

ORDINANCE NO. 2025-22
INTRODUCED BY: Mayor Bodnar

**AN EMERGENCY ORDINANCE
AUTHORIZING AND DIRECTING
THE MAYOR AND PRESIDENT OF COUNCIL TO ENTER INTO
A PURCHASE AND SALE AGREEMENT, AND ACCOMPANYING
DEVELOPMENT AGREEMENT, SETTING FORTH THE TERMS AND CONDITIONS
OF THE SALE OF CERTAIN REAL PROPERTY OWNED BY MAYFIELD VILLAGE,
LOCATED AT 6492, 6500, 6522 AND 6536 WILSON MILLS ROAD,
NO LONGER NEEDED FOR ANY MUNICIPAL PURPOSE,
AND TO BE USED FOR THE CONSTRUCTION OF
FOUR NEW SINGLE FAMILY RESIDENTIAL HOMES**

WHEREAS, the Village is the owner of certain real property located at 6492, 6500, 6522 and 6536 Wilson Mills Road (hereinafter individually referred to as the “Property” or collectively as the “Properties”); and

WHEREAS, the Properties were strategically acquired by the Village in 2006 and 2007, with the future intention of completing a comprehensive assemblage of property for residential redevelopment in the area; and

WHEREAS, since they were acquired, the Properties have been temporarily maintained by the Village as residential rental homes, pending a future redevelopment plan; and

WHEREAS, now, due to the advanced age of the residential structures on the Properties, and due to a lack of interest from a potential developer for a comprehensive assemblage of property for residential redevelopment, the Village terminated the existing month to month tenancies at the Properties, to more fully evaluate the conditions of each Property and a plan for redevelopment; and

WHEREAS, the Properties are all similarly sized, ¼ acres lots, and are located on the south side of Wilson Mills Road between Raleigh Drive and the Mayfield Union Cemetery; and

WHEREAS, currently two of the Properties are vacant and two of the Properties contain residential structures that are in varying states of decline and/or obsolescence and in need of demolition due to their existing poor condition; and

WHEREAS, the residential structure on 6522 Wilson Mills Road was found to be in the poorest condition and was recently demolished and by Ordinance No. 2024-19 6522 Wilson Mills Road was listed for sale in May of 2025 on the open market to obtain the highest and best price; and

WHEREAS, in response to the listing, a local builder, in the business of building single-family residential homes, submitted an offer to purchase all four Properties for the construction of 4 new single family residential homes; and

WHEREAS, the Ohio Constitution Article XVIII grants a municipal corporation the powers of local self-government, which include the legislative power to determine whether land, which has been conveyed to it in fee simple for a public use or purpose, with no provision for forfeiture or reversion, is no longer needed for municipal purposes, and to dispose of such property where it is done for a public purpose of interest and advantage to the inhabitants of the municipal corporation; and

WHEREAS, the Village, as a result of negotiations in response to the initial proposal from Vincent Homes, LLC, desires to sell the Village Properties to Vincent Homes LLC and enter into a Purchase and Sale Agreement and accompanying Development Agreement to set forth the respective rights, agreements and obligations of the parties and finds the same to be in the best interest of the Village and its residents.

BE IT ORDAINED BY THE COUNCIL OF MAYFIELD VILLAGE, OHIO, THAT:

SECTION 1. The recitals set forth above are incorporated herein by reference.

SECTION 2. The Council of Mayfield Village, Ohio hereby determines that the certain real properties located at 6492, 6500, 6522 and 6536 Wilson Mills Road and owned by Mayfield Village are no longer needed for any municipal purpose.

SECTION 3. Based upon the determination in Section 2 above, the Council of Mayfield Village, Ohio hereby authorizes and directs the Mayor and President of Council to enter into a Purchase and Sale Agreement, and accompanying Development Agreement for the sale and redevelopment of 6492, 6500, 6522 and 6526 Wilson Mills Road to Vincent Homes, LLC for \$200,000.00, plus the cost of the demolition of the two remaining residential structures, in accordance with the terms and conditions as are set forth in the agreements attached and incorporated by reference as Exhibit “A”, finding such sale to be in the best interest of the Village and its residents.

SECTION 4. The Council finds and determines that all formal actions of this Council relating to the adoption of this Ordinance pursuant to the Village’s Charter and Ordinances have been taken at open meetings of this Council; and that deliberations of this Council and of its committees, resulting in such formal action, took place in meetings open to the public, in compliance with all statutory requirements including requirements of Section 121.22 of the Ohio Revised Code.

SECTION 5. This Ordinance is hereby declared to be an emergency measure immediately necessary for the preservation of health, safety and welfare of the residents of Mayfield Village, Ohio, and for the reason that the Properties can be transferred and construction of the new homes

