

RECORD OF PROCEEDINGS

Minutes of

CONCORD TOWNSHIP BOARD OF TRUSTEES

Meeting

GOVERNMENT FORMS & SUPPLIES 844-224-3338 FORM NO. 10148

Held

February 28, 2024

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Call to Order and Roll Call

The Concord Township Board of Trustees met in regular session on Wednesday, February 28, 2024 at 7:00 p.m. at the Concord Township Community Building, 6385 Home Road, Delaware, Ohio. Chairman Bart Johnson called the meeting to order. The roll was called: Jason Haney-present, Joe Garrett-present, Bart Johnson-present.

Approval of Minutes

- Mr. Johnson moved and Mr. Garrett seconded to approve the minutes of the January 24, 2024 meeting. Vote: Haney-abstain/absent, Garrett-yes, Johnson-yes.
- Mr. Garrett moved and Mr. Haney seconded to approve the minutes of the February 14, 2024 meeting. Vote: Haney-yes, Garrett-yes, Johnson-abstain/absent.

Public Input

George Resanovich of 6410 Merchant Road inquired about the City of Columbus water treatment plant pipe drilling on Merchant Road. They have not received any information about the workers, markings and/or borings on Merchant Road, although some residents have received info flyers. A website noted on the flyer is not current. A water plant advisory group has met one time; the project is behind schedule. The Trustees have received no communication from the City of Columbus. The Trustees have heard water routes could be Cook or Merchant Road westward to Concord Road, then south to Muirfield to connect to existing Columbus water. The pipe would be between 5-10' diameter. Dublin was notified and has an information meeting scheduled. Mr. Resanovich would like to Trustees to communicate any information they find to the residents.

Erin Schmerschneider of Trebel LLC discussed the AEP aggregation renewal rates. After going to market, Dynegy (the current Ohio Edison supplier) had the best one-year renewal rate out of three bids at \$0.06299 per kWh, effective May 2024-May 2025. (The current Ohio Edison rate that continues through June 2025 is \$0.0692.) There are no fees to join or opt-out of the program. Mr. Johnson moved and Mr. Haney seconded to enter into a one-year agreement with Dynegy for the AEP portion of the township aggregation program at \$0.06299 per kWh, and for Mr. Haney to sign the agreement on behalf of the Board. Vote: Haney-yes, Garrett-abstain, Johnson-yes.

Financial Report

Chairman Johnson shared Fiscal Officer Davis has provided financial reports for the township, and money is available to pay bills. The current Cash Summary by Fund shows the following balances:

General Fund	\$9,792,802.22
Special Revenue Funds	\$1,775,375.21
Total All Funds	\$11,568,177.43

Mr. Haney moved and Mr. Garrett seconded to approve pending vouchers, warrants and purchase orders #22-29, 117701-117728, all totaling \$215,052.49. Vote: Haney-yes, Garrett-yes, Johnson-yes.

Mr. Haney moved and Mr. Johnson seconded to approve warrant #117672 held from the February 14 meeting. Vote: Haney-yes, Garrett-abstain, Johnson-yes.

Zoning Department

- The March 12 Zoning Commission meeting may be continued; the applicant has requested another 60 day extension.
- Angie is off this week, so no permit numbers available, but business has been slow.
- Regional Planning meeting is tomorrow night. It was noted several township trustees throughout the county will attend.
- Two rezoning applications were received last week and are being reviewed. One is for a PRD between Clarkshaw and Bean Oller Roads, a Maronda project. One is for a PCD at SR 257 South horse property for agritourism / event venue. They own the long drive back to the property and also a strip that could be used for a second drive past Thompson Lane to access US 42.

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Road/Park Department

- Mr. Wilgus met with the county engineer's office about road mastic machine use.
- Asphalt quotes will be obtained for the new parking extension dug out at the park. Trustees would like it to settle in gravel for a year.
- Playground sets were discussed for the 2023-2024 ODNR park grant. After discussion, **Mr. Garrett moved and Mr. Haney seconded to approve purchase of Playset Design #307 and a separate swing set from Landscape Structures at an installed cost of \$74,988, and an additional amount not to exceed \$50,000 for a fall-safe artificial surface. Vote: Haney-yes, Garrett-yes, Johnson-yes.**
- Specifications were discussed for the purchase of a new Ford F550 truck with dump and plow for about \$126,000. The newer truck would be able to handle more snowplow routes than the pickup truck or large dump truck. Decision tabled until road fund balances can be reviewed. It was noted the 2027 engine emissions changes will greatly affect truck prices.

Old Business

- Discussion was held on updating the website. Different options were suggested by Jonny at E-Space: 1-search websites you like as a template to restructure, 2-scrap and start completely over which would be rather pricey, 3-freshen up what we have. The Trustees should find what they like to move forward.
- Regarding the Logan Road nuisance properties, resolutions were presented from the Assistant Prosecuting Attorney.
- **Mr. Haney moved and Mr. Garrett seconded to adopt Resolution# 24-0228-1 (attached) for the Declaration of Nuisance and Abatement, Control, and/or Removal of Nuisance pursuant to R.C. 505.87 on real property located at 6284 Logan Road, Powell, Ohio 43065, parcel #600-315-14-010-000. Mr. Haney will act as contact person for the Board and will obtain a contractor to remove said debris. Vote: Haney-yes, Garrett-yes, Johnson-yes.**
- **Mr. Haney moved and Mr. Garrett seconded to adopt Resolution# 24-0228-2 (attached) for the Intent to Abate Dangerous Property Conditions pursuant to R.C. 505.86 on real property located at 6284 Logan Road, Powell, Ohio 43065, parcel #600-315-14-010-000. Mr. Haney will act as contact person for the Board and will obtain a contractor to remove and/or secure the dangerous structure. Vote: Haney-yes, Garrett-yes, Johnson-yes.**
- Mr. Johnson filed the grant application with Delaware County Health District for three indoor water bottle filling fountains.
- Regarding the complaint about the light show in Lucy Depp, what happens if necessary emergency run, streets cannot be one-way for emergency access. Maybe have a deputy there for traffic. The complaint was anonymous, but maybe the requester can reach out to the county engineer and/or state offices about the traffic flow on Harriott and Dublin roads.
- Mr. Johnson will be meeting with land planning and engineering firms about a potential layout for road department facilities March 6. Mr. Haney noted the township will need a soil and water drainage permit.

New Business

- Community Shred Day 2024 inquiry. It was cold and windy last year. The Trustees support holding another shred event, and will have Fiscal Officer Davis plan again for this year.
- **The Board of Trustees will hold a special meeting about formulating a plan for economic and/or commercial development where appropriate within areas of the township on March 6, 2024 at 9:00 am to meet with consultant John Carlisle, and also to hold a conversation at approximately 10:30 am regarding the 2025 fire union contract and future funding of the fire department with fire chief Todd Cooper.**
- **Mr. Garrett moved and Mr. Johnson seconded for Trustee Garrett to represent the township to meet with landowner Beards for potential property donation to the township. Vote: Haney-yes, Garrett-yes, Johnson-yes.**
- Matter of record of the Oller Cemetery deed sale for lot 466, grave 4.
- Discussion on OTARMA's township accident liability insurance.

Fire Department

- Saturday's open house for the new fire truck went well and the truck has taken its first fire run.
- Bruce Bowman, part-time firefighter, has retired full-time from Washington Township, and has resigned from Concord Township as of January 1, 2024. **Mr. Garrett moved and Mr.**

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Johnson seconded to accept the resignation. Vote: Haney-yes, Garrett-yes, Johnson-yes.

- It was noted Robert Barnes' last day with the department was February 10, 2024, but he will continue to work as a part-time firefighter.
- Chief Cooper discussed the fire station becoming a Safe Haven for Babies location. The boxes are usually \$15,000 by donation. As soon as there is weight in the box it dials 911 for medic assistance. A local organization is trying to offer options so what happened in Plain City (baby ended up in dumpster) does not happen in our area. There is a box in Sunbury already and one was requested in our non-populated drop-off area. Trustees support but have requested more information.
- A fire truck committee will met on February 27, 2024 to discuss replacement of the E343 2006 fire engine. Engine emission changes for 2027 will greatly affect cost.

Fiscal Officer/Correspondence

None.

