

REQUESTED BY:
WHITE

LAW DEPARTMENT
DRAFT NO. 0454

TITLE

AN ORDINANCE FOR THE PURPOSE OF REPEALING AND REPLACING ORDINANCE NO. 13294/23 IN ITS ENTIRETY AND AUTHORIZING THE MAYOR AND THE DIRECTOR OF PUBLIC SERVICE AND SAFETY TO TRANSFER CERTAIN REAL PROPERTIES TO THE WESTERN RESERVE PORT AUTHORITY (PORT AUTHORITY) AND VACATING AND TRANSFERRING THE FRONT STREET EXTENSION RIGHT OF WAY FOR THE PURPOSE OF ECONOMIC DEVELOPMENT AND DECLARING AN EMERGENCY.

ORDINANCE NO. 13302/2024

WHEREAS, the City of Warren, Ohio, is the owner of two real properties located in the City of Warren, Trumbull County, Ohio, and attached hereto as "Exhibit A" and "Exhibit B"; and

WHEREAS, the City of Warren, Ohio, has a right of way on a parcel(s) of property, known as the Front Street Extension Right of Way located in the City of Warren, Trumbull County, Ohio, and attached hereto as "Exhibit C"; and

WHEREAS, said real properties and right of way are no longer needed for Municipal purposes; and

WHEREAS, the Port Authority is willing to assist the City of Warren in the development of said properties and is willing to acquire properties from the City for the purpose of creating economic development opportunities, preserving jobs, and improving the economic vitality of the City of Warren, Ohio; and

WHEREAS, the State of Ohio under Sections 721.01 and 4582.121 of the Ohio Revised Code allows for the transfer of properties from the City of Warren, Ohio to the Port Authority without the need for public bid or auction; and

WHEREAS, the State of Ohio under Sections 4582.01 through 4582.59 of the Ohio Revised Code allows the Port Authority to acquire interests in real property; and

WHEREAS, the City of Warren has a Cooperative Agreement with the Port Authority for the purpose of developing City-owned property no longer needed for municipal purposes; NOW THEREFORE

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

Section 1: That the Mayor and Director of Public Service and Safety, pursuant to the Ohio revised code, are hereby authorized to allow for the transfer of municipally owned parcels, attached hereto as "Exhibit A" and "Exhibit B" to the Western Reserve Port Authority, and the vacating and transfer of a municipally owned "right of way", attached hereto as "Exhibit C" for the purpose of economic development.

Section 2: That the Western Reserve Port Authority shall secure a Title Examination and Title Guarantee to complete the transfer and cause a deed to be executed by the proper officials to complete the Contract of Sale.

Section 3: That this Ordinance must be approved by a two-thirds vote of all members elected to this Council and approved by the Mayor.

Section 4: That this Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health, welfare, and safety. The further reason it is necessary to proceed with the transfer of properties and right of way at the earliest possible time and without undue delay is that said properties and right of way can be used to continue economic development within the City. WHEREFORE, this Ordinance shall go into immediate effect.

Passed in Council this 24TH day of JANUARY, 2024.

