

First Reading: July 8, 2025  
Second Reading: August 12, 2025  
Third Reading: September 2, 2025  
Effective Date: September 2, 2025

**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), AND DECLARING AN EMERGENCY**

**WHEREAS**, the Village Council 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

**WHEREAS**, time is of the essence because the property owners may rescind their offer or sell to another buyer, and prompt acquisition is needed to protect the Village's financial interests;

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

**SECTION 1.** The Village Administrator is authorized and directed to enter into a purchase agreement with Nomad Properties LLC and to execute all documents necessary to acquire 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. The total purchase price shall be \$119,500, plus legal fees payable to Sunderman & Rode (approx. \$1,365), and all customary closing costs, including 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.

**SECTION 3.** Funds for this purchase shall be drawn from the General Fund, as certified by the Financial Officer.

**SECTION 4.** All actions relative to this Ordinance were taken in an open meeting, and all deliberations were conducted in compliance with Ohio law, including Section 121.22 of the Revised Code.

**SECTION 5.** This Ordinance is declared to be an emergency measure necessary for the immediate preservation of the public peace, health, safety, and welfare, in order to protect the Village's financial interests by securing the property at the agreed purchase price and avoiding the risk of increased costs or loss of the property to another buyer. Accordingly, this Ordinance shall take effect immediately upon passage if approved by two-thirds of the members of Council. If the emergency clause does not receive the required vote, this Ordinance shall nonetheless take effect thirty (30) days after passage.

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

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