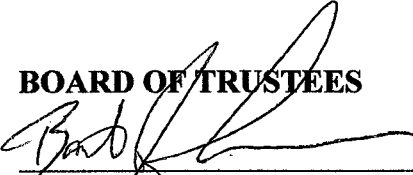
Adjournment


With no further business, Mr. Garrett moved and Mr. Johnson seconded to adjourn. None opposed.

ATTEST


Fiscal Officer, Jill Davis

BOARD OF TRUSTEES


Bart Johnson


Joe Garrett


Jason Haney

Concord Township Trustee Meeting

February 28, 2024

Roll Call

Approve Minutes

Public Input

Tamara Howard Charter Communications

Erin Schmerschneider Trebel Energy

Pay Bills

I would like to certify the fiscal officer has provided us with financial statements.

I need a motion to approve purchase orders, pending warrants and pay bills.

Zoning Inspector Report

Road Department update

Old Business

Website update Haney

New Business

Shred Day for 2024?

Meet with Land Planner and engineer: Jonson

Meeting to formulate a plan for commercial development where appropriate in areas of the township.

Fire Chief

Fiscal Officer

Possible executive session to discuss employee matter

Adjourn

Fund Summary
February 2024

Fund #	Fund Name	Starting Fund Balance	Month To Date Revenue	Year To Date Revenue	Month To Date Expenditures	Year To Date Expenditures	Ending Fund Balance	Current Reserve for Encumbrance	Unencumbered Fund Balance
1000	General	\$10,089,516.23	\$22,448.84	\$196,076.48	\$44,527.42	\$95,295.79	\$10,067,437.65	\$274,635.43	\$9,792,802.22
2011	Motor Vehicle License Tax	\$21,023.13	\$1,677.91	\$3,314.35	\$744.27	\$744.27	\$21,956.77	\$7,130.73	\$14,826.04
2021	Gasoline Tax	\$87,845.53	\$17,489.48	\$34,703.84	\$20,810.09	\$40,371.77	\$84,524.92	\$17,479.94	\$67,044.98
2031	Road and Bridge	\$444,868.67	\$1,222.82	\$1,461.29	\$3,842.28	\$6,856.37	\$442,249.21	\$22,237.36	\$420,011.85
2041	Cemetery	\$31,797.75	\$1,250.00	\$3,775.00	\$1,314.64	\$1,314.64	\$31,733.11	\$3,550.00	\$28,183.11
2111	Fire District	\$731,261.36	\$2,848.64	\$6,491.61	\$275,430.54	\$574,594.06	\$458,679.46	\$442,012.83	\$16,666.63
2231	Permissive Motor Vehicle License Tax	\$81,022.76	\$3,748.50	\$8,055.02	\$10,916.61	\$22,872.50	\$73,854.65	\$12,950.00	\$60,904.65
2272	Coronavirus Relief Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2273	American Rescue Plan Act (ARP)	\$1,167,996.10	\$0.00	\$3,831.53	\$1,239.00	\$7,489.19	\$1,166,757.10	\$1,051.29	\$1,165,705.81
2901	OneOhio Opioid Settlement Fund	\$2,032.14	\$0.00	\$199.75	\$0.00	\$0.00	\$2,032.14	\$0.00	\$2,032.14
4901	TIF Dublin Strg Pub Infrast Improv	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4902	TIF Painter Farm Incentive District 1	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Report Total:		\$12,657,363.67	\$50,686.19	\$257,908.87	\$358,824.85	\$749,538.59	\$12,349,225.01	\$781,047.58	\$11,568,177.43

Last reconciled to bank: 12/31/2023 – Total other adjusting factors: \$0.00

Payment Listing
2/15/2024 to 2/27/2024

UAN v2024.1

Payment Advice #	Post Date	Transaction Date	Type	Vendor / Payee	Amount	Status
22-2024	02/16/2024	02/16/2024	CH	Ohio Bureau of Workers Compensation	\$11,774.00	O
	Purpose:	TWP WORK COMP ANNUAL TRUE-UP PREMIUM				
23-2024	02/26/2024	02/26/2024	CH	Ohio Police & Fire Pension Fund	\$54,097.19	O
	Purpose:	FIRE DEPT PENSION CONTRIB JAN24				
24-2024	02/26/2024	02/26/2024	CH	HR BUTLER, LLC	\$80,725.16	O
	Purpose:	PAYROLL PROCESSING FEES				
25-2024	02/26/2024	02/26/2024	CH	T. ROWE PRICE	\$2,010.00	O
	Purpose:	FIRE DEPT 457 PLAN				
26-2024	02/27/2024	02/27/2024	CH	CBIZ BENEFITS	\$3,081.96	O
	Purpose:	HRA INSUR CLAIM REIMBURSE PLAN				
27-2024	02/27/2024	02/27/2024	CH	DELTA DENTAL	\$2,948.66	O
	Purpose:	DENTAL INSURANCE PREMIUMS				
28-2024	02/27/2024	02/27/2024	CH	ANTHEM BCBS OH GROUP	\$38,455.46	O
	Purpose:	MEDICAL INSURANCE +MEWA QTR1				
29-2024	02/27/2024	02/27/2024	CH	EQUITABLE	\$528.64	O
	Purpose:	GROUP TERM LIFE,AD&D,VISION INSUR				
117701	02/27/2024	02/27/2024	AW	ROBERT J. MUIR	\$200.00	O
	Purpose:	OLLER CEMETERY GRAVES BUY-BACK				
117702	02/27/2024	02/27/2024	AW	NORTH POINTE AUTO GROUP	\$137.70	O
	Purpose:	ROAD DEPT 97FORD F350 GEAR REPAIR				
117703	02/27/2024	02/27/2024	AW	Ohio Public Employees Retirement System	\$7,712.92	O
	Purpose:	TWP PENSION CONTRIB JAN24				
117704	02/27/2024	02/27/2024	AW	THE DEXTER COMPANY	\$1,530.14	O
	Purpose:	ROAD DEPT TRK348 WHEEL FENDER				
117705	02/27/2024	02/27/2024	AW	VOSS BROTHERS SALES	\$4.39	O
	Purpose:	ROAD DEPT CHAINSAW PARTS				
117706	02/27/2024	02/27/2024	AW	W.S. DARLEY & CO	\$1,286.04	O
	Purpose:	FIRE DEPT EXTING TOOL & EQUIP				
117707	02/27/2024	02/27/2024	AW	THOMAS & COMPANY, LPA	\$222.50	O
	Purpose:	TWP LEGAL COUNSEL WORK COMP+				
117708	02/27/2024	02/27/2024	AW	SOUTHEASTERN EQUIPMENT CO., INC.	\$9.40	O
	Purpose:	ROAD DEPT TRACKHOE BUCKET PARTS				
117709	02/27/2024	02/27/2024	AW	INTERSTATE BILLING SERVICE, INC.	\$300.00	O
	Purpose:	ROAD DEPT TRK348 PARTS				
117710	02/27/2024	02/27/2024	AW	DEL-CO WATER CO INC	\$246.88	O
	Purpose:	UTILITIES - ADMIN DEPT				
117711	02/27/2024	02/27/2024	AW	B&C COMMUNICATIONS	\$953.54	O
	Purpose:	FIRE DEPT RADIO,ETC INSTALL NEW QUINT				
117712	02/27/2024	02/27/2024	AW	BANE-WELKER EQUIPMENT	\$27.56	O
	Purpose:	ROAD DEPT SWITCH SHAF REPAIR				
117713	02/27/2024	02/27/2024	AW	OFFICE CITY EXPRESS	\$119.96	O
	Purpose:	ADMIN OFFICE SUPPLY				
117714	02/27/2024	02/27/2024	AW	3F FITNESS LLC	\$825.00	O
	Purpose:	FIRE DEPT FITNESS TRAINING JAN				
117715	02/27/2024	02/27/2024	AW	THE WONDER WITHIN LLC	\$510.00	O
	Purpose:	FIRE DEPT YOGA TRAINING				
117716	02/27/2024	02/27/2024	AW	SHELLY MATERIALS, INC	\$72.22	O
	Purpose:	PARK PATH REPAIR MATERIAL				
117717	02/27/2024	02/27/2024	AW	SHERWIN WILLIAMS CO	\$34.99	O
	Purpose:	PARK BENCH PAINT				
117718	02/27/2024	02/27/2024	AW	JASON HANEY	\$195.00	O
	Purpose:	OTA CONFERENCE REIMB				
117719	02/27/2024	02/27/2024	AW	ABLE SANITATION SERVICE, INC	\$680.00	O
	Purpose:	FIRE DEPT HOLD TANK PUMP FEES				
117720	02/27/2024	02/27/2024	AW	ORANGE TOWNSHIP	\$115.00	O
	Purpose:	FIRE DEPT 17F-550 RADIATOR ORING				
117721	02/27/2024	02/27/2024	AW	ATLANTIC EMERGENCY SOLUTIONS	\$1,239.00	O
	Purpose:	FIRE DEPT NEW Q341 FIRE HOSE/COUPLINGS				
117722	02/27/2024	02/27/2024	AW	SBH MEDICAL LTD	\$291.00	O
	Purpose:	FIRE DEPT EMS DRUG SUPPLY				
117723	02/27/2024	02/27/2024	AW	BOUND TREE MEDICAL, LLC	\$976.20	O
	Purpose:	FIRE DEPT/EMS DRUG SUPPLIES				

