

Minutes

September 17, 2024, 2:00 pm

Executive Director Rick Hatcher called the meeting to order.

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

Guests Present: Heather Dalton, Amber Palmer, Kaileigh Vermillion, Breanne Parcels, Heather Martin. Lorinda Reeves, Isaac Krinke, Gretchen Heater, and Jeremy Heater attended the bid openings. Dale Jones left after the Old Business discussion.

Minutes:

- Mike Yoder moved a motion to approve the minutes from the regular July 16, 2024, meeting, and Mark Robinson seconded. All in favor.

Building Demolition and Site Revitalization Program

1. Bid Opening – Asbestos Abatement
 - One sealed bid was received from H&H Environmental for \$50,755.
 - i. Mark Robinson moved a motion to accept the bid for further evaluation and Wes Dodds seconded. All in favor.
2. Bid Opening – Demolition
 - Four bids were received:
 - i. Advanced Excavating & Demolition, LLC for \$384,000 for both pages one and two of demolition.
 - ii. KMB Demolition & Excavating for \$235,080 for demolitions listed on page one. No price was submitted for the additional demolition list.
 - iii. Dirt Slingers Excavating for \$254,185 for the demolitions on page one and \$91,040 for the projects on page two. The total demolition price is \$345,225.
 - iv. Heater Excavating for \$340,000 for the demolitions on page one and \$160,000 for the projects on page two. The total demolition price is \$500,000.
 - v. Mark Robinson moved a motion to accept the bids for further evaluation and Mike Yoder seconded. All in favor.

Old Business:

1. 11259 Kickapoo Path
 - a. Rick provided background information for the Board on this property and its sale to the Jones'. Rick, Heather Dalton, and Heather Martin met with Jones' to discuss this property in August.
 - b. Dale Jones provided an update on the work he has completed and the medical issues that have caused the project to continue longer than expected.
 - c. Rick asked Dale how soon the work as required in the mortgage could be completed and Dale stated it's unknown.
 - d. Dale stated he'd like an extension and Rick asked for a timeframe.
 - e. Mark asked for further information on the mortgage the Land Bank has on the property and Rick provided the information.

- f. Kaileigh stated there are three options. Mr. and Mrs. Jones can pay \$10,000 to buy the mortgage from the Land Bank which will end the need to get an extension or report progress. An extension can be granted, which needs to be in writing and signed by Rhonda and the Jones'. The last is they can deed it back to the Land Bank.
- g. Rick stated a one-year extension is the most the Land Bank could give. This project has taken five years so far.
- h. The Board discussed the project and options. Mark stated though he's sympathetic with the Jones, consideration to the community must also be considered.
- i. Rick asked if it could be completed in a year.
- j. Dale stated it's not livable until the addition is completed.
- k. This item will be on the November agenda.

Financial Report: Rhonda Stafford provided the financial information.

- Financial Accounts
 - General checking account, activity from July 16, 2024, through September 17, 2024: \$2,856.70 Debit; \$193,610.99 Credit; \$694,738.42 Checking Balance.
 - The Money Market Account Balance of \$159,405.33 with an interest rate of 4.29% and had \$1,180.21 interest paid.
 - Abandoned Gas Station Cleanup Grant checking account: there was a \$0 debit; \$0.86 credit; and a \$10,027.46 balance.
 - This account will be kept open until the property has been sold.
 - Building Demolition and Site account: \$0 debit; \$0.02 credit; \$141.71 balance.
 - The Total Balance for all Land Bank accounts is \$864,313.78.
 - Wes Dodds moved a motion to accept the financial report and Mark Robinson 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: Breanne provided the history of this property. There's been no update since May. From the Prosecutor's Office, this property has been settled. Kaileigh will follow up with Matt Chamberlain for an update.
2. 808 Euclid Ave, Bellefontaine
 - a. Status Update: An asbestos survey has been completed, and the information gathered so this property can be included in the demolition grant if there are excess funds.
3. 47-031-06-10-005-000, 410 Union St
 - 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
 - b. Kaileigh provided an update on this property. The attorney for the purchaser reached out, there's a title defect. The attorney for the purchaser suggested a quiet title action to have a clear title. With a previous title issue property, the Land Bank required the purchaser to clear the title issues. The Board discussed the options. Breanne stated that ORC states once the Land Bank has owned the property for a year, it clears all previous issues.
 - c. Mark Robinson moved a motion to proceed with a quiet title action and Wes Dodds seconded. All in favor.

4. 52-032-13-16-008-000, Lake Ave
 - a. Status Update: The Board voted to acquire and sell for \$1,500 on 5/21/24. Court costs are \$968.87. The closing of this property will take place on September 23, 2024.

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. Status Update: Kaileigh reported that Matt sent the deed to be signed in June. They were told that it was signed last week and would be returned. Once received, the property can be sold.
 - e. Discussion happened among the Board regarding the disposition of this property. A local realty company provided a letter that was used for the grant application and a discussion happened about using their services for the marketing of the property.
 - f. Breanne stated the same realtor could be used, or an RFQ could be issued for realtors.
 - g. Discussion happened regarding the requirements of the grant and Heather Martin was tasked with reviewing the grant to find out.
2. 23-048-00-00-062-001 and 23-049-13-03-005-000, 4853 Co Rd 39
 - a. The Board voted to acquire and sell this property to the applicant for \$2,200 on 7/16/24. Court Costs are \$1,384.14. A purchase agreement was mailed to the applicant on 9/13/24.
3. Application to acquire 52-032-13-14-005-000, 533 Grand Ave
 - a. The Board voted to acquire and sell this property to the applicant for court costs of \$976.59 on 7/16/24. A purchase agreement was mailed to the applicant on 9/13/24.
4. 17-091-11-21-011-000, W. Chillicothe Ave
 - a. The Board voted to have a title exam completed on 7/16/24 and contingent on a clean title exam, the Land Bank would purchase the property.
 - b. This item was tabled at the meeting.

