

ORDINANCE #2022-335

**AN ORDINANCE TO CONVEY 5.878 ACRES OF CITY PROPERTY
PURSUANT TO WEST VIRGINIA CODE §8-1-5a AND RANSON
CITY CODE
§§9-93, CONSISTING OF PARCELS DESIGNATED AS CITY OF
RANSON
TAX DISTRICT MAP 4, PARCELS 124, 124.1, 126, 127, 128, 129,**

AN ORDINANCE to Convey City Property Pursuant To West Virginia Code § 8-1-5a and Ranson Code § 9-93 and a duly enacted sales contract.

WHEREAS, the City owns in fee simple real property that is a former industrial site located within its municipal boundary known as “the Kidde Foundry site” and designated as Ranson Tax District, Map 04, parcels 124, 124.1, 126, 127, 128, and 129 and as further described in a deed recorded by the Clerk of the Jefferson County, West Virginia Commission at Deed Book 1072, Page 735; and,

WHEREAS, this parcel is currently vacant; and,

WHEREAS, the City desires that this parcel be redeveloped to return the property to an active, productive, used and useful state; and,

WHEREAS, pursuant to right previously tendered by City (attached at Exhibit A), Buyer wishes to purchase and complete redevelopment of the subject property with a mixed-use development, including commercial, retail and residential uses; and,

WHEREAS, the contemplated redevelopment plan is approved by the Ranson Planning Commission and all necessary and relevant state and municipal authorities, and,

WHEREAS, the buyer/developer has demonstrated adequate financial strength to fund and complete the contemplated project; and,

WHEREAS, the approved economic development project will provide a necessary and convenient resource to the citizens of the City; and,

WHEREAS, the City has completed or will complete and finally certify remediation of this former industrial site designated by USEPA as a brownfield site; and,

WHEREAS, pursuant to W.Va. Code 8-1-5a and Ranson City Code 9-93, the City may sell the subject property without public auction; and,

WHEREAS, these Parties wish to make this conveyance subject to the terms and conditions included in the prior tendered rights and duties (Exhibit A).

NOW, THEREFORE, for and in consideration of the sum of ten dollars (\$10.00), the receipt of which is hereby acknowledged, and subject to the terms herein, the City shall, upon approval of a subdivision plan regarding the subject site LAW Chapter 16 of the Ranson City Code and as required by Ranson City Code § 9-93, bargain, sell, assign, transfer and convey unto Buyer:

1. General warranty deed to all of its right, title and interest in and to the real property of the City as described above and as existing at closing. Subject to the terms herein, including, specifically terms relating to CERCLA renewal this is an AS-IS SALE; and,
2. Buyer acknowledges that the fee simple conveyance of this real property is conditioned upon and subject to the rights and duties arising under the Purchase and Conditional Sales Agreement.

Adopted by the City Council of the City of Ranson after a 1st reading on April 19th 2022 and after a 2nd reading on May 3rd 2022, by a vote of 6 in the affirmative, 0 in the negative with abstentions.

Keith D. Pierson
Mayor

ATTEST:

Stephanie Hawkins
City Clerk

AFFIX CITY SEAL

