

Minutes

November 16, 2021, 1:00 p.m.

Executive Director Rick Hatcher called the meeting to order.

Directors Present: Joe Antram, Wes Dodds, Rick Hatcher, Mark Robinson, and Rhonda Stafford.

Guests Present: Paul Benedetti, Matt Chamberlin, Patty Fitzpatrick, Jayne Griffith, Jill McKelvey, Chelsea Maggio, Jack Reser and Heather Martin.

Minutes: Joe Antram moved a motion to approve the minutes from the July 13, 2021, meet as submitted and Wes Dodds seconded. All in favor.

Financial Report: Rhonda Stafford provided the financial information. For the financial report, activity from September 27 through November 16, 2021: \$6,527.50 Debit; \$130,242.20 Credit; \$349,692.94 Checking Balance; \$150,815.69 CD Balance for a Total Balance of \$500,508.63. Rhonda noted that on September 28, 2021 DETAC Funding was received in the amount of \$130,219.50.

Current Property:

1. 520 Elm, Bellefontaine, 17-091-08-20-003-000 (NIP)
 - a. Application Received – Wilson, Tim. The intended use of this property is adjacent green space.
 - b. Wes Dodds moved a motion to accept the offer of \$10,000 and Joe Antram seconded. All in favor.
 - c. Matt reported he would work on the general purchase agreements but at this time of year he is stretched thin.
 - d. Heather Martin will contact Tim Wilson to follow up.
2. 525 S. Madriver, Bellefontaine, 17-091-16-15-006-000 (NIP)
 - a. Application Received – Residential Administrators
 - b. Application Received – Habitat for Humanity
 - c. Rick has left a message for Danielle Webber to confirm whether she wanted both of the Madriver parcels.
3. S. Madriver (adjacent), 17-091-16-15-007-000
 - a. Application Received – Habitat for Humanity
 - b. Application Received – Webber, Danielle
 - c. Joe Antram moved a motion to potentially sell both lots to Danielle Webber contingent on her interest in obtaining both lots and Wes Dodds seconded. All in favor.
 - d. If Danielle doesn't want both parcels, Rick will reach out to Residential Administrators and Habitat for Humanity. Currently Habitat has properties in the City that haven't been build on, so Rick will find out the status.
4. 432 Clark Ave, Bellefontaine, 17-091-15-05-003-000 (NIP)
 - a. Application Received – Warner, Justin
 - b. Application Received – Rogan, Daniel

- c. Discussion happened regarding applicants to this property. The camper that Rogan had parked on the property has been moved to his sister's lot. Both Wes and Rhonda are not in favor of selling to Rogan as they both have received complaints against him from previous properties.
 - d. Wes Dodds moved a motion to accept Justin Warner's offer of \$727.00 for this 432 Clark Avenue and Rhonda Stafford seconded. All in favor.
 - e. Rich Hatcher will follow up on this property.
5. 111 Church St, DeGraff, 26-117-06-13-010-000 (NIP)
 - a. Application Received – Purtee, Jenny
 - b. Application Received – Idle, Michael
 - c. The Board suggested dividing this property in half. As both applicants had similar bids, the suggestion to both parties is they each pay \$1500 plus half the cost of a survey so the lot can be split between them.
 - d. Heather Martin will follow up with both applicants.
 6. 228 Miami St, DeGraff, 26-117-06-06-008-000 (NIP)
 - a. Application Received – Manning, John
 - b. Applicant requested the property with no bid amount. Heather Martin will follow up on costs associated with this property and he will be asked to pay the total cost to the county.
 - c. Joe Antram moved a motion to see 228 Miami St to John Manning for the total cost of fees to the County and Wes Doods seconded. All in favor.
 7. 121 E High St, Bellefontaine, 17-091-12-05-014-000
 - a. Application Received – Harbour, Jamie
 - b. Application Received – Steineman, Jacquelyn
 - c. Discussion happened regarding the applications and future use of the property. Discussion also covered what was best for the tax roles and county.
 - d. Rick Hatcher will reach out to get further information from both bidders so a decision can be made by the Board.
 8. 12045 St. Rt. 117, Belle Center, 36-007-13-01-015-000
 - a. Court Costs are \$690.29
 - b. Other fees: \$5,000
 - c. Status Update
 - i. Matt provided an update to the Board regarding this property. The initial application was declined by the State. This was the first application denied that BJAAM has experienced so they were also surprised by the action. There have been two conference calls to discuss ways to bolster the application for resubmittal. We hope to have a response in a couple weeks.

Current Property Watch:

1. 250 Grove St, Lakeview, 47-017-14-10-015-000
 - a. The order of sale has been prepared.
2. 305 N Oak St, Lakeview, 47-017-14-14-011-000
 - a. This property sold at Sheriff's sale
3. 560 Lima St, Lakeview, 47-017-14-05-001-000

- a. Preparing conformation and deed
4. Cooper Avenue
 - a. Matt will reach out to Scott and ask about having Kurt do a survey and pull the deeds.
5. Grove Street, Lakeview, 47-017-14-06-006-000
 - a. This property was offered at the most recent auditor's sale
6. Grove Street, Lakeview, 47-017-14-06-005-000
 - a. This property was offered at the most recent auditor's sale
7. 410 Union Street, Lakeview, 47-031-06-10-005-000
 - a. This property was offered at the most recent auditor's sale
 - b. Rick reached out to one neighbor who is not interested in it. Heather left a message for June Myers who has a building encroaching on the property.
8. 505 Walker Street, Bellefontaine, 17-091-07-16-010-000
 - a. A title search has been requested. This property is wrapped in an estate and they have attempted to sell through the estate with no sale.
9. 500 W Columbus, Bellefontaine, 20-144-12-07-006-001
 - a. Current on taxes, online search shows current owner attempted to see building/property in 2017 with no luck.
10. West Liberty Old School Building on Columbus Street
 - a. The Village sent a letter to the property owner who refused it. Matt has connected with the Village's Solicitor regarding title work. It's possible to know the status by the next meeting.

Potential Properties:

New Business:

1. Audit Update
 - a. Rhonda provided the cost \$5,760.50 and has not been completed.
2. 2022 Draft Budget
 - a. The draft budget was reviewed. It was requested to increase the revenue and increase the budgeted amount for Demolition.
 - b. Wes Dodds moved a motion to approve the 2022 Budget with the suggested changes and Mark Robinson seconded. All in favor.

Old Business:

1. Value of Property
 - a. Discussion happened regarding the value of property that other Land Banks utilize which appears to be supported by the Auditor's Office.

Adjourn Mark Robinson moved a motion to adjourn the Logan County Land Reutilization Corporation and Rhonda Stafford seconded. All in favor.

Next Scheduled Meeting: The next meeting will be held January 11 at 1:00 pm at the Logan County Commissioners Office.