

BOARD OF TRUSTEES
JEFFERSON TOWNSHIP, MONTGOMERY COUNTY, OHIO
RESOLUTION NO. 26-113

THE JEFFERSON TOWNSHIP BOARD OF TRUSTEES DECLARES CERTAIN TOWNSHIP-OWNED REAL PROPERTY NOT NEEDED FOR PUBLIC USE, AUTHORIZING ITS TRANSFER TO CYRUS KINGDOM LLC

The Board of Trustees of Jefferson Township, Montgomery County, Ohio, met at a regular meeting on August 5, 2026, at 6:00 pm at the Township Offices located at 1 Business Park Dr., Dayton, Ohio, with the following members present:

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

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

WITNESSETH

WHEREAS, the Jefferson Township Board of Trustees, Montgomery County, Ohio (the **Board**), holds title to the real property located on Davenport Avenue in Jefferson Township, Montgomery County, Ohio, identified as Montgomery County Parcel No. **G29 01602 0006**, and more particularly described in **Exhibit A** to the General Warranty Deed approved by this Resolution (the **Property**); and

WHEREAS, the Board has determined that the Property is no longer needed for public use or Township operations; and

WHEREAS, pursuant to Ohio Revised Code Section 505.10(A)(6), upon a unanimous vote and by resolution, a board of township trustees may authorize the transfer and conveyance of township-owned real property to any person upon terms agreed to by the board and that person; and

WHEREAS, the Board has negotiated and finds acceptable the terms of the General Warranty Deed conveying the Property to **Cyrus Kingdom LLC**, an Ohio limited liability company (the **Grantee**), including the consideration stated in that deed, the use restrictions, the integrated-operation covenant, and the perpetual municipal tow-storage easement retained for the benefit of Jefferson Township; and

WHEREAS, the Board finds that the conveyance on those terms serves the Township's interests.

NOW, THEREFORE, BE IT RESOLVED by the Jefferson Township Board of Trustees, Montgomery County, Ohio, that:

1.- Finding of No Public Need. The Board finds and determines that the Property is not needed for public use or Township operations and is surplus to the Township's needs.

2.- Approval of Conveyance. The Board hereby approves the transfer and conveyance of the Property to the Grantee on the terms set forth in the General Warranty Deed presented to the Board, including:

- a. the legal description attached to the deed as Exhibit A;
- b. the permitted-use restrictions and integrated-operation covenant stated in the deed;

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c. the perpetual, non-exclusive municipal tow-storage easement granted to Jefferson Township at no cost; and

d. the other covenants, conditions, restrictions, and terms stated in the deed.

3.- Authorization to Execute Deed. The **President of the Board of Township Trustees** is authorized and directed, on behalf of the Board and Jefferson Township, to execute and deliver the General Warranty Deed substantially in the form presented to the Board, together with any acknowledgments, closing statements, conveyance documents, or other documents necessary to complete and record the approved conveyance, provided that no material change may be made to the approved terms without further Board action.

4.- Authority of Township Officials. The Township Fiscal Officer, Township Administrator, and other appropriate Township officials are authorized to take the ministerial actions necessary to carry out this Resolution and close the conveyance, including providing records, certifications, and recording directions consistent with the approved deed.

5.- Effective Date. This Resolution shall take effect immediately upon its adoption.

The vote was as follows:

Oscar Young

☒ Yes

☐ No

☐ Abstain

Sheila Back

☒ Yes

☐ No

☐ Abstain

Vera Powell

☒ Yes

☐ No

☐ Abstain

Adopted: 5th day of August 2026

Signed by:

Oscar Young, President

Sheila Back, Vice President

Vera Powell, Trustee

Attest to Trustees Signatures:
Adrennia Kelly, Fiscal Officer