



# BOARD OF COUNTY COMMISSIONERS

## WARREN COUNTY, OHIO

406 Justice Drive, Lebanon, Ohio 45036

[www.co.warren.oh.us](http://www.co.warren.oh.us)

[commissioners@co.warren.oh.us](mailto:commissioners@co.warren.oh.us)

Telephone (513) 695-1250

Facsimile (513) 695-2054

**TOM GROSSMANN**

**SHANNON JONES**

**DAVID G. YOUNG**

ACCEPT SEALED BID TO PURCHASE 3228 FIELDS-ERTEL ROAD, AND AUTHORIZE THE BOARD PRESIDENT OR VICE-PRESIDENT TO EXECUTE A QUIT CLAIM DEED, AND FURTHER AUTHORIZE THE COUNTY ADMINISTRATOR TO EXECUTE ALL OTHER CLOSING DOCUMENTS FOR THE SALE OF THE PROPERTY

WHEREAS, the property located at 3228 Fields Ertel Road, in Deerfield Township was acquired by the Board to facilitate the construction of the Fields-Ertel Road and Columbia Road/Lebanon Road Intersection-Roundabout Improvement Project, the necessity and public purpose of which were determined by Board Res. No. 15-0376, adopted on March 10, 2015; and,

WHEREAS, the County Engineer's Office has reported that the said Project is complete, and that a Declaration of Permanent Highway Easement & Limited Driveway Access, approved by Board Res. No. 17-1404, adopted September 12, 2017, was recorded in the office of the Warren County, Ohio Recorder as Doc. # 2017-028938, on September 21, 2017; and,

WHEREAS, in accordance with the said Board Res. No. 17-1404, the Board declared the Property as no longer needed for public use, and approved the advertisement to sell the property by sealed bid, with a bid opening on October 3, 2017, at 9:15 a.m.; and,

WHEREAS, the Advertisement was published in the Journal-News of Lebanon and Mason on September 24, 2017, and the Clerk of the Board received a Proof of Publication; and,

WHEREAS, at the bid opening only one sealed bid was received; and,

WHEREAS, the County Engineer provided a report to the Board indicating the bid was responsive to the Advertisement, exceeded the minimum bid reservation and recommended final acceptance; and,

WHEREAS, this Board now desires to accept the bid and convey the Property to Maritza A. Powell, for the sum of \$32,000.

NOW THEREFORE BE IT RESOLVED, by at least a majority vote of the Board present and voting, to:

- 1) find the sealed bid timely submitted by Maritza A. Powell was responsive to the Advertisement for Bids, and accept her bid; and,

- 2) authorize the Board President or Vice-President to execute a Quit claim deed prepared by the County Prosecutor's Office; and,
- 3) authorize the County Administrator, Tiffany Zindel, to consummate the aforementioned real estate acquisition on its behalf, and to execute any necessary closing documents including but not limited to the Settlement Statement prepared by the County Prosecutor's Office.

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

Mr. Grossmann – absent  
Mr. Young – yea  
Mrs. Jones – yea

Resolution adopted this 16<sup>th</sup> day of November 2017.

BOARD OF COUNTY COMMISSIONERS

---

Tina Osborne, Clerk

cc: Prosecutor's Office (Bruce McGary)  
Engineer's Office (Dominic Brigano & Neil Tunison)  
OMB Bid file



**BOARD OF COUNTY COMMISSIONERS  
WARREN COUNTY, OHIO**

*406 Justice Drive, Lebanon, Ohio 45036*

*www.co.warren.oh.us*

*commissioners@co.warren.oh.us*

*Telephone (513) 695-1250*

*Facsimile (513) 695-2054*

***TOM GROSSMANN***

***SHANNON JONES***

***DAVID G. YOUNG***

**BID OPENING**

October 3, 2017

**BID OPENING – SALE OF PROPERTY LOCATED AT 3228 FIELDS ERTEL ROAD  
LOVELAND, OHIO**

Bids were closed at 9:15 a.m. this 3<sup>rd</sup> day of October and the following bids were received, opened and read aloud for Sale of Property located at 3228 Fields Ertel Road, Loveland, Ohio for the Warren County Engineer's Office:

Maritza Powell  
Franklin, Ohio

\$32,000.00

Neil Tunison, Warren County Engineer, will review bid for a recommendation at a later date.

cc: Bid File

Engineer (file)

OMB



# BOARD OF COUNTY COMMISSIONERS

## WARREN COUNTY, OHIO

406 Justice Drive, Lebanon, Ohio 45036

[www.co.warren.oh.us](http://www.co.warren.oh.us)

[commissioners@co.warren.oh.us](mailto:commissioners@co.warren.oh.us)

Telephone (513) 695-1250

Facsimile (513) 695-2054

**TOM GROSSMANN**

**SHANNON JONES**

**DAVID G. YOUNG**

### 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., October 3, 2017 for the sale of Property located at 3228 FIELDS-ERTEL ROAD, LOVELAND, OHIO, and then at said time bids will be opened and read aloud.

The real property is being offered "AS IS" and "WHERE IS" and "WITH NO WARRANTIES" of any kind.. This conveyance is exempt from the Seller providing the Buyer an Ohio Real Property Disclosure form pursuant to Section 5302.30 (B)(2)(k) of the Ohio Revised Code.

Nothing in this Advertisement for Bids may be construed as a warranty of any kind, and this advertisement is "NOT A SUBSTITUTE FOR ANY INSPECTIONS". A bidder is solely responsible for exercising whatever due diligence the bidder deems necessary with respect to the condition or fitness of the property for any particular purpose or use. **An inspection of the property may be scheduled by calling the Warren County Engineer's Office at (513) 695-3301.**

Notwithstanding the foregoing, each Bidder may obtain a copy of an Asbestos Inspection Report that had been obtained by the Warren County Engineer's Office for purposes other than selling the property. The inspection report may NOT be construed as making representations or warranties to a bidder, nor should a bidder rely upon its content.

The successful bidder will be required to execute customary closing documents and acknowledge receipt of a Disclosure of Information of Lead-Based Paint and/or Lead-Based Paint Hazards form upon transfer of real property in compliance with 42 U.S.C. 4852 (d), as the structures thereon predate 1978. The successful bidder will receive a quit-claim deed for the real property upon satisfaction of the foregoing and payment of the purchase price in full in the form of a cashier's or bank certified check.

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 \$31,666.67 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 reserve 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 Osborne, Clerk