

**CITY OF STRUTHERS**  
*Resolution*

NO. 24-055

***A RESOLUTION AUTHORIZING THE SAFETY SERVICE DIRECTOR TO ENTER INTO A LEASE AGREEMENT WITH STRUTHERS BASEBALL LEAGUE FOR A TEN (10) YEAR PERIOD THE WESTERLY CORNERS OF OUTLOT 133, EXCLUDING THE DOG PARK, KNOWN AS NEBO PARK, LOCATED BETWEEN HAYWOOD BLVD. AND PARKCLIFF STREET AS PER EXHIBIT "A" ATTACHED HERETO, REPEALING ORDINANCE NO. 07-040 AND ANY RESOLUTION INCONSISTENT HERewith AND DECLARING AN EMERGENCY.***

**NOW, THEREFORE, BE IT RESOLVED**, by the Council of the City of Struthers, Ohio, <sup>3</sup>/<sub>4</sub>'s of all members elected thereto concurring:

**SECTION 1:** That the Safety Service Director is hereby authorized to enter into a lease agreement with Struthers Baseball League for a ten (10) year period the westerly corners of Outlot 133, excluding the dog park, known as Nebo Park, located between Haywood Blvd. and Parkcliff Street.

**SECTION 2:** Said agreement is marked Exhibit "A" attached hereto and made a part hereof.

**SECTION 3:** That Resolution No. 07-040 and any resolution inconsistent herewith is hereby repealed.

**SECTION 4:** This Resolution is hereby declared to be an emergency measure necessary for the preservation of public peace, health and safety of the inhabitants of the. City of Struthers, Ohio. Said emergency exists by reason of the fact that lease agreement must be entered into as soon as possible, and, as such, this resolution shall take effect upon its passage and approval by the Mayor.

**LEASE**

This lease and agreement entered into by and between the City of Struthers, Ohio, a municipal corporation, as lessor and Struthers Baseball League, a non-profit Ohio Corporation, as lessee.

**WHEREAS**, the City of Struthers, Ohio owns a parcel of land hereafter described which parcel of land is not needed for municipal purposes and as such can be utilized by the lessee as baseball fields.

**NOW, THEREFORE**, based upon consideration of One dollar (\$1.00) a year and further based upon certain mutual promises made by and between the lessor and the lessee, The City of Struthers, Ohio hereby leases the following described real estate, to- wit:

Situated in the County of Mahoning, State of Ohio, City of Struthers, and further described:

**PART 1**

Beginning at a point, said being on the Easterly right-of-way line of Prospect Street and the Northwest Corner of City Lot No. 4507, thence Easterly along the Northerly property line of City Lot Nos. 4507, 4508 and 4509, a distance of 130 feet to a point, said point being the Northeast corner of City Lot NO. 4509, and the principle place beginning:

Thence Easterly along said Northerly property line, a distance of 307:07 feet to a point, said point being the Northeast corner of City Lot No. 4515; thence Southerly along the Easterly property line of City Lot No. 4515, a distance of 140 feet to a point, said point being the Northerly right-of-way line of Parkcliff Avenue and the Southeast corner of City Lot No. 4515; thence Westerly along the Northerly right-of-way line of Parkcliff Avenue, a distance of 307.07 feet to a point, said point being the Southeast corner of City Lot No. 4509; thence Northerly along the Easterly

**CITY OF STRUTHERS**  
***Resolution***

***NO. 24-055***

---

property line of City Lot No. 4509, a distance of 140 feet, to a point, said point being the principle place of beginning, and containing 0.99 acres more or less.

**PART 2**

Beginning at a point, said point being on the Easterly right-of-way line of Prospect Street and the Northwest corner of City Lot No. 4524; thence Easterly along the Southerly right-of-way line of Parkcliff Avenue, a distance of 130 feet to a point, said point being the Northeast corner City Lot No. 4522, and the principle place of beginning.

