

**BOARD OF TRUSTEES**  
**JEFFERSON TOWNSHIP, MONTGOMERY COUNTY, OHIO**  
**RESOLUTION NO. 26-060**

**A RESOLUTION BY THE BOARD OF TRUSTEES OF JEFFERSON TOWNSHIP, MONTGOMERY COUNTY, OHIO, PURSUANT TO OHIO REVISED CODE SECTION 505.86, DECLARING ITS INTENTION TO DEMOLISH AND REMOVE THE INSECURE AND UNSAFE STRUCTURE(S) SITUATED AT 224 BRICKER AVENUE, DAYTON, OHIO 45417, PARCEL ID NO. G27 18309 0090, WHICH PROPERTY IS TITLED IN THE NAME(S) OF VICTORIA MANAGEMENT SERVICES LLC, AND DIRECTING THE TOWNSHIP ZONING ADMINISTRATION TO ISSUE A NOTICE OF INTENTION TO THE PROPERTY OWNER(S), LIENHOLDERS OF RECORD, IF ANY, AND ALL OTHER INTERESTED PARTIES PURSUANT TO OHIO REVISED CODE SECTION 505.86.**

The Board of Trustees of Jefferson Township, Montgomery County, Ohio, met in a regular meeting on February 3, 2026, at 6:00 pm at the Township Offices located at 1 Business Park Dr., Dayton, Ohio, with the following members present:

Sheila Back (X)      Oscar Young (X)      Vera Powell (X)

Moved by: Back (X)      Young ( )      Powell ( )  
Second by Back ( )      Young (X)      Powell ( )

**WHEREAS**, The Jefferson Township Board of Trustees (the “Board”) have received numerous complaints of abandoned, structurally defective, and insecure structures in the Township; and

**WHEREAS**, the Board finds that abandoned, structurally defective, and insecure structures within Jefferson Township (the “Township”) are unsafe, unsightly, detrimental to surrounding property values, and are detrimental to the health, safety, and public welfare of the community; and

**WHEREAS**, the Board has determined that it is the policy of the Township to secure, repair, or demolish and remove structurally defective and insecure structures in the Township pursuant to Ohio Revised Code Section 505.86 to protect and promote the public health, safety, and welfare; and

**WHEREAS**, Ohio Revised Code Section 505.86(B) authorizes the Board to provide for the removal, repair, or securance of buildings or other structures in the Township that have been declared insecure, unsafe, or structurally defective by any fire department under contract with the Township or by the county building department or other authority responsible under Chapter 3781 of the Ohio Revised Code for the enforcement of building regulations or the performance of building inspections in the Township, or buildings or other structures that have been declared to be in a condition that is dangerous to life or health, or unfit for human habitation by the county board of health; and

**WHEREAS**, a duty to authorized Fire Code Official for the Township has inspected the property located at 224 Bricker Avenue, Dayton, Ohio 45417 (the “Property”), Parcel ID No. G27 18309 0090, and has determined that this Property is in violation of Ohio Fire Code, (J) Section 110

Resolution 26-060

Page 1 of 3

**BOARD OF TRUSTEES**  
**JEFFERSON TOWNSHIP, MONTGOMERY COUNTY, OHIO**  
**RESOLUTION NO. 26-060**

("Unsafe Buildings"), as evidenced by the inspection report attached hereto as Exhibit A and photographs of the Property attached hereto as Exhibit B; and

**WHEREAS**, a public hearing was conducted on the 7<sup>th</sup> day of April, 2026, to determine whether the dangerous conditions at the Property had been remediated or whether the Board would require the securance, repair, or demolition and removal of the Property identified herein; and

**WHEREAS**, due notice of this public hearing was given by the Township as required by law; and

**WHEREAS**, the Zoning Coordinator, prior to the public hearing described herein, provided notice of this public hearing as required by law to the Property owner, lienholders of record, if any, and other interested parties as determined by the Township's legal counsel after title examination; and

**WHEREAS**, based on the evidence and testimony presented at the public hearing under oath, the Board found that the conditions present at the Property have not been remediated and the structure(s) situated on the Property continue to be insecure and unsafe, and that the demolition of the Property is in the best interests of the health, safety, and welfare of its citizens; and

**WHEREAS**, the Board has announced its decision that the structure(s) situated at 224 Bricker Avenue, Dayton, Ohio 45417, Parcel ID No. G27 18309 0090, which Property is title in the name of Victoria Management Services LLC, must be demolished and removed to protect and promote the health, safety, and welfare of the citizen of the Township; and

**WHEREAS**, pursuant to Ohio Revised Code Section 505.86, the Board is required to give notice of its intention to demolish the Property to all owners and lienholders of record at least thirty (30) days before Property's demolition.

**NOW, THEREFORE**, by the Board of Trustees of Jefferson Township, Montgomery County, Ohio:

**Section 1.** The Board finds that the structure(s) situated on the Property located at 224 Bricker Avenue, Dayton, Ohio 45417, Parcel No. G27 18309 0090, which Property is titled in the name of Victoria Management Services LLC continue(s) to be insecure, unsafe, dangerous to life and health, and unfit for human habitation.

**Section 2.** The Board hereby finds that in order to protect and promote the health, safety, and welfare of the citizens of the Township, the dangerous structure(s) described in the inspection report attached hereto as Exhibit A and illustrated in Exhibit B must be demolished and removed.

**Section 3.** The Board hereby declares its intention to demolish the structure(s) situated on the Property, if the Property owner fails to timely remediate the dangerous conditions and Code violation present at the Property.

Resolution 26-060

Page 2 of 3

**BOARD OF TRUSTEES**  
**JEFFERSON TOWNSHIP, MONTGOMERY COUNTY, OHIO**  
**RESOLUTION NO. 26-060**

**Section 4.** The Zoning Administrator is hereby directed to send notice of the Board's intention to demolish the property (the "Notice of Intention") to the property owner, all lienholders of record, if any, and other interested parties as determined by the Township's legal counsel after title examination, in accordance with Ohio Revised Code Section 505.86.

**Section 5.** The Notice of Intention issued by the Zoning Administrator shall include all notifications required by law and shall be in full compliance with Ohio Revised Code Section 505.86.

**Section 6.** Pursuant to Ohio Revised Code Section 505.86, the property owner, lienholders of record, if any, and all other interested parties with standing who are named in the Notice of Intention described herein, shall have twenty (20) days from the issuance of the Notice of Intention to request a hearing on this matter before the Board. The hearing request must be in writing and directed to the Township's Fiscal Officer, Charlene Chattams, at the Jefferson Township Offices, 1 Business Park Drive, Dayton, Ohio 45417. If no hearing is timely requested, the Board shall issue its final order, within thirty (30) days of the issuance of the Notice of Intention described herein, directing the Township to proceed with the demolition and removal of the structure(s) situated on the Property.

**Section 7.** It is hereby found and determined that all formal acts of this Board concerning and relating to the adoption of this Resolution were adopted in an open meeting of this Board, and that all deliberations of this Board that resulted in such formal action were in meetings open to the public in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

**The vote was as follows:**

**Sheila Back**

Yes    No    Abstain

**Oscar Young**

Yes    No    Abstain

**Vera Powell**

Yes    No    Abstain


**Adopted: 7<sup>th</sup> day of April 2026**

Signed by:

  
\_\_\_\_\_  
Sheila Back, President

  
\_\_\_\_\_  
Oscar Young, Vice President

  
\_\_\_\_\_  
Vera Powell, Trustee

  
\_\_\_\_\_  
Attest to Trustees Signatures:  
Charlene Chattams, Fiscal Officer