

Minutes of the NORTH ROYALTON BOARD OF EDUCATION Special Meeting
Held February 23, 2015 7:30 AM
North Royalton Board of Education Administrative Conference Room

SUMMARY

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL
- IV. PUBLIC PARTICIPATION
- V. RESOLUTION 2015-77: ADJOURN TO EXECUTIVE SESSION
- VI. RESOLUTION 2015-78: ACCEPT OFFER TO PURCHASE PROPERTY-EDGERTON ROAD
- VII. RESOLUTION 2015-79: Motion to Adjourn

I. CALL TO ORDER. President Anne Reinkober called the Regular Meeting of the North Royalton Board of Education to order at 7:30 AM, February 23, 2015, at the North Royalton Board of Education Administrative Conference Room.

II. PLEDGE OF ALLEGIANCE. President Anne Reinkober requested all present to join in the pledge of allegiance to the flag.

III. ROLL CALL. Present: President Anne Reinkober, Vice-President Jacquelyn Arendt, Dr. Susan Clark and Dr. John Kelly. Barbara Zindroski was not in attendance. Also present were Superintendent Gregory Gurka, Assistant Superintendent Jim Presot, and Treasurer Biagio Sidoti.

IV. PUBLIC PARTICIPATION. The public is invited to speak to any of the agenda items. Comments should be limited to five minutes. No speakers addressed the board.

V. RESOLUTION 2015-77: ADJOURN TO EXECUTIVE SESSION. Adjourn to executive session at 7:33 AM to consider the sale of property at competitive pricing.

Moved by Kelly
Voting Aye: Kelly, Clark, Arendt, Reinkober
Motion Carried

Seconded by Clark

Meeting called back to order at 7:38 AM

VI. RESOLUTION 2015-78: ACCEPT OFFER TO PURCHASE PROPERTY-EDGERTON ROAD. Resolve the Board of Education to approve the sale of the Edgerton Road property.

WHEREAS, at its December 8, 2014, meeting, the Board of Education resolved to sell 14.518 acres of vacant, unimproved land identified as Permanent Parcels 584-20-005 and 584-20-006 at public auction at a minimum price of \$200,000 pursuant to the provisions of Ohio Revised Code Section 3313.41; and

WHEREAS, a public auction was conducted on January 26, 2015, at 10:00 a.m. at the offices of the Board of Education; and

WHEREAS, there were no bidders present at the auction; and

WHEREAS, following the auction, the Board of Education received an offer to purchase the real estate from Sam Petros of Petros Development, Co., LLC. (the "Buyer") on February 4, 2015; and

WHEREAS, the Board of Education is desirous of selling the real estate to Mr. Petros and authorizing a real estate agreement for said purchase.

NOW THEREFORE BE IT RESOLVED that the Board of Education hereby acknowledges that it is a body politic and corporate capable of acquiring, holding, possessing, and disposing of real and personal property pursuant to Ohio Revised Code Section 3313.17.

BE IT FURTHER RESOLVED that the Board of Education has determined that the above-described real estate is no longer needed for school purposes and that it is in the best interests of the District to sell the real estate.

BE IT FURTHER RESOLVED that the Board of Education has satisfied its legal obligations to dispose of the real estate by public auction.

BE IT FURTHER RESOLVED that the Board of Education accepts the offer to purchase the real estate that was made by Petros Development Co., LLC. on February 4, 2015.

BE IT FURTHER RESOLVED that the sale of the real estate shall be upon the following terms and conditions:

- a. The real estate shall be sold for \$200,000 payable in cash or certified funds at closing. The Buyer shall give the Board a \$10,000 deposit as security for faithful performance which shall be applied towards the purchase price which shall be nonrefundable after the 90-day due diligence period.
- b. The real estate will be sold in **AS IS** condition. The Buyer will be provided a 90-day due diligence period until May 10, 2015, during which time the Buyer may perform certain testing of the Real Estate including soil testing, a review and assessment of wetlands, a Phase I environmental study and an assessment of utility location.
- c. Any and all costs associated with investigations made by the Buyer during the Due Diligence period shall be borne by the Buyer. In the event the Agreement is terminated by the Buyer during the Due Diligence period,

the Buyer at its sole cost shall restore the Real Estate to its original condition as near as possible and provide the Board with a copy of any and all reports and studies made by the Buyer of the Real Estate.

d. Closing shall occur within 30 days following the due diligence period, or no later than June 9, 2015.

BE IT FURTHER RESOLVED that the Board hereby authorizes and directs the Board President, Superintendent and Treasurer to do all things necessary and consistent with this resolution to accomplish the sale provided for herein including but not limited to executing the Real Estate Purchase Agreement attached to and incorporated into this Resolution.

BE IT FURTHER RESOLVED that the proceeds of the sale of the real estate will be utilized to fund the roof replacement and repair projects at North Royalton High School and Albion Elementary School that were the subject of a recent public advertisement for bids.

BE IT FURTHER RESOLVED that all formal actions of this Board concerning and relating to the adoption of this Resolution were adopted in an open meeting of this Board, and that all deliberations of this Board and any of its committees that resulted in such formal action were in meetings open to the public or in executive session as permitted by Ohio law.

Moved by Arendt
Voting Aye: Arendt, Kelly, Clark, Reinkober

Seconded by Kelly

VII. RESOLUTION 2015-79: Motion to Adjourn
Motion to adjourn meeting at 7:40 AM.

Moved by Kelly
Voting Aye: Kelly, Clark, Arendt, Reinkober
Motion Carried

Seconded by Clark

ATTEST:

Becky Sestak
TREASURER

Am Rin
BOARD PRESIDENT

March 9, 2015
DATE

3/9/2015
DATE