Payment Listing
2/15/2024 to 2/27/2024

UAN v2024.1

Payment Advice #	Post Date	Transaction Date	Type	Vendor / Payee	Amount	Status
117724	02/27/2024	02/27/2024	AW	MIATI EMBROIDERY	\$141.98	O
Purpose: FIRE DEPT UNIFORM SUPPLY						
117725	02/27/2024	02/27/2024	AW	GERMAIN COLLISION CENTER	\$1,000.00	O
Purpose: FIRE DEPT TRK340 DEER DAMAGE REPAIR						
117726	02/27/2024	02/27/2024	AW	SETHUNATH WARRIER	\$50.00	O
Purpose: TWP BLDG RENTAL CANCEL/REFUND						
117727	02/27/2024	02/27/2024	AW	ROSS HARKINS	\$50.00	O
Purpose: TWP ZONING PERMIT REFUND						
117728	02/27/2024	02/27/2024	AW	IMPLEMENT, LLC	\$2,500.00	O
Purpose: ZONING APPLICATION REVIEW/CONSULT						
Total Payments:					\$215,052.49	
Total Conversion Vouchers:					\$0.00	
Total Less Conversion Vouchers:					\$215,052.49	

Type: AM - Accounting Manual Warrant, AW - Accounting Warrant, IM - Investment Manual Warrant, IW - Investment Warrant, PM - Payroll Manual Warrant, PR - Payroll Warrant, RW - Reduction of Receipt Warrant, SW - Skipped Warrant, WH - Withholding Warrant, WM - Withholding Manual, WS - Special Warrant, CH - Electronic Payment Advice, IL - Investment Loss, EP - Payroll EFT Voucher, CV - Payroll Conversion Voucher, SV - Payroll Special Voucher, EW - Withholding Voucher, POS ADJ - Positive Adjustment, NEG ADJ - Negative Adjustment, POS REAL - Positive Reallocation, NEG REAL - Negative Reallocation

Status: O - Outstanding, C - Cleared, V - Voided, B - Batch

* Asterisked amounts are not included in report totals. These transactions occurred outside the reported date range but are listed for reference.

**CONCORD TOWNSHIP BOARD OF TRUSTEES
DELAWARE COUNTY, OHIO**

DATE: Feb. 28, 2024

RESOLUTION NO. 24-0228-1

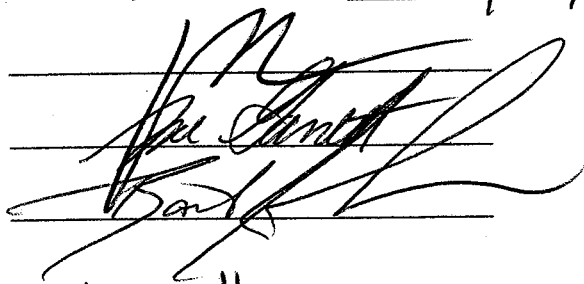
**DECLARATION OF NUISANCE AND ABATEMENT, CONTROL, AND/OR
REMOVAL OF NUISANCE PURSUANT TO R.C. § 505.87
ON REAL PROPERTY LOCATED AT:**

OWNER(S): **ZAKARIA BENZAOUAL and ASSMAA FAHMI**

PROPERTY: **6284 LOGAN ROAD, POWELL, OH 43065**

PIN: **600-315-14-010-000**

The Board of Trustees of Concord Township, Delaware County, Ohio met in regular session at the Concord Township Hall, 6385 Home Road, Delaware, Ohio 43015 on February 28, 2024 with the following members present:



Mr. Haney moved the adoption of the following resolution:

PREAMBLE

WHEREAS, the Concord Township Board of Trustees, Delaware County, Ohio ("Board") is familiar with the following real property:

6284 Logan Road, Powell, OH 43065,
PIN: 600-315-14-010-000 ("Property")

(See Exhibit A – Sheriff's Deed with legal description)(See Exhibit B – Delaware County Auditor's Property Information, Tax Information, and GIS Map), and;

WHEREAS, the Property is wholly located in Concord Township, Delaware County, Ohio ("Township"); and,

Resolution No. 24-0228-1

WHEREAS, the record owners of the Property are Zakaria Benzaoual and Assmaa Fahmi ("Property Owners"); and,

WHEREAS, the Property is not maintained by the Property Owners and contains accumulations of vegetation, garbage, refuse and/or other debris that are an attractive nuisance, dangerous, unhealthy, and/or unsightly to the neighborhood and community and which negatively impact property values and the general welfare of the neighborhood and community; and,

WHEREAS, the Board believes that the Property Owners' maintenance of such vegetation, garbage, refuse, and/or other debris on the Property constitutes a nuisance; and,

WHEREAS, the Board hereby seeks to abate, control and/or remove such nuisance (vegetation, garbage, refuse and/or other debris) from the Property and recover its costs in so doing, all in accordance with R.C. § 505.87.

RESOLUTION

NOW, THEREFORE, BE IT RESOLVED:

- A. The Board determines and declares that the Property Owners' maintenance of the following vegetation, garbage, refuse, and/or other debris on the Property constitutes a nuisance (collectively "Nuisance"):

1. Tall weeds / plants
2. garbage
3. other Debris
4. _____
5. _____

____ If checked, list continued on additional page. See additional page.

- B. The Board shall provide for the abatement, control, or removal of the Nuisance from the Property and recover the Board's costs in so doing, all in accordance with R.C. § 505.87.
- C. At least seven (7) days before providing for such abatement, control, or removal of the Nuisance, notification shall be provided to the Property Owners and any holders of liens of record on the Property. The individuals and entities to be provided notice and the last known and best addresses for such individuals and entities are as follows:

See Exhibit C

Resolution No. 24-0228-1

- D. The Board shall send the notice by certified mail to the Property Owners and lienholders of record on the Property at the addresses listed on Exhibit C. In addition, the Board shall, if possible, post the notice on the principal structure on the Property and photograph that posted notice with a camera capable of recording the date of the photograph on it.

If the notice is unable to be served by certified mail, the owners' addresses will be deemed to be unknown and unable to be reasonably obtained, and notice then shall be published once in a newspaper of general circulation in the Township.

- E. The contents of the notice shall:

1. Order the Property Owners to abate, control, or remove the vegetation, garbage, refuse, and/or other debris, the Property Owners' maintenance of which has been determined by the Board to be a Nuisance (see list above);
2. State that if the Nuisance vegetation, garbage, refuse, and/or other debris is not abated, controlled, or removed, or if provision for its abatement, control, or removal is not made, within seven (7) days, the Board shall provide for the abatement, control, or removal. Any expenses incurred by the Board in performing that task shall be entered upon the tax duplicate and become a lien upon the land from the date of entry.

- F. A copy of this resolution ("Resolution") shall accompany the mailed notices.

- G. The Concord Township Fiscal Officer ("Fiscal Officer") shall mail the notices and the Concord Township _____ shall post the notice all as required above on behalf of the Board.

If notice must be published, the Fiscal Officer shall publish notice once in a newspaper of general circulation in the Township.

