

RESOLUTION NO. 2026-60

CITY OF CLYDE, OHIO

ACCEPTING THE DONATION OF APPROXIMATELY 0.83 ACRES OF REAL PROPERTY, SANDUSKY COUNTY PARCEL NO. 32-60-00-0027-13, FROM YFH PROPERTIES, LTD.; AND AUTHORIZING ISSUANCE OF A CHARITABLE CONTRIBUTION ACKNOWLEDGMENT IN THE FORM ATTACHED HERETO AS EXHIBIT A.

WHEREAS, the City of Clyde, Ohio (the "City") is a charter municipal corporation organized and existing under Article XVIII of the Ohio Constitution and its Charter, and is authorized by its Charter and by Ohio Revised Code § 9.20 to receive by gift real property for any public purpose and to hold and apply the same in accordance with the terms of the gift;

WHEREAS, YFH Properties, Ltd. (the "Donor") has offered to donate to the City, without monetary consideration, certain unimproved real property located in the City of Clyde, Sandusky County, Ohio, identified as Sandusky County Auditor Parcel No. 32-60-00-0027-13 and consisting of approximately 0.83 acres (the "Property");

WHEREAS, this Council finds that acceptance of the Property serves the public interest and lawful public purposes of the City, including, without limitation, such future municipal, park, drainage, utility, right-of-way, or economic development uses as this Council may hereafter determine;

WHEREAS, the Donor has advised the City that it intends to claim a federal charitable contribution deduction under Section 170 of the Internal Revenue Code of 1986, as amended (the "Code"), in connection with the donation;

WHEREAS, under the Code and applicable Treasury Regulations, responsibility for determining and substantiating the fair market value of donated real property rests solely with the donor, who, for any claimed deduction exceeding Five Thousand Dollars (\$5,000), must obtain a qualified appraisal prepared by a qualified appraiser and file IRS Form 8283 (Section B) with the donor's federal income tax return, and the City, as donee, neither appraises donated property nor makes any representation, express or implied, as to its value; and

WHEREAS, the City is willing to provide the Donor with a contemporaneous written acknowledgment satisfying Section 170(f)(8) of the Code, substantially in the form attached hereto as Exhibit A, and to execute the donee acknowledgment portion of IRS Form 8283 upon presentation of a properly completed form, which acknowledgment, by its terms and under federal law, does not constitute concurrence by the City in any value claimed by the Donor.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Clyde, State of Ohio:

SECTION 1. The donation of the Property from the Donor to the City is hereby accepted, subject to:

- Review and approval by the Law Director of the form of deed and the status of title;
- Conveyance of the Property free and clear of all liens, mortgages, encumbrances, and delinquent taxes and assessments; and
- The City Manager being satisfied, in consultation with the Solicitor, as to the physical and environmental condition of the Property.

SECTION 2. The City Manager and Solicitor are hereby authorized to negotiate all terms incidental to said transaction (including the payment of earnest money), prepare any necessary documents to make the transfer of said real estate possible, and perform any other work necessary relative to the purchase of said real property.

SECTION 3. The City Manager is hereby authorized to issue to the Donor, upon completion of the conveyance, a contemporaneous written acknowledgment substantially in the form attached hereto as Exhibit A, and to execute the donee acknowledgment portion of IRS Form 8283 upon presentation of a properly completed form by the Donor. Neither this Resolution, nor Exhibit A, nor any acknowledgment executed pursuant hereto constitutes an appraisal of, or any representation or certification by the City concerning, the fair market value of the Property, the determination and substantiation of which are the sole responsibility of the Donor under federal law.

Adopted: _____

8-4-2026

Authorized: _____

Day McLain

Attest: _____

Janet R. Dickman

Approved to form: _____

[Signature]

EXHIBIT A

[City of Clyde Letterhead]

_____, 2026

YFH Properties, Ltd.

[Address]

[City, State ZIP]

Re: Acknowledgment of Charitable Contribution – Sandusky County Parcel No. 32-60-00-0027-13

On behalf of the City of Clyde, Ohio (the “City”), thank you for your generous donation to the City of the following real property (the “Property”): approximately 0.83 acres of unimproved real property located in the City of Clyde, Sandusky County, Ohio, identified as Sandusky County Auditor Parcel No. 32-60-00-0027-13, conveyed to the City by deed dated _____, 2026, and recorded with the Sandusky County Recorder.

Date of contribution: _____, 2026.

The City is an Ohio municipal corporation and a political subdivision of the State of Ohio. Contributions to a political subdivision made exclusively for public purposes are generally deductible under Section 170(c)(1) of the Internal Revenue Code. The Property was accepted by the City for exclusively public purposes pursuant to Resolution No. 2026-____, adopted by the Council of the City of Clyde on _____, 2026.

No goods or services were provided by the City to YFH Properties, Ltd., in whole or in part, in consideration for or in exchange for this contribution.

Federal tax law places responsibility for determining and substantiating the fair market value of donated property on the donor. Accordingly, this letter does not state or certify a value for the Property, and the City makes no representation, express or implied, regarding its value. For claimed noncash contributions exceeding \$5,000, federal law generally requires the donor to obtain a qualified appraisal prepared by a qualified appraiser and to file IRS Form 8283 (Section B) with the donor’s federal income tax return. Upon presentation of a properly completed Form 8283, the City will execute the donee acknowledgment portion of that form. If the City sells, exchanges, or otherwise disposes of the Property within three years after the date of contribution, the City will file IRS Form 8282 with the Internal Revenue Service and provide a copy to you, as required by law.

Please retain this letter with your tax records and consult your own tax advisor regarding the deductibility, valuation, and reporting of your contribution.

Sincerely,

City Manager, City of Clyde, Ohio

32-60-00-0027-13

0.83 acres

