

*Village of Crooksville*

**RESOLUTION No. 21-2025**

**RESOLUTION AUTHORIZING AN OFFER AND EXPENDITURE OF \$90,000.00  
FOR PURCHASE OF REAL PROPERTY OWNED BY  
PERLAN, INC. AND RODNEY C. WILSON, INC.  
And Declaring an Emergency**

**Whereas**, the Village of Crooksville is a political subdivision of the State of Ohio and is duly organized and existing pursuant to the Constitution and the laws of the State of Ohio;

**Whereas**, pursuant to applicable law, the governing body of the Village of Crooksville ("Council") is authorized to acquire and dispose of real property and to incur obligations relative thereto for the Village of Crooksville, including, without limitation, rights and interests in real property necessary to the functions or operations of the Village of Crooksville;

**Whereas**, the Council hereby finds and determines that the acquisition of certain real property located on Amerine Street within the Village of Crooksville and owned by Perlan, Inc. and Rodney C. Wilson, Inc., for the purpose of expanding the Village's South Park and constructing improvements that will be utilized in the operation of the Village's South Park is appropriate and necessary to the functions and operations of the Village of Crooksville;

**Whereas**, a fair market value of \$90,000.00 is established for said real property;

**Whereas**, subsequent to inquiring of the feasibility of acquisition from Gregory A. Wilson, duly authorized Representative of Perlan, Inc. and Rodney C. Wilson, Inc., Owners of real property located at 525 Amerine Street, said Representative of Owners has provided indication of his willingness to sell that certain real estate for the Village's purposes, for the amount of \$90,000.00; and

**Whereas**, Listing Agent, Brent Glass, Realtor for Perlan, Inc. and Rodney Wilson, Inc., did provide the attached Purchase Agreement and Addendum to the Village of Crooksville to reduce the Seller's and Buyer's agreement to purchase into writing; and

**Whereas**, together with an additional Addendum to reflect certain potential waivers of conflict of interest by the Seller and Buyer, as also attached hereto, the Village of Crooksville seeks to enter into the purchase agreement and close the purchase of the real property on the terms attached hereto and incorporated herein by reference.

**NOW THEREFORE**, no less than 3/4 of the members of the Village of Crooksville, Perry County, Ohio, concurring therein, **BE IT, THEREFORE, RESOLVED**:

§ 1. The Village Mayor AND/OR the Village Administrator AND/OR the Village Solicitor (each an authorized representative) acting on behalf of the Village of Crooksville, is

hereby authorized and directed to submit this Resolution to Gregory A. Wilson, Representative of Perlan, Inc. and Rodney C. Wilson, Inc. in evidence of the Village's desire to acquire at the for the amount of \$90,000.00, certain real property located at 525 Amerine Street within the Village of Crooksville, owned by the said Perlan, Inc. and Rodney C. Wilson, Inc., platted and more particularly described as set forth on attached Exhibit A, necessary for the purpose of constructing improvements that will be utilized in the operation of the Village's South Park.

§2. The Village Administrator and/or Village Mayor are authorized and directed to enter into a Purchase Agreement, modified by two Addendums, all of which are attached hereto and incorporated hereby reference, with Gregory A. Wilson, duly authorized Representative of Perlan, Inc. and Rodney C. Wilson, Inc. for the sum of \$90,000.00. The Village of Crooksville is a small community with limited resources and the owner's sale of the property at the value mutually established will assist greatly in reducing the overall costs of the planned project to expand the Village's South Park.

§3. The Village Administrator and/or Village Mayor are further authorized and directed to advance and pay the funds necessary from the Village's Cap. Projects Fund to pay the purchase price together with title examination and other necessary and reasonable closing expenses and to execute all necessary documents to close the purchase of the real property and to receive and accept a deed of conveyance for the real property.

§4. This Resolution is declared an emergency in order that Purchase Agreement and Addendums for purchase of the real property may be timely secured and entered into in the name of the Village of Crooksville so that closing may take place and property necessary to the expansion and construction of the improvements for the Village's South Park may be acquired at the earliest possible time.

1<sup>st</sup> Reading: March 10, 2025 ;  
2<sup>nd</sup> Reading: Waived on  $\frac{3}{4}$  Vote ;  
3<sup>rd</sup> Reading: Waived on  $\frac{3}{4}$  Vote ;

Passed as an Emergency: March 10, 2025.


  
Chris Mohler, Mayor Date 3-10-2025

ATTESTED:

  
Courtney Edwards, Fiscal Officer Date 3/10/25

**APPROVED:**

 3/10/25  
\_\_\_\_\_  
Bill Hampton, Council President      Date

  
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Billie Smith, Councilwoman      Date

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Fred Redfern, Councilman      Date

  
\_\_\_\_\_  
R. Scott Locke, Councilman      Date

 3/10/25  
\_\_\_\_\_  
John Loomis, Councilman      Date

 03/10/25  
\_\_\_\_\_  
Rodney Walters, Councilman      Date

**Posting Certification**

This ordinance was posted at the five prescribed locations within the Village of Crooksville, Ohio, on the 11<sup>th</sup> day of march, 2025.

Courtney Edwards  
Courtney Edwards, Fiscal Officer