- H. If, within seven (7) days after notice is given pursuant to this Resolution, the Property Owner fails to abate, control, or remove the Nuisance vegetation, garbage, refuse, and/or other debris, or no agreement for its abatement, control, or removal is entered into under R.C. § 505.87(D), the Board shall provide for the abatement, control, or removal and may employ the necessary labor, materials, and equipment to perform the task. Employment of any contractor to perform such work shall be done by separate resolution.
- I. All costs incurred to abate, control, or remove the Nuisance vegetation, garbage, refuse, and/or other debris, when approved by the Board, shall be paid out of the Township general fund from moneys not otherwise appropriated.
- J. Pursuant to R.C. § 505.87, the Board shall collect the total cost of abating, controlling, or removing the Nuisance vegetation, garbage, refuse, and/or other debris

Resolution No. 24-0228-1

from the Property. To do so, the Board shall make a written report to the Delaware County Auditor ("Auditor") of the Board's action. The Board shall include in the report a proper description of the Property and a statement of all costs incurred in providing for the abatement, control, or removal of any Nuisance vegetation, garbage, refuse, and/or other debris from the Property, including the board's charges for its services, the costs incurred in providing notice, and the amount paid for labor, materials, and equipment.

- K. On behalf of the Board, the Fiscal Officer shall prepare the report described in Section J above and provide such report to the Board for approval. Once approved by the Board, the Fiscal Officer shall deliver the report, along with a certified copy of this Resolution and a certified copy of the Resolution approving the report, to the Auditor.
- L. The Auditor shall place the costs upon the tax duplicate. The costs are a lien upon the land (Property) from and after the date of the entry. The costs shall be returned to the Township and placed in the Township's general fund.
- M. All formal actions of this Board concerning and relating to the passage of this Resolution were adopted in an open meeting of the Board, and all deliberations of this Board and of any of its committees that resulted in such formal action were in meetings open to the public in compliance with all legal requirements, including R.C. § 121.22.
- N. All exhibits referenced in this Resolution are by this reference hereby incorporated in this Resolution.
- O. This Resolution shall be in full force and effect immediately upon adoption.

Voted on and signed this February 28, 2024 in Concord Township, Delaware County, Ohio.

Mr. Garrett seconded the Motion.


The roll being called upon its adoption, the vote resulted as follows:

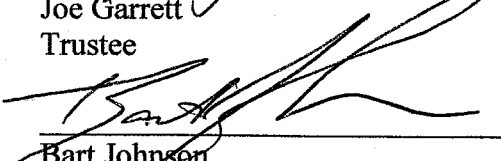
YEAS:	<u>Haney</u>	<u>Garrett</u>	<u>Johnson</u>
NAYS:	<u> </u>	<u> </u>	<u> </u>
ABSTAIN:	<u> </u>	<u> </u>	<u> </u>

Resolution No. 24-0228-1


**BOARD OF TRUSTEES OF
CONCORD TOWNSHIP,
DELAWARE COUNTY, OHIO**


Jason Haney
Trustee


Joe Garrett
Trustee


Bart Johnson
Trustee

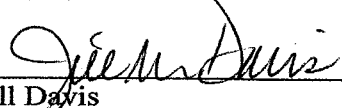
Attest:


Jill Davis
Concord Township Fiscal Officer

CERTIFICATE

State of Ohio, Delaware County

I, the undersigned Township Fiscal Officer of Concord Township, Delaware County, Ohio, certify that the foregoing Resolution No. 24-0228-1 is taken and copied from the record of proceedings of the Board, and that it has been compared by me with the Resolution on the record and is a true and accurate copy. Further, I certify that the adoption of such Resolution occurred in an open meeting held in compliance with R.C. § 121.22.


Jill Davis
Concord Township Fiscal Officer

3/4/2024
Date

Resolution No. 24-0228-1

EXHIBIT A

Sheriff's Deed with Legal Description

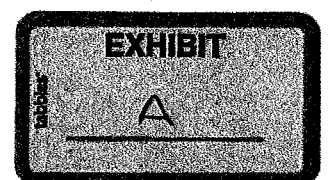
Resolution No. 24-0228-1

Delaware County
The Grantor Has Complied With
Section 319.202 Of The R.C. #470.00
DATE 9-24-2021 Transfer Tax Paid
TRANSFERRED OR TRANSFER NOT NECESSARY
Delaware County Auditor By SLD

Doc ID: 014182600003 Type: OFF
Kind: SHERIFFS
Recorded: 09/29/2021 at 04:13:03 PM
Fee Amt: \$42.00 Page 1 of 3
Workflow# 0000273335-0001
Delaware County, OH
Melissa Jordan County Recorder
File# 2021-00043287
BK 1904 PG 2820-2822
DELAWARE COUNTY SHERIFF/DEEDS
#149

SHERIFF'S DEED
Revised Code § 2329.36

I, Russell L. Martin, Sheriff of Delaware County, Ohio, pursuant to the Order of Sale entered on June 11, 2021, the Confirmation of Sale entered on September 17, 2021 and in consideration of the sum of \$140,000.00 dollars, the receipt whereof is hereby acknowledged, does hereby **GRANT, SELL AND CONVEY** unto **Zakaria Benzaoual and Assmaa Fahmi**, 3114 Bethel Rd, Columbus, OH 43220, all the rights, title and interest of the parties in Court of Common Pleas, Delaware County, Ohio, Case Number 21 CV E 03 0134, MetLife Securitization Trust 2018-1, Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Indenture Trustee vs. Robert E. Nothstine, et al., and all pleadings therein incorporated herein by reference in and to the following Lands and Tenements situated in the County of Delaware AND State of Ohio, known and described as follows, to-wit:



This deed does not reflect any restrictions, conditions or easements of record.

Prior Owner: Robert E. Nothstine

Parcel Number: 600-315-14-010-000

Property Address: 6284 Logan Road, Powell, OH 43065

Prior Instrument Reference: Book 1682, Page 1045

Executed this 27th day of September, 2021.

Russell L. Martin
Russell L. Martin, Sheriff of Delaware County, Ohio

STATE OF OHIO)
) SS:
COUNTY OF DELAWARE)

The foregoing was acknowledged before me this 27 day of September, 2021 by Russell L. Martin, Sheriff of Delaware County, Ohio.



Lydia Ann Kay Spaulding
Notary Public

State of Ohio
My Commission Expires 4/8, 2023

This instrument was prepared by:
CLUNK, HOOSE CO., LPA
495 Wolf Ledges Pkwy
Akron, OH 44311
RRH/lf
September 21, 2021 - 20-00700

EXHIBIT A

File # 20-00700

OFFICE OF THE DELAWARE COUNTY ENGINEER

CASE NO. 21 CV E 03 0134

To: The Court of Common Pleas of Delaware County, Ohio

STATEMENT OF (ACCEPTABILITY) (NON-ACCEPTABILITY)
OF LEGAL DESCRIPTION FOR TRANSFER PURPOSES

I hereby certify that the description of the premises hereinafter set forth and listed in the Delaware County Engineer's Office as standing in the name(s) of:

Robert E. Nothstine

Is acceptable (non acceptable) to this office for the purposes of transfer.

SITUATED IN DELAWARE COUNTY, STATE OF OHIO, AND BOUNDED AND DESCRIBED AS FOLLOWS:

BEING LOTS NUMBER 2748, 2749 AND 2750 IN SCIOTO VIEW ADDITION IN CONCORD TOWNSHIP, DELAWARE COUNTY, OHIO, AS THE SAME ARE NUMBERED AND DELINEATED UPON THE RECORDED PLAT THEREOF IN PLAT BOOK 4, PAGE 69, RECORDER'S OFFICE, DELAWARE COUNTY, OHIO. BE THE SAME MORE OR LESS.

ALSO A RIGHT TO USE THE WELL ON THE PREMISES OF THE GRANTOR FOR ORDINARY HOUSEHOLD AND FAMILY USE.

ALSO AN EASEMENT 8 FOOT WIDE ALONG THE WEST EDGE OF INLOT 2750 OVER THE SOUTH PART OF INLOT 2750 AND EXTENDING FROM LOGAN ROAD TO THE NORTH ONE-HALF OF INLOT 2750.

SUBJECT TO ALL LEGAL HIGHWAYS, EASEMENTS AND RESTRICTIONS OF RECORD.

