

**First Reading:** July 8, 2025  
**Second Reading:** August 12, 2025

**Third Reading:**  
**Effective Date:**

**VILLAGE OF NORTH BALTIMORE, WOOD COUNTY, OHIO**

**ORDINANCE NO. 2025 – 15**

**AN ORDINANCE AUTHORIZING THE VILLAGE ADMINISTRATOR TO PURCHASE PROPERTY OWNED BY NOMAD PROPERTIES LLC (TONY AND LAURA DAMON)**

**WHEREAS**, the Village Council of the Village of North Baltimore, Ohio, desires to acquire certain real estate owned by Nomad Properties LLC, whose members are Tony and Laura Damon, for public purposes; and

**WHEREAS**, it is necessary to authorize the Village Administrator to act on behalf of the Village in completing this purchase and executing all necessary documents;

**NOW, THEREFORE, BE IT ORDAINED** by the Council of the Village of North Baltimore, Wood County, Ohio:

**SECTION 1.** The Village Administrator is hereby authorized and directed to enter into a purchase agreement with Nomad Properties LLC, whose members are Tony and Laura Damon, and to execute all documents necessary to complete the acquisition of property consisting of the following parcels: F23-310-350224001000, F23-310-350224002000, F23-310-350224003000, F23-310-350224004000, F23-310-350224005000, F23-310-350224006000, and F23-310-350224007000,

These parcels are generally depicted in Exhibit A, an aerial view screenshot of the parcels. The total purchase price shall be \$119,500, plus legal fees payable to Sunderman & Rode in the approximate amount of \$1,365, and all usual and customary costs associated with the transfer of real estate, including but not limited to title insurance, recording fees, and prorated taxes.

**SECTION 2.** The Village Administrator is further authorized to take all steps and execute all additional documents necessary to complete the transaction in accordance with this Ordinance.

**SECTION 3.** The funds necessary for this purchase shall be drawn from the Village's General Fund, as certified by the Village's Financial Officer.

**SECTION 4.** This Ordinance shall take effect and be in force from and after the earliest period allowed by law.

The motion to adopt the foregoing ordinance was moved by Member \_\_\_\_\_ and seconded by Member \_\_\_\_\_.

**PASSED** by the Council of the Village of North Baltimore, Ohio, this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

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Dee Hefner, President of Council

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Aaron Patterson, Mayor

**Attest:**

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Becky Walter, Clerk-Treasurer

**Exhibit A – Aerial View of property.**



**FINANCIAL OFFICER CERTIFICATE**

**State of Ohio, County of Wood**

I certify that the amount of \$119,500, plus approximately \$1,365 in legal fees and all usual and customary costs associated with the transfer of real estate, required to meet the obligation of the Village under Ordinance No. 2025-15, has been lawfully appropriated and is in the treasury or in the process of collection to the credit of the General Fund, free from any previous encumbrances.

**Date:** \_\_\_\_\_

**Matthew Clouse**  
**Financial Officer**  
**Village of North Baltimore, Wood County, Ohio**