

**LCLRC Minutes**

July 18, 2019

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

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

**Directors Absent:** Wes Dodds

**Guests Present:** Paul Benedetti, Matt Chamberlin, Barb McDonald, Heather Martin, Pat Myers, Aaron Smith, Kaileigh Vermillion, Sarah Warren.

**Minutes:** Joe Antram moved a motion to approve the minutes from the May 18, 2019 meeting and Rhonda Stafford seconded. All in favor.

**Financial Report:** Rhonda provided the Financial Report ending July 2019. There is \$210,668.26 in the account. John Bayliss moved to accept the Financial Report as presented. Joe Antram seconded. All favor.

**New Business:**

1. Ohio Landbank Association
  - Rhonda reported the first year of membership is free.
2. Audit Report
  - Rick reported the only item that came out of the audit was that they're required to use GAAP accounting. Rick spoke with the accountant and that won't be an issue.
3. Land Bank Conference
  - Heather will forward the information for the conference to the Land Bank group.
  - Joe Antram moved a motion for the LCLRC to cover the cost of the conference and mileage for any person attending and Rhonda Stafford seconded. All in favor.
4. Land Bank Roles and Responsibilities
  - Discussion happened regarding items currently listed and Matt provided further explanations.
  - The roles and responsibilities were handed out, and previously e-mailed. Everyone is to review and contact Rick and Heather for any changes.
5. Revised Letters to Neighbors
  - A copy of the updated letter template was provided.
6. Revised Application to Purchase
  - No discussion.

## 7. Property Update

- 312 Miami Street
  - Two applications have been received.
  - Eaton is the neighbor of the property and has maintained the property. He wants it for a green area.
  - Slaven owns neighboring property but does not live next to it. He wants to build a garage on it.
  - John suggested first option to refuse should go to Eaton since he's maintained the property.
  - Rick will reach out to Eaton to find out his offer.
  - John reported that when the county asks for bids to be submitted, they allow bidders to raise their bid.
  - Matt reported there are no regulations other than optics. All factors can be considered in the decision. Eaton has maintained the property, he's a residency neighbor.
  - Rick discussed the concern of having a landlord who doesn't maintain properties buy these properties. If Eaton comes in near the offer and he currently lives there and he's maintained the property.
    - Joe agreed. If it's a decently close bid, I'll lean towards him.
  - To stay consistent with the letters sent to adjacent neighbors, 20 days will be given to Eaton to place a bid. Rick will e-mail and let everyone know the status.
  - Joe Antram moved the first motion to have Rick contact Eaton for a bid and John Bayliss seconded. All in favor.
- 213 Moore Street – Village of DeGraff
  - Matt reported the purchase agreement is ready to go. The agreed upon price was \$500 and the Landbank was going to pay the cost for documents. The owner will sign a promissory note to pay by December 31, 2020. For the neighboring property that's null, the purchaser should research and handle it on her own.
- 230 Grove Avenue – Village of Lakeview
  - There is currently \$2,100 in delinquent taxes. Sarah will send a letter to the owner. Matt will send a letter on behalf of the Land Bank.
  - Matt reported in May there was a survivorship deed filed. The Land Bank can take a quick deed in lieu.
- 225 North Hayes Street – City of Bellefontaine
  - Purchase agreement is ready to be signed. The parcel sold for \$969.44. The county will receive \$719.44 and \$250 will go to the Land Bank.
- Small parcel on Hayes Street – City of Bellefontaine
  - An application was received for this parcel with an offer of \$300.
  - Rhonda Stafford moved a motion to accept the bid of \$300 and John Bayliss seconded. All in favor.
- 12045 State Route 117 – Richland Township
  - Matt reported that Kyleigh has done the title exam. There are other issues. There are multiple mortgages from Lee's to Concerta. Concerta has mortgage interest. We need to reach back to Columbus. What's county

- and land bank's exposure? Need an agreement from Lee or Lee's to give deed. Concerta needs to release his mortgage. Assurance from State.
- Sarah will request the judge dismiss the tax foreclosure case.
  - The recorder cost is unknown.
  - Matt reported there will be no money when this property changes hands to pay the costs. We may be able to have a say in what happens once the property is remediated. Matt thanked Kaileigh for her work.
- Paul asked about a property on State Route 117 in Huntsville. Matt reported the property had sold at Sheriff's auction.
  - John reported that at the Mayor's meeting, the West Mansfield mayor stated they have some properties and asked what the options were.
    - Heather will resend letters to the Village Mayors and Fiscal Officers about the Land Reutilization Corporation with information.
  - Discussion happened regarding properties on the Watch List. Sarah will follow up with City of Bellefontaine Law Director regarding the status or plan for Detroit Street apartments.
  - Rhonda asked for guidance regarding the tax bill for the Land Bank properties. Matt stated the agreement was that all properties would be 0 until the property was disposed.
  - Matt reported he'd been contacted by Jeff Zell who has properties in Russells Point. He was part of LPZ properties and filed personal bankruptcies. He asked if the land bank could get these properties, but Matt doesn't believe so. The only solution would be tax foreclosure. John suggested this was equivalent to someone dying and there being no heir. Rick asked if the owner was looking for a foreclosure and Matt reported he wanted it out of his name.
  - Joe asked for an update on Dean's gas station in Lakeview because work had not begun. Matt reported this was at the Ohio USTCC to carry out. John reported they also owned the Belle Center property too. Rick reported the Land Bank was just a passthrough and only owned it for seconds. John reported work had started on the Belle Center property.
8. Other
- Joe reported he attended the open house for the 700 Eastern Avenue property. It was very nice, and he spoke about the Land Bank. He had several people speak to him.
  - Rick reported that he spoke with Habitat for Humanity about a property on Mad River that the Land Bank could give them.
    - Matt asked that it be confirmed with NIP that this could be done.
    - Heather checked with OHFA who responded on 7/22/2019 that yes, this would be allowed.

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

Next Scheduled Meeting: The next meeting hasn't been scheduled at this time.