Parcel #: 600-315-14-010-000

Deed Ref: Certificate of Transfer; Recorded November 22, 2019; Book 1682, Page 1045

Quit Claim Deed; Recorded October 13, 1983; Volume 457, Page 392.

Address: 6284 Logan Road, Powell OH 43065

Delaware County Engineer

By: Kevin Williams

DESCRIPTION APPROVED
FOR TRANSFER
Chris Bauserman
Delaware County Engineer

9/27/21

EXHIBIT B

Delaware County Auditor's Property Information, Tax Information, and GIS Map

Resolution No. 24-0228-1

600-315-14-010-000

Property Information

Parcel Number	600-315-14-010-000	Property Address:
Owner Name	BENZAOUAL ZAKARIA & FAHMI ASSMAA	6284 LOGAN RD
Owner Address	6284 LOGAN RD POWELL OH 43065	POWELL OH 43065
Tax District	09 CONCORD TWP DUBLIN	
School District	2513 DUBLIN CSD	
Neighborhood	09001 Concrd S	
Use Code	510 Single family dwelling (platted lot)	Tax Payer Address:
Acres	0.46280	SEMI ANNUAL ACH
Description	LOTS 2748,2749,2750	145 N UNION ST DELAWARE OH 43015 USA

Assessment Info		Current Value		Recent Transfer	
Board of Revision	N	Mkt Land Value	\$66,700	# Parcels	1
Homestead/Disability	N	CAUV	\$0	Deed Type	Sheriffs Deed
Owner Occ Credit	N	Mkt Impr Value	\$101,600	Amount	\$140,000
Divided Property	N	Total	\$168,300	Transfer Date	9/29/2021
New Construction	N	Current Tax		Conveyance	4605
Foreclosure	N	Tax Due	\$3,361.64	Deed #	
Other Assessments	N	Paid To Date	\$1,680.82		
Front Ft.	N	Current Balance Due	\$1,680.82		

<< Previous Card

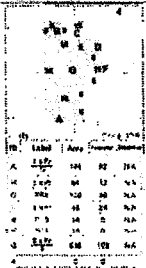

Card 1 of 1

Next Card >>

Dwelling Information			
Above Grade	1488	Room Count	7
Below Grade	616	Story Height	2
Finished Basement	No	# Bedrooms	3
Basement Type	Pt Basement	Full Baths	1
*See Improvements Tab		Half Baths	0
For More Detail On		Heating	Yes
Fields Shown Above		Air Cond	None
		Fireplace(s)	0
		Year Built	1901
		Year Remodeled	0
		Style	Convention
		Ext Walls	Frame/Siding

Card - 1

Property Sketch and Photos -- Card 1

Property Sketch	Property Photos
	

EXHIBIT

B

Tax Detail Report

DELAWARE
2023 Pay 2024

Report Generated For Property: 600-315-14-010-000 Owner: BENZAOUAL ZAKARIA & FAHMI ASSMAA
Payment Dates/Surplus: 02/09/2024 / Surplus: 0.00

Real Property	Prior Delq	Adjust	1st Half	Adjust	2nd Half	Adjust
Charge			3,622.97		3,622.97	
Credit			1,803.86		1,803.86	
Non Bus Credit			138.29		138.29	
Own Occ Credit						
Homestead						
ChildCare Credit						
Net Tax			1,680.82		1,680.82	
Net Owed			1,680.82		1,680.82	
Paid			1,680.82			
Net Due					1,680.82	
Prev. Column						
Half due					1,680.82	
Total Net Owed	0.00		1,680.82		1,680.82	
Total Net Paid	0.00		1,680.82		0.00	
Net Balance	0.00				1,680.82	

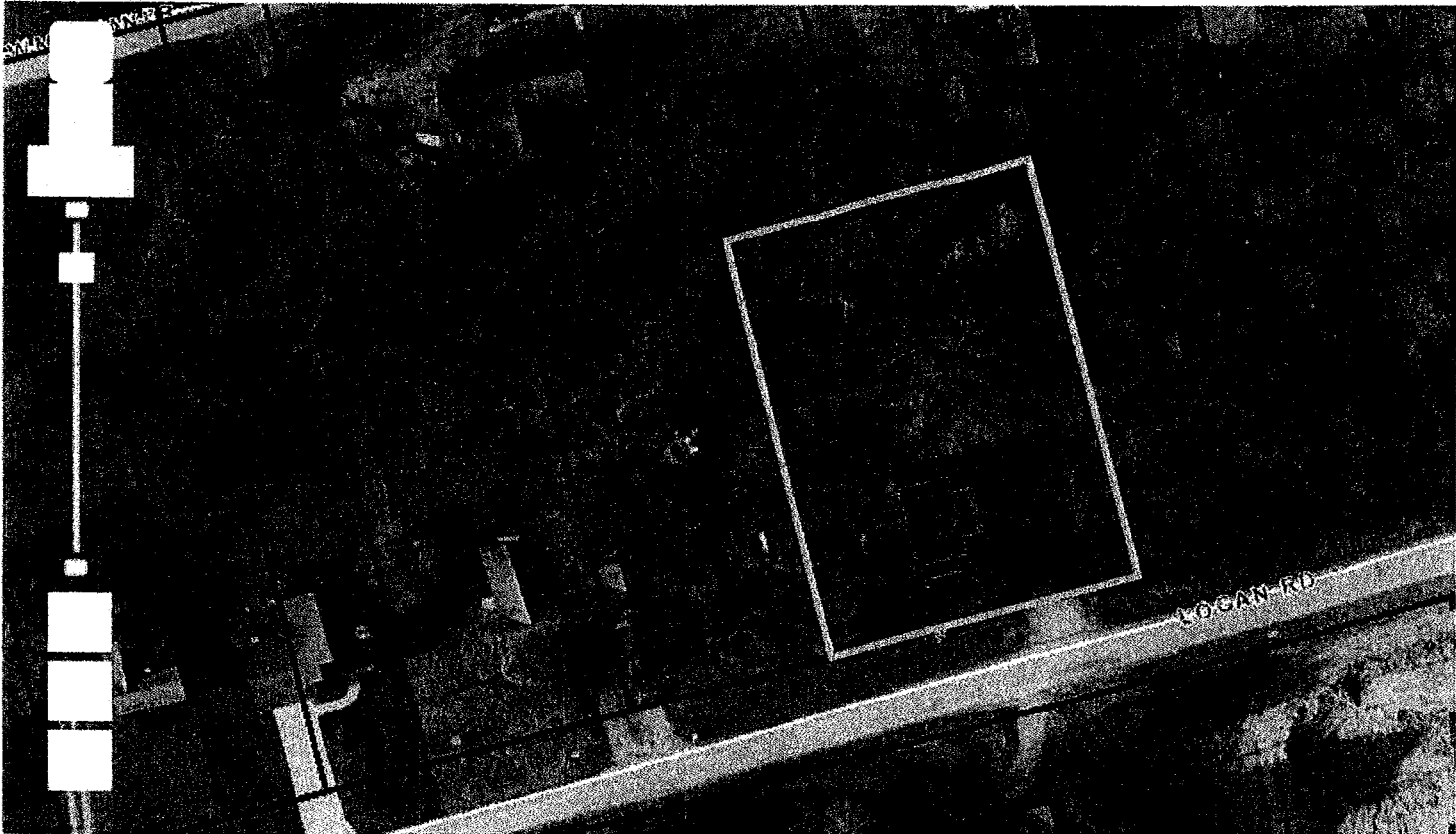
Total Owed	3,361.64	Total Paid	1,680.82	Net Total Owed	1,680.82
Grand Total Owed	3,361.64	Grand Total Paid	1,680.82	Grand Total Owed	1,680.82



Delaware County GIS
George Kaitsa, MBA, County Auditor
About the Auditor

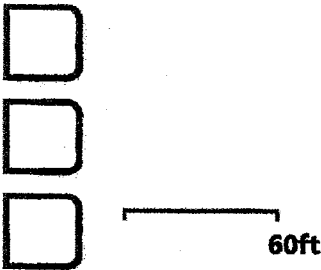
Robert Parsons, GIS Director
Report an Issue

Search Advanced Subdivision Intersection Sales Layers Map Tools Help



1 result □ ×
1

60031514010000 | BENZAOUAL ZAKARIA &



Export as: **TXT** CSV PDF Labels

version: 20231101A [Click here for Legal Disclaimer](#)

