

Minutes

September 8, 2026, 2:00 pm

Executive Director Rick Hatcher called the meeting to order at 2:00 pm.

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

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

Minutes:

- Greg Fitzpatrick moved a motion to approve the minutes from the regular July 14, 2026, meeting, as submitted, and Mike Yoder seconded. All in favor.

Financial Report: Rhonda Stafford provided the financial report.

- Financial Accounts
 - General checking account, activity from July 22, 2026, through September 7, 2026: \$550.00 Debit; \$23.50 Credit; \$281,722.38 Checking Balance.
 - The Money Market Account Balance was \$169,199.31 with an interest rate of 2.85%.
 - Building Demolition and Site account: \$8,050.00 debit; \$7.79 credit; \$160,365.40 balance.
 - The Grant checking account had a \$0 debit, a \$9.35 credit, and a \$197,690.27 balance.
 - Brownfield Remediation Program account: \$43,174.22 debit; \$2.71 credit; \$28,482.55 balance.
 - The Total Balance for all Land Bank accounts is \$837,459.91.
 - Mike Yoder moved a motion to accept the financial report, and Greg Fitzpatrick seconded. All in favor.

Land Bank Owned Property:

1. W. Sandusky St, Bellefontaine, 11-091-10-03-001-000. Court Costs are \$965. The Board voted to acquire this property on 7/14/26 and to sell it to the applicant for court costs. A request to transfer the property was submitted on 7/31/26.
 - a. Breanne Parcels provided information on the issue with forfeiture.
 - b. Amber Palmer stated it was a buildable lot.
 - c. Breanne Parcels wanted the Land Bank to not sell to the person they voted to sell to at the July meeting and instead give it to Habitat for Humanity. Or she wanted them to sell it for more than the price they offered it to the interested party.
 - d. Rhonda Stafford stated she didn't want to go back on what was offered.
 - e. Amber Palmer stated there would be fees for the mowing that has happened this year.
 - f. Breanne Parcels will finalize the transfer.
 - g. The Board did not take any further action.

Property Application

Property Investigation Forms

1. 325 Lawrence St, Bellefontaine, 17-091-11-03-023-000
 - a. Breanne Parcels stated it's part of a larger foreclosure. She stated the interested party should deal with the owner. She's filed a motion, but there's no court hearing. It's at least six months out for sale.
2. North St, Lakeview, 47-017-14-07-002-000 and 47-017-14-07-003-000
 - a. Breanne Parcels reported that this property would be on the schedule for the Sheriff's sale in October or November.

Property Watch**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. Breanne Parcels stated that these are still in foreclosure.

Deed-in-Lieu Program**New Business:**

1. Breanne Parcels
 - a. Previous Properties Board voted to acquire
 - i. 636 High Ave, Russells Point, forfeiture pending
 - ii. 210 Bentz Ave, Lakeview, forfeiture pending
 - iii. 0 Grand Ave, Russells Point, forfeiture pending
 - iv. 717 Euclid St, Bellefontaine, is still in foreclosure
 - v. 401 W Chillicothe, an empty lot
 - vi. 841 Co Rd 113, structure and a vacant lot
 - vii. 316 Walnut, vacant structure

Building Demolition and Site Revitalization Program

1. Status Update – 2026 Grant
 - o Heather Martin reported the contractor is finishing up the demolitions in Bellefontaine and will move on to the next location.
2. Status Update – 2027 Grant
 - o Heather Martin reported the State has announced another round of demolitions. This round will be funded 75%, and the Land Bank will have to pay 25%. It's a competitive round, so funding is not guaranteed.
 - o Heather Martin provided the Board with a list of properties that are interested in demolition.
 - i. Mike Yoder moved a motion to have asbestos surveys completed on the properties on the list and to submit them for the demolition grant, and Greg Fitzpatrick seconded. All in favor.

Brownfield Remediation Program

1. Lakeview Corridor – estimated cost \$209,532

- a. Drue Roberts reported the geophysical team was at the site. Phase 1 has been completed. There's some concern about an old gas station property, the old laundromat, and the old plastic facility. He reported the drilling would be completed by Halloween. He hopes to have an NFA by the end of the year.
2. County Road 32, Bellefontaine – estimated cost \$24,594
 - a. Drue Roberts reported that Phase 1 has been completed. It still needs a couple of borings. They may need to move funds from other projects to cover the additional work on this one.
3. 200 S. Carlisle St, Quincy – estimated cost \$204,665
 - a. Drue Roberts reported the soil has been delineated. They are meeting with BUSTR. The Village requires a mandatory tie-in to public water, which is helpful for this project. The contamination isn't as bad as expected. He hopes to have an NFA early next year.
4. 13060 St Rt 287, East Liberty – estimated cost \$297,835
 - a. Drue Roberts reported that impacted soil has been found. The grant can't be used to remediate. The site is not in any condition to drill. He would like to drill in December or January because of the work happening at the site. He has collected samples of the waste soil, and it's not contaminated. He will work with NK Parts. He reports it's been challenging. Drue reported concerns with this project.
 - b. Rick Hatcher asked who the contractor was, and Drue stated it was Humble.
5. 149 W Columbus Ave, Bellefontaine (2 grants) – estimated cost \$164,944
 - a. Drue Roberts reported that abatement is next week and three days into the following week. Once done, Tetra Tech will issue a report. There will be leftover funds from this grant that will be moved to other grants, as long as the State allows it.
6. 2027 Applications
 - a. Holland Theatre – asbestos remediation
 - i. Mike Yoder moved a motion to apply for a grant to remediate this property and to utilize Tetra Tech for the project management, and Greg Fitzpatrick seconded. All in favor.

TBA Grant Application

1. 477 E Main St, Russells Point
 - a. Heather Martin reported that because the owner of this property reported there may be an underground storage tank, it does not qualify for the Demolition Grant program. To qualify for the Brownfield Remediation program, a Phase 1 would need to be completed. Drue Roberts suggested applying for a TBA grant for Phase 1. This would be at no cost to the Land Bank.
 - b. Mike Yoder moved a motion to apply for a TBA grant through Tetra Tech, and Greg Fitzpatrick seconded. All in favor.

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 10, 2026, at 2:00 p.m., at the Logan County Commissioners' Office.