

LCLRC Minutes

March 26, 2019

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

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

Guests Present: Matt Chamberlin, Heather Martin, Pat Myers, David Walsh.

Minutes: John Bayliss moved a motion to approve the minutes from the January 15, 2019 meeting and Wes Dodds seconded. All in favor.

Financial Report: Rhonda Stafford provided the Financial Report for the year ending 2018; and for January and February 2019. Rick Hatcher asked if that included reimbursement to the county and Rhonda confirmed that it did. Rick reported that Belser and Rhonda worked to complete the 2018 report and submit it through the Hinkle system. Rhonda reported last year's report did not include an amount in \$98,000. Belser decided instead of modifying last year's report, to just add the amount in this year's report. Wes Dodds moved a motion to accept the Financial Report and Joe Antram seconded. All in favor. Upon review of the financials for the year 2018, this meeting served as the Annual Meeting of the Land Bank. In the upcoming years, the March meeting will serve as the Annual Meeting.

Old Business:

1. Update on Dean's 76 Gas Station in Lakeview – Matt Chamberlin
 - This has been completed and can move onto the next phase. This property was held by the Land Bank for a short time to help with delinquent taxes and Matt helped with the Deed.
 - Discussion was held regarding a gas station on State Route 117. David reported this was the most delinquent property in the county. There's a judgement entry from 2013 for this property. John asked what could be done about this property? David reported it was just a matter of the Land Bank acquiring it. David asked if it should be listed on the Sheriff's sale?
 - Matt stated that if the only issue is back taxes, the owner can deed it directly to USTCIC.
 - Rick reported the Land Bank would just be a pass through, we don't want the property.
 - David asked Barb based on her experience, what the longest date after the judgement she has seen action. Barb reported it was her understanding that once you have the decree, you have it regardless of timeframe.
 - Matt suggested that contact the USTCIC to see if they want it.
 - Wes suggested David contact the USTCIC to see if they want it and to reach out to the judge regarding it.
 - David will contact the USTCIC regarding the property and follow up with the magistrate regarding the judgement.
2. Discussion of 225 N Hayes St

- Rick reached out to Stacia Rapp regarding the asking price and she balked. She said she was willing to pay \$250. Rick reported that he shared the reason for the increase in price.
 - John Bayliss moved a motion to offer the property to Habitat for Humanity for the asking price of \$1,700 and Joe Antram seconded.
 - Discussion continued regarding a policy for properties, upon which John Bayliss withdrew the above motion and Joe Antram seconded the withdrawal of the motion.
 - Discussion was held regarding creating a policy for Land Bank owned properties. Wes Dodds stated he was fine with letting neighbors have first chance to buy the properties, but he wanted to make sure there is consistency between properties. John Bayliss agreed that the discussions were to offer properties to adjoining neighbors first, and then Habitat if no neighboring property owner is interested.
 - The Land Bank committee reviewed the location of the property and identified three neighboring property owners: Kim Fields, Stacia Rapp and Mark Stayrook. Heather Martin, with the assistance of Matt Chamberlin, will draft a letter and send to the neighboring property owners sharing the availability of the property, the minimum bid required and giving a 30-day deadline to apply. Once applications are received, the Land Bank will review and proceed as needed.
 - Rick reported he would contact Stacia and let her know the decision of the committee. Wes will contact Habitat for Humanity and give them an update on the decision of the committee.
 - John Bayliss moved a motion to offer the property to neighboring property owners per discussions and Joe Antrim seconded. All in favor.
3. 11259 Kickapoo Path
- The property was sold for \$5,387.50. Matt worked the deed. Matt reported documents were found that were consistent with what was discussed at the January meeting. The mortgage was set up that the buyers will contact us, and we will verify it's passed inspections, then we will cancel the mortgage.
 - Rick reported they'll provide the Land Bank with updates.
 - John asked if the Health Department will check for asbestos and lead paint?
 - Matt reported he was careful to not set the Land Bank up as the home inspection.
 - John reported they were safe if an Occupancy certificate was received.
 - Matt reported the buyers did have some concerns with the two-year timeframe. They were advised that if after two years, if needed, they could ask the timeframe to be reevaluated and the Land Bank could decide whether to provide an extension.
4. 2875 US 68 N property
- Rick reported he spoke with the prospective buyer the night before and he was interested in purchasing the property. This property is on the Auditor's auction and will remain there until a purchase agreement as been signed by the prospective buyer.
 - Wes Dodds moved a motion to request the property be removed from the Auditor's sale if a purchase agreement is signed and John Bayliss seconded. All in favor.

