

RESOLUTION APPROVING A VOLUNTARY DEMOLITION AGREEMENT BY AND BETWEEN THE ASHTABULA COUNTY BOARD OF COMMISSIONERS AND THE ASHTABULA COUNTY LAND REUTILIZATION CORP.

WHEREAS, Jake Brand, Director of Community Services & Planning, has presented a contract for the approval of the Board, to-wit:

Scope: Demolition of property owned and located by the Ashtabula County Land Reutilization Corp., 169 14th St., Conneaut, OH 44030

Term: begins upon board approval and completed no later than August 31, 2021; now

THEREFORE, BE IT RESOLVED, By the Board of Commissioners of Ashtabula County, Ohio that the contract noted above is approved in accordance with the copy now on file in this office.

**ASHTABULA COUNTY COMMISSIONERS
CERTIFICATION PAGE**

Resolution No. 2021-245

June 22, 2021

RESOLUTION APPROVING A VOLUNTARY DEMOLITION AGREEMENT BY AND BETWEEN THE ASHTABULA COUNTY BOARD OF COMMISSIONERS AND THE ASHTABULA COUNTY LAND REUTILIZATION CORP.

Upon the motion of J.P. Ducro IV, seconded by Casey R. Kozlowski.

VOTE:

**Kathryn L. Whittington
J.P. Ducro IV
Casey R. Kozlowski**

**Aye
Aye
Aye**

CERTIFICATE OF CLERK

IT IS HEREBY CERTIFIED that the foregoing is a true and correct transcript of a resolution acted upon and duly passed by the Board of County Commissioners of Ashtabula County, Ohio, on the date noted above.



Lisa Hawkins, Clerk of the Board
Board of County Commissioners
Ashtabula County, Ohio

VOLUNTARY DEMOLITION AGREEMENT

THIS AGREEMENT, entered into this 17 day of June 2021 by and between Ashtabula County Board of Commissioners ("Community") and Ashtabula County Land Reutilization Corp ("Owner")

WHEREAS, Owner(s) are the record owners of certain property ("Property") located at 169 14th Street, Conneaut, OH 44030 (PP# 12-212-00-056-00) and more particularly described as set forth in the legal description attached hereto and incorporated herein by this reference as Exhibit "A."

Prior Instrument of Reference: Vol. 742, Page 607-611,

Auditor's Deed from Charles J. Rosalski, III

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Ashtabula County Land Reutilization Corp, Ashtabula County, Ohio.

WHEREAS, Owner acknowledges that located on the "Property" is a vacant structure that is in substantial deterioration and/or in dilapidated condition and that the removal of such structure would benefit the public's health, safety and welfare; and

WHEREAS, said property and structures have been vacant for greater than one (1) year; and

WHEREAS, Owner is not aware of any hazardous materials located, stored, kept, maintained or possessed in or about the "Property" and

WHEREAS, Owner certifies that said property is free and clear of any outstanding liens, mortgages, and encumbrances. Furthermore, any and all insurance policies covering the building and/or any personal contents contained therein, have been cancelled and are, therefore, no longer in force and effect; and

WHEREAS, the Community has been awarded funds under the Community Development Block Grant Program (CDBG) for the purpose of razing dilapidated structures as a means of eliminating blighting influences; and

NOW, THEREFORE, in consideration of the mutual covenants set forth, the parties agree as follows:

1. Community agrees to undertake the razing and demolition of the structures which shall be performed in a reasonable manner by contractors, in the sole discretion of Community;
2. The scope of the demolition activities performed by Community shall include the clearance and hauling away of all building debris, the spreading of topsoil to level the ground of the razed site and seeding of the demolition site.
3. Owner consents to Community taking all reasonable steps to performing the razing and demolition as set forth herein and waives any right of recourse against Community for damage to the subject property, if any;
4. Owner agrees to hold harmless the Community and parties associated with the administration and implementation of the CDBG Program against any and all claims, liability damage or loss to person or property which may arise or grow out of the razing of the above described structure(s).
5. Community subject to the terms and conditions herein, agrees to incur all costs directly associated with the razing and demolition as set forth herein and Owner agrees to contribute 0% or \$0.00 towards cost of demolition. Owner's contribution is due prior to the start of demolition.

