

**Union County Land Reutilization Corporation Board
Special Meeting - Meeting Minutes May 19, 2022**

Attendance

Andrew Smarra, President, and Union County Treasurer (VM); Dave Burke, Union County Commissioner and Christiane Schmenk, Union County Commissioner (VM); Terry Emery, Marysville City Manager (VM); Shelley Beeney, local realtor (VM).

Thayne Gray, Assistant County Prosecutor; and Tim Aslaner, Marysville City Law Director.

Andrew Smarra called the meeting to order at 9:02 a.m.

RESOLUTION 22-015:

A Resolution Appointing Letitia Rayl as Acting Recording Secretary of The Union County Land Reutilization Corporation

WHEREAS, there is a vacancy in the position of Recording Secretary for the Union County Land Reutilization Corporation; and

WHEREAS, Letitia Rayl has agreed to serve as Acting Recording Secretary for the Union County Land Reutilization Corporation; and

Now, Therefore, Be It Resolved by The Board of Directors of The Union County Land Reutilization Corporation, That:

Section 1. Letitia Rayl is appointed to serve as the Acting Recording Secretary of the Union County Land Reutilization Corporation until a replacement is found.

Section 2. The Board finds and determines that all of its formal actions concerning and relating to adopting this Resolution occurred in an open meeting of this Board, and that all deliberations of this Board that resulted in such formal action were in meetings open to the public and in compliance with all legal requirements including Revised Code §121.22.

Terry Emery introduced this resolution and moved its passage; Dave Burke seconded the motion; and after discussion, the chair called a roll call vote, and the results were:

Christiane Schmenk	Yes
Dave Burke	Yes
Terry Emery	Yes
Shelley Beeney	Yes
Andy Smarra	Yes

RESOLUTION 22-016:

Appointing Letitia Rayl as Treasurer of The Union County Land Reutilization Corporation

WHEREAS, Tim Hansley has submitted his resignation as Treasurer of the Union County Land Reutilization Corporation as a result of his pending retirement from service with Union County; and

WHEREAS, Letitia Rayl has agreed to serve as Treasurer of the Union County Land Reutilization Corporation; and

Now, Therefore, Be It Resolved By The Board Of Directors Of The Union County Land Reutilization Corporation, That:

Section 1. Letitia Rayl is appointed to serve as the Treasurer of the Union County Land Reutilization Corporation to complete the unexpired 2022 term of Tim Hansley.

Section 2. Letitia Rayl and any other officer of the Corporation are authorized and directed to make changes with each financial institution or other business with which the Corporation has a banking or other business relationship and make the necessary changes in signature cards, authorized user, or other similar statuses to allow Rayl to act as Treasurer of the Corporation with those establishments.

Section 3. The Board finds and determines that all of its formal actions concerning and relating to adopting this Resolution occurred in an open meeting of this Board, and that all deliberations of this Board that resulted in such formal action were in meetings open to the public and in compliance with all legal requirements including Revised Code §121.22.

Dave Burke introduced this resolution and moved its passage; Terry Emery seconded the motion; and after discussion, the chair called a roll call vote, and the results were:

Christiane Schmenk	Yes
Dave Burke	Yes
Terry Emery	Yes
Shelley Beeney	Yes
Andy Smarra	Yes

RESOLUTION 22-017:

A Resolution to Ratify The President's Acceptance Of Offers To Purchase Real Estate And To Authorize The President To Sign Transaction Documents.

WHEREAS, the Union County Land Reutilization Corporation previously authorized the sale of the properties commonly known as 44 South Mill Street, Milford Centre, Ohio and 29354 St. Rt. 739, West Mansfield, Ohio, 43358; and

WHEREAS, the Corporation has received an offer to purchase the Mill Street property for \$20,000.00 cash; and

WHEREAS, the Corporation has received an offer to purchase the State Route 739 property for \$65,000.00; and

WHEREAS, the president of the corporation accepted each of those offers to purchase; and

WHEREAS, various transaction documents related to closing these sales that need to be signed on behalf of the corporation;

Now, Therefore, Be It Resolved by The Board of Directors of The Union County Land Reutilization Corporation That:

Section 1. The Board ratifies the acceptance of the offer to purchase the Mill Street property for \$20,000.00.

Section 2. The Board ratifies the acceptance of the offer to purchase the State Route 739 property for \$65,000.00

Section 3 The president of the Corporation is authorized and directed to sign any and all transaction documents necessary and appropriate to close the sale of these properties.

Section 4. The Board finds and determines that all of its formal actions concerning and relating to adopting this Resolution occurred in an open meeting of this Board, and that all deliberations of this Board that resulted in such formal action were in meetings open to the public and in compliance with all legal requirements including Revised Code §121.22.

Christiane Schmenk introduced this resolution and moved its passage; Terry Emery seconded the motion; and after discussion, the chair called a roll call vote, and the results were:

Christiane Schmenk	Yes
Dave Burke	Yes
Terry Emery	Yes
Shelley Beeney	Yes
Andy Smarra	Yes

*The following Byer's Notice of Termination regarding 29345 St RT 739, West Mansfield Ohio was received and signed by Land Reutilization Corporation Board President this date.

BUYER'S NOTICE OF TERMINATION OF THE CONTRACT



It is recommended that all parties be represented by an attorney

Premises Address: 29345 Ohio 739, West Mansfield, OH 43358
Seller: Union County Land Reutilization Corporation
Buyer: Scott Chopin and Belinda Chopin
Contract Acceptance Date: 05/10/2022

The Buyer is terminating the Real Estate Purchase Contract for the following reason:

- Paragraph 2: Attorney Approval Clause
- Paragraph 3.2(b)(ii): Failure to obtain financing
- Paragraph 3.2(d): Low appraisal
- Paragraph 6.4: The undersigned Buyer notifies the Seller that the Buyer is not, in good faith, satisfied with the condition of the premises as disclosed by the Buyer's inspections, tests, and/or reports and hereby terminates the Real Estate Purchase Contract. A copy of the inspections, tests, and/or reports, specifying the unsatisfactory conditions is transmitted herewith.
- Paragraph 6.5: Buyer is not, in good faith, satisfied with the documents provided by Seller pursuant to this paragraph.
- Paragraph 9.2: Buyer exercises option to terminate contract upon failure of Seller to timely provide Buyer with the title commitment
- Paragraph 9.3: Buyer exercises option to terminate contract upon failure of Seller to timely cure Buyer's objection to condition of title
- Paragraph 11: Damage or Destruction of Premises – Buyer rescinds the contract pursuant to Paragraph 11.1(b)
- Paragraph 12.3: Contingency Not Satisfied or Waived, or Seller Fails/Refuses to Perform
- Paragraph 14: Residential Property Disclosure Form -- Buyer rescinds the contract pursuant to Paragraph 14.3
- Other:

Buyer is not, in good faith, satisfied with the documents provided by the Union County Health Department pursuant to paragraph 5.3.

Only signature(s) of party submitting notice of termination required below:

<i>Belinda Chopin</i>	OPTIONAL VERIFIED SIGNATURE LINE FOR UNIFORM RESIDENTIAL LEASE CONTRACT	Date: _____
<i>Scott Chopin</i>	OPTIONAL VERIFIED SIGNATURE LINE FOR UNIFORM RESIDENTIAL LEASE CONTRACT	Date: <u>5-19-22</u>

RESOLUTION 22-018:

Adjourn Meeting

A motion was moved by Chris Schmenk and seconded by Dave Burke to adjourn the meeting at 9:10 a.m. The motion carried.