

**LCLRC Minutes**

January 15, 2019

Executive Director Rick Hatcher called the meeting to order and took roll call.

**Directors Present:** Joe Antram, John Bayliss, Wes Dodds, Rick Hatcher, and Rhonda Stafford.

**Guests Present:** Paul Benedetti, Brad Bodenmiller, Matt Chamberlin, Heather Martin, Pat Myers, David Walsh.

**Minutes:** Wes Dodds moved a motion to approve the minutes from the previous meeting and Joe Antram seconded. All in favor.

**Financial Report:** Rhonda Stafford provided the Financial Report. Wes Dodds moved a motion to accept the Financial Report and Joe Antram seconded. All in favor.

Matt asked about any future business with the Neighborhood Improvement Program. Rhonda reported that \$29,267 was credited to the account from NIP. Matt wanted to make sure there weren't any outstanding items that the group isn't aware of. Rick stated he would follow up with Dave Gulden to confirm.

Rick expressed interest in selling the NIP properties sometime this year. Because of the program, there are rules for the sale of these homes. Paul asked if properties could be sold through the CIC. John said they'd be interested in they're commercial or historical properties. Rick provided information on the five properties. They can be sold to non-profits, but even with the sale, they still can't be sold in a three year timeframe for a profit. He reported Habitat for Humanity is a possibility. Rick reported he wanted to make sure the funds had been received before trying to sell them.

Rhonda discussed Besler Accounting who has been hired to create the Financial Reports for the State's Hinkle program. Rhonda has provided documents to Belser but hasn't heard back from them. Rick will reach out to Belser.

**Old Business:**

- Updated on Dean's 76 Gas Station in Lakeview – Matt Chamberlin
  - Matt reworked the deeds last week and they're currently waiting on the property owner to sign them. Matt will record the deed to USTCIC once it's received.
  - Joe Antram moved a motion to authorize Rick Hatcher to accept the recording of the deed, execute and delivery of the deed and John Bayliss seconded. All in favor.
- External costs of the currently owned properties by the LCLCRC – David Walsh
  - Fees for 11259 Kickapoo Path is \$1,257.71. External fees are: \$290.31 for publications; \$75.00 for locksmith fees and \$300 title fees.
  - Fees for 225 N Hayes St is \$1,467.53. External fees are: \$250.00 title search; \$469.44 publication fees.

- Fees for N. 68 is \$1,920.18. External fees are: \$1,018.98 publications; \$300 title search.
- Discussion was held regarding the inventory sheet to add the fees associated with each property added, especially the external fee costs. Columns will be added for total fees, breaking it down to external and internal costs. Heather will work with Matt to make those changes.
- Discussion was held regarding the external costs and what Ohio law requires for the publications.
- Discussion was held regarding auditor sales. Both Matt and David provided information regarding auditor sales and what Ohio law states.
- Wes Dodds stated he's be in favor of the initial offer always including the cost of these fees.
- Discussion was held regarding the guidelines for sales price.
- Review and discussion of three applications:
  - 225 N Hayes St – The person who wants the property is an adjoining property owner. She wants it for a side yard and eventually will build a garage on it. The internal cost for this property is \$748.09 and external cost is \$719.44. Discussion was held regarding the asking price. The asking price would break down to \$250 for the side lot and \$1,467.53 for the additional costs.
    - John Bayliss moved a motion to set the price at \$1,717.53 and Wes Dodds seconded. All in favor.
  - 11259 Kickapoo Path – The person interested wants to both demo and rehab the property and use it for a family member as a vacation home. Discussion was held regarding the property status, internal and external fees. This is the first property the group has sold with a structure on the property. Discussion was held regarding the renovation and timeframes. The group would like there to be a mortgage on the property in the amount of \$7,500 to cover the cost of demolition if the purchaser's do not renovate. This mortgage would be forgivable upon receipt of occupancy from the Logan County Building Department.
    - John Bayliss moved a motion to set the price at \$5,387.50 which will include the cost of \$1,257.71 in fees subject to additional terms to include recovery mortgage, the details of which will be worked out between Matt Chamberlin and Rick Hatcher and Wes Dodds seconded. All in favor.
  - N. 68 property – This property needs requested from the auditor. Discussion was held over whether the group wants to acquire this property. It's unsure what the person who is interested in this property plans to use it for. It's zoned U1. The person interested is not an adjoining property owner. Discussion was held regarding the price to ask for the property. There is no address for this parcel, parcel number is 16-064-00-00086000. Matt has a letter to use to request the property. The asking price for the property will be \$5,070.18 which will include \$1920.18 in fees.
    - Wes Dodds moved a motion to approve requesting this property from the Auditor and Joe Antram seconded. All in favor.
    - John Bayliss moved a motion to set the price at \$5,070.18 as the asking price and Wes Dodds seconded. All in favor.
  - Rick will follow up with all interested parties regarding the properties.

**New Business:**

- **Property Update:** David Walsh provided a spreadsheet that provided information on delinquent properties. He won't be requesting any more title exams at this time.

**Adjourn:** John Bayliss moved a motion to adjourn the Logan County Land Reutilization Corporation and Joe Antram seconded. All in favor.

Next Scheduled Meeting: Tuesday, March 19, 2019, 1:00 pm at the Logan County Auditor's Office.