

Minutes

November 7, 2023, 1:00 p.m.

Executive Director Rick Hatcher called the meeting to order.

Directors Present: Heather Harpst for Wes Dodds, Rick Hatcher, Mark Robinson, Rhonda Stafford, and Mike Yoder.

Guests Present: Cindee Boyd, Patricia Kauffman, Breanne Parcels, and Heather Martin

Minutes:

- Mike Yoder moved a motion to approve the minutes from the regular September 5, 2023, meeting as submitted, and Mark Robinson seconded. All in favor.

Financial Report: Rhonda Stafford provided the financial information.

- Financial Accounts
 - General checking account, activity from September 5, 2023, through November 7, 2023: \$4,782.73 Debit; \$118,693.29 Credit; \$356,158.07 Checking Balance.
 - The CD Balance is \$154,204.81. The interest rate is 1.34% and the Maturity Date is 12-23-2023.
 - Abandoned Gas Station Cleanup Grant checking account: there was \$0 debit; \$181,100.85 credit; and a \$4,913.24 balance.
 - Building Demolition and Site account: \$0 debit; \$0.02 credit; \$141.60 balance.
 - The Total Balance for all Land Bank accounts is \$696,518.57.
 - Mark Robinson moved a motion to accept the financial report and Mike Yoder seconded. All in favor.
 - Rick recommended not renewing the CD at the end of the year. He recommended putting it in a money market instead. This will allow access to the funds which may be needed for the next round of demolitions.
- Draft 2024 Budget
 - Heather Martin gave an overview of the draft 2024 budget. It has been updated to include grant funding and disbursements for these programs.
 - Heather Martin provided information to the Board for the next round of demolition grant money. The total demolition amount was \$754,000. The grant given to each county is \$500,000. The grant requires match dollars for any amount above \$500,000. This amount is \$254,000 and 25% is \$63,500. This makes the total grant requested \$690,500 with the Land Bank funding \$63,500.
 - Mark Robinson moved a motion to approve the 2024 Draft Budget as submitted, including the match fund information and Mike Yoder seconded. All in favor.

Current Property:

1. Westview St, 52-032-05-02-005-000. The board voted to acquire on 1/3/23.
 - a. Status Update: Purchase agreement completed 8/11/23. The attorney for the purchaser has concerns which are being discussed between Matt Chamberlain and Breanne Parcels.

Current Property Watch:

1. 12045 St. Rt. 117, Belle Center, 36-007-13-01-015-000
 - a. External Costs were \$1,251.26.
 - b. Internal Costs: \$5,000
 - c. Grant expenditures to date: \$179,832.30.
 - d. Rick provided an update on the status of this property. The final report was approved and there is no further action. It was discussed that there is a sewer lien pending for this property.
 - e. Discussion happened regarding what the next steps are. Once the property is back in the Land Bank name, a realtor will need to be contracted to sell the property.
2. Cooper Avenue
 - a. No Current Update. Mike spoke with Matt and it's on his agenda. Rick explained that this was a county-owned property, and the Land Bank was assisting the county.
3. 808 Euclid Ave, Bellefontaine
 - a. This property is in the State of Ohio's name. This will remain on the watchlist. The Board wants clarification on neighboring properties. There's an alley that needs to be vacated.
4. Center St, West Mansfield, 07-083-07-01-004-000
 - a. There is a relative interested in purchasing this property but because of the relationship cannot purchase it. Brienne recommends a Phase I assessment on this property. Further discussion will need to take place on this property.

Potential Properties:

1. 52-032-13-16-009-000 & 52-032-13-16-012-000, Lake Ave
 - a. At the September meeting the Board voted to acquire and sell with an easement for court costs of \$1,310.73 and \$1,121.97.
 - b. The applicant expressed concern regarding the language of the easement and what's required or allowed on the property he's going to purchase.
 - c. Mark Robinson stated the Board voted to sell contingent on easement language. Breanne stated it's up to the purchaser and neighboring property owners to negotiate the easement language.
 - d. Heather Martin will pass along this information to the applicant.
2. 410 Union St, 47-031-06-10-005-000
 - a. Status Update: The Board voted to acquire and sell on 9/5/23 for \$2,000. A request was made to the Auditor on 9/8/23.
 - b. Breanne stated that preapproval was submitted on 11/1/2023. It should be completed by the end of the week.

New Business:

1. 2024-2025 Demolition Grant

- a. Heather Martin reported the new demolition grant application was submitted on October 31, 2023. A spreadsheet with property information was given to the Board.
2. 2024-2025 Brownfield Program
 - a. No new information has been provided but the State will be releasing program guidelines and a webinar upcoming.
3. Breanne provided information on depositor foreclosures. Discussion happened regarding this information. Breanne will work with Heather Martin on a resolution for the next meeting.
4. Breanne provided information on a deed-in-lieu program. The Land Bank has previously had a property for this program.

Old Business:

1. 420 W Columbus, West Liberty
 - a. This property qualifies for the Brownfield Program and will be moved to that program and out of the Demolition Program. The Brownfield Program has more money available than the Demolition Program.

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

Next Scheduled Meeting: The next regularly scheduled meeting will be held on January 4, 1:00 p.m., at the Logan County Commissioners Office.