

RESOLUTION NO. 63-2025

Introduced by Matt Grieves

A RESOLUTION RATIFYING THE INTERIM CITY MANAGER'S PAYMENT OF CLOSING COSTS TO HARTUNG TITLE RELATING TO THE PURCHASE OF 2.6226 ACRES OF VACANT REAL PROPERTY FROM ARDAGH METAL PACKAGING USA CORP FKA ARDAGH METAL BEVERAGE USA, INC. RELATING TO THE 2-MILLION GALLON ELEVATED WATER TANK PROJECT IN THE AMOUNT OF TWENTY-NINE THOUSAND EIGHT HUNDRED EIGHTY-NINE AND 13/100 DOLLARS (\$29,889.13).

WHEREAS, as part of the 2-Million Gallon Elevated Water Tank Project, the City purchased 2.6226 acres of vacant real property from Ardagh Metal Packaging USA Corp. fka Ardagh Metal Beverage USA, Inc., which property will be the site of the new water tank (hereinafter, "the Property"); and

WHEREAS, Council previously approved the purchase of the Property through Ordinance No. 2025-14 adopted on May 27, 2025;

WHEREAS, the closing costs in the amount of \$29,889.13 are comprised of: purchase price in the amount of Ten Dollar (\$10.00); closing costs in the amount of Five Hundred Dollars (\$500.00); title examination and binder in the amount of Six Hundred Dollars (\$600.00); title insurance with addendums in the amount of Twenty-Eight Thousand Four Hundred Thirty-Six and 63/100 Dollars (\$28,436.63); and recording fees in the amount of Three Hundred Forty-Two and 50/100 Dollars (\$342.50). See the HUD-1 Settlement Statement attached hereto and incorporated herein as Exhibit "A;" and

WHEREAS, it was necessary to pay these closing costs prior to Council approval to meet the closing date of Friday, September 12, 2025.


NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF HURON, OHIO:

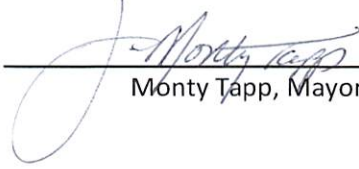
SECTION 1. That the Interim City Manager's payment of closing costs relating to the 2-Million Gallon Elevated Water Tank Project in the amount of Twenty-Nine Thousand Eight Hundred Eighty-Nine and 13/100 Dollars (\$29,889.13) shall be, and he hereby is, ratified.

SECTION 2. That this Council hereby finds and determines that all formal actions relative to the adoption of this Resolution were taken in an open meeting of this Council and that all deliberations of this Council and of its Committees, if any, which resulted in formal action, were taken in meetings open to the public in full compliance with applicable legal requirements, including O.R.C. §121.22.

SECTION 3. That this Resolution shall be in full force and effect from and immediately after its adoption.

ATTEST:


Clerk of Council


Monty Tapp, Mayor

ADOPTED:

23 SEP 2025

A. Settlement Statement

U.S. Department of Housing
and Urban Development

OMB Approval No. 2502-0265



B. Type of Loan					
1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> RHS	3. <input type="checkbox"/> Conv. Unins.	6. File Number E33118MW	7. Loan Number	8. Mortgage Insurance Case Number
4. <input type="checkbox"/> VA	5. <input type="checkbox"/> Conv. Ins.				
C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for information purposes and are not included in the totals.					
D. Name and Address of Borrower City of Huron Ohio 417 Main Street Huron, OH 44839		E. Name and Address of Seller Ardagh Metal Packaging USA Corp FKA Ardagh Metal Beverage USA, Inc. 1608 Sawmill Parkway Huron, OH 44839		F. Name and Address of Lender CASH	
G. Property Location 2.6226 Acres Sawmill Parkway Huron, OH 44839			H. Settlement Agent HARTUNG TITLE AGENCY, INC. Place of Settlement 327 E. WASHINGTON STREET SANDUSKY, OH 44870		
			I. Settlement Date 09/12/2025 DD: 09/12/2025		
J. SUMMARY OF BORROWER'S TRANSACTION:			K. SUMMARY OF SELLER'S TRANSACTION:		
100. GROSS AMOUNT DUE FROM BORROWER			400. GROSS AMOUNT DUE TO SELLER		
101. Contract sales price		10.00	401. Contract sales price		10.00
102. Personal property			402. Personal property		
103. Settlement charges to borrower (line 1400)		29,879.13	403.		
104.			404.		
105.			405.		
Adjustments for items paid by seller in advance			Adjustments for items paid by seller in advance		
106. City/town taxes to			406. City/town taxes to		
107. County taxes to			407. County taxes to		
108. Assessments to			408. Assessments to		
109.			409.		
110.			410.		
111.			411.		
112.			412.		
120. GROSS AMOUNT DUE FROM BORROWER		29,889.13	420. GROSS AMOUNT DUE TO SELLER		10.00
200. AMOUNTS PAID BY OR IN BEHALF OF BORROWER			500. REDUCTIONS IN AMOUNT TO SELLER		
201. Deposit or earnest money			501. Excess Deposit (see instructions)		
202. Principal amount of new loan(s)			502. Settlement charges to seller (line 1400)		0.00
203. Existing loan(s) taken subject to			503. Existing loans taken subject to		
204.			504. Payoff of first mortgage loan		
205.			505. Payoff of second mortgage loan		
206.			506.		
207.			507.		
208.			508.		
209.			509.		
Adjustments for items unpaid by seller			Adjustments for items unpaid by seller		
210. City/town taxes to			510. City/town taxes to		
211. County taxes to			511. County taxes to		
212. Assessments to			512. Assessments to		
213.			513.		
214.			514.		
215.			515.		
216.			516.		
217.			517.		
218.			518.		
219.			519.		
220. TOTAL PAID BY / FOR BORROWER			520. TOTAL REDUCTION AMOUNT DUE SELLER		
300. CASH AT SETTLEMENT FROM OR TO BORROWER			600. CASH AT SETTLEMENT TO OR FROM SELLER		
301. Gross amount due from borrower (line 120)		29,889.13	601. Gross amount due to seller (line 420)		10.00
302. Less amounts paid by/for borrower (line 220)			602. Less reduction amount due to seller (line 520)		
303. CASH FROM BORROWER		29,889.13	603. CASH TO SELLER		10.00