EXHIBIT C

PROPERTY OWNERS AND LIEN HOLDERS OF RECORD

The individuals and entities to be provided notice, current as of February 28 2024, and the last known and best addresses for such individual and entities are as follows:

Zakaria Benzaoual
6284 Logan Road
Powell, Ohio 43065

Unknown Spouse, if any, of Zakaria Benzaoual
6284 Logan Road
Powell, Ohio 43065

Assmaa Fahmi
6284 Logan Road
Powell, Ohio 43065

Unknown Spouse, if any, of Assmaa Fahmi
6284 Logan Road
Powell, Ohio 43065

Zakaria Benzaoual
3114 Bethel Road
Columbus, Ohio 43220

Unknown Spouse, if any, of Zakaria Benzaoual
3114 Bethel Road
Columbus, Ohio 43220

Assmaa Fahmi
3114 Bethel Road
Columbus, Ohio 43220

Unknown Spouse, if any, of Assmaa Fahmi
3114 Bethel Road
Columbus, Ohio 43220

Resolution No. 24-0228-1

**BOARD OF TRUSTEES
CONCORD TOWNSHIP
DELAWARE COUNTY, OHIO**

DATE: February 28, 2024

RESOLUTION NO. 24-0228-2

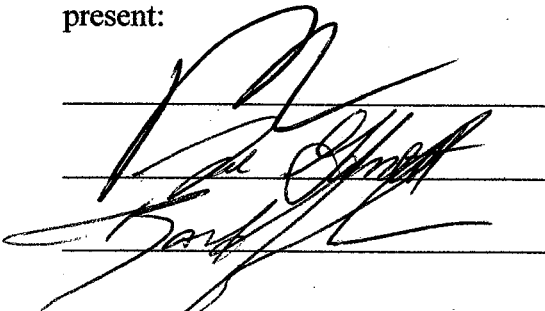
**INTENT TO ABATE DANGEROUS PROPERTY CONDITIONS
PURSUANT TO R.C. § 505.86 ON REAL PROPERTY LOCATED AT:**

OWNERS: **ZAKARIA BENZAOUAL AND ASSMAA FAHMI**

PROPERTY: **6284 LOGAN ROAD
POWELL, OH 43065**

PIN: **600-315-14-010-000**

The Board of Trustees of Concord Township, Delaware County, Ohio met in regular session at the Concord Township Hall, 6385 Home Road, Delaware, Ohio 43015, on February 28, 2024, with the following members present:


Mr. Haney

moved the adoption of the following resolution:

PREAMBLE

WHEREAS, the Concord Township Board of Trustees, Delaware County, Ohio ("Board") is familiar with the following real property:

6284 Logan Road, Powell, Ohio 43065,
PIN: 600-315-14-010-000 ("Property")

(See Exhibit A – Sheriff's Deed)(See Exhibit B – Delaware County Auditor's Property Information, Tax Detail Report, and GIS Map); and,

WHEREAS, the Property is wholly located in Concord Township, Delaware County, Ohio ("Township"); and,

WHEREAS, the individuals with an ownership or lien interest in the Property are Zakaria Benzaoual and Assmaa Fahmi ("Property Owners"); and,

WHEREAS, the Property contains a residential structure ("Structure") that is insecure; and,

WHEREAS, the Structure is in poor condition, suffers from a lack of upkeep, has fallen into disrepair, and has been observed to be unsecured, accessible to animals and/or vermin, and is a nuisance to the neighborhood and general public and is an attractive nuisance to children; and,

WHEREAS, the Structure has been declared insecure by Duane Matlack, Chief Building Official, Delaware County Department of Building Safety ("Building Inspector")(See Exhibit C – "Report"); and,

WHEREAS, based on the condition of the Structure and the Building Inspector's Report, the Board, pursuant to R.C. § 505.86, intends to provide for the securance of the Structure and to recover any and all costs it incurs in so doing.

RESOLUTION

NOW THEREFORE, BE IT RESOLVED:

A. As used in this Resolution:

1. "Party in Interest" means an owner of record of the Property, and includes a holder of a legal or equitable lien of record on the Property or Structures. (A list of the Parties in Interest as of Feb. 28, 2024 and their last known and best addresses, is attached to this Resolution as Exhibit D.)
2. "Total Cost" means any costs incurred due to the use of employees, materials, or equipment of the Township, any costs arising out of contracts for labor, materials, or equipment, and costs of service of notice or publication incurred under or pursuant to R.C. § 505.86 and this Resolution.

B. Based on the condition of the Structure and the Report of the Building Inspector, the Board intends, pursuant to R.C. § 505.86, to provide for the securance of the Structure at least thirty (30) days after the notice in Section C is provided. The Total Costs incurred by the Board and/or the Township in so doing shall be collected and recovered.

C. On behalf of the Board, the Township Fiscal Officer ("Fiscal Officer") shall give notice by **certified mail, return receipt requested**, to each Party in Interest of the Board's intent to secure the Structure. The notice shall include a statement informing the Parties in Interest that, prior to the Board taking any action to secure the Structure,

each Party in Interest is entitled to a hearing if the Party in Interest requests a hearing in writing within twenty (20) days after the notice was mailed. The written request for a hearing shall be made to the Fiscal Officer. Copies of this Resolution and the Report shall accompany the mailed notices.

If the notice is unable to be served by certified mail, return receipt requested, the address of the Parties in Interest will be deemed to be unknown and unable to be reasonably obtained, and notice then shall be published once in a newspaper of general circulation in the Township. The notice shall include a statement informing the Parties in Interest that, prior to the Board taking any action to secure the Structure, each Party in Interest is entitled to a hearing if the Party in Interest requests a hearing in writing within twenty (20) days after the notice was published. The written request for a hearing shall be made to the Fiscal Officer.

- D. If a Party in Interest timely requests a hearing, the Board shall notice, hold, and conduct the hearing in accordance with R.C. § 505.86(C)(2) and, by resolution, decide the matter not later than thirty (30) days after the hearing. The decision shall be pursuant to R.C. § 505.86(C)(3). A Party in Interest who requested and participated in a hearing, and who is adversely affected by the order of the Board, may appeal the order under R.C. § 2506.01.
- E. If no Party in Interest requests a hearing, the Board shall, by resolution, decide the matter not later than thirty (30) days after the notice provided under Section C is mailed. The decision shall be pursuant to R.C. § 505.86(C)(3).
- F. At any time, a Party in Interest may consent to an order or enter into an agreement with the Board to perform the securance of the Structure.
- G. The Total Cost of securing the Structure, when approved by the Board, shall be paid out of the Township general fund from moneys not otherwise appropriated.
- H. The Fiscal Officer shall certify the Total Costs, together with a proper description of the Property to the Delaware County Auditor who shall place the costs upon the tax duplicate. The costs are a lien upon the Property from and after the date of entry. The costs shall be returned to the Township and placed in the Township's general fund.
- I. Any conflict between this Resolution and R.C. § 505.86, shall be resolved in favor of R.C. § 505.86.
- J. All formal actions of this Board concerning and relating to the passage of this Resolution were adopted in an open meeting of the Board, and all deliberations of this Board and of any of its committees that resulted in such formal action were in meetings open to the public in compliance with all legal requirements, including R.C. § 121.22.

K. All exhibits referenced in this Resolution are by this reference incorporated into and made a part of this Resolution.

L. This Resolution shall be in full force and effect immediately upon adoption.

Mr. Garrett seconded the Motion.

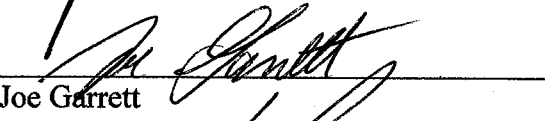
Voted on and signed this February 28, 2024 in Concord Township, Delaware County, Ohio.