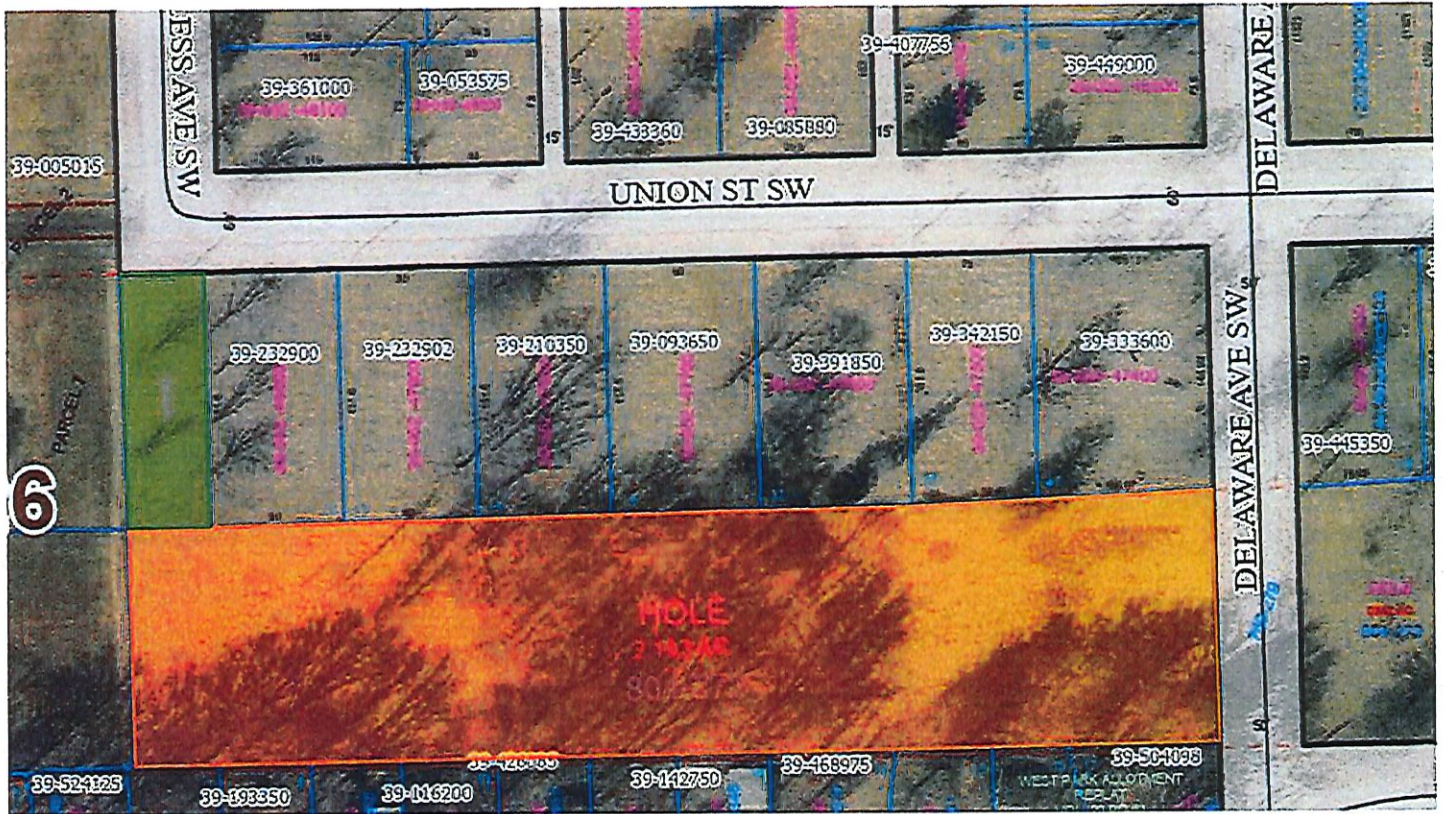
SIGNED: [Signature] ATTEST: [Signature]
PRESIDENT OF COUNCIL CLERK

FILED WITH THE MAYOR: 1-24-2024

DATE APPROVED: 1-24-2024

[Signature]
MAYOR, CITY OF WARREN, OHIO

Exhibit "A" to Draft No. 0454
Subject city properties



"Loveless/Union parcel" - legal description attached



**Exhibit "A" to Draft No. 0454
Loveless/Union Parcel Legal Description**

Situated in the City of Warren, County of Trumbull, State of Ohio:

Known as Lot 97 in the Westlawn Homes Subdivision recorded in Volume 19, Pages 71-72 Trumbull County Plat Records.

Excepting the following parcels:

Parcel 1:

Situated in the City of Warren, County of Trumbull, State of Ohio

And being part of Lot 26 of the original survey of Warren Township and being known as part of the Westlawn Homes Subdivision as recorded in Volume 19, Pages 71 and 72 of the Trumbull County Records of Plats, being more fully bounded and described as follows:

Beginning at a monument in the southwest corner of the intersection of Union St. S.W. and Loveless Avenue S.W. thence N. 87° 00' W. a distance of 76.50 feet to a point in the west line of the said Westlawn Homes Subdivision, thence N. 3° 00' E. along said west line – a distance of 60.00 feet to a point, thence S. 87° 00' E. – a distance of 76.50 feet to a point in the west line of Loveless Avenue S.W. as platted, thence S. 3° 00' W. along said Loveless Avenue S.W. west line – a distance of 60.00 feet to the place of the beginning. Thus forming a parcel of land 60 feet wide and 76.50 feet long and containing within said bounds 0.105 acres.

