

Minutes

March 12, 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: Kaileigh Vermillion, Breanne Parcels, Cindee Boyd, Jayne Griffith, Brad Bodenmiller and Heather Martin

Minutes:

- Mike Yoder moved a motion to approve the minutes from the regular January 4, 2024, meeting as submitted, and Wes Dodds seconded. All in favor.

Financial Report: Rhonda Stafford provided the financial information.

- Financial Accounts
 - General checking account, activity from January 4, 2024, through March 12, 2024: \$\$828.50 Debit; \$43.85 Credit; \$514,835.54 Checking Balance.
 - The Money Market Account Balance of \$155,934.95 with an interest rate of 4.60% and had \$1,187.32 paid.
 - Abandoned Gas Station Cleanup Grant checking account: there was a \$0 debit; \$1.39 credit; and a \$10,025.81 balance.
 - A recommendation to keep this account open until the property is sold.
 - Building Demolition and Site account: \$0 debit; \$0.03 credit; \$141.65 balance.
 - The Total Balance for all Land Bank accounts is \$680,937.95.
 - Wes Dodds moved a motion to accept the financial report and Mark Robinson seconded. All in favor.

Annual Meeting

1. Yearly Financial Report
 - a. Rhonda Stafford provided the details on the budget activities for the year ending December 31, 2023.
 - b. Mike Yoder moved a motion to accept the financial report and Mark Robinson seconded. All in favor.
2. Election of Officers
 - a. Wes Dodds moved a motion to nominate Rick Hatcher as the at-large appointment and Executive Director and Mark Robinson seconded. All in favor.
3. Contract with LUC
 - a. Rick provided information on the contract and LUC's Director Brad Bodenmiller provided further information.
 - b. Mark Robinson moved a motion to approve the contract with the LUC Regional Planning Commission for the administration of the LCLRC according to the stipulations as outlined in the contract and Wes Dodds seconded. All in favor.
4. Contract with Belser Accounting
 - a. Rhonda reported that the price increased from \$225 a month to \$250 a month.

- b. Mark Robinson moved a motion to approve the contract with Belser Accounting for accounting services and Rhonda Stafford 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 an update on the issue with this property. The purchase agreement has been extended a second time until 1/31/2024.
 - b. Breanne has spoken with Matt Chamberlain and the attorney for the interested purchasers. There are issues related to forfeiture that need to be ironed out. It may result in an expenditure to clear up the issues.
 - c. A letter from the Village of Russells Point was received regarding a BZA hearing for the property next to this one. There are no objections to the items listed in the letter from the Board, and no representative will be in attendance. The Board is interested in the outcome of this hearing.
2. 808 Euclid Ave, Bellefontaine
 - a. This property has been transferred to the Land Bank. It will not be covered by the demolition grant but will be included in the bid documents for the demolition projects.
3. 52-032-13-16-009-000 & 52-032-13-16-012-000, Lake Ave
 - a. At the September 5, 2023, meeting the Board voted to acquire and sell with an easement for court costs of \$1,310.73 and \$1,121.97.
 - b. A purchase agreement has been sent to the interested party as of 3/12/24.

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. A final bill of \$5,000 was received for this property. Matt Chamberlain is working on the deed to transfer the property back.
2. Cooper Avenue
 - a. A letter was sent to the five properties on Eastern Avenue and three property owners contacted Heather with questions regarding the letter. Heather reported that all three property owners expressed interest in having a fifth of the parcel if there was no cost to do so. Two of the property owners asked about junk cars parked on the parcel. A property owner on Cooper took down a fence to park cars there. The property owners wanted to find out if allowing this owner to continue this once the property has been split. All three property owners also asked if repairs would be made to the drive before this property was split.
 - b. Mark asked about the junk vehicles since this is county-owned property and they shouldn't be there. The County and City can follow up on this issue.
 - c. The Board agreed that a follow-up letter should be sent to the two other property owners with clarification about there being no cost.

Potential Properties:

1. 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 and there has been no update.
- b. Breanne provided an update to the Board on this property. There was a forfeiture error in the 2019 filing. The hope is that the court will allow the error to be corrected, if not the process will have to start again.
- c. Heather will email the interested purchaser and provide him with an update.

New Business:

1. Grove Avenue
 - a. Heather reported that she received a call from Mrs. Ramirez who is interested in this parcel. This parcel will square up their property. The parcel is behind on the taxes. Breanne reported that foreclosure has already started on this property. Heather will follow up with Ramirez's.
2. Property Acquisition Policy, Depositor Foreclosure Application, and Request for Acquisition of Non-Productive Land.
 - a. Breanne created a Property Acquisition Policy, Depositor Foreclosure Application, and Request for Acquisition of Non-Productive Land form that was shared with the Board at the January meeting.
 - b. Breanne provided further information on this item. This will save a step in the process. She reported the one area of concern is that when a notice is sent out, the Land Bank has ten days to act on the matter. Because the Land Bank meets every other month, this could cause issues with the timing required. She advised that the Land Bank could give Rhonda authority to act on the property if there is not a meeting scheduled within ten days.
 - c. Mark asked for clarification. If a property goes through two Sheriff sales and there are no bids, but two parties such as the Land Bank and the City want the property, who gets it? Is it first come, first serve?
 - d. Breanne stated it's up to the court. The court will set a hearing. Statutorily, this is the purpose of the Land Bank. She provided different scenarios and outcomes.
 - e. Mark Robinson moved a motion to give the County Treasurer authority to act as the agent if there isn't a meeting within ten days and Rick Hatcher seconded. All in favor.
 - f. Mark Robinson moved a motion to adopt the policy as presented and Mike Yoder seconded. All in favor.
3. Land Bank Conference
 - a. Rick reported on the conference which will be held in Akron this year. In the past, the Land Bank has paid for mileage and registration. Rick asked about the Land Bank reimbursing for hotel expenses.
 - b. Wes Dodds moved a motion to approve reimbursement for hotel expenses and Mike Yoder seconded. All in favor.

Building Demolition and Site Revitalization Program

1. The application was submitted the day the program opened. At this point, we're just waiting for approval from the State.

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 on May 21, 1:00 p.m., at the Logan County Commissioners Office.