FOR COMMUNITY

Kathryn L. Whittington, President



Signature

6/22/2021

Date

PROPERTY OWNER

Eddy Eckart, Executive Director



Signature

6/17/21

Date

EXHIBIT 

DAWN M. CRAGON, Treasurer vs. Charles J. Rozalski, III, aka, Charles J. Rozalski, et al. (20-CV-30)

3

Description

Situated in the City of Conneaut, County of Ashtabula and the State of Ohio:

And known as being part of Sublot 6 and all of Sublots 7 & 8 of the T.J. Carlin Plat (Volume 4, Page 14) and part of Block 99 (Volume 4, Page 25 twps.) and part of Original Lot 3, Section 2, Township 14, Range 1 of the Connecticut Western Reserve and is further bounded and described as follows:

Beginning at a concrete monument found and used at the intersection of the East R/W line of Harbor St. (50 feet R/W) and the South R/W line of 14th St. (30 feet R/W).

Thence North 88 deg. 35' 46" East, along the South R/W line of 14th St., passing through a concrete monument found and used at 113.14 feet (West R/W line of 10 feet alley), 117.68 feet to an angle point in the South R/W line of 14th St.

Thence North 54 deg. 58' 05" East, along the South R/W line of 14th St., 6.50 feet to a drill hole set in concrete which is the East R/W line of the 10 feet alley and the true place of beginning.

Thence continuing North 54 deg. 58' 05" East, along the South R/W line of 14th St., 107.64 feet to a drill hole set in concrete at an angle point in the South R/W line of 14th St.

Thence South 80 deg. 16' 46" East, along the South R/W line of 14th St., 52.12 feet to a drill hole set in concrete in the Northwest corner of land conveyed to M.R. Palagyi by deed recorded in Volume 108, Page 6269 of Ashtabula County General Index of Deeds.

Thence South 9 deg. 19' 24" West, along Palagyi's West line, 110.45 feet to a concrete monument found and used in Palagyi's Southwest corner which is the Northeast corner of land conveyed to K. & L.R. Harris by deed recorded in Volume 623, Page 154 of Ashtabula County Deed Records.

Thence North 80 deg. 23' 00" West, along Harris' North line, 48.90 feet to a concrete monument found and used in Harris' Northwest corner.

Thence South 10 deg. 00' 51" West, along Harris' West line, 149.97 feet to a concrete monument found and used in the North R/W line of 15th St. (66 feet R/W) at Harris' Southwest corner.

Thence North 80 deg. 23' 00" West , along the North R/W line of 15th St., 48.00 feet to a 5/8 inch iron rebar, 30 inch long and survey cap set in the East R/W line of the 10 feet alley.

Thence North 00 deg. 00' 00" East, along the East R/W line of the 10 feet alley, 187.50 feet to the place of beginning and containing 0.469 acre of land be the same more or less but subject to all legal highways and easements and restrictions of record.

Pursuant to a survey June 14 and 15, 2005 by Frederick T. Bennett, Ohio Registered Surveyor #6802.

Known as being 5 parcels (122120005600, 122120005700, 122120005800, 122120005900 & 122120006000) of land conveyed to Keith S. Warren & Dawn R. Warren by deed recorded in Volume 97, Page 8593 of Ashtabula County General Index of Deeds.

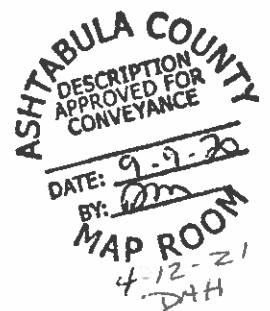
Bearings are assumed and used only to compute angles.

The intent of this description is to combine 5 parcels (122120005600, 122120005700, 122120005800, 122120005900 & 122120006000) of land conveyed to Keith S. Warren & Dawn R. Warren by deed recorded in Volume 97, Page 8593 of Ashtabula County General Index of Deeds.

PRIOR DEED REFERENCE: OFFICIAL RECORDS Volume 339, Page 2591

PARCEL NUMBER(S) : #1 12-212-00-056-00

STREET ADRESSE(S) : #1 169 14TH STREET
CONNEAUT CITY, OHIO



*Any subsequent transfer of this property may require a full stake survey by a registered surveyor pursuant to the "Minimum requirements for all instruments of Conveyance in Ashtabula County, Ohio" in accordance with Ohio Senate Bill 158 and as adopted by the Ashtabula County Auditor & Engineer effective January 1, 1997 as amended from time to time.