



Board of Trustees Special Meeting
Wednesday, August 27, 2025, at 11:15 a.m.
Please silence cell phones and electronics.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

WELCOME

The purpose of this meeting is to conduct the business of Bath Township.

CERTIFICATION OF MEETING

APPROVAL OF AGENDA

FISCAL OFFICER Laura Tuttle

Report / Recommendations

1. Recommendation to approve payment in the amount of \$443,756.63 to Kingdom Title Solutions for purchase of the property at 1170 North Cleveland Massillon Rd. **Roll Call**

THANK YOU FOR ATTENDING / ADJOURNMENT



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BATH TOWNSHIP
3864 W Bath Road
Akron, OH 44333
330-666-4007
330-666-0305 FAX

Correspondence

To:	West Side Leader Bath Country Journal Jody Miller Konstand Kathy Sidaway Chris Partis Laura Bednar Hank Foster Sue Serdinak	Email:	editor@akron.com news@scriptype.com Jmkmedia@msn.com kathysidaway@hotmail.com cpartis@neo.rr.com lbednar@scriptype.com 330togoinfo@gmail.com sserdinak@scriptype.com
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Special Meeting Notice 8/27/25 **Pages:** 1

DATE: 8/26/25

For Review

Please
Comment

Please Reply

Re:

Urgent

Notice

Bath Township Board of Trustees will meet for a Special Meeting on Wednesday, August 27 at 11:15 am. The purpose of the Special Meeting is for an out-of-cycle bill-pay approval. The meeting will be held in the Trustee Meeting Room at 3864 W. Bath Road, Akron Ohio 44333.

This notice meets the requirements of Ohio Revised Code Sections 121.22 and 5705.30.

Kasha Brackett
Executive Assistant
Bath Township Administration



Kingdom Title Solutions, LLC

275 Springside Drive, Suite 101

Akron, OH 44333

Phone: (330)835-1655 Fax: (330)835-1650

Commercial Settlement Statement

Settlement Date: August 29, 2025
Disbursement Date: August 29, 2025
File Number: 20250375C
Escrow Officer: Stephanie Ward
Buyer: Bath Township Board of Trustees
Seller: Francis A. Merendino
Lender:
Property: 1170 N Cleveland Massillon Road
 Akron, OH 44333

Seller			Buyer	
Debit	Credit		Debit	Credit
		Sales Price and Earnest Money		
	445,000.00	Purchase Price	445,000.00	
		Prorations/Adjustments		
3,163.37		County Taxes 241 days @ 13.126027 per day at \$4,791.00 01/01/25-08/29/25		3,163.37
		Payoffs		
74,766.71		Mortgage Payoff to Huntington Mortgage #0070209366 Loan Payoff 74,737.11 Additional Interest (From 29.60 08/29/25 To 08/29/25 @ 7.400000 Per Diem) Total Payoff <u>74,766.71</u>		
		Mortgage Payoff- Need closing confirmation to Huntington Bank LOC #5012558424 Total Payoff <u>0.00</u>		
		Title/Escrow Charges		
325.00		Title Exam	325.00	
500.00		Escrow Fee	500.00	
50.00		Title Insurance Commitment	50.00	
997.50		Owner's Policy Premium Coverage: \$445,000.00 Version: ALTA Owners Policy (07/01/21)	997.50	
		Recording Charges		
		Recording Fees - Deed to Simplifile	42.00	
0.50		Per Parcel Transfer Fee to Simplifile		
0.00		County Conveyance Fee to Simplifile Exempt	0.00	

Commercial Settlement Statement

Seller			Buyer	
Debit	Credit		Debit	Credit
		Recording Charges (continued)		
121.00		Record JL Releases (2) to Summit County Clerk of Courts		
		ERecording Fee (B) to Simplifile	5.50	
		Miscellaneous Charges		
350.00		HOLD for State of Ohio JL to Escrow Holdback		
		Commissions		
		Commission - Listing Agent to		
		Commission - Selling Agent to		
80,274.08	445,000.00	Subtotals	446,920.00	3,163.37
		Balance Due FROM Buyer		443,756.63
364,725.92		Balance Due TO Seller		
445,000.00	445,000.00	Totals	446,920.00	446,920.00

Signatures

BUYER:

Bath Township, a political subdivision

BY: _____
Vito Sinopoli, Township Administrator

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SELLER:

Francis A. Merendino

Kingdom Title Solutions, LLC

BY: _____
Kingdom Title Solutions, LLC