The roll being called upon its adoption, the vote resulted as follows:

YEAS	<u>Haney</u>	<u>Garrett</u>	<u>Johnson</u>
NAYS	<u> </u>	<u> </u>	<u> </u>
ABSTAIN	<u> </u>	<u> </u>	<u> </u>


**BOARD OF TRUSTEES OF
CONCORD TOWNSHIP,
DELAWARE COUNTY, OHIO**


Jason Haney
Trustee


Joe Garrett
Trustee


Bart Johnson
Trustee

Attest by Township Fiscal Officer

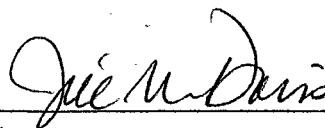

Jill Davis
Concord Township Fiscal Officer
Delaware County, Ohio

State of Ohio :
Delaware County :

I, the undersigned Fiscal Officer of Concord Township, Delaware County, Ohio, hereby certify that the foregoing Resolution No. 24-0228-2 is taken and copied from the record of proceedings of the Board of Trustees of Concord Township, Delaware County, Ohio,

and that it has been compared by me with the resolution on the record and is a true copy. Further, I certify that the adoption of such resolution occurred in an open meeting held in compliance with R.C. § 121.22.

Date: 3/4/2024



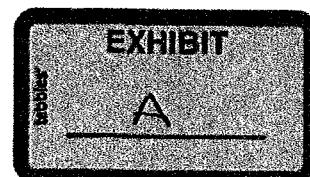
Jill Davis
Concord Township Fiscal Officer
Delaware County, Ohio

Delaware County
The Grantor Has Complied With
Section 319.202 Of The R.C. #470.00
DATE 9-29-2021 Transfer Tax Paid
TRANSFERRED OR TRANSFER NOT NECESSARY
Delaware County Auditor By SCD

Doc ID: 014182600003 Type: OFF
Kind: SHERIFFS
Recorded: 09/29/2021 at 04:13:03 PM
Fee Amt: \$42.00 Page 1 of 3
Workflow# 0000273335-0001
Delaware County, OH
Melissa Jordan County Recorder
File# 2021-00043287
BK 1904 PG 2820-2822
DELAWARE COUNTY SHERIFF/DEEDS
#149

SHERIFF'S DEED
Revised Code § 2329.36

I, Russell L. Martin, Sheriff of Delaware County, Ohio, pursuant to the Order of Sale entered on June 11, 2021, the Confirmation of Sale entered on September 17, 2021 and in consideration of the sum of \$140,000.00 dollars, the receipt whereof is hereby acknowledged, does hereby **GRANT, SELL AND CONVEY** unto **Zakaria Benzaoual and Assmaa Fahmi**, 3114 Bethel Rd, Columbus, OH 43220, all the rights, title and interest of the parties in Court of Common Pleas, Delaware County, Ohio, Case Number 21 CV E 03 0134, MetLife Securitization Trust 2018-1, Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Indenture Trustee vs. Robert E. Nothstine, et al., and all pleadings therein incorporated herein by reference in and to the following Lands and Tenements situated in the County of Delaware AND State of Ohio, known and described as follows, to-wit:



This deed does not reflect any restrictions, conditions or easements of record.

Prior Owner: Robert E. Nothstine

Parcel Number: 600-315-14-010-000

Property Address: 6284 Logan Road, Powell, OH 43065

Prior Instrument Reference: Book 1682, Page 1045

Executed this 27th day of September, 2021.

Russell L. Martin
Russell L. Martin, Sheriff of Delaware County, Ohio

STATE OF OHIO)
) SS:
COUNTY OF DELAWARE)

The foregoing was acknowledged before me this 27 day of September, 2021 by Russell L. Martin, Sheriff of Delaware County, Ohio.



Lydia Ann Kay Gnauld
Notary Public

State of Ohio
My Commission Expires 4/8, 2023

This instrument was prepared by:
CLUNK, HOOSE CO., LPA
495 Wolf Ledges Pkwy
Akron, OH 44311
RRH/lf
September 21, 2021 - 20-00700

EXHIBIT A

File # 20-00700

OFFICE OF THE DELAWARE COUNTY ENGINEER

CASE NO. 21 CV E 03 0134

To: The Court of Common Pleas of Delaware County, Ohio

STATEMENT OF (ACCEPTABILITY) (NON-ACCEPTABILITY)
OF LEGAL DESCRIPTION FOR TRANSFER PURPOSES

I hereby certify that the description of the premises hereinafter set forth and listed in the Delaware County Engineer's Office as standing in the name(s) of:

Robert E. Nothstine

Is (acceptable) (non acceptable) to this office for the purposes of transfer.

SITUATED IN DELAWARE COUNTY, STATE OF OHIO, AND BOUNDED AND DESCRIBED AS FOLLOWS:

BEING LOTS NUMBER 2748, 2749 AND 2750 IN SCIOTO VIEW ADDITION IN CONCORD TOWNSHIP, DELAWARE COUNTY, OHIO, AS THE SAME ARE NUMBERED AND DELINEATED UPON THE RECORDED PLAT THEREOF IN PLAT BOOK 4, PAGE 62, RECORDER'S OFFICE, DELAWARE COUNTY, OHIO. BE THE SAME MORE OR LESS.

ALSO A RIGHT TO USE THE WELL ON THE PREMISES OF THE GRANTOR FOR ORDINARY HOUSEHOLD AND FAMILY USE.

ALSO AN EASEMENT 8 FOOT WIDE ALONG THE WEST EDGE OF INLOT 2750 OVER THE SOUTH PART OF INLOT 2750 AND EXTENDING FROM LOGAN ROAD TO THE NORTH ONE-HALF OF INLOT 2750.

SUBJECT TO ALL LEGAL HIGHWAYS, EASEMENTS AND RESTRICTIONS OF RECORD.

Parcel #: 600-315-14-010-000

Deed Ref: Certificate of Transfer; Recorded November 22, 2019; Book 1682, Page 1045
Quit Claim Deed; Recorded October 13, 1983; Volume 457, Page 392.

Address: 6284 Logan Road, Powell OH 43065

By:

Delaware County Engineer

[Signature]

DESCRIPTION APPROVED
FOR TRANSFER
Chris Bauserman
Delaware County Engineer

[Signature]
9/27/21

Property Information

Parcel Number	600-315-14-010-000	Property Address:
Owner Name	BENZAOUAL ZAKARIA & FAHMI ASSMAA	6284 LOGAN RD
Owner Address	6284 LOGAN RD	POWELL OH 43065
Tax District	09 CONCORD TWP DUBLIN	
School District	2513 DUBLIN CSD	
Neighborhood	09001 Concrd S	
Use Code	510 Single family dwelling (platted lot)	Tax Payer Address:
Acres	0.46280	SEMI ANNUAL ACH
Description	LOTS 2748,2749,2750	145 N UNION ST DELAWARE OH 43015 USA

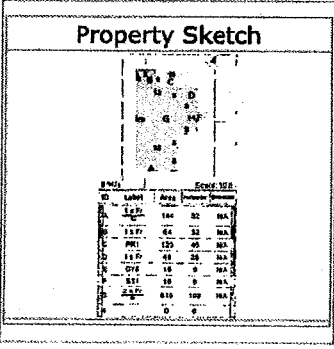

Assessment Info		Current Value		Recent Transfer	
Board of Revision	N	Mkt Land Value	\$66,700	# Parcels	1
Homestead/Disability	N	CAUV	\$0	Deed Type	Sheriffs Deed
Owner Occ Credit	N	Mkt Impr Value	\$101,600	Amount	\$140,000
Divided Property	N	Total	\$168,300	Transfer Date	9/29/2021
New Construction	N	Current Tax		Conveyance	4605
Foreclosure	N	Tax Due	\$3,361.64	Deed #	
Other Assessments	N	Paid To Date	\$1,680.82		
Front Ft.	N	Current Balance Due	\$1,680.82		

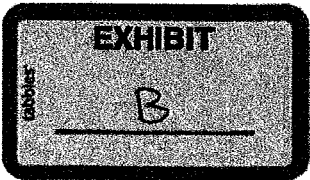
<< Previous Card Card 1 of 1 Next Card >>

Above Grade		Dwelling Information			
1488	Room Count	7	Fireplace(s)	0	
Below Grade	Story Height	2	Year Built	1901	
616	# Bedrooms	3	Year Remodeled	0	
Finished Basement	No	Full Baths	1	Style	Convention
Basement Type	Pt Basement	Half Baths	0	Ext Walls	Frame/Siding
*See Improvements Tab		Heating	Yes		
For More Detail On		Air Cond	None		
Fields Shown Above					

