

**Minutes**

March 10, 2026, 2:00 pm

Executive Director Rick Hatcher called the meeting to order at 2:07 pm.

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

**Guests Present:** Brad Bodenmiller, Melissa Cray, Breanne Parcels, Kaileigh Vermillion, and Heather Martin.

**Minutes:**

- Rhonda Stafford moved a motion to approve the minutes from the regular January 6, 2026, meeting, and Mike Yoder seconded. All in favor.

**Annual Meeting**

- Yearly Financial Report
  - Rhonda Stafford provided copies of the 2025 financials and reviewed the report.
  - Mike Yoder moved a motion to accept the 2025 financial report, and Greg Fitzpatrick seconded. All in favor.
- Election of Officers
  - Rick Hatcher provided information on the start of the Land Bank.
  - Mike Yoder moved a motion to nominate Rick Hatcher as the Director and Rhonda Stafford seconded. All in favor.
- Contract with LUC
  - Brad Bodenmiller provided information on the contract.
  - Greg Fitzpatrick moved a motion to approve the contract with LUC, and Rhonda Stafford seconded. All in favor.
- Contract with Belser
  - Greg Fitzpatrick moved a motion to approve the contract with Belser, and Rhonda Stafford seconded. All in favor.

**Financial Report:** Rhonda Stafford provided the financial report.

- Financial Accounts
  - General checking account, activity from January 6, 2026, through March 10, 2026: \$3,098.66 Debit; \$1,271.27 Credit; \$291,550.44 Checking Balance.
  - The Money Market Account Balance was \$166,845.20 with an interest rate of 2.85%.
  - Building Demolition and Site account: \$114,889.50 debit; \$100,002.95 credit; \$8,160.17 balance.
  - The Grant checking account had a \$100,000 debit, a \$36.80 credit, and a \$301,134.38 balance.
  - Brownfield Remediation Program account: \$0 debit; \$0.04 credit; \$378.92 balance.
  - The Total Balance for all Land Bank accounts is \$768,069.11.

- 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 was transferred on 1/16/2026.

**Property Investigation Forms**

1. 110 Powell St, Bellefontaine, 17-091-08-13-019-000. Court costs \$951.45
  - a. The Board reviewed the submitted form and discussed this property.
  - b. Mike Yoder moved a motion to acquire this property and sell it to the applicant, and Greg Fitzpatrick seconded. All in favor.
2. 11476 Oak St, Lakeview, and three surrounding parcels
  - a. A second investigation form was received for this property. Breanne Parcels stated the lender will not allow a second sheriff's sale for the tax amount. The Board discussed this property and decided to let the Township acquire the property so the back taxes can be recouped. If the Township does not acquire the property, the Land Bank will. This will be on the agenda for the next meeting for discussion.
3. North St, Lakeview, 47-017-14-07-002-000 and 47-017-14-07-003-000
  - a. This person previously submitted paperwork, interested in these parcels.
  - b. Breanne Parcels recommended holding off on these so they can be offered at the sheriff's sale.

**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 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
2. Virtual Meeting Policy
  - a. Heather Martin presented a draft version of this policy for review. Kaileigh Vermillion previously reviewed the policy and made adjustments where needed.
  - b. Greg Fitzpatrick moved a motion to adopt the Virtual Meeting Policy effective March 10, 2026, and Rhonda Stafford seconded. All in favor.
3. Logan County DR Grant Update

- a. Heather Martin shared that originally, \$300,000 demolition activities were included in the DR grant. After meeting with the State and HUD, it was decided to remove this activity from the grant. Demolition activities can be included in the single-family section if demolition is required to prepare a parcel for construction.

### **Building Demolition and Site Revitalization Program**

1. Status Update
  - o Heather Martin provided an update on the status of the demolition and provided a list of the properties being demolished through the 24-25 grant cycle. There is one property left to complete. She also reminded the Board that part of that grant was the requirement for a match.
  - o A list of properties was presented for the 26-27 Demolition program. The grant for this round is only \$230,000, and there was an estimated \$311,238 in projects.
  - o Greg Fitzpatric moved a motion to submit all the properties on the list, and the Land Bank will cover the difference, and Mike Yoder seconded. All in favor.

### **Depositor Foreclosures**

1. Rhonda Stafford shared that the Land Bank still had deposits for properties from the previous Depositor Foreclosure program. She asked how the Board would like to handle them.
  - o Greg Fitzpatrick moved a motion to give the deposit back to the applicant, and Mike Yoder seconded. All in favor.

### **Brownfield Remediation Program**

1. 200 S. Carlisle St, Quincy – estimated cost \$204,665
2. 13060 St Rt 287, East Liberty – estimated cost \$297,835
3. 151 E Center St, West Mansfield – estimated cost \$190,804
  - a. Mike Yoder moved a motion to remove this property from the program, and Greg Fitzpatrick seconded. All in favor.
4. 149 W Columbus Ave, Bellefontaine – estimated cost \$59,401
5. Lakeview Corridor – estimated cost \$209,532
6. County Road 32, Bellefontaine – estimated cost \$24,594

**Adjourn:** Rhonda Stafford moved a motion to adjourn the Logan County Land Reutilization Corporation meeting, and Mike Yoder seconded. All in favor.

**Next Scheduled Meeting:** The next regularly scheduled meeting will be held on May 12, 2026, at 2:00 p.m., at the Logan County Commissioners' Office.