

## Minutes of August 31, 2017

### Record of Proceedings

Special called meeting of the Washington Township Board of Trustees was held at the Washington Township Administration Building, 6200 Eiterman Road, Dublin, Ohio, on August 31, 2017, at 4:30 P.M. Meeting was called to order by Mr. Gene Bostic, Chair, and the meeting opened with the Pledge of Allegiance.

Roll call – Mr. Gene Bostic, Chair – Present  
 Ms. Denise Franz King, Vice Chair – Present  
 Mr. Charles Kranstuber, Trustee, - Present

### Land Acquisition:

Motion by Ms. King, seconded by Mr. Kranstuber, to adjourn into executive session for the discussion of Land Acquisition per the request of the Township Trustees and per the Ohio Revised Code Section #121.22 (G)(2) at 4:30 p.m. The roll was called up on with all members of the Washington Township Board of Trustees voting aye. Motion passed. #2017.08.31.001

### Reconvened Meeting:

Meeting reconvened at approximately at 4:55 p.m.

### Adjourn Meeting:

Meeting of August 31, 2017, adjourned at approximately 4:55 p.m. but will reconvene meeting when Township Estate Broker arrives to brief the Board on Land Acquisition.

### Reconvened Meeting:

Meeting reconvened at approximately at 5:15 p.m.

### Land Acquisition:

Motion by Ms. King, seconded by Mr. Kranstuber, to adjourn into executive session for the discussion of Land Acquisition per the request of the Township Trustees and per the Ohio Revised Code Section #121.22 (G)(2) at 5:15 p.m. The roll was called up on with all members of the Washington Township Board of Trustees voting aye. Motion passed. #2017.08.31.002

### Reconvened Meeting:

Meeting reconvened at approximately 5:25 p.m.

### Land Acquisition:

Ms. Alli Close with Close Connection KW Consultants was present to brief the Township Trustees on the property at 9447 Jerome Road, Dublin, Ohio, and property value. Ms. Close stated she found three comparables she thought were pretty close to 9447 Jerome Road Property, first one on 1038 Jerome Road, this property currently in contract for \$215,000, it was listed for \$200,000 but received multiple offers, house is in similar condition, the house needed work but has a little more acreage and it backs up to Tartan Fields. Seconded house is on Concord Road, house very similar, acreage a little smaller, house sold for \$215,000. Third house is on Cooke Road, house is in worse condition, house was an absolute tear down, land not as desirable, it backs up to power lines run by Delaware Authority, property sold at \$185,000. The best comps is 038 Jerome Road.

The Seller of 9447 Jerome Road is willing to give a discounted price of \$5,000 if the Township recognizes the family history on this land by providing some kind of plaque.

Ms. Close stated based upon her professional opinion it is appropriate for the Township to accept an offer for 9447 Jerome Road, Dublin, Ohio, in the amount of \$190,000 plus the plaque recognizing the family history.

**Noting:** Washington Township owns the property next door on McKitrick Road, Dublin, Ohio, as a future building site for a Fire Station, should the need arise and to also keep the Fire Department response time at a reasonable level as required for accreditation. Owning both properties will give accessibility to the two main roads in the area Jerome and McKitrick.

Motion by Mr. Kranstuber, seconded by Ms. King, to propose an offer of \$190,000 and to include a plaque (Exhibit A) for the property purchase of 9447 Jerome Road, Dublin, Ohio, and per the reasons as listed above. Motion passed. #2017.08.31.003

Append #001

### Resolution to Execute a Real Estate Purchase Contract:

Mr. Kranstuber introduced and moved the adoption of the following Resolution:

A RESOLUTION AUTHORIZING AND DIRECTING THE INTERIM TOWNSHIP ADMINISTRATOR TO EXECUTE A REAL ESTATE PURCHASE CONTRACT TO PURCHASE THE PROPERTY LOCATED AT 9447 JEROME ROAD, DUBLIN OHIO (PARCEL NO. 17-0015031-000)

WHEREAS, R.C. 505.37 allows the Board of Trustees to purchase, construct, and maintain land and buildings necessary for fire protection services; and

WHEREAS, Washington Township, with the help of its real estate broker, identified a parcel, that once the structure/house is raised, will be an excellent site to locate a future fire station. This property is 1.28 acres and located at 9447 Jerome Road, Dublin, Ohio (Union County and Jerome Township) (Parcel No. 17-0015031-0000) ("the Property"). The Property currently is owned by Susan K. Woerner, Trustee ("Seller"); and

WHEREAS, in order to purchase the Property, the Township, through its real estate broker, must submit a real estate purchase contract to Seller and her real estate broker; and

WHEREAS, the Township will purchase the Property in cash at closing, as-is/where-is with no inspection period. The purchase will include all fixtures and equipment; and

WHEREAS, the Washington Township Fire Department may use the existing structure located on the Property for training exercises before it is raised and the new fire station is constructed; and

WHEREAS the Seller will transfer marketable title in fee simple to the Township, free and clear of all liens and encumbrances except those noted in the deed, if any; and

WHEREAS, the Township's offer will remain open until September 1, 2017, and the closing will take place within thirty (30) days of the Seller's acceptance. The Township will take possession of the Property at the closing.

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of Washington Township, Franklin, Delaware, and Union Counties, State of Ohio:

SECTION 1: The Board of Trustees hereby authorizes and directs the Interim Township Administrator to execute a real estate purchase contract, in substantially the same form and content as the contract attached hereto as Exhibit A and incorporated herein by reference, for the purchase of the property located at 9447 Jerome Road, Dublin, Ohio (Union County and Jerome Township) (Parcel No. 17-0015031-0000).

SECTION 2: The Board of Trustees hereby authorizes and directs its real estate broker to deliver and present the executed real estate contract to the Seller's real estate broker.

SECTION 3: It is hereby found and determined that all formal actions of this Board concerning and relating to the passage of this Resolution were adopted in an open meeting of the Board and that all deliberations of the Board and any of the decision making bodies of the Board of Trustees which resulted in such formal action were in meetings open to the public in compliance with all legal requirements of the State of Ohio.

Mr. Bostic seconded the motion, and the roll was called up on with all members of the Washington Township Board of Trustees voting aye. Resolution adopted.

#2017.08.31.004

Append #002

**Adjourn Meeting:**

Meeting of August 31, 2017, adjourned at approximately 5:30 p.m.

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Mr. Gene Bostic, Chair

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Ms. Joyce E. Robinson, Fiscal Officer