

RESOLUTION 2026-159
A RESOLUTION SETTING HEARING AND PROVIDING NOTICE CONCERNING AN UNSAFE
STRUCTURE 1671 CENTRAL AVE COLUMBUS, OHIO 43223 PARCEL NO. 140-000660-00

PREAMBLE

WHEREAS, the Franklin Township Building Department and Fire Department has found that certain buildings located at 1671 Central Ave, Columbus Ohio, 43223 Franklin Township, Franklin County, Ohio (the "property") to be structurally defective and unsafe; and

WHEREAS, pursuant to Ohio Revised Code Section 505.86, the Board of Trustees is authorized to remove, repair, or secure structurally defective and unsafe buildings if corrective measures are not taken within thirty (30) days after notice to the Property's owners and lienholders of record; and

WHEREAS, in connection with proceedings pursuant to Section 505.86 of the Ohio Revised Code, the Board must also hold a due process hearing so that the property owners and lienholders may be heard; and

WHEREAS, it is in the best interest of the Township and its residents to proceed under Ohio Revised Code Section 505.86 in order to correct the structurally defective and unsafe condition of the Property;

RESOLUTION

NOW THEREFORE, be it resolved by the Board of Trustees of Franklin Township, Franklin County, Ohio, that the following Resolution be, and it hereby is adopted:

BE IT RESOLVED that the Board hereby orders the following action in connection with certain buildings located at 1671 Central Ave, Columbus Ohio, 43223, Franklin County, Ohio, Parcel no. 140-000660-00:

SECTION 1: As provided in Ohio Revised Code Section 505.86, the Board directs the Township's Designee to obtain a title search of the Property and to notify the records owners and all lienholders of the Property that the building thereon has been found to be structurally defective, unsafe by the Franklin Township Fire Department and that the structure must be removed within thirty (30) days from the receipt of the notice.

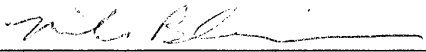
SECTION 2: The Board shall hold a hearing on **October 15th 2026.**, at the Franklin Township Hall located at **2193 Frank Rd., Columbus, Ohio, at 12:00 P.M** to allow the owners and lienholders to be heard and to determine whether or not the Board shall remove the building if the building is not removed or arrangements made for such work, before the time set for the hearing. The Administrative Assistant is authorized and directed to notify the owners and lienholders of the date, time, place, and purpose of this hearing.

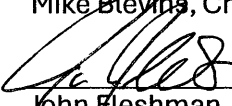
SECTION 3: If, after the hearing, the Board determines that it shall remove the building, all expenses incurred in such work shall be paid out of the unappropriated monies in the Township's general fund and all such costs and expenses shall be reported to the Franklin County Auditor for entry upon the tax duplicate as a lien upon the Property and for collection and reimbursement to the Township's general fund as provided in Ohio Revised Code Section 505.86.

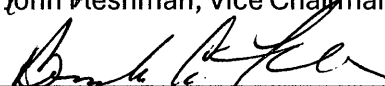
BE IT FURTHER RESOLVED The "Board" finds and determines that all formal actions of this Board concerning and relating to the passage of this Resolution were taken in open meetings of this Board and that all deliberations of this Board that resulted in formal actions were taken in meetings open to the public, in compliance with all legal requirements, including but not limited to, Ohio Revised Code Section 121.22, except as otherwise permitted thereby.

BE IT FURTHER RESOLVED that this Resolution shall be in full force and effect immediately upon its adoption

BOARD OF TRUSTEES, FRANKLIN TOWNSHIP, FRANKLIN COUNTY, OHIO


Mike Blevins, Chairman


John Freshman, Vice Chairman


Brenda Fuller, Trustee

FRANKLIN TOWNSHIP

O.R.C. 505.86 PARTY IN INTEREST NOTIFICATION LETTER

September 17th, 2026

Certified Mail- Return Receipt Requested

Agent of Record: Michael McCathrin

Mailing Address 1671 Central Ave Columbus, Ohio 43223

Re: 1671 Central Ave Columbus, Ohio 43223 Parcel no: 140-000660-00

Dear party in interest:

This letter is to notify you, as a party in interest to the property identified below, that the Franklin Township Fire Department Captain has declared that certain buildings or structures at 1671 Central Ave, Columbus Ohio 43223. Parcel no. **140-000660-00** (hereinafter the "property") are insecure, unsafe, or structurally defective. Specifically, the entire structure is collapsed in the middle.

As a party in interest of the property, you are hereby being notified that it is the intention of the board of township trustees of Franklin Township (the "Board"), pursuant to Ohio revised code 505.86, to demolish and remove the structure & all accessory structures as well as debris on the property. The resolution passed by the Franklin Township Board of Trustees declaring this intent to demolish and remove is enclosed.

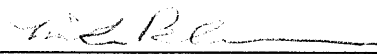
You are hereby notified that as a party in interest, you have the right to a hearing before the board within thirty days of the date above, pursuant to Ohio revised code 505.86(c).

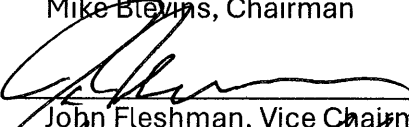
The board shall hold a hearing on **October 15th, 2026, at 12:00 pm**, at the Franklin Township Hall located at 2193 Frank Rd., Columbus, Ohio, to allow the owners and lienholders to be heard and to determine whether or not the board shall remove, repair, or secure the building if the building is not removed, repaired, or secured, or arrangements made for such work, before the time set for the hearing.

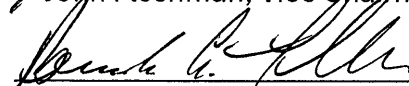
At any time, as a party in interest, you may enter into an agreement with the board to perform the demolition and removal of the buildings or structures on the property. However, if no hearing is requested or no agreement is reached, the board will order the buildings or structures demolished and removed as indicated above. Any costs incurred by the township will be certified by the county auditor, assessed as a lien upon the property, and collected as other taxes. Alternatively, the township may initiate a civil action against you for collection of the costs incurred.

If you have any questions or if you would like to discuss this matter, please do not hesitate to contact me. Your anticipated cooperation in this matter is greatly appreciated.

Franklin Township Board of Trustees


Mike Blevins, Chairman


John Fleshman, Vice Chairman


Brenda Fuller, Trustee