L. SETTLEMENT CHARGES:		File Number: E33118MW	PAYED FROM BORROWER'S FUNDS AT SETTLEMENT	PAYED FROM SELLER'S FUNDS AT SETTLEMENT
700. TOTAL SALES/BROKER'S COMMISSION based on price \$	@	=		
Division of commission (line 700) as follows:				
701. \$	to			
702. \$	to			
703. Commission paid at Settlement				
704.				
800. ITEMS PAYABLE IN CONNECTION WITH LOAN		P.O.C.		
801. Loan Origination Fee	%			
802. Loan Discount	%			
803. Appraisal fee	to			
804. Credit report	to			
805. Lender's inspection fee	to			
806. Mtg. ins. application fee	to			
807. Assumption fee	to			
808.				
809.				
810.				
811.				
812.				
813.				
814.				
815.				
900. ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE				
901. Interest from	to @ \$	/ day		
902. Mortgage insurance premium	to			
903. Hazard insurance premium	yrs. to			
904.				
905.				
1000. RESERVES DEPOSITED WITH LENDER FOR				
1001. Homeowner's insurance	mo. @ \$	/ mo.		
1002. Mortgage insurance	mo. @ \$	/ mo.		
1003. City property taxes	mo. @ \$	/ mo.		
1004. County property taxes	mo. @ \$	/ mo.		
1005. Annual Assessments	mo. @ \$	/ mo.		
1006.	mo. @ \$	/ mo.		
1007.	mo. @ \$	/ mo.		
1008. Aggregate Reserve for Hazard/Flood Ins, City/County Prop Taxes, Mortgage Ins & Annual Assessments				
1100. TITLE CHARGES				
1101. Settlement or closing fee	to HARTUNG TITLE AGENCY, INC.		500.00	
1102. Abstract or title search	to			
1103. Title examination	to HARTUNG TITLE AGENCY, INC.		500.00	
1104. Title insurance binder	to HARTUNG TITLE AGENCY, INC.		100.00	
1105. Document preparation	to			
1106. Notary fees	to			
1107. Attorney's fees	to			
(Includes above item No:)			
1108. Title insurance	to HARTUNG TITLE AGENCY, INC.		23,912.50	
(Includes above item No:)			
1109. Lender's coverage				
1110. Owner's coverage	8,400,000.00 — 23,912.50			
1111. ALTA 3 Zoning	HARTUNG TITLE AGENCY, INC.		3,586.88	
1112. 8.2-EPA.17-Access, 18.3-Tax ID	HARTUNG TITLE AGENCY, INC.		800.00	
1113. Additional Charges *** See Attached Addendum ***			137.25	
1200. GOVERNMENT RECORDING AND TRANSFER CHARGES				
1201. Recording fees	Deed \$ 66.50 ; Mortgage \$; Releases \$ 0.00		66.50	
1202. City/county/stamps	Deed \$; Mortgage \$			
1203. State tax/stamps	Deed \$; Mortgage \$			
1204. File Water Tower Access Easement			138.00	
1205. File Traffic Path Access/Ingress/Egress			138.00	
1300. ADDITIONAL SETTLEMENT CHARGES				
1301. Survey	to			
1302. Pest inspection	to			
1303. DEED PREPARATION				
1304.				
1305.				
1306.				
1307.				
1308.				
1400. TOTAL SETTLEMENT CHARGES (enter on lines 103 and 502, Sections J and K)			29,879.13	0.00

HUD PAGE2 ADDENDUM

Prepared by
HARTUNG TITLE AGENCY, INC.
327 E. WASHINGTON ST.
SANDUSKY, OH 44870
419-625-5700

File Number: E33118MW

Settlement Date: 09/12/25

Proration Date: 09/12/25

SELLER(S):

Ardagh Metal Packaging USA Corp and FKA Ardagh Metal Beverage USA, Inc.

PURCHASER(S):

City of Huron Ohio

LENDER:

CASH

Loan Amount:

Loan Number:

PROPERTY:

2.6226 Acres Sawmill Parkway, Huron, OH 44839

		Borrower	Seller
ITEMS PAYABLE IN CONNECTION WITH LOAN			
816.			
817.			
818.			
819.			
TOTALS			
TITLE CHARGES			
1114.			
1115. TITLE UPDATE/FILING	HARTUNG TITLE AGENCY, INC.	55.00	
1116. BANK WIRE CHARGE	HARTUNG TITLE AGENCY, INC.	33.00	
1117. E-FILING FEE	HARTUNG TITLE AGENCY, INC.	14.25	
1118. Title Technology/Storage Fee	HARTUNG TITLE AGENCY, INC.	35.00	
1119.			
1120.			
1121.			
TOTALS		137.25	
GOVERNMENT RECORDING AND TRANSFER CHARGES			
1206.			
1207.			
1208.			
1209.			
1210.			
1211.			
1212.			
TOTALS			
ADDITIONAL SETTLEMENT CHARGES			
1309.			
1310.			
1311.			
1312.			
1313.			
TOTALS			