

FRIDAY, NOVEMBER 27,

20

Approved December 15, 2020

The Urbana City School Board of Education met for a special board meeting Friday, November 27, 2020, at 500A Washington Ave, Urbana, Ohio. President Darrell Thomas called the meeting to order at 10:00 a.m.

Roll call: Mr. Arter, present; Mr. Engle, present; Ms. Finch, present; Ms. Paul, present; Mr. Thomas, present.

Five members present.

(Motion #1120.12) APPROVAL OF AGENDA

It was moved by Ms. Paul and seconded by Mr. Arter to approve the agenda as presented.

Roll Call: Mr. Arter, aye; Mr. Engle, aye; Ms. Finch, aye; Ms. Paul, aye; Mr. Thomas, aye. Motion carried.

(Motion #1120.13) CONSIDER APPROVAL OF THE RESOLUTION AUTHORIZING THE SALE AT PUBLIC AUCTION OF PROPERTY OWNED BY THE BOARD AND NO LONGER NEEDED FOR ANY SCHOOL PURPOSE

It was moved by Mr. Arter and seconded by Ms. Finch to approve the following resolution:

**WHEREAS**, the Board of Education of the Urbana City School District (“the Board”) is the owner of the property described in Exhibit A attached hereto (“the Property”), which is no longer needed for any school purpose, which exceeds \$10,000 in value, and which the Board has determined to offer for sale at public auction pursuant to law;

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Education of the Urbana City School District, County of Champaign, State of Ohio, that:

**Section 1:** It is found and determined that the Property exceeds \$10,000 in value and is no longer needed for any school purpose. The Property is owned in fee simple by the Board and is located generally at 2468 State Route 54, Urbana, Ohio 43078.

**Section 2:** The Property shall be sold in the manner provided by R.C. §3313.41, subject to the terms and conditions provided herein, to the highest, responsible bidder after giving at least thirty (30) days’ notice of the sale by publication in a newspaper of general circulation in the Urbana City School District (“the District”) in accordance with R.C. §3313.41.

**Section 3:** The Board President, Superintendent and Treasurer are hereby authorized and directed to do all things necessary and consistent with this Resolution to accomplish the sale provided for herein.

**Section 4:** The sale of the Property shall be upon the following terms and conditions, and such other terms and conditions consistent with this Resolution and in the best interests of the Board and the District as may be determined by the Board President, Superintendent or Treasurer:

- a. The sale shall be by public auction to be conducted at Urbana High School, 500A Washington Avenue, Urbana, Ohio, commencing at 1:00 p.m. on December 31, 2020.
- b. The auction of the Property shall begin with the minimum bid of \$55,000. The sale of the Property to the successful bidder therefor shall not be final until accepted by resolution of the Board with the written notification of such acceptance to be sent to the successful bidder by the Treasurer. The Board reserves the right to reject any or all bids.
- c. At the time of the completion of the auction, the highest bidder shall deliver to the Board cash, or a certified or cashier’s check payable to the Board, in the amount of five percent (5%) of the high bid as security for faithful performance should the bid be accepted. The deposit shall be applied on the purchase price in the event the bid is accepted by the Board. The bid deposit will be forfeited as agreed liquidated damages upon failure of the highest bidder to perform.

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d. Final payment for the Property, which shall be the difference between the security deposited with the Board pursuant to Section 4(c) of this Resolution and the amount bid, shall be made by cash, or certified or cashier’s check payable to “Board of Education of the Urbana City School District,” at the time of transfer of title but no more than ten (10) days after the Board’s acceptance of the bid.

e. Transfer of the interests of the Board of Education of the Urbana City School District to the purchaser shall be by means of a Quitclaim Deed executed by the Board President and the Treasurer.

**Section 5:** It is found and determined that all formal actions of the Board concerning and relating to the adoption of this resolution were adopted in an open meeting of the Board, and that all deliberations of the Board and of any of its committees that resulted in such formal action were in meetings open to the public, in compliance with the law.

Mr. Arter asked if the auction would be onsite at the property. Mr. Thiel said in talking with the auctioneer, there were some concerns about weather. The actual auction will take place on December 31 at the high school. The property information will be projected for people to see. Mr. Arter noted the auctioneer percentage would be seven percent. Ms. Paul clarified that the starting bid would be the appraised value. Mr. Thiel said the starting point could be modified by the Board, but the appraisal did come out at \$55,000. Mr. Arter said it sounded reasonable for the amount of property there. Mr. Thiel said the auditor’s website had slightly different acreage amounts for the two parcels. If a future owner wants to sell, a survey will need to be done. Mr. Arter said we are selling the property as is and will not be liable for any future claims or discoveries. Mr. Thiel said that was correct and there was also an easement on the property. Mr. Arter thought the corner lot would be an attractive feature to potential buyers.

Mr. Thomas said he was glad we were able to move this forward and thanked everyone for the extra work over the holiday.

Roll Call: Mr. Engle, aye; Ms. Finch, aye; Ms. Paul, aye; Mr. Thomas, aye; Mr. Arter, aye.  
Motion carried.

(Motion #1120.14) ADJOURNMENT - Being no further business to discuss, it was moved by Ms. Paul and seconded by Mr. Arter to adjourn the meeting.

Roll Call: Ms. Finch, aye; Ms. Paul, aye; Mr. Thomas, aye; Mr. Arter, aye; Mr. Engle, aye.  
Motion carried.

The President declared the meeting adjourned at 10:12 a.m.

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President

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Treasurer