

CITY OF STRUTHERS, OHIO  
Ordinance

NO. 25-019

***AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT WITH PANTHEON HOUSING DEVELOPMENT GROUP, LLC FOR THE DEVELOPMENT AND CONSTRUCTION OF WORKFORCE HOMEOWNERSHIP UNITS UNDER THE FY 2025 WELCOME HOME OHIO PROGRAM, AND DECLARING AN EMERGENCY.***

**WHEREAS**, the City was awarded \$2,750,000.00 by the Ohio Department of Development (“ODOD”) under the FY 2025 Welcome Home Ohio Program to develop, construct, and sell to eligible buyers eight (8) workforce homeownership units in the City (the “Project”).

**WHEREAS**, the homes will be developed on certain real property located in the City and more particularly described in the Development Agreement attached hereto as Exhibit “A” (the “Property”).

**WHEREAS**, the Property is currently owned by the City of Struthers Land Revitalization Corporation (the “Revitalization Corp.”).

**WHEREAS**, the City desires to engage Pantheon Housing Development Group, LLC (“PHDG”) to develop the Project in accordance with the requirements of the State of Ohio Welcome Home Ohio: Purchasing Program Grant Agreement by and between the City and ODOD.

**WHEREAS**, to effectuate the Project, the City will cause the Revitalization Corp. to convey the Property to PHDG, or its designated affiliate, and then acquire the Property from PHDG, or its designated affiliate, after the homes are constructed on the Property for resale to eligible homebuyers.

**WHEREAS**, to further effectuate the Project, the City and PHDG must enter into the Development Agreement attached hereto as Exhibit “A” or an agreement that is substantially similar.

**NOW, THEREFORE, BE IT ORDAINED**, by the Council of the City of Struthers, Ohio,  $\frac{3}{4}$ 's of all members elected thereto concurring:

**SECTION 1:** The Mayor is hereby authorized to enter into the Development Agreement attached hereto as Exhibit “A”, or an agreement that is substantially similar, with PHDG and execute any and all other documents necessary to effectuate the Project and/or the terms of the Development Agreement.

**SECTION 2:** It is hereby found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were passed in an open meeting of this Council and that all deliberations of this Council and of any of its committees that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements including § 121.22 of the Ohio Revised Code.

**SECTION 3:** This Ordinance is hereby declared to be an emergency measure for the preservation of the public peace, health, safety, and welfare of the residents of the City, the immediate emergency being the necessity to execute the Development Agreement between the City and PHDG to begin immediate development and construction of the homes and effectuate the Project. Accordingly, this Ordinance shall be in full force and effect from and immediately upon its passage and approval by the Mayor.

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PASSED IN COUNCIL THIS 26<sup>th</sup> DAY OF February, 2025.

  
CLERK OF COUNCIL

  
PRESIDENT OF COUNCIL

FILED WITH THE MAYOR THIS 26<sup>th</sup> DAY OF February, 2025.

  
CLERK OF COUNCIL

APPROVED BY THE MAYOR THIS 26<sup>th</sup> DAY OF February, 2025.

  
MAYOR

POSTED ON STRUTHERS CITY WEBSITE & STRUTHERS SOCIAL MEDIA

DATE: February 28, 2025

  
CLERK OF COUNCIL