

RESOLUTION APPROVING A VOLUNTARY DEMOLITION AGREEMENT BETWEEN THE ASHTABULA COUNTY LAND REUTILIZATION CORPORATION AND ASHTABULA COUNTY FOR PROPERTY LOCATED AT 3816 DONAHOE DRIVE, ASHTABULA TOWNSHIP, OHIO

WHEREAS, the Ashtabula County Land Reutilization Corporation (the “Land Bank”) has been awarded funds through the Ohio Department of Development’s Building Demolition and Site Revitalization Program Grant for the purpose of removing vacant and deteriorated structures that create blighting influences; and

WHEREAS, the property located at 3816 Donahoe Drive, Ashtabula Township, Ohio (Permanent Parcel No. 03-051-20-001-01) has been identified as vacant, deteriorated, and substandard, posing potential risks to public health, safety, and welfare; and

WHEREAS, Ashtabula County voluntarily consents to the demolition of the existing structure(s) on said property and feels a Voluntary Demolition Agreement with the Land Bank is necessary; and

WHEREAS, under the terms of the Agreement, the Land Bank will assume responsibility for all demolition-related activities, including bidding, contracting, razing, cleanup, and inspection, at no cost to the property owner, and no liens will be imposed or recorded as a result of this activity; and

WHEREAS, the Board of Commissioners finds that such demolition serves a valid public purpose by contributing to the elimination of blight and supporting community revitalization efforts; now

THEREFORE, BE IT RESOLVED, by the Board of Commissioners of Ashtabula County, Ohio, that the Voluntary Demolition Agreement between the Ashtabula County Land Reutilization Corporation and Ashtabula County located at 3816 Donahoe Drive, Ashtabula Township, Ohio, is hereby approved.

BE IT FURTHER RESOLVED, that the Board acknowledges and supports the Land Bank’s authority to carry out demolition and site reclamation activities under the terms of the Agreement and consistent with the Building Demolition and Site Revitalization Program guidelines.

BE IT FURTHER RESOLVED, that the Clerk of the Board is directed to maintain a copy of the executed Agreement in the official records of the Commissioners’ Office.

**ASHTABULA COUNTY COMMISSIONERS
CERTIFICATION PAGE**

Resolution No. 2025-495

November 13, 2025

**RESOLUTION APPROVING A VOLUNTARY DEMOLITION AGREEMENT BETWEEN
THE ASHTABULA COUNTY LAND REUTILIZATION CORPORATION AND
ASHTABULA COUNTY FOR PROPERTY LOCATED AT 3816 DONAHOE DRIVE,
ASHTABULA TOWNSHIP, OHIO**

Upon the motion of Kathryn L. Whittington, seconded by Casey R. Kozlowski.

VOTE:

J.P. Ducro IV

Aye

Casey R. Kozlowski

Aye

Kathryn L. Whittington

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 is hereby entered into this 13th day of November 2025, by and between the **Ashtabula County Land Reutilization Corporation**, (hereinafter referred to as the “Land Bank”) and the undersigned property owner (hereinafter referred to as the “Owner”).

WHEREAS, Owner acknowledges the institutional vacant structure is in a substandard, deteriorated, or dilapidated condition, and that its removal benefits the public’s health, safety, and welfare; and

WHEREAS, said institutional property is vacant and has been so for over one year; and

WHEREAS, Owner is not aware of any hazardous materials located, stored, kept, maintained or possessed on or about the above described property; and

WHEREAS, the Land Bank has been awarded funds under the Ohio Department of Development’s Building Demolition and Site Revitalization Program Grant for the purpose of razing dilapidated structures as a means of elimination blighting influences; and

NOW THEREFORE, the below signed parties do mutually agree:

Section I: That the subject property is **3816 Donahoe Drive, Ashtabula Township, OH 44004 (03-051-20-001-01)**.

Section II: That demolition activities shall include the razing of the following structure(s) by

licensed and insured contractors: **TO BE DETERMINED**

Section III: Activities which may be conducted on the above property by the Land Bank, including their representatives and contractors, include, but are not limited to, the following:

- 1) Site visits
- 2) Photographs or video documentation
- 3) Asbestos abatement activities
- 4) Demolition activities
- 5) Final grading and reclamation of the site.

Section IV: That the Land Bank shall undertake and have fully performed all demolition activity; including the bidding, contracting, razing, cleanup and inspection. The Land Bank shall take due diligence to assure all demolition activities are properly carried out and completed in a satisfactory manner.

Section V: Owner understands that the Land Bank shall incur all costs directly associated with the demolition activity as set forth herein. The owner shall retain ownership of the property.

Owner understands that the Land Bank will fund the demolition of the structure and that no liens will be imposed or recorded by Ashtabula Township or the Land Bank.

Section VI: The Land Bank has the right to reject all bids in regards to razing the subject property and does not guarantee that demolition activity will, in fact, occur due to funding constraints.

Section VII: The Owner consents to razing of the subject structure and removal of building debris and waives any rights of recourse for damages to the subject property, if any.

Section VIII: The Owner hereby releases and holds harmless the Land Bank, their representatives and contractors, from any and all injuries to person or property , liabilities , costs, expenses, damages , losses, judgments, orders, penalties or fines, arising in any way out of the Land Bank's, their representatives' and contractor's activities in connection with conducting the demolition activities on the property.

Section XIX: This agreement shall terminate and consent to demolition shall be considered withdrawn if demolition activities have not be commenced within 730 days from the date of signing of this agreement.

[SIGNATURES ON NEXT PAGE]

FOR LAND BANK

Alex Iarocci, Executive Director of Ashtabula County Land Reutilization Corporation

Print name & title

Alex Iarocci

Signature

11/19/25

Date

PROPERTY OWNER(S)

J.P. Owens III

Print name

J.P. Owens III

Signature

11-13-25

Date

Casey Kozlowski

Print name

Casey Kozlowski

Signature

11-13-25

Date

Kathryn Whittington

Print name

Kathryn Whittington

Signature

11-13-25

Date

Print name

Signature

Date