Parcel 2:

Situated in the City of Warren, County of Trumbull, State of Ohio

And being part of Lot 26 of the original survey of Warren Township and being known as part of the Westlawn Homes Subdivision as recorded in Volume 19, Pages 71 and 72 of the Trumbull County Records of Plats, being more fully bounded and described as follows:

Beginning at a monument in the northwest corner of the intersection of Westlawn Street S.W. and Loveless Avenue S.W., thence S. 3° 00' W. along the west line of the Loveless Avenue, S.W. as platted – a distance of 60.00 feet to a point, thence N. 87° 00' W. a distance of 76.50 feet to a point in the west line of the Westlawn Homes Subdivision, thence N. 3° 00' E. along said west line – a distance of 60.00 feet to a point, thence S. 87° 00' E. a distance of 76.50 feet to the place of the beginning. Thus forming a parcel of land 60 feet wide and 76.50 feet long and containing within said bounds 0.105 acres of land more or less.

Parcel 3:

Situated in Section 26 of the original survey of Warren Township, City of Warren, Trumbull County and State of Ohio, and is more fully described as follows:

Beginning at the southwesterly corner of Lot No. 10 of the Westlawn Homes Subdivision, as surveyed by Bruce Weaver in 1954, said point being in the northerly line of Westlawn St. S.W.; thence N. 87° 00' W. along the northerly line of Westlawn Street, 127.10 feet; thence N. 3° 00' E. 283.56 feet to the northwesterly corner of the Westlawn Homes Subdivision; thence S. 80° 10' 30" E. along the northerly line of the Westlawn Homes Subdivision 128.15 feet to the northwesterly corner of aforementioned Lot No. 10; thence S. 3° 00' W. along the westerly line of Lot No. 10, 268.68 feet to the place of beginning and containing within said bounds 0.791 acres more or less.

Parcel 4:

Situated in Section 26 of the original survey of Warren Township, City of Warren, Trumbull County and State of Ohio, and is more fully described as follows:

Beginning at a point where the southerly line of Westlawn Street intersects the westerly line of Loveless Avenue S.W.; thence S. 3° 00' W. along the westerly line of Loveless Avenue 635.00 feet to the northerly line of Union Street S.W.; Thence N. 87° 00' W. along the northerly line of Union Street, S.W., 76.50 feet to a point in the westerly line of the Westlawn Homes Subdivision as surveyed by Bruce Weaver in 1954; thence N. 3° 00' E. along the westerly line of the Westlawn Homes Subdivision 635.00 feet to the southerly line of Westlawn Street S.W.; thence S. 87° 00' E. along the southerly line of Westlawn Street 76.50 feet to the place of beginning and containing within said bounds 1.141 acres more or less.