New Business:

1. 2019 Directors
 - Matt reviewed the By-laws and who the statutory members are and their appointment to the Land Bank.
 - Rick reported statutory members terms are concurrent with their elected terms. Rick's term is two years. Discussion was held regarding Rick's position on the board and how that decision happened.
 - John Bayliss moved a motion to reappoint Rick Hatcher as the selected Director for the Land Bank and Wes Dodds seconded. All in favor with Rick Hatcher abstaining. Rick's term will expire in March of 2021.
 - Matt stated that it wouldn't hurt for the appointments to happen on a yearly basis.
 - Wes Dodds moved a motion to appoint Rick Hatcher as the Chair and Rhonda Stafford seconded. All in favor.
 - Rick shared a list of responsibilities for each position in relation to the Land Bank. The thought would be to document so if a position changes, the new person would have guidelines to fill that position. John Bayliss asked for the responsibilities to be typed up and sent to the Land Bank directors for review. Heather Martin stated she would do this.
2. New Contract agreement with LUC
 - Joe Antram moved a motion for Rick Hatcher to sign the new contract and Wes Dodds seconded. All in favor.
3. Renewal of the NIP, eligible properties
 - Heather reported the NIP had funds available utilizing the same guidelines as the previous grant regarding obtaining homes and demolition. The funds for this grant are a first come, first serve and are available as long as the funds last.
 - Wes asked if they must meet the criteria as the previous grant and Heather reported they do.
 - Matt stated it takes time to get properties in hand. He suggested that the Land Bank wait until after the upcoming Auditor's sale and see what's available that would meet the criteria.
 - Discussion was held regarding the Land Bank acquiring properties that are already on the Auditor's sale list prior to the sale. Matt believes the optics of doing so wouldn't be viewed positively by the public. If someone showed up to purchase a property and then found out it was given to the Land Bank, it could create dissatisfaction.
4. Policy for Land Bank owned properties
 - Per the discussion in Item 2 under Old Business, Joe Antram moved a motion to adopt the policy as discussed and Wes Dodds seconded. All in favor.
5. Request for Land Bank to acquire property
 - 230 Grove Ave, Lakeview – requested from the Village of Lakeview
 - Heather shared the information provided by the Village Administrator
 - Wes asked if the property isn't approved for the NIP grant, does the Land Bank still want to pursue it?
 - Rick believes it should still be pursued.
 - Discussion was held regarding the status of the property. Is it in the name of the deceased individual or in the family name? Heather is to reach out to the Village for more information. Wes believes it's something the Land

- Bank should pursue. David reported Foreclosure is the only avenue and the back taxes due are below the amount they go after.
- Wes Dodds moved a motion to have Heather contact the Village and to authorize and request that a title search be completed, and John Bayliss seconded. All in favor.
 - 153 Clermont Ave, Russells Point – requested from The American Society of Ephesus, Inc
 - David has requested a title search. There's going to be a lien. It will have to be a foreclosure. He's still waiting on the information on the title.
6. Brief discussion happened regarding Jim Skirven who lives out of state and wants to purchase property in Logan County. Rick will share the information on the Auditor's sale with him. All available Land Bank property is located on the web-site.
7. Property Watch List
- 613 N Detroit St sold
 - 209 S Main St sold
 - 130 W Sandusky Ave – There's been no cooperation from the owner; owner has filed a claim with the Supreme Court who dismissed it. The City will be demoing the property.

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

Next Scheduled Meeting: Thursday, May 23, 2019, 1:00 pm at the Logan County Auditor's Office.