

**RESOLUTION APPROVING AN ACCESS AGREEMENT FOR THE PURPOSE OF PRELIMINARY AND EXPLORATORY EVALUATION**

WHEREAS, the Board of Commissioners desires to enter into a preliminary and exploratory agreement with Jeff Magyar, property owner, for potential appraisal and survey needs; and

WHEREAS, the Agreement includes the following general terms:

**Parties**

- Ashtabula County Board of Commissioners, 25 W. Jefferson St., Jefferson, OH 40047
- **Jeff Magyar**, property owner of Parcel No. 26-034-00-026-01, 28 West Jefferson Street, Jefferson OH 44047

**Scope**

- Preliminary and exploratory appraisal and survey activities, if deemed necessary by the Board
- Limited access to the parcel with advance notice
- the Agreement is exploratory only and does not commit the Board to any purchase or further action

**Term**

- Effective April 1, 2026
- Duration of 120 days
- Amendable only by written agreement between the Board and the property owner

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners approves the agreement with Jeff Magyar, as outlined above, for preliminary and exploratory evaluation activities.

BE IT FURTHER RESOLVED, that the Board President is authorized to execute the Agreement on behalf of the Board.

**ASHTABULA COUNTY COMMISSIONERS  
CERTIFICATION PAGE**

**Resolution No. 2026-167**

**March 31, 2026**

**RESOLUTION APPROVING AN ACCESS AGREEMENT FOR THE PURPOSE OF  
PRELIMINARY AND EXPLORATORY EVALUATION**

**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.



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

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



**25 W. Jefferson St.  
Jefferson, OH 44047-1092  
Phone: (440) 576-3750  
Fax: (440) 576-2344  
commissioners@ashtabulacounty.us**

## **An Agreement Between the Ashtabula County Board of Commissioners and Jeff Magyar**

**For the Purpose of Preliminary and Exploratory Evaluation(s), if Deemed Necessary and  
Appropriate by the Board of Commissioners, Relating to the Property and Building(s) Located at  
28 West Jefferson Street, Jefferson Ohio and Access to the Same**

1. The Ashtabula County Board of Commissioners (hereinafter the Board) and Jeff Magyar, owner of Parcel No. 26-034-00-026-01 located at 28 West Jefferson Street in Jefferson, OH (hereinafter Property Owner), enter into this Agreement for the purpose of permitting Ashtabula County and its Agents to perform the following activities if deemed appropriate and necessary by the Board, including but not limited to:
  - Conducting a property appraisal, including any structures located on the parcel and obtaining access as needed
  - Reviewing site parameters and performing any related surveys, including topographical or other necessary surveys, within the boundaries of the identified parcel, and obtaining access as needed
2. The effective date of this Agreement is April 1, 2026, and shall remain in effect for one hundred twenty (120) days.
3. As of the effective date, the Board and its agents shall have the right to enter onto the Parcel for the purposes listed above at the Board's expense. The Board shall provide Property Owner with no less than twenty-four (24) hours' advance notice prior to any entry by the Board or its agents onto the Parcel.
4. The Property Owner shall acknowledge any notice of impending entry onto the Parcel and provide the reason, if any, as to why such entry would not be acceptable as soon as possible upon receiving notice of impending entry.
5. The Property Owner shall allow the Board and its agents access to all relevant elements of the Parcel, so as to facilitate its accurate appraisal and survey work, as needed.
6. Any purported breach of this Agreement shall be addressed in good faith in a meeting between the Board and Property Owner not more than ten (10) workdays from when the purported breach is brought to all parties' attentions.
7. This Agreement is governed by the laws of the state of Ohio and is subject to the jurisdiction of the applicable courts therein.
8. No indemnification obligations shall arise under this Agreement.

9. This document represents the full and complete Agreement of the Board and the Property Owner. If any portion of this Agreement is found to be void or unenforceable, the remainder shall survive and continue to be enforced.
10. This agreement is preliminary and exploratory in nature. It does not constitute a commitment or guarantee that any purchase, construction, or further action will occur. It is intended solely to allow for initial evaluations that may or may not result in additional steps, depending on the outcome of the review and subsequent decisions by the Board.
11. This agreement may be renewed or extended only by written amendment by both parties.


The below-listed representatives of the Board and Property Owner have read and agree to the terms of this Agreement and by their signatures accept and agree to be bound to all terms. This Agreement will be considered valid if signed in counterparts.

Ashtabula County BoCC

Property Owner

  
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APPROVED AS TO FORM:

  
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Prosecutor April R. Grabman