

Minutes

July 15, 2025, 2:00 pm

Executive Director Rick Hatcher called the meeting to order.

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

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

Minutes:

- Greg Fitzpatrick moved a motion to approve the minutes from the regular May 6, 2025, meeting, and Mike Yoder seconded. All in favor.

Financial Report: Rhonda Stafford provided the financial report.

- Financial Accounts
 - General checking account, activity from May 6, 2025, through July 14, 2025: \$170,057.51 Debit; \$20.00 Credit; \$76,554.56 Checking Balance.
 - The Money Market Account Balance was \$163,949.86 with an interest rate of 3.25%.
 - The Abandoned Gas Station Cleanup Grant checking account had a \$415,611.00 debit, a \$473,393.50 credit, and a \$57,782.50 balance.
 - This account will be renamed to Grants.
 - Building Demolition and Site account: \$140,240.36 debit; \$116,863.55 credit; \$13,795.98 balance.
 - Brownfield Remediation Program account: \$863,457.60 debit; \$863,069.47 credit; \$375.53 balance.
 - The Total Balance for all Land Bank accounts is \$312,458.43.
 - Mike Yoder moved a motion to accept the financial report, and Greg Fitzpatrick seconded. All in favor.

Land Bank Owned Property:

1. 808 Euclid Ave, Bellefontaine
 - a. Status Update: This property has been demolished. Court Costs are \$1,246.35.
 - b. Action: Mike Yoder moved a motion to sell to applicant Bryden Penhorwood in May for court costs of \$1,246.35, and Greg Fitzpatrick seconded. All in favor.
 - c. This property sale will be completed pending Demolition grant acceptance.
2. 410 Union St, 47-031-06-10-005-000,
 - 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 and completed on 1/17/2025.
 - b. Kaileigh Vermillion stated she filed the default on June 26 and hasn't heard anything yet.
3. 12045 St. Rt. 117, Belle Center, 36-007-13-01-015-000
 - a. External Costs were \$1,251.26.
 - b. Internal Costs: \$15,000
 - c. Grant expenditures: \$179,832.30.

- d. Status Update: This property sold on June 26, 2025.

Property Investigation Forms

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. Chris wants Kaileigh to do the out-of-county estate that wasn't filed in Logan County. Kaileigh will reach out to him. There's a title defect because it wasn't filed in Logan County. There will be costs associated with it.

Deed-in-Lieu Program

1. 8223 Midway Drive
 - a. Status Update: The Board voted on 9/17/24 to accept this property.
 - b. Kaileigh Vermillion reported that the sister died before signing the paperwork, and it will need to be handled through the estate, possibly through foreclosure.
 - c. Breanne Parcels stated that the taxes are more than the property is worth.

New Business:

1. Receivership Program – Breanne Parcels
 - a. Breanne Parcels stated it would be for delinquency and nuisances. Breanne wants the Land Bank to sign to receive these properties. She stated there are about eight properties now. Most are houses and manufactured homes that have been condemned. Breanne Parcels stated that the Land Bank would not be required to have auctions or silent bids for the properties received.
 - b. Rick Hatcher suggested treading lightly, and Rhonda Stafford stated she's willing to try.
 - c. Breanne Parcels stated the form could be updated to say the Land Bank may be interested in the property.

Building Demolition and Site Revitalization Program

1. 200 S Carlisle St, Quincy
 - o The tank was removed from this property. The onsite soil testing showed levels higher than allowed, but we're still waiting on the lab report.
2. Status Update
 - o Heather Martin provided an update on the status of the demolition. She is still working with the state to add substitute properties that have been torn down and to add two Lakeview properties to the grant.
 - o Heather Martin also informed the Board that between the last two demolition grants, the Land Bank has cleaned up 70 properties.
3. Upcoming New Grant
 - o Heather Martin stated she would send out the letter to all jurisdictions to gather properties for the next round of demolition.

Brownfield Remediation Program

1. These remediations were completed.

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 September 23, 2025, at 2:00 p.m., at the Logan County Commissioners' Office.