

RESOLUTION AUTHORIZING THE PURCHASE OF REAL PROPERTY LOCATED AT 55 WEST WALNUT STREET, JEFFERSON VILLAGE, ASHTABULA COUNTY, OHIO

WHEREAS, the Ashtabula County Board of Commissioners (the "Board") is engaged in the planning and development of the Ashtabula County Public Safety Center project; and

WHEREAS, the Board has identified the property located at **55 West Walnut Street, Jefferson Village, Ashtabula County, Ohio**, Parcel No. 26-019-00-107-00, as necessary and appropriate for use in connection with staging, equipment storage, and related activities for the Public Safety Center project; and

WHEREAS, the Village of Jefferson has completed all required legislative actions, including three readings, authorizing the sale of said property to the Board, and has prepared a warranty deed for the conveyance; and

WHEREAS, the Village of Jefferson acquired the property through the Ashtabula County Land Reutilization Corporation (Land Bank) and has indicated that the purchase price reflects its costs associated with acquisition and site cleanup; and

WHEREAS, the Board has negotiated a purchase price of **Twenty-Six Thousand Five Hundred Six Dollars (\$26,506.00)**, which the Board finds to be fair and reasonable and in the best interest of the County, taking into consideration the intended public use and the need to support ongoing project operations; and

WHEREAS, the Board desires to authorize the purchase of said property and the execution of all documents necessary to complete the transaction.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of Ashtabula County, Ohio:

SECTION 1. The Board hereby authorizes the purchase of real property located at **55 West Walnut Street, Jefferson Village, Ashtabula County, Ohio**, Parcel No. 26-019-00-107-00, from the Village of Jefferson for the total amount of **\$26,506.00**.

SECTION 2. The President of the Board is hereby authorized and directed to execute a warranty deed and any and all other documents necessary to complete the purchase and transfer of the property, in a form approved by the Ashtabula County Prosecutor.

SECTION 3. The County Administrator is hereby authorized to issue payment in the amount of **\$26,506.00** to the Village of Jefferson, and to take all actions necessary to effectuate this Resolution.

SECTION 4. The Board finds and determines that the acquisition of this property is necessary for public purposes associated with the Ashtabula County Public Safety Center project.

SECTION 5. This Resolution is hereby declared to be necessary for the immediate preservation of the public peace, health, safety, and welfare of the citizens of Ashtabula County, and to ensure the timely progression of the Public Safety Center project; therefore, it shall take effect immediately upon passage.

**ASHTABULA COUNTY COMMISSIONERS
CERTIFICATION PAGE**

Resolution No. 2026-191

April 14, 2026

**RESOLUTION AUTHORIZING THE PURCHASE OF REAL PROPERTY LOCATED
AT 55 WEST WALNUT STREET, JEFFERSON VILLAGE, ASHTABULA COUNTY,
OHIO**

Upon the motion of J.P. Ducro IV, seconded by Kathryn L. Whittington.

VOTE:

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

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

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

ORDINANCE NO. 2026-O-___3416___

AN ORDINANCE AUTHORIZING THE MAYOR TO EXECUTE THE WARRANTY DEED TO SELL AND TRANSFER THE REAL PROPERTY LOCATED AT 55 WEST WALNUT STREET AND OTHERWISE IDENTIFIED AS PERMANENT PARCEL NUMBER 26-019-00-107-00 TO THE ASHTABULA COUNTY BOARD OF COUNTY COMMISSIONERS

WHEREAS, the Council of the Village of Jefferson has determined that the real property located at 55 West Walnut Street and otherwise identified as Permanent Parcel Number 26-019-00-107-00 owned by the Village of Jefferson is no longer needed for any municipal purpose;

WHEREAS, the Council of the Village of Jefferson has determined that it desires to sell the real property located at 55 West Walnut Street and otherwise identified as Permanent Parcel Number 26-019-00-107-00 owned by the Village of Jefferson; and

WHEREAS, the Council of the Village of Jefferson desires to sell the real property located at 55 West Walnut Street and otherwise identified as Permanent Parcel Number 26-019-00-107-00 owned by the Village of Jefferson to the Ashtabula County Board of County Commissioners.

