

Minutes

November 18, 2025, 3:00 pm

Executive Director Rick Hatcher called the meeting to order at 3:02 pm.

Board Members Present: Greg Fitzpatrick, Rick Hatcher, Rhonda Stafford, and Mike Yoder. **Board Member Absent:** Wes Dodds

Guests Present: Breanne Parcels, Kaileigh Vermillion, Ben Vollrath, Drue Roberts, Matthew Wagner, and Heather Martin.

Minutes:

- Rhonda Stafford moved a motion to approve the minutes from the regular September 23, 2025, meeting, and Mike Yoder seconded. All in favor.

Financial Report: Rhonda Stafford provided the financial report.

- Financial Accounts
 - General checking account, activity from September 23, 2025, through November 18, 2025: \$15,558.14 Debit; \$39,012.20 Credit; \$311,334.50 Checking Balance.
 - The Money Market Account Balance was \$165,680.46 with an interest rate of 3.00%.
 - Building Demolition and Site account: \$6,050.00 debit; \$30,940.26 credit; \$24,917.49 balance.
 - The Grant checking account had a \$63,881.37 debit, a \$24,892.77 credit, and a \$10,002.77 balance.
 - Brownfield Remediation Program account: \$0 debit; \$0.04 credit; \$378.87 balance.
 - The Total Balance for all Land Bank accounts is \$512,314.09.
 - Mike Yoder moved a motion to accept the financial report, and Greg Fitzpatrick seconded. All in favor.
- Draft 2026 Budget
 - Heather Martin provided a copy of the draft 2026 and read the detailed information.
 - Greg Fitzpatrick moved a motion to approve the 2026 Budget, and Mike Yoder seconded. All in favor.
- Audit
 - Rick Hatcher reported that he, Rhonda, and Heather met with the State Auditor for an exit interview. The report will be available in about two weeks.

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 the Demolition grant acceptance.

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. Kaileigh Vermillion stated it had been filed.

Deed-in-Lieu Program

New Business:

1. Breanne Parcels
 - a. New Property Discussions
 - i. Breanne had nine properties for discussion that are pending Sheriff's sale. A Lake Ave property; 10968 Walnut St; 11476 Oak St; 11543 Channel View Dr; 175 & 185 N Oak St; 290 N Main St; 3808 Harrison Rd; 717 Euclid St.
 - ii. The Board reviewed and discussed the properties.
 - iii. Greg Fitzpatrick moved a motion to acquire 10968 Walnut St, 11543 Channel View Dr, 14113 Lindenwood Ave, and 290 N Main St, with the properties in need of remediation being added to the demolition grant program, and Mike Yoder seconded. All in favor.
 - iv. Breanne had two additional properties: 3808 Harrison St and 717 Euclid St. The Board stated that if no one was interested in Euclid, they would acquire it.
 - b. September 23 Property Discussions
 - i. 110 Powell St – this property is not salvageable
 1. Greg Fitzpatrick moved a motion to acquire this property and add it to the demolition grant program, and Mike Yoder seconded. All in favor.
 - ii. 636 High Ave, Russells Point, forfeiture pending.
 - iii. 210 Bentz Ave, Lakeview, forfeiture pending.
 - iv. 0 Grand Ave, Russells Point, forfeiture pending.

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 and the list for the 26-27 grant cycle.

Brownfield Remediation Program

1. 200 S. Carlisle St, Quincy – estimated cost \$232,997
2. 13060 St Rt 287, East Liberty – estimated cost \$150,000
 - a. Drue Roberts stated he thinks this should be an assessment grant based on the Phase 1 and Phase 2. Heather Martin stated the company did have an assessment completed, but is still waiting on that report. Drue Roberts has some concerns regarding the assessments completed. This project could be an assessment grant, and then in the following year, apply for the competitive brownfield grant for remediation.
3. 151 E Center St, West Mansfield – estimated cost \$190,804

- a. Drue Roberts asked the Board if they wanted to keep the garage located on this property.
 - b. Greg Fitzpatrick moved a motion to completely clean the site, and Mike Yoder seconded. All in favor.
4. 149 W Columbus Ave, Bellefontaine
5. Lakeview Project
 - a. Ben Volrath stated assessment needs to be completed on a four-acre site in Lakeview. It's around 10-12 parcels.
 - b. Greg Fitzpatrick moved a motion to approve of adding this project to the brownfield list for assessment, and Mike Yoder seconded. All in favor.

Welcome Home Ohio Program

1. Status Update
 - o There have been changes to this program. The Board discussed applying for this grant. Heather Martin will gather more information and put together a proposal before the next meeting.

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 January 6, 2026, at 2:00 p.m., at the Logan County Commissioners' Office.