

Minutes

September 23, 2025, 2:00 pm

Executive Director Rick Hatcher called the meeting to order.

Directors Present: Amber Palmer for Wes Dodds, Greg Fitzpatrick, Rick Hatcher, Rhonda Stafford, and Mike Yoder.

Guests Present: Breanne Parcels, Kaileigh Vermillion, Drue Roberts, Richard Ford, and Heather Martin.

Minutes:

- Greg Fitzpatrick moved a motion to approve the minutes from the regular July 15, 2025, meeting, and Rhonda Stafford seconded. All in favor.

Building Demolition and Site Revitalization Program

1. 200 S. Carlisle St, Quincy
 - a. Drue Roberts from Tetra Tech provided an update on this property. The tank has been removed, and further remediation is needed. Tetra Tech put together a spec sheet of work to be completed. If the Board is interested, they're willing to help write the application for the next Brownfield round of grants.
 - b. Mike Yoder moved a motion to have the Quincy project be a Brownfield project submittal in the next grant cycle and to have Tetra Tech assist with the application, and Greg Fitzpatrick seconded. All in favor.

Financial Report: Rhonda Stafford provided the financial report.

- Financial Accounts
 - General checking account, activity from July 15, 2025, through September 23, 2025: \$16,088 Debit; \$227,963.88 Credit; \$288,155.44 Checking Balance.
 - The Money Market Account Balance was \$164,814.51 with an interest rate of 3.25%.
 - Building Demolition and Site account: \$24,890 debit; \$11,121.25 credit; \$27.23 balance.
 - The Grant checking account had a \$47,782.50 debit, a \$38,991.37 credit, and a \$48,991.37 balance.
 - Brownfield Remediation Program account: \$0 debit; \$3.30 credit; \$378.83 balance.
 - The Total Balance for all Land Bank accounts is \$502,367.38.
 - Mike Yoder moved a motion to accept the financial report, and Greg Fitzpatrick seconded. All in favor.
 - Rhonda Stafford recommended transferring the money from the Grant checking account to the General checking account.
 - Mike Yoder moved a motion to transfer the money from the Grant account to the General account, and Greg Fitzpatrick seconded. All in favor.
 - Rick Hatcher asked about contractors being paid, and Rhonda Stafford stated they were paid immediately.

Land Bank Owned Property:

1. 808 Euclid Ave, Bellefontaine
 - a. Status Update: This property has been demolished. Court Costs are \$1,246.35.
 - b. Action: Mike Yoder moved a motion to sell to applicant Bryden Penhorwood in May for court costs of \$1,246.35, and Greg Fitzpatrick seconded. All in favor.
 - c. This property sale will be completed pending the Demolition grant acceptance.
2. 410 Union St, 47-031-06-10-005-000,
 - a. Status Update: The Board voted to sell on 9/5/23 for \$2,000. Court costs are \$1,193.34. The purchase agreement was sent to the purchaser on 6/14/24 and completed on 1/17/2025. This property sale was finalized on 8/22/25.

Property Investigation Forms**Depositor Foreclosure Program – Previously Acted On:**

1. Village of West Liberty Requests (20-144-12-23-014-000, 20-144-12-23-015-000, 20-144-12-23-015-001, 20-144-12-23-015-003, 20-144-12-23-015-004)
 - a. These are the last parcels that will be handled through this program.
 - b. Chris wants Kaileigh to do the out-of-county estate that wasn't filed in Logan County. Kaileigh will reach out to him. There's a title defect because it wasn't filed in Logan County. There will be costs associated with it.
 - c. Kaileigh Vermillion stated she has the transcript to fix the issue. Once completed, Breanne Parcels will foreclose.

Deed-in-Lieu Program

1. 8223 Midway Drive
 - a. Status Update: The Board voted on 9/17/24 to accept this property.
 - b. Kaileigh Vermillion reported that the sister died before signing the paperwork, and it will need to be handled through the estate, possibly through foreclosure.
 - c. Breanne Parcels stated that the taxes are more than the property is worth.

New Business:

1. Breanne Parcels
 - a. Breanne Parcels had four properties to bring to the Board's attention.
 - i. 110 Powell St is residential and has significant issues.
 - ii. 636 High Ave, Russells Point, has a derelict trailer.
 - iii. 210 Bentz Ave, Lakeview, has a derelict trailer.
 - iv. 0 Grant Ave, Russells Point is a vacant lot.
 - v. Breanne stated the Land Bank could take them and use them for development. They would need to hold them for a year. The Indian Lake properties could be used for the CDBG-DR program and, Habitat for Humanity program.
 - vi. Greg Fitzpatrick moved a motion to acquire 636 High Ave, 210 Bentz Ave, and 0 Grant Ave, and have the two properties demoed, and Rhonda Stafford seconded. All in favor.
 - vii. Amber Palmer will do a tour of 110 Powell St to find out the condition of the property and if it can be remodeled.
 - viii. Breanne Parcels stated she has 41 foreclosures on file this year.
2. Cybersecurity

- a. Rhonda Stafford recommended that the Land Bank follow the county's guidelines.
- b. Mike Yoder moved a motion to use the County's Cybersecurity guidelines and Greg Fitzpatrick seconded. All in favor.

Building Demolition and Site Revitalization Program

1. Status Update
 - o Heather Martin provided an update on the status of the demolition. She is still working with the state to add substitute properties that have been torn down. Additionally, Heather and Drue Roberts had a call with the Department of Development regarding the Quincy property. During the call, it was suggested that the Land Bank move demolitions from the next grant cycle to the open one to utilize the remaining funds.
 - i. Greg Fitzpatrick moved a motion to move properties to the open demolition grant to utilize funds with a focus on the tornado-damaged properties, and then, by order of submission, Mike Yoder seconded. All in favor.
 - ii. Mike Yoder moved a motion to have asbestos surveys completed on these properties, and Rhonda Stafford seconded. All in favor.
2. Upcoming New Grant
 - o Heather Martin stated properties are still being submitted and will be accepted until the next application opens.

Brownfield Remediation Program

1. These remediations were completed.

Adjourn: Mike Yoder moved a motion to adjourn the Logan County Land Reutilization Corporation meeting, and Greg Fitzpatrick seconded. All in favor.

Next Scheduled Meeting: The next regularly scheduled meeting will be held on November 18, 2025, at 3:00 p.m., at the Logan County Commissioners' Office.