NOW, THEREFORE, BE IT RESOLVED AND ORDAINED BY THE COUNCIL OF THE VILLAGE OF JEFFERSON, COUNTY OF ASHTABULA, AND STATE OF OHIO, THAT:

Section 1: The Council of the Village of Jefferson hereby authorizes the Mayor to execute the Warranty Deed selling and transferring the real property located at 55 West Walnut Street and otherwise identified as Permanent Parcel Number 26-019-00-107-00 owned by the Village of Jefferson to the Ashtabula County Board of County Commissioners for the purchase price of Twenty Six Thousand Five Hundred Six and 00/100 Dollars (\$26,506.00) pursuant to R.C. §§ 721.01, 721.03 and 721.29 which requires approval of same by a two-thirds vote of the Council of the Village of Jefferson.

Section 2: It is found and determined that all formal actions of the Council of the Village of Jefferson concerning and relating to the adoption of this Ordinance were taken in an open meeting of the Village of Jefferson and that all deliberations of this Village Council and any of its committees that resulted in those formal actions were in meetings open to the public in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

Section 3: This Ordinance shall take effect and be in full force at the earliest period allowed by law.

Passed by Council on the 16 day of March 2026.

6 Yeas 0 Nays

AUTHENTICATION:

Patricia A. Fisher

Patricia A. Fisher
Clerk/Treasurer of Council

3/16/26
Date

Steven M. Sekanina

Steven M. Sekanina
Mayor

3/16/26
Date

APPROVED AS TO LEGAL FORM:

J. L. Fairchild

Jason L. Fairchild, Esq.
Village Solicitor



Prosecutor April R. Grabman

25 WEST JEFFERSON STREET
JEFFERSON, OHIO 44047

Main Office: (440)576-3584

Children Services Division: (440)998-1811

Tax Division: (440)576-3733

Victims of Crime Assistance: (440)576-3223



WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that THE VILLAGE OF JEFFERSON, a local government entity organized and existing under the laws of the State of Ohio, the Grantor, for and in consideration of twenty-six thousand five hundred and six dollars and 00/100 (\$26,506) received to its full satisfaction of

The Ashtabula County Board of County Commissioners,

Grantee, whose TAX MAILING ADDRESS is 25 West Jefferson Street, Jefferson, OH 44047, does GRANT, BARGAIN, SELL, AND CONVEY unto the said Grantee, its successors and assigns, the following described real estate:

SEE Exhibit A, attached hereto and incorporated by reference.

Known as 55 West Walnut Street, Jefferson, Ohio 44047

Permanent Parcel Number: 26-019-00-107-00

TO HAVE AND TO HOLD the above granted and bargained premises, with all appurtenances belonging thereto, unto the said Grantee, its successors and assigns, forever.

And said Grantor, for itself and its successors, hereby covenant with said Grantee, its successors and assigns, that at and until the ensealing of these presents, Grantor is well seized of the above described premises, as a good and indefeasible estate in Fee Simple, and has good right to bargain and sell the same in manner and form as above written, and that the same are free from all encumbrances whatsoever except any taxes and assessments which will be prorated to the day of transfer, and therefore and except any easements, covenants, restrictions of record, and zoning ordinances, if any, and that Grantor will Warrant and Defend said premises, with the appurtenances thereunto belonging, to the said Grantee, its successors and assigns, against all lawful claims and demands whatsoever.

EXECUTED this 16 day of March, 2026.

THE VILLAGE OF JEFFERSON

Steven Sekaruna

STATE OF OHIO)
ASHTABULA COUNTY) ss.

BEFORE me, a Notary Public in and for said state, personally appeared the above named Steven Sekaruna of THE VILLAGE OF JEFFERSON, a local government entity, who acknowledged and did sign the foregoing instrument and that the same is his/her free act and deed and the free act and deed of THE VILAGE OF JEFFERSON, this 16 day of March, 2026, who under penalty of perjury in violation of Section 2921.11 of the Revised Code, represented to me to be said person.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my notarial seal on the day and year last aforesaid.

Andria R. Manor

Notary Public

My Commission expires: 8-12-2030



ANDRIA R. MANOR
Notary Public
State of Ohio
My Comm. Expires
August 12, 2030

This instrument was prepared by Ashtabula County Assistant Prosecutor Earl F. Stoll, Esq.