

Special Session of Village Council

March 1, 2025; 3:00 p.m.

Call to Order

The Special Session of Council was called to order by Mayor Fisher. The meeting was opened with the Pledge of Allegiance.

Roll Call

Roll Call was completed by Solicitor, John Kaspar. The following members were present.

York Bryant

Jim Frederick

Mike McKeehan

Rebecca Isaacs-Niemesh

George Schraffenberger

Ben Steiner

Having a quorum of members present, the Special Session commenced to conduct the business of the Village.

Two items of business were presented to Council by the Solicitor in order to complete the pending disposition of the Morrow Plaza and close the sale of the same.

For the first order of business, the Solicitor advised that the Plaza was to be disposed of pursuant to the Comprehensive Plan for the Village.

The Village of Morrow, Ohio, acting under a statutory scheme of municipal government in accordance with Title 7, et seq., of the Ohio Revised Code, and pursuant to Sections 715.01 and 715.21, et seq., of the Ohio Revised Code, is empowered to acquire and hold property for any authorized municipal purpose. As such, the Village acquired 535 W. Pike Street, Morrow, Ohio 45152, also known as “The Morrow Plaza”, containing approximately 8.23 acres of land and including approximately 55,000 square feet of improvements, to advance the Comprehensive Plan of the Village adopted pursuant to Resolution 31-13, for urban development and urban renewal, and in furtherance of making the Village a “destination location” for economic growth and development. As acquired, the Morrow Plaza is in a state of profound disrepair, unfitness, and obsolescence; is not necessary for Village use; and the development of which would be instrumental to the rehabilitation and renewal of the Village. It was agreed that the Village presently seeks to dispose of The Morrow Plaza pursuant to Ohio Revised Code Section 721.28 in furtherance of the development and renewal of the Village, subject to the foregoing, time being of the essence.

Councilman Frederick moved to suspend the rules; second by Councilman Steiner. All yay; none opposed. Councilman Frederick moved to adopt on an emergency basis; second by Councilman Steiner. All yay; none opposed.

Thus, Resolution #10-25 passed as an emergency, the Village Council of Morrow, Ohio, authorizing the transfer, lease, or conveyance of The Morrow Plaza in accordance with and for the purposes of Resolution 31-13 adopting the Comprehensive Plan for the Village of Morrow upon such lawful terms and conditions and in such manner as prescribed by the Village Council of Morrow, Ohio, without competitive bidding as required by section 721.03 of the Revised Code.

For the second order of business, the Solicitor advised that the Morrow Plaza was presently under contract for purchase by Flynn Property Group, LLC. While it was the earnest belief that the Mayor had previously been authorized to enter into contract with the Flynn Property Group in order to dispose of the Morrow Plaza in accord with the foregoing resolution, no record of such resolution authorizing the disposition is of record.

The Flynn Property Group, LLC, operates a property development company and desires to purchase The Morrow Plaza in order to develop the same for miscellaneous uses that would directly and indirectly benefit the Village and its constituents according to the terms and conditions set forth in *Purchase and Sale Agreement* of September 6, 2023, and each of the four subsequent amendments to the same (collectively, the “Agreement”). Upon presentation by the Mayor and deliberation and consideration by the Village Council, the Village Council determined that authorizing the Mayor to enter into the Agreement is necessary to advance the business of the Village in furtherance of the Comprehensive Plan for the Village of

Morrow and pursuant to R.C. 721.28 and that the Agreement should be adopted and ratified by the Village Council accordingly, time being of the essence for closing the contract.

Councilman Frederick moved to suspend the rules; second by Councilman Schraffenberger. All yea; none opposed. Councilman Frederick moved to adopt on an emergency basis; second by Councilman Schraffenberger. All yea; none opposed.

Thus, Resolution #11-25 passed as an emergency, authorizing the Mayor to enter into contract with Flynn Property Group, LLC, under the terms and conditions set forth in the Agreement and, further, adopting and ratifying the Agreement, time being of the essence.

There being no further business before the Council . . .

Adjournment

Motion by Schraffenberger to adjourn; second by Steiner. All yea.

Tina Powell, Clerk of Council
& Fiscal Officer

Mitchell Fisher, Mayor