

BOARD OF EDUCATION
GALION CITY SCHOOL DISTRICT
GALION, OHIO

The Board of Education (the "Board") of the Galion City School District, Crawford County, Ohio (the "School District"), met in special session on January 22, 2019, at 7:30 a.m., at the Galion City School Administrative Center, 470 Portland Way N., Galion, Ohio 48333, with the following members present:

Grant Garverick _____ Brian Owens _____ Debra Donaldson _____
Mike Mateer _____ Dennis Long _____

_____. _____ Introduced the following resolution and moved its passage

RESOLUTION OF SALE OF BOARD-OWNED REAL ESTATE

WHEREAS, the real estate owned by the Galion City School District Board of Education ("Board"), such real estate located at 200 W. Church Street, Galion, Ohio, 44833 which is situated in the City of Galion, County of Crawford, State of Ohio, and which is described as follows:

All of O.L. 295 and O.L. 325 (tax parcel #19-0054086.000 and part of tax parcel #19-0054090.000), containing approximately 4.3 acres all as described and depicted in the attached plat of survey, ("Property") with such Property consisting of land and building(s) owned in fee simple by this Board, and which exceeds ten thousand dollars in value, and which the Board has determined is no longer needed for school purposes; and

WHEREAS, pursuant to Ohio Revised Code Section 3313.41 as well as Galion City School District Board of Education Policy 7300, Disposition of Real Property/Personal Property, the Board is authorized to dispose of real property that it owns in its corporate capacity, the value of which exceeds ten thousand dollars (\$10,000), and which the Board has determined is no longer needed for school purposes; and

WHEREAS, the Board has previously determined that it is in the best interests of the District to dispose of the Property, including the land upon which it is located; and

WHEREAS, the Board, through its Superintendent and Treasurer, has satisfied the requirements set forth in Ohio Revised Code Section 3313.41 and 3313.413, that prior to disposing of real or personal property, the value of which exceeds ten thousand dollars (\$10,000), a board of education shall first offer that property for sale to the governing authorities of all start-up community schools established under Chapter 3314 of the Revised Code, and the board of trustees of any college-preparatory boarding school established under Chapter 3328 of the Revised Code and the governing bodies of any STEM schools that are located within the territory

of the district, and shall attempt to sell such property at public auction, prior to selling at private sale; and

WHEREAS, the Property was previously scheduled to be sold by the Board at public auction, held at 200 W. Church Street, Galion, Ohio on the 22nd day of October, 2008, after giving at least thirty days' notice by publication in a newspaper of general circulation in the School District. A bid from auction was accepted by the Board on the 30th day of October, 2008. The sale was never completed as the bidder withdrew the submission and the Board approved on the 10th day of December, 2009 to list the Property for private sale; and

WHEREAS, the Board entered into an Exclusive Right to Sell Contract with Craig A. Miley Realty & Auction to find a purchaser for the above property on the 22nd day of June, 2012, and again on the 13th day of March, 2017, and again on the 17th day of October, 2017, and again on the 1st day of June, 2018, and again on the 21st day of November, 2018; and

WHEREAS, the Board previously received a private cash offer from Ned and Judy Reece in the amount of \$19,000 (less any usual and customary fees associated with the real estate property sale transaction) ("Offer") to sell the Property through the Exclusive Right to Sell Contract with Craig A. Miley Realty & Auction; and

WHEREAS, on December 7, 2018, the Board authorized the President and Treasurer of the Board to accept such Offer and to execute all documents that may be necessary to effectuate the sale of the Property pursuant to the terms of the such Offer; and

WHEREAS, subsequent to the Board's action on December 7, 2018, the Offer did not materialize into formal contract acceptance on behalf of the Board due to the Offer being requested to be rescinded; and

WHEREAS, subsequent to the Board's action on December 7, 2018, the Board received a subsequent private cash offer from Jeremy and Savannah Ely in the amount of \$25,900 (less \$6,000 in fees to be paid by the Board associated with the real estate property sale transaction) ("Subsequent Offer") to sell the Property through the Exclusive Right to Sell Contract with Craig A. Miley Realty & Auction;

NOW THEREFORE BE IT RESOLVED, that the Board hereby authorizes the President and Treasurer to accept the private cash offer from Jeremy and Savannah Ely in the amount of \$25,900, less \$6,000 in fees to be paid by the Board associated with the real estate property sale transaction, to sell the Property at private sale;

BE IT FURTHER RESOLVED, that in accordance with this resolution the President and Treasurer of this Board are duly authorized to execute deeds and conveyances on behalf of the Board, in addition to other documents that may be necessary to effectuate the sale of the Property at private sale on terms favorable to the Board.

_____._____ seconded the motion and, after discussion, a roll call vote was taken and the results were:

Ayes: _____ Nays: _____

The resolution _____

Passed _____, 2019

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Board President

ATTEST: _____
Treasurer