

OHIO TURNPIKE AND INFRASTRUCTURE COMMISSION

Resolution Authorizing Expenditures for the Settlement of Litigation Related to Property Appropriation for Project No. 71-21-04

WHEREAS, on October 16, 2023, by Resolution No. 91-2023, the Ohio Turnpike and Infrastructure Commission (“Commission”) declared the necessity of appropriating property and directing that proceedings to effect such appropriation begin and be prosecuted for property located in Washington Township, Sandusky County as part of Project No. 71-21-04 (“the Project”); and

WHEREAS, pursuant to Resolution No. 91-2023, in furtherance of the Project, and for the purpose of maintaining and operating the Ohio Turnpike in a safe and efficient manner, the Commission desired to acquire an approximately 1.607 acre parcel near the Turnpike bridge in Washington Township, Sandusky County near Milepost 83.3, which said approximate 1.607 acre parcel (referenced as “Parcel “A””) is a portion of the real estate currently designated as Sandusky County Auditor’s Permanent Parcel No. 21-29-00-0004-00, and recorded by Official Record 113, Page 2672 in the Sandusky County Records; and

WHEREAS, pursuant to Resolution No. 91-2023, the General Counsel was authorized and directed to negotiate for a reasonable time, and if possible, enter into an agreement for the purchase of Parcel “A” with the owner of said property, Netcher Family Rentals, LLC; and

WHEREAS, pursuant to Resolution No. 91-2023, the Commission authorized the General Counsel, “to do or cause to be done all things that may be reasonably necessary so that proceedings for the appropriation of Parcel “A” described herein may be commenced and completed”; and

WHEREAS, the Commission initiated a lawsuit to appropriate said property in the Sandusky County Probate Court, Case No. C20249003A; and

WHEREAS, Netcher Family Rentals LLC additionally filed a separate lawsuit against the Commission in the Sandusky County Court of Common Pleas, Case No. 24CV451; and

WHEREAS, the Commission and Netcher Family Rentals, LLC met on October 3, 2025 for a private mediation; and

WHEREAS, in addition to the authority previously granted to the General Counsel under Resolution No. 91-2023, this Resolution grants full settlement authority to the General Counsel for purposes of the aforementioned mediation and/or any litigation that has resulted or will result from the litigation in the Sandusky County Court of Common Pleas and Sandusky County Probate Court; and

WHEREAS, the Commission has duly considered the General Counsel’s recommendations.

NOW, THEREFORE, BE IT

RESOLVED, that in addition to the instructions of the Commission and authority previously granted to the General Counsel under Resolution No. 91-2023, the General Counsel is hereby fully authorized to pursue and engage in any settlement and payment of agreed settlement amounts, as she deems appropriate, of any or all claims asserted against the Commission by Netcher Family Rentals, LLC in the course of litigation that has been initiated by the Commission and filed against the Commission for a full and final resolution of all claims.

(Resolution No. 101-2025 adopted October 20, 2025)