

A Resolution by the Richland County Board of Commissioners, acting in accordance with Ohio Revised Code § 307.09 and 307.10 to accept the offer of the highest responsible bidder and deed to property to the bidder.

Resolution No. _____

Whereas, the County of Richland, Ohio Board of Commissioners has previously authorized the sale of the property known as 1214 Bechtel Ave, Mansfield, Ohio 44905 to the highest responsible bidder;

Whereas the Board has determined that advertisement of the property was made by publication in the print or digital edition of a newspaper of general circulation within the county and on the official public notice web site established under section 125.182 of the Revised Code or on the web site and social media account of the county as required by O.R.C. §307.10 in a form substantially similar to the form previously approved by the Board.;

Whereas, Justin Bigelow of Dream Huge Realty has brought four offers before the board. These all of the offers for the property received during the previously approved time period;

Whereas, the Board has reviewed all the offers submitted and wishes to determine the highest responsible bidder;

Whereas, O.R.C. § 2981.13 dictates that the proceeds from the sale be distributed first to the Board of Commissioners for any expenses incurred, then to any security interests, then for costs of selling the property, then to reimburse the prosecutor's office for any expenses incurred, and then distributed pursuant to the Memorandum of Understanding between law enforcement and the prosecutor; and therefore be it resolved,

Section 1. The Board hereby determines that Heidi Hahn and Timothy A. Hahn II are the highest responsible bidders;

Section 2. The Board hereby accepts the contract presented by Heidi Hahn and Timothy A. Hahn II in the amount of \$91,414 subject to the provisions of the counter-offer attached hereto;

Section 3. The Board hereby appoints Cliff Mears on its behalf to sign any and all closing documents, disclosures for the subject property and the deed.

Section 4. The closing for the subject property is to occur on or about July 14, 2026 pursuant to the contract;

Section 5. Great American Title Agency shall be the closing and escrow company for the transaction;

Section 6. The proceeds shall be paid by the closing/escrow company as follows:

[1] To the Richland County Prosecutor \$1,542.57 for the reimbursement of expenses paid by the Richland County Prosecutor for out of pocket expenses previously paid by said office;

[2] To Great American Title Agency \$290.00 for title and escrow fees

[3] To the Richland County Auditor \$365.66 for Transfer Fees;

[4] To the attorney employed by Great American Title Agency \$75.00 for the preparation of the deed;

[5] To the buyer for the proration of taxes up to the date of closing.

[6] To the Richland County Wastewater Department for any outstanding water/sewer charges in an amount currently unable to determine;

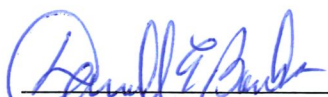
[7] To Great American Title Agency the sum of \$500 to be held in escrow for the payment of the final electric and gas bill; after the final electric and gas bill are paid, the remainder of the \$500.00 shall be split in accordance with paragraph [8] below;

[8] And the remainder of the proceeds shall be split between the Metrich Enforcement Unit (60%) and the Richland County Prosecuting Attorney's Office (40%) pursuant to a Memorandum of Understanding entered into by the parties prior to the seizure of the subject property;

Now, therefore, the Richland County Board of Commissioners introduced a resolution to approve/disapprove the authorization of the sale of the property to Heidi Hahn and Timothy A. Hahn II. The president called for a roll call vote, and the results were:

Name:

Vote:
(Insert yes, no, or abstain)




Darrell Banks

yes



Cliff Mears

yes



Tony Vero

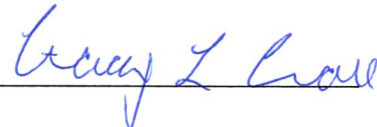
yes

Motion ~~Adopted~~/Denied:




Board President

6-25-2026
Date

Attest: 
Clerk

Approved as to Form:



Jodie Schumacher
Prosecuting Attorney – Richland County