**Exhibit "A" to Draft No. 0454
Loveless/Union Parcel Legal Description (cont'd)**

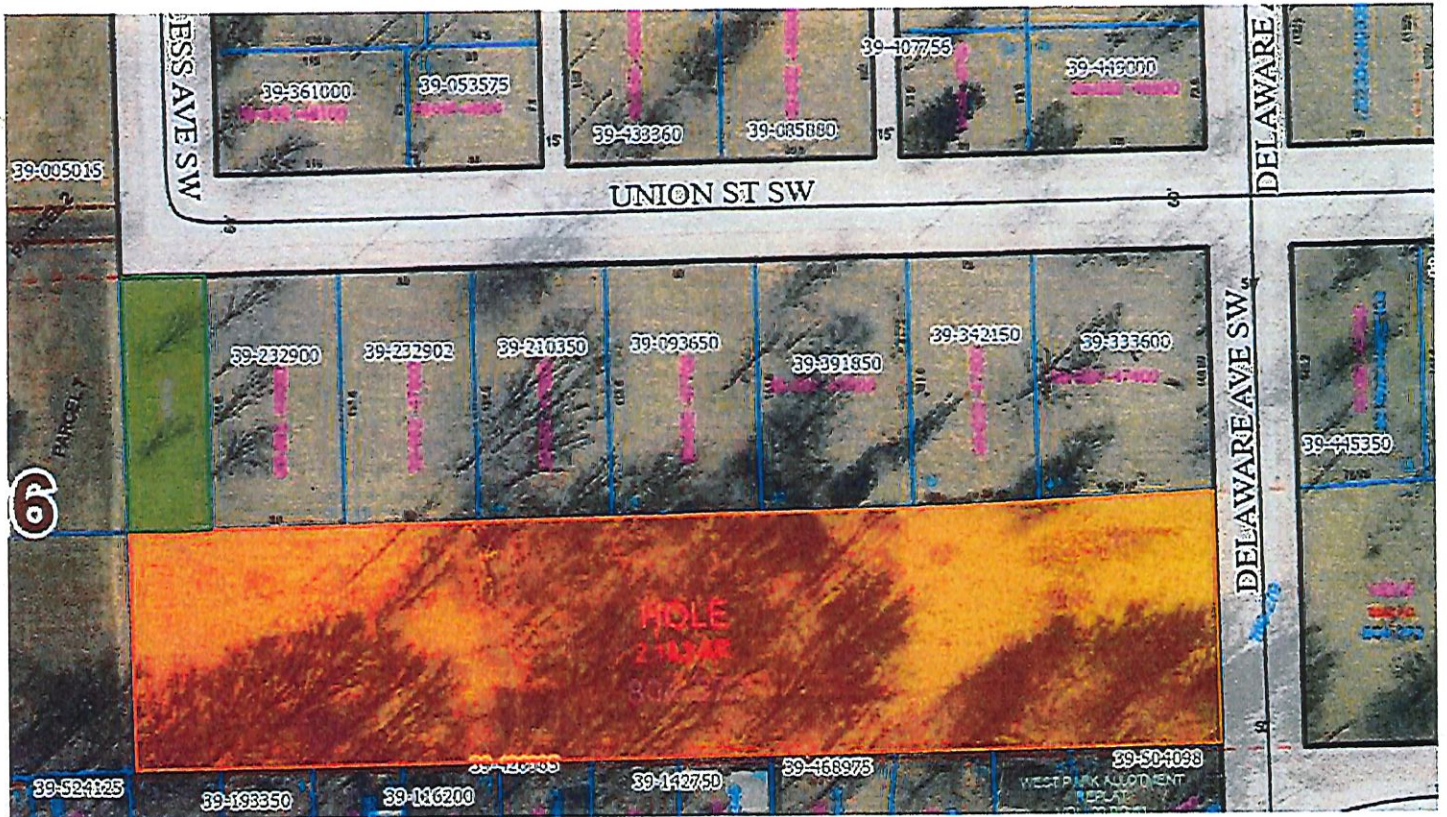
Parcel 5:

Situated in Section 26 of the original survey of Warren Township, City of Warren, Trumbull County and State of Ohio, and is more fully described as follows:

Beginning at a point where the southerly line of Union Street intersects the westerly line of Loveless Avenue S.W.; thence S. 3° 00' W. 151.60 feet to a point in the southerly line of the Westlawn Homes Subdivision; thence N. 87° 00' W, along the southerly line of the Westlawn Homes Subdivision 76.50 feet to the southwesterly corner of the aforementioned subdivision; thence N. 3° 00' E., along the westerly line of the said subdivision, 151.60 feet to the southerly line of Union Street; thence S. 87° 00' E. along the southerly line of Union Street, 76.50 feet to the place of beginning and containing within said bounds 0.266 acres more or less.

Conveyed to the City of Warren in deed Volume 616, page 85, Trumbull County Records.

