



BOARD OF COUNTY COMMISSIONERS

WARREN COUNTY, OHIO

406 Justice Drive, Lebanon, Ohio 45036

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commissioners@co.warren.oh.us

Telephone (513) 695-1250

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Facsimile (513) 695-2054

TOM ARISS

PAT ARNOLD SOUTH

DAVID G. YOUNG

A RESOLUTION DETERMINING COUNTY OWNED REAL PROPERTY IS NO LONGER NEEDED FOR A PUBLIC PURPOSE AND IT IS IN THE BEST INTEREST OF THE COUNTY TO ENTER INTO A SALES CONTRACT AND CONVEY THE PROPERTY LOCATED AT 129 NORTH MAIN STREET, WAYNESVILLE, OH TO THE SUCCESSFUL BIDDERS, KIMBERLEY AND DALE KAAAN, AUTHORIZE PRESIDENT OF THE BOARD TO ENTER INTO SAID CONTRACT AND COUNTY ADMINISTRATOR TO SIGN CLOSING DOCUMENTS

WHEREAS, the Board of Warren County Commissioners is the owner of certain real property located 129 North Main Street in Waynesville, Warren County, Ohio, which real property is more particularly described in Exhibit "A" attached hereto (hereinafter the Property); and

WHEREAS, pursuant to Ohio Revised Code Sections 307.09 and 307.10 a board of county commissioners is authorized to sell any county owned real property if the interests of the county so require and the property is not needed for public use; and

WHEREAS, pursuant to Ohio Revised Code Section 307.10, this Board advertised notice in a newspaper of general circulation in the County seeking public bids and received one sealed bid responsive to said advertisement; and

WHEREAS, the sealed bid was made by Kimberley and Dale Kaan in the amount of \$165,000.00, subject to obtaining conventional financing on or before July 31, 2012; and

THEREFORE BE IT RESOLVED, by the Board of County Commissioners as follows:

SECTION ONE

The real property located at 129 North Main Street in Waynesville, Warren County, Ohio, is no longer needed for a public purpose, and this Board deems it to be in the best interest of the County to sell the property to the highest responsible bidder.

SECTION TWO

The Board deems the sealed bid of Dale and Kimberley Kaan in the amount of \$165,000.00, subject to obtaining conventional financing on or before July 31, 2012, for the purchase of the Property is the highest bid from a responsible bidder.

SECTION THREE

The President of the Board is hereby authorized to enter into a Sales Contract (to be prepared by the County Prosecutor), with Dale and Kimberley Kaan; copy of said contract as attached hereto and made a part hereof.

SECTION FOUR

Upon satisfaction of the terms of the Sales Contract, the Board shall convey the Property at closing to Dale and Kimberley Kaan by general Warranty deed upon payment of the purchase price in full.

SECTION FIVE

The County Administrator is hereby authorized to sign closing documents relative to the said of said property.

Mr. Ariss moved for the adoption of the foregoing resolution, being seconded by Mrs. South. Upon call of the roll, the following vote resulted:

Mr. Young – yea
Mrs. South – yea
Mr. Ariss – yea

Resolution adopted this 3rd day of July 2012.

BOARD OF COUNTY COMMISSIONERS

Tina Davis, Clerk

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Commissioners file
BDD (file)
Deed file
Bruce McGary
c/a – Kaan, Dale and Kimberley



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BID OPENING

June 29, 2012

BID OPENING – SALE OF COMMERCIAL PROPERTY AND BUILDING LOCATED AT 129 NORTH MAIN STREET WAYNESVILLE, OHIO

Bids were closed at 9:15 a.m. this 29th day of June and the following bids were received, opened and read aloud for Sale of Commercial Property and Building located at 129 North Main Street Waynesville, Ohio for the Board of Developmental Disabilities:

Kimberly & Dale Kaan

Waynesville, Ohio

\$ 165,000.00

\$ 16,514.00 (10% down) w/exception of closing within 5 working days

Pete Mason, Warren County Board of Developmental Disabilities, will review bid for a recommendation at a later date.

cc: Bid File

Developmental Disabilities (file)

OMB



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ADVERTISEMENT FOR BIDS

Sealed bids will be received by the Clerk of the County Commissioners, Warren County, Ohio, 406 Justice Drive, Lebanon, Ohio 45036, until 9:15 a.m., June 29, 2012, for the sale of Commercial Property and Building located at 129 North Main Street, Waynesville, Ohio, and then at said time bids will be opened and read aloud.

Inspection of the real property (including the Building) and/or location information may be scheduled or obtained by calling Mary Butcher, Warren County Board of Developmental Disabilities, at (513) 695-1819.

The real property is being offered "AS IS" with no warranty as to its condition or its fitness for any particular purpose of use. The successful bidder will receive a general warranty deed for the real property upon payment of the purchase price in full.

The highest responsible bidder's bid will be conditionally accepted on the day of the bid opening but subject to final acceptance by the Board of Warren County Commissioners at a regularly scheduled meeting after the bid opening. The Board of County Commissioners reserves the right to reject any and all bids. The minimum bid of \$165,000 has been placed on this property.

Each bid shall contain the full name of the bidder submitting the bid and be accompanied by a certified check in the amount equal to ten (10) percent of the bid. Upon award of bid, the successful bidder will be required to present the balance due, in the form of a certified check, within five (5) working days.

The Board of Warren County Commissioners reserves the right to accept the best bid, to reject all bids, and to waive any irregularities in bids.

By order of the Board of County Commissioners, Warren County, Ohio.

Tina Davis - Clerk
