

RESOLUTION NO. 15-2019

Authorizing the Acquisition of Certain Real Estate Interests
Involving Parcels 7 and 15 for the Northeast Gateway
Intersection Improvement Project. (Project No. 602-14)

WHEREAS, the Northeast Gateway Intersection Improvement Project will reconstruct Worthington Galena Road starting 600 feet north of the CSX railroad to Lakeview Plaza Boulevard, Wilson Bridge Road from the CSX Railroad to Worthington Galena Road, and Huntley Road starting 400 feet south of Wilson Bridge Road to Wilson Bridge Road (the “Project”); and,

WHEREAS, the Project requires the City of Worthington to acquire various real estate interests, including Parcels 7-WD1, 7-WD2, 7-S, 7-T1, 7-T2, 7-T3, and 7-E (the “Parcel 7 real estate interests”) and Parcels 15-WD, 15-S, 15-U, 15-T, and 15-E (the “Parcel 15 real estate interests”); and,

WHEREAS, the Ohio Department of Transportation’s Real Estate Manual provides the federally mandated appraisal and acquisition process to acquire Right-of Way parcels with federal grant funding; and,

WHEREAS, Council passed Ordinance No. 33-2018 appropriating the estimated necessary funds for such acquisition; and,

WHEREAS, Council passed Ordinance No. 61-2018 determining to proceed with the acquisition and requiring the adoption of a resolution to authorize the acquisition of any parcels described in Exhibit A of the ordinance if the negotiated purchase price exceeds \$30,000 or is more than \$3,000 over the fair market value estimate; and,

WHEREAS, the City’s consultants have negotiated and ODOT has approved the purchase of the Parcel 7 real estate interests from RSFI Partners, LLC for \$170,000.00 and the purchase of the Parcel 15 real estate interests from 7200 Huntley Road, LLC for \$810,000.00.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Municipality of Worthington, County of Franklin, State of Ohio:

SECTION 1. That Council hereby approves the purchase of the Parcel 7 real estate interests from RSFI Partners, LLC for \$170,000.00.

SECTION 2. That Council hereby approves the purchase of the Parcel 15 real estate interests from 7200 Huntley Road, LLC for \$810,000.00.

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SECTION 3. That the City Manager, Finance Director, and Law Director are each hereby authorized, acting singly or jointly, to take all actions, including the execution of the purchase contract, any escrow agreements and instructions, closing statements, affidavits, approvals, payments, or other documents, necessary to effectuate the purchase of the Parcel 7 real estate interests and the Parcel 15 real estate interests.

SECTION 4. That the Clerk be and hereby is instructed to record this Resolution in the appropriate record book.

Adopted March 18, 2019

/s/ Bonnie D. Michael
President of Council

Attest:

/s/ D. Kay Thress
Clerk of Council