Exhibit "B" to Draft No. 0454
Subject city properties



"West of Delaware" parcel - legal description attached



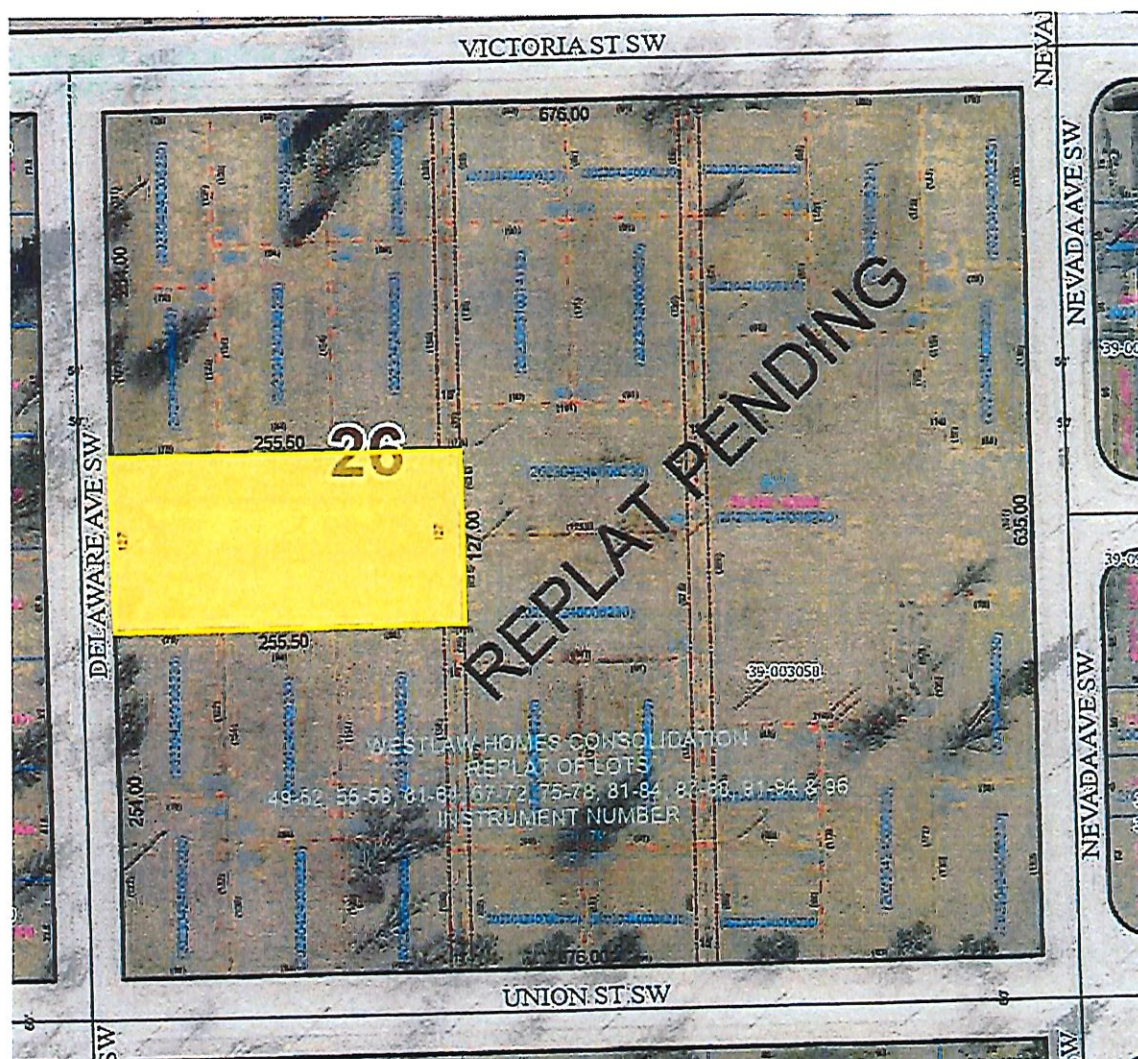
**Exhibit "B" to Draft No. 0454
West of Delaware Parcel Legal Description**

Situated in the City of Warren, County of Trumbull, State of Ohio:

Beginning at a point in the southerly line of the Westlawn Homes Subdivision where the westerly line of Loveless Avenue extended would intersect the same; thence S. 87° - 00' E. along the southerly line of the Westlawn Homes Subdivision 523.30 ft. to a monument; thence S. 89° - 06' E. along the southerly line of the Westlawn Homes Subdivision 129.08 ft. to an iron pin at the south-easterly corner of Lot 47 of the aforementioned subdivision, said iron pin being in the westerly line of Delaware Avenue, S. W.; thence S. 2° - 59' W. along the westerly side of Delaware Avenue, 152.80 ft. to an iron pin in the northerly line of the West Park Allotment; thence N. 86° - 58' W. along the northerly side of the West Park Allotment a distance of 652.25 ft. to a point; thence N. 3° - 00' E. about 146.59 ft. to the place of beginning and containing within said bounds 2.183 acres more or less.

Conveyed to the City of Warren in deed Volume 804, page 272, Trumbull County Records.

Exhibit "C" to Draft No. 0454
Front St. Extension right of way vacation



Right of way vacation area



**Exhibit "C" to Draft No. 0454
Front St. Extension Right of Way Legal Description**

Situated in the City of Warren, County of Trumbull, State of Ohio:

The municipally owned right of way identified as the "Front St. Extension right of way" which is dimensioned at 127 feet by 255.50 feet, totaling approximately 0.75 acres. This area is originally detailed and dedicated in the Westlawn Homes Subdivision as shown in the Trumbull County Plat Records and recorded in Volume 19 Pages 71-72. It is now bound on the North, East, and South by interior lines of Lot 96A in the Westlawn Homes Consolidation Replat, recorded in Trumbull County Instrument #202312270020928 (Parcel ID 39-003058) and on the West by the east line of Delaware Avenue S.W.