Thence Easterly along said Southerly right-of-way line, a distance of 299.15 to a point, said point being the Northeast corner of City Lot No. 4516; thence Northerly a distance of 50 feet along the Easterly property line of City lot No.4513, to a point, said point being on the Northerly right-of-way line of Parkcliff Avenue, and the Southeast corner of City Lot No. 4515; thence Easterly along the Northerly property line of O.L. 133, a distance of 330 feet, to a point, said point being on the Easterly property line of O.L. 133 (Pt.); thence Southerly along said Easterly property line a distance of 378.17 feet to a point, said point being the Southwest corner of O.L. 133 (Pt.); thence Northerly along the Easterly property line of City Lot No. 4596, a distance of 26.66 feet to a point, said point being the Southeast corner of City Lot No. 4596; thence Westerly a distance of 362.47 feet, along the right-of-way line of Haywood Blvd, to a point, said point being the Southeast corner of City Lot No. 4589, thence Northerly, along the Easterly property line of City Lot No. 4589, a distance of 130 feet to a point , said point being the Northeast corner of City Lot No. 4589; thence Easterly along the Northerly property line of City Lot No. 4589 and 4590, a distance of 60 feet to a point, said point being Southeast corner of City Lot No. 4522; thence Northerly along the Easterly property line of City Lot No. 4522, a distance of 130 feet to a point, said point being the principle place of beginning, and containing 5.61 acres, more or less.

**PART 3**

Beginning at a point, said point on the Southerly right-of-way line of Haywood Blvd., and the Northeast corner of City Lot No.4603, and the principle place beginning.

Thence Easterly along the Southerly right-of way of Haywood Blvd., a distance of 300 feet to a point, said point being the Northeast corner of City Lot No. 4597; thence Southerly along the Easterly property line of City Lot No. 4597 to a point, said point being the Southeast corner of City Lot N. 4597; thence Westerly a distance of 300 feet along the Southerly property line of City Lot Nos. 4597, 4598, 4599, 4600 4602 to a point, said point being the Southeast corner of City Lot No. 4603; thence Northerly along the Easterly property line of City Lot No. 4603, a distance of 130 feet to a point, said point being the Northeast corner of City Lot No. 4603 and the principle place of beginning, and containing 0.89 acres, more or less.

to Struthers Baseball League as lessee to be used and occupied as baseball fields. Said parcel of land shall be used for no other purpose. Said lease shall be in effect for a period of Ten (10) years commencing with the passage of resolution and terminating Two hundred and Forty (240) months from said commencement date in 2024.

Said lessee in consideration of obtaining said lease hereby covenants and agrees to abide and carry out the following conditions and stipulations, to-wit:

- (1) To properly maintain said parcel of land by removing unnecessary weeds and to properly seed said area if necessary.
- (2) Not to assign or sublet the property being leased
- (3) To save and hold harmless the City of Struthers, Ohio from any and all claims either for personal injury or property damage arising out of the use of said parcel of land, or any improvements thereof.

**CITY OF STRUTHERS**  
**Resolution**

NO. 24-055

- (4) To use and occupy said premises in a careful, safe and proper manner, and will not bring nor suffer to be brought upon said land and substance or force
- (5) Which will create a hazard or nuisance to the public utilizing Haywood Blvd., and Parkcliff Street and the adjacent areas.
- (6) To seek approval from the City of Struthers for any permanent improvements prior to commencing said improvements to the leased property described herein.
- (7) Any improvements, fixtures, appurtenances or other structures or improvements, so constructed on the leased premises, become property of the City of Struthers, Ohio, but lessee shall properly maintain the same.

It is further mutually agreed that the City of Struthers, Ohio and Struthers Baseball League may terminate this lease at any time by giving the lessees Forty-Five (45) days' notice.

Said Struthers Baseball League further agree to do the following:

- (A) Maintain insurance coverage as to said described leased property excluding the dog park for both practices and games.

Said insurance policy will meet the approval of the City of Struthers and a copy will be provided for said City.

**IN WITNESS WHEREOF**, the City of Struthers, Ohio by its officers and the trustees of said Struthers Baseball League have hereunto caused to be affixed to this lease the name and corporate seal of both parties and the names of its officers. All being properly attested and signed in the City of Struthers, Ohio this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

PASSED IN COUNCIL THIS \_\_\_\_\_ 12<sup>th</sup> \_\_\_\_\_ DAY OF \_\_\_\_\_ June \_\_\_\_\_, 2024.

  
CLERK OF COUNCIL        
PRESIDENT OF COUNCIL - Pro Tem

FILED WITH THE MAYOR THIS \_\_\_\_\_ 12<sup>th</sup> \_\_\_\_\_ DAY OF \_\_\_\_\_ June \_\_\_\_\_, 2024.

  
CLERK OF COUNCIL

APPROVED BY THE MAYOR THIS \_\_\_\_\_ 12<sup>th</sup> \_\_\_\_\_ DAY OF \_\_\_\_\_ June \_\_\_\_\_, 2024.

  
MAYOR

POSTED ON STRUTHERS CITY WEBSITE & STRUTHERS SOCIAL MEDIA

DATE: June 14, 2024  
  
CLERK OF COUNCIL

Save: Struthers Baseball League Lease 2024