**ORDINANCE NO. 32-2019**

**AUTHORIZING THE VILLAGE ADMINISTRATOR TO ENTER INTO AN AGREEMENT FOR THE SALE OF REAL PROPERTY PURSUANT TO BID AND DECLARING AN EMERGENCY**

**WHEREAS**, the Village of Fairfax (“Village”) previously advertised for bids on the sale of four parcels of property located on High Street in the Village, Parcels 523-0006-0633-90, 523-0006-0055-00, 523-0006-0051-00, and 523-0006-0710-90 (collectively, the "Property" or individually, a “Parcel”); and

**WHEREAS**, Council received one such bid from John Carroll Construction & Management Company for all four parcels comprising the entirety of the Property in the amount of $7,750.00 (the “John Carroll Bid”); and one such bid from William C. Federle for Parcel 523-0006-0633-90 in the amount of $16,830.00 (the “Federle Bid”); and

**WHEREAS**, the John Carroll Bid is not adequate under prevailing market conditions or otherwise adequate to serve the best interests of the Village in disposing of the Property; and

**WHEREAS**, the Federle Bid is the best bid received, is fair, adequate and reasonable under prevailing market conditions, and generally serves the public peace, health, safety and general welfare; and

**WHEREAS**, given market conditions and considerations of full and prompt payment, it is in the best interest of the Village to accept the Federle Bid and complete the sale of Parcel 523-0006-0633-90 without delay;

**NOW, THEREFORE, BE IT ORDAINED** by the Council of the Village of Fairfax, State of Ohio that:

**SECTION I:** The John Carroll Bid is hereby rejected.

**SECTION II:** The Federle Bid is hereby accepted, subject to and conditioned upon the mutual final assent to, and full execution of, the Contract to Purchase Real Estate attached hereto as Exhibit A.

**SECTION III:** The Village Administrator is hereby authorized and directed to execute the Contract to Purchase Real Estate attached hereto as Exhibit A, subject to revisions of a non-material nature.

**SECTION IV:** The Village Administrator is further authorized and directed to take such steps as are necessary and proper to convey Parcel 523-0006-0633-90 to William C. Federle in accordance with the terms of the Contract to Purchase Real Estate.

**SECTION V:** This Ordinance is hereby declared to be an emergency measure necessary for the preservation of the public peace, health, safety, and general welfare and shall be effective immediately. The reason for said declaration of emergency is the immediate need to complete the sale and transfer of the subject Parcel in a timely manner.

Passed this \_\_\_\_\_ day of \_\_\_\_\_\_\_\_\_\_, 2019.

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Mayor

ATTEST:

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Clerk-Treasurer

CERTIFICATE

I hereby certify this to be a true and correct copy of Ordinance No. 32-2019 passed at a meeting of the Council of the Village of Fairfax on this \_\_\_\_ day of \_\_\_\_\_\_\_\_\_\_\_\_\_, 2019.

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