



RESOLUTION G2018-37

**RESOLUTION AUTHORIZING EXECUTION OF
LIMITED WARRANTY DEED AND CLOSING
DOCUMENTS FOR THE SALE OF THE LOVELAND
PARK PROPERTY LOCATED AT 12032 OAK DRIVE,
12061 MAPLE DRIVE AND 12083 MAPLE DRIVE**

WHEREAS, the Board of Township Trustees of Symmes Township, Hamilton County, Ohio have determined that it would be necessary and in the best interest of the public to allow for the sale of certain property, namely the lots located in Loveland Park subdivision and located at 12032 Oak Drive, 12061 Maple Drive, and 12083 Maple Drive, Symmes Township, Ohio, 45140 (“Property”); and

WHEREAS, C & M Woodcrafters Inc. has offered to purchase from the Board of Trustees of Symmes Township the parcels of property listed in Exhibit “A”; (“collectively Property”); and

WHEREAS, the Board of Trustees of Symmes Township, Hamilton County, Ohio pursuant to its authority under ORC § 505.10 has determined that it is appropriate and necessary at this time to proceed with the sale of the above-referenced Property as it is no longer necessary for the public use; and

WHEREAS, Contracts to Purchase, substantially in the forms attached hereto as Exhibits “B C, D, E, F, G, H, I, J, K”, have been presented to the Board of Trustees of Symmes Township, which sets forth reasonable terms and conditions for the sale of said property by the Symmes Township Board of Trustees; and

WHEREAS, the deeds of conveyance and certain seller’s closing documents will have to be properly authorized to be executed for closing in order to complete the sale of the Property.

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of Symmes Township, Hamilton County, Ohio:

Section 1 That upon unanimous vote of the Board of Trustees, the Property shall be sold to C & M Woodcrafters Inc. upon the terms and conditions set forth in the Contracts to Purchase.

Section 2 That the Township Administrator is authorized by unanimous vote of the Board of Trustees, to execute Contracts to Purchase substantially in the form of the agreements attached hereto and incorporated herein by reference, with the form of any changes or modification to be

approved by the Law Director and the substance of any changes or modification to be approved by the Township Administrator.

Section 3 That the Township Administrator is authorized by unanimous vote of the Board of Trustees, to execute the deeds of conveyance and certain seller's closing documents to complete the sale of the Properties.

Section 4 That by unanimous vote of the Board of Trustees, does hereby dispense with the requirement that this Resolution be read on two separate days and hereby authorizes the adoption of this Resolution upon its first reading.

Section 5 That this Resolution shall take effect and be enforced from and after the earliest period allowed by law.

Section 6 That upon the unanimous vote of the Board of Trustees, this Resolution is hereby declared to be an emergency measure necessary for the preservation of the health, welfare and safety of the residents of Symmes Township and shall be effective immediately upon its adoption. The reason for said declaration of emergency is the need to execute the contracts at the earliest possible date.

ADOPTED APRIL 3, 2018 – RESOLUTION G2018-37

Vote Record: Mr. Bryant Aye Mr. Beck Aye Ms. Leis Aye

BOARD OF TRUSTEES:

Kenneth N. Bryant
Kenneth N. Bryant, President

Philip J. Beck
Philip J. Beck, Vice President

Jodie L. Leis
Jodie L. Leis, Trustee

ATTEST:

Carol A. Sims
Carol A. Sims, Fiscal Officer

APPROVED AS TO FORM:

Kevin McDonough
Kevin McDonough, Law Director