Potential Properties:

1. 17-106-08-12-003-000, 1225 Carlisle St
 - a. Application received to acquire. Applicant offered \$1,000. Court Costs are \$1,004.96.
 - b. Wes Dodds moved a motion to sell the property to the applicant if the court costs are covered and Mark Robinson seconded. All in favor.
2. 07-083-07-01-004-000, Center St
 - a. The Village of West Mansfield is interested in this property.
 - b. Application received to acquire. Applicant offered \$1,000. Court costs are \$766.13.
 - c. Discussion happened regarding this property. The Village has not officially requested this property. This will be continued to the November agenda.

3. 17-091-12-22-003-000, 305 W Sandusky Ave
 - a. Application received to acquire. Applicant offered \$3,500. Court costs are \$885.02.
 - b. Mike Yoder moved a motion to acquire and sell this property to the applicant for \$3,500 and Wes seconded. All in favor.

Depositor Foreclosure Program - New:

1. 10613 Co Rd 52, 43-031-00-00-035-002
 - a. Status Update: Breanne stated this is an occupied structure. It will need to go through the full foreclosure process. It was purchased in 2022, and the taxes haven't been paid since. Breanne suggested requiring a maximum deposit of \$2,500.
 - b. Wes moved a motion to reject this request and Rhonda seconded. All in favor.
2. Kiowa Path, 43-005-14-25-011-000
 - a. Status Update: Breanne stated this property is a vacant lot with a shed. The bills are going to Colorado. Rhonda stated it's been delinquent a long time. Mark stated it's \$1,600 outstanding and the taxes are \$81 a year. Breanne stated there will be court costs and it could be given directly to the Land Bank. Rhonda stated the buyer is ready to pay a deposit immediately after this meeting. Breanne recommended \$250.
 - b. Mike moved a motion to set the deposit at \$250 and Rhonda seconded. All in favor.
3. 412 N Elm St, 17-091-12-03-006-000
 - a. Status Update: Breanne provided the backstory of this property. She stated there needs to be enough to cover the title exam. It's a vacant lot with a huge tax bill and a demolition charge.
 - b. Wes moved a motion to set the deposit at \$250 and Mike seconded. All in favor.

Depositor Foreclosure Program – Previously Reviewed/No Action:

1. Lawrence St, 17-091-07-15-011-000
 - a. Status Update: This is in progress.
2. 406 Walker St, 17-091-07-17-009-000
 - a. Status Update: This is in progress.
3. 316 Walnut St, 17-091-11-06-005-000 & 17-091-11-06-006-000
 - a. Status Update: This is in progress.

Depositor Foreclosure Program – Previously Acted On:

1. 121 St. Paris St., 11-091-10-03-013-000
 - a. Status Update: The Board voted to require a depositor amount of \$750 on 5/21/24. This is in progress.
2. 328 Clagg St., 17-091-11-03-004-000
 - a. Status Update: The Board voted to require a depositor amount of \$750 on 5/21/24. This is in progress.
3. Cook Avenue, 17-091-07-14-012-000 & 17-091-07-14-011-000
 - a. Status Update: The Board voted to require a depositor amount of \$750 each parcel on 5/21/24. This is in progress.
4. 47-07-14-10-017-000, Grove Ave

- a. Status Update: The Board voted on 5/21/24 to process this application as a depositor foreclosure and accepted the request of the applicant for \$1,000. This property is being foreclosed.
5. 47-017-14-07-007-000, North St
 - a. Status Update: The Board voted to require a depositor amount of \$250 on 7/16/24. This is in progress.

Deed-in-lieu Program

1. Breanne Parcels advised a request for deed-in-lieu has been received. She provided information on the vacant lot. It has outstanding taxes. A neighbor is interested. There are no mortgages.
2. Rhonda moved a motion to accept this property as a deed-in-lieu and Mark Robinson seconded.
3. Discussion happened further regarding this property.
4. The Board voted all in favor.
5. Kaileigh will prepare a quit claim deed.

New Business:

1. Ohio Land Bank Association Fall Summit (for Land Banks with a population under 100,000
 - a. Rick provided information. This will be held on October 3, 2024.
2. Request for Property Investigation Form
 - a. Breanne provided information on the form. Rhonda stated it would be very helpful.
 - b. Mike moved a motion to utilize this form and Wes seconded. All in favor.
3. Demolition and Asbestos Bids
 - a. Heather Martin will review the bids for completion and create a summary of the bids.
 - b. A special meeting of the Land Bank will be held on October 1, 2024, at 2:00 pm. This will be added to the Land Bank website for notification.

Brownfield Remediation Program

1. The application for the 420 W Columbus, West Liberty property was submitted. At this point, we're just waiting for approval from the State.
2. The application for 532 Florence Ave, Bellefontaine was submitted. At this point, we're just waiting for approval from the State.

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

Next Scheduled Meeting: The next regularly scheduled meeting will be held November 19, 2:00 p.m., at the Logan County Commissioners Office.