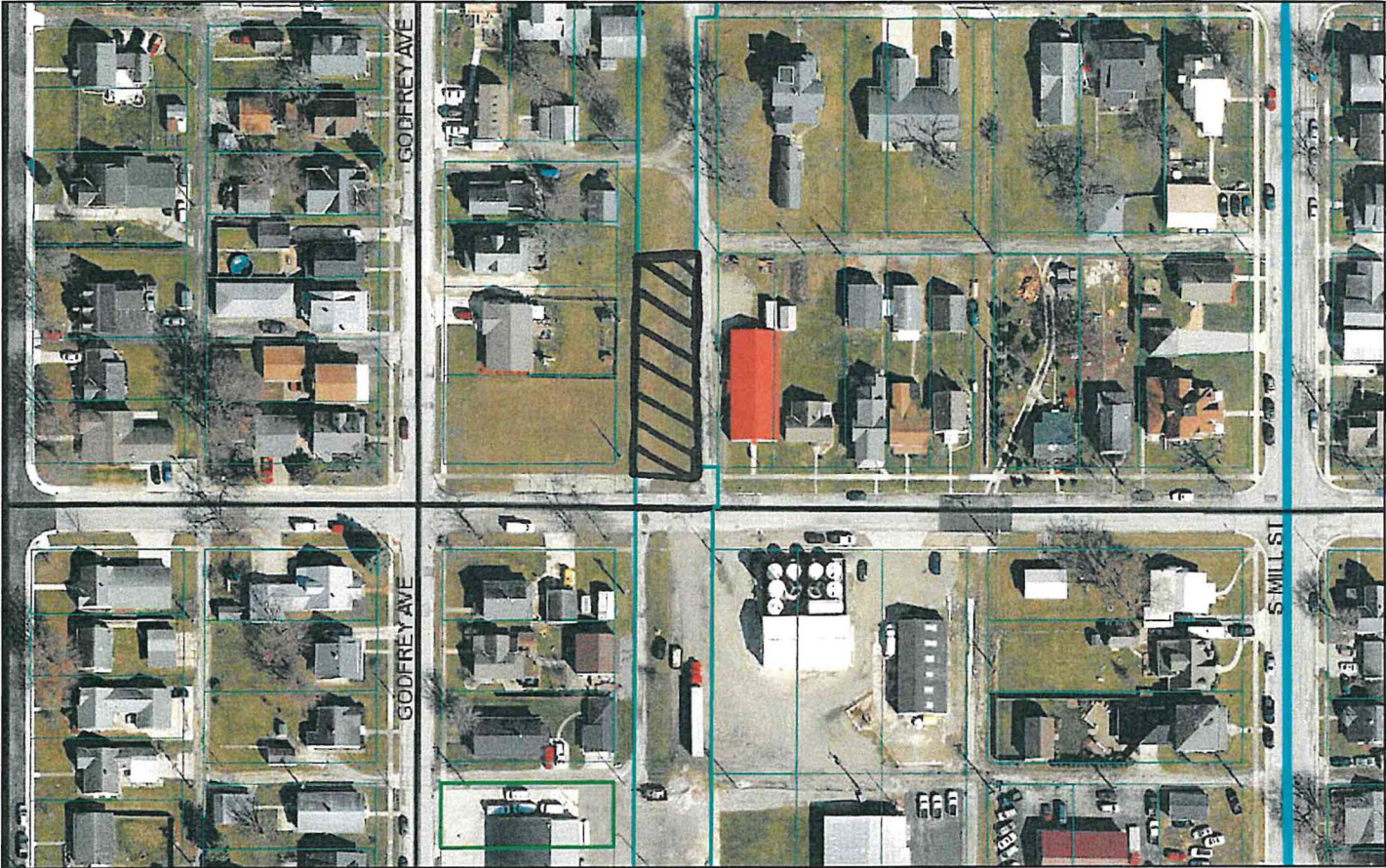


**City of Celina to S&K Hunter Holdings Survey**

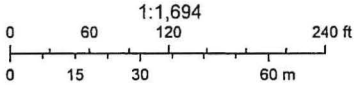
State of: Ohio County: Mercer  
Township: Jefferson Sec: 1 Town: 6S Range: 2E  
City/Village: Celina Subdivision: \_\_\_\_\_ Lot: \_\_\_\_\_  
Deed Ref: Vol. 287, Page 345 Date Surveyed: 1-28-19

Approvals: Agency: <u>Board of Health</u> Date: _____	<u>City of Celina</u>	<u>County Engineer</u>
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Mercer County, Ohio - GIS 2018



April 18, 2019



Randy Grapner, Auditor