

ORDINANCE NO. 16, 2025

AUTHORIZING THE TRANSFER OF A CERTAIN PROPERTY TO THE COMMUNITY IMPROVEMENT CORPORATION AND AND DECLARING AN EMERGENCY.

WHEREAS, the residential structure at 4416 Greenlee Ave., St. Bernard, Ohio, suffered significant structural damage by fire several years ago and continued to deteriorate due to exposure to the elements while in an unsecured and unrepaired status for several years thereafter, and was subsequently condemned and demolished in accordance with Chapter 1335 of the St. Bernard Codified Ordinances; and

WHEREAS, the Village of St. Bernard caused a lien to be filed in Hamilton County, Ohio, against the real estate at 4416 Greenlee Ave., St. Bernard, for costs incurred by the Village in the demolition of the razing and removal of the unsafe structure on the real estate, including the removal of asbestos located therein; and

WHEREAS, on March 9, 2023, Adair 0001, the entity holding Tax Lien Certificates against the real estate at 4416 Greenlee Ave., St. Bernard, Ohio, filed a Complaint in the Court of Common Pleas, Hamilton County, Ohio, (Case No. A2301002) against Frederick W. Jansen, IV, *et.al.*, which litigation ultimately resulted conveyance of that real estate to the Village of St. Bernard by the Sheriff of Hamilton County, Ohio on February 20, 2025; and

WHEREAS, the Village now wishes to convey its interests in that real estate to the St. Benard Community Improvement Corporation ("CIC"), to allow CIC to develop and/or sell the real property; now therefore

**BE IT ORDAINED BY THE COUNCIL OF THE VILLAGE OF ST. BERNARD,
STATE OF OHIO:**

Section 1. The Village shall convey to the St. Bernard Community Improvement Corporation, the Village's rights, title, and interest in the real estate located at 4416 Greenlee Ave., 582-0011-0062-00, Hamilton County, Ohio, subject to any tax liability thereon.

Section 2. This Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety. The reason for the emergency is that it is necessary to relieve the Village of any tax liability incurred as the owner of the real estate. This transfer will also permit the real estate to be marketed for the sale and or the development of a residential lot within the Village. Therefore, this Ordinance shall take effect immediately by and upon its passage, and the approval of two-thirds of the members of said Council. However, this Ordinance shall take effect on the earliest date provided by law if approved by no more than the majority of members of Council, and in that event, the emergency provisions herein are set at naught.

Passed this 22nd day of May 2025.



President of Council

ATTEST:



Clerk of Council

ORIGINAL

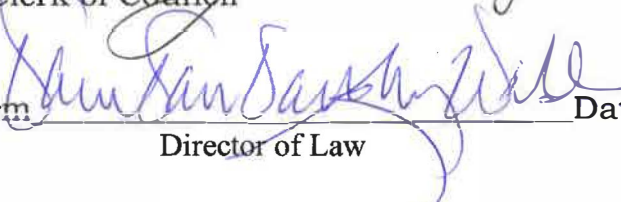
Approved this 22nd day of May 2025.



Mayor

I, CAROLINE STEGMAN, CLERK OF COUNCIL, VILLAGE OF ST. BERNARD, STATE OF OHIO, DO HEREBY testify that the publication of Ordinance No. 16, 2025, was made by posting true copies of the same in the most public places designated by Council: the Village website; and the Village social media account, for a period of fifteen (15) days or more commencing May 22nd, 2025.

ATTEST:  Date May 22nd 2025.
Clerk of Council

Approved as to form  Date 22 May 2025.
Director of Law

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