Card - 1

Property Sketch and Photos -- Card 1

Property Sketch	Property Photos
	



Tax Detail Report

DELAWARE

2023 Pay 2024

Report Generated For Property: 600-315-14-010-000

Owner: BENZAOUAL ZAKARIA & FAHMI ASSMAA

Payment Dates/Surplus: 02/09/2024 / Surplus: 0.00

Real Property	Prior Delq	Adjust	1st Half	Adjust	2nd Half	Adjust
Charge			3,622.97		3,622.97	
Credit			1,803.86		1,803.86	
Non Bus Credit			138.29		138.29	
Own Occ Credit						
Homestead						
ChildCare Credit						
Net Tax			1,680.82		1,680.82	
Net Owed			1,680.82		1,680.82	
Paid			1,680.82			
Net Due					1,680.82	
Prev. Column						
Half due					1,680.82	
Total Net Owed	0.00		1,680.82		1,680.82	
Total Net Paid	0.00		1,680.82		0.00	
Net Balance	0.00		0.00		1,680.82	

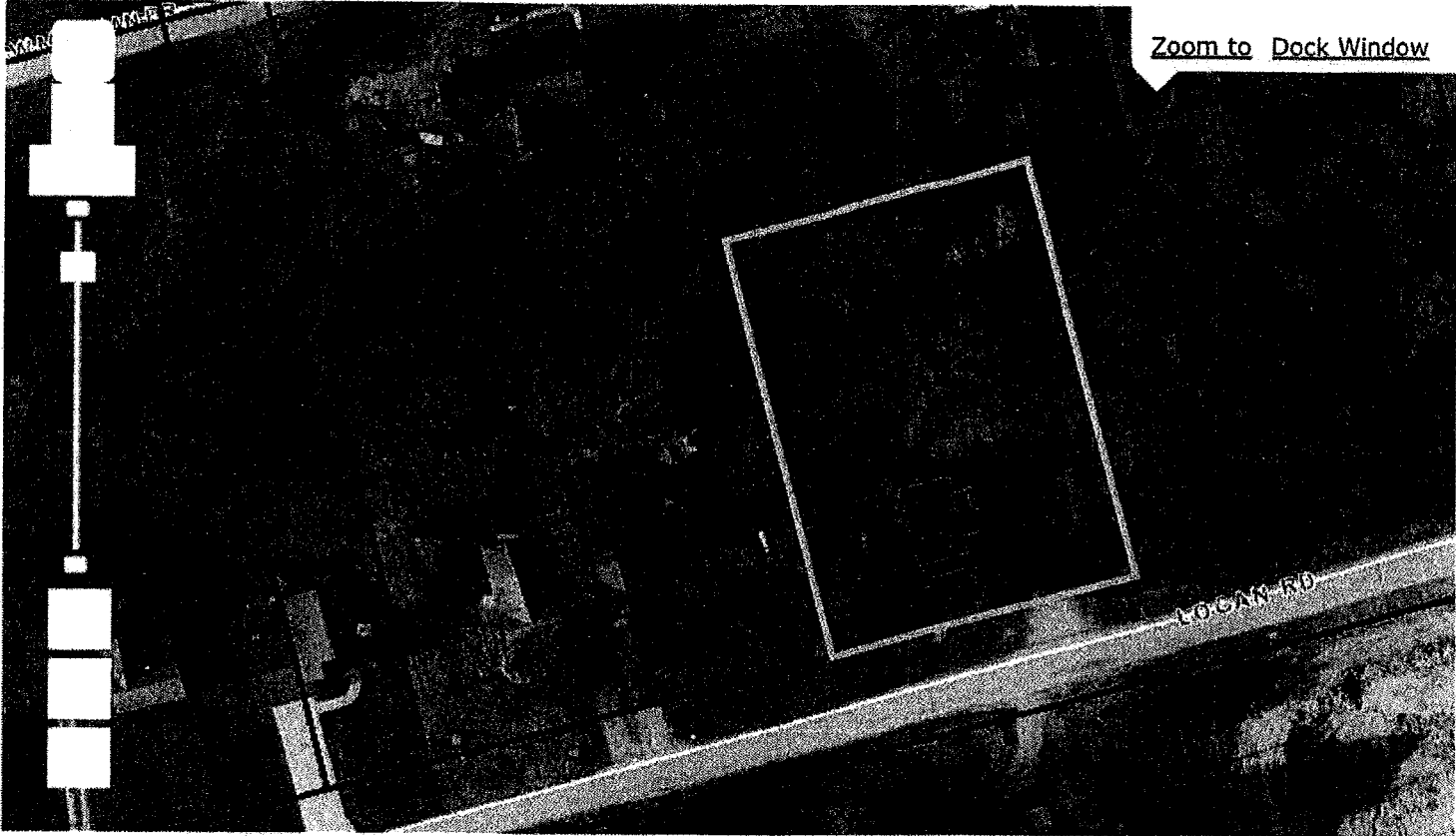
Total Owed	3,361.64	Total Paid	1,680.82	Net Total Owed	1,680.82
Grand Total Owed	3,361.64	Grand Total Paid	1,680.82	Grand Total Owed	1,680.82



Delaware County GIS
George Kaitza, MBA, County Auditor
About the Auditor

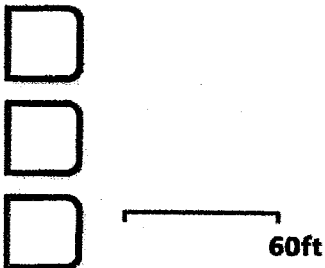
Robert Parsons, GIS Director
Report an Issue

[Search](#) [Advanced](#) [Subdivision](#) [Intersection](#)  [Sales](#)  [Layers](#) [Map](#) [Tools](#) [Help](#)



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60031514010000 | BENZAOUAL ZAKARIA &



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version: 20231101A [Click here for Legal Disclaimer](#)



Department of Building Safety
Building Codes
Floodplain Development
Zoning Code

February 21, 2024

Concord Township Board of Trustees
Attn: Fiscal Officer
6385 Home Road
Delaware, Ohio 43015

Re: 6284 Logan Road
Powell, Ohio 43065
Parcel No. 600-315-14-010-000

Board of Trustees:

At your request, an inspector from the Delaware County Department of Building Safety visited 6284 Logan Road on February 14, 2024. The property was inspected under Ohio Revised Code Section 505.86 Removal, repair or securance of insecure, unsafe buildings or structures.

1. The residence appears to be vacant with the exterior in very poor condition; broken windows, holes in the siding and debris throughout the yard. Based on the conditions noted during the inspection on February 14, 2024, the structure is insecure, but appears to be structurally sound. It is in my opinion to have the residence secured.

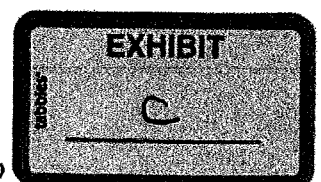
If you have questions, comments or need additional information please let me know. Otherwise, please keep our office informed of any changes.

Sincerely,

A handwritten signature in cursive script that reads "Duane Matlack".

Duane Matlack, CBO, CFM
Chief Building Official
740-833-2217

CC: Delaware County Prosecutor



1610 State Route 521, PO Box 8006, Delaware, Ohio 43015 Phone: 740-833-2200
Email: building@co.delaware.oh.us Website: <https://buildingsafety.co.delaware.oh.us>

EXHIBIT D

The following is a list, current as of February 28, 2024, of the Parties in Interest:

Zakaria Benzaoual
6284 Logan Road
Powell, Ohio 43065

Unknown Spouse, if any, of Zakaria Benzaoual
6284 Logan Road
Powell, Ohio 43065

Assmaa Fahmi
6284 Logan Road
Powell, Ohio 43065

Unknown Spouse, if any, of Assmaa Fahmi
6284 Logan Road
Powell, Ohio 43065

Zakaria Benzaoual
3114 Bethel Road
Columbus, Ohio 43220

Unknown Spouse, if any, of Zakaria Benzaoual
3114 Bethel Road
Columbus, Ohio 43220

Assmaa Fahmi
3114 Bethel Road
Columbus, Ohio 43220

Unknown Spouse, if any, of Assmaa Fahmi
3114 Bethel Road
Columbus, Ohio 43220