

Minutes

May 6, 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, Bryden Penhorwood, Kaileigh Vermillion, and Heather Martin.

Minutes:

- Mike Yoder moved a motion to approve the minutes from the regular March 11, 2025, meeting, and Rhonda Stafford seconded. All in favor.

Financial Report: Rhonda Stafford provided the financial report.

- Financial Accounts
 - General checking account, activity from March 11, 2025, through May 6, 2025: \$349,113.67 Debit; \$4,115.49 Credit; \$246,592.07 Checking Balance.
 - The Money Market Account Balance was \$162,647.11 with an interest rate of 3.25%.
 - The Abandoned Gas Station Cleanup Grant checking account had a \$0 debit, a \$0.55 credit, and a \$30.11 balance.
 - This account will be kept open until the property has been sold.
 - Building Demolition and Site account: \$160,344 debit; \$194,785.39 credit; \$37,172.79 balance.
 - Brownfield Remediation Program account: \$250,391 debit; \$241,391.78 credit; \$763.66 balance.
 - The Total Balance for all Land Bank accounts is \$447,205.74.
 - Greg Fitzpatrick moved a motion to accept the financial report, and Mike Yoder seconded. All in favor.
- Rhonda Stafford reported that the Hinkle Report has been completed and submitted to the State. The cost of this report is \$2,300.

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.
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. Kaileigh Vermillion stated she can file the default on May 29th.
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: The easement has been completed on this property. Rick Hatcher will reach out to Doug Zimmerman to list this property. Mike Yoder advised that the value is around \$25,000 - \$30,000.
4. 312 High St, 17-091-12-02-006-000
 - a. Status Update: Application received 1/28/25. Applicant offered \$1. Court costs on this property are \$525.27. The Board voted to sell this property on 3/11/25 for \$525.27. A purchase agreement was completed on 3/27/25, and it closed on 4/18/25.
5. 406 Walker St, 17-091-07-17-009-000
 - a. Status Update: The Board voted on 1/14/24 to sell this property. A purchase agreement was completed on 2/3/25 and closed on 4/21/25.
6. 329 Lawrence St, 17-091-11-03-024-000 and 17-091-11-03-025-000
 - a. Status Update: The Board voted on 1/14/24 to sell this property. A purchase agreement was completed on 2/3/25 and closed on 4/21/25.
7. Ash Avenue, 38-006-11-02-009-000, 38-006-11-02-010-000, 38-006-11-02-011-000
 - a. Status Update: The Board voted on 3/11/25 to sell this property for court costs as long as it closed by 4/3/25. The purchase agreement was completed on 3/13/25, and the property closed on 3/27/25.
8. Keller St, 07-083-07-01-004-000
 - a. Status Update: Application received to acquire. The Board voted to acquire and sell this property to the applicant for \$1,000. Court costs are \$766.13. The purchase agreement was completed on 3/17/25 and closed on 4/3/25.
9. Franklin St, 43-031-07-03-007-000
 - a. Status Update: Application received to acquire 2/20/25. Applicant offered \$500. Court costs are \$596.30. The Board voted to sell this property on 3/11/25 for court costs. Purchase agreement completed 4/21/25 and closed on 4/28/25.

Property Watch:

1. W. Chillicothe Ave, 17-091-11-21-011-000
 - a. Status Update: The Board voted to have a title exam completed, and contingent on a clean title exam, the Land Bank would purchase the property. It was reported at the November meeting that there is a Federal Tax Lien on this property.
 - b. This property will be removed from the agenda.

Property Investigation Forms

1. W. Sandusky Ave, 11-091-10-03-001-000
 - a. Status Update: This property is waiting for Sheriff sale. Heather Martin will contact applicant.
2. 513 E Chillicothe Ave, 17-092-09-20-007-000
 - a. Property investigation form received 12/1/24. The Board requested to table this.
 - b. Breanne Parcels stated the title exam has been sent out.
3. Co. Rd. 25, 12-079-00-00-060-000
 - a. Property investigation form received.
 - b. Breanne Parcels stated this has been sent in for title exam.
4. 408 N Walker St, 17-091-07-17-008-000 & 17-091-07-17-008-001

- a. Breanne Parcels reported that a guardian is interested in acquiring.
- 5. North St, 47-017-14-07-002-000, 47-017-14-07-003-000, 47-017-14-07-004-000
 - a. Property investigation form received 3/31/25.
 - b. Breanne Parcels reported judgment is set for the next day. Notify the applicant that it will need to be purchased at the Sheriff's sale.
- 6. 210 Bentz, 47-017-14-11-001-000
 - a. Property investigation form received 5/1/25.
 - b. Breanne Parcels reported it was set for a hearing the next day. It's been declared a nuisance and will be going to the Sheriff's sale.

Depositor Foreclosure Program - New:

- 1. 325 Lawrence St, 17-091-11-03-023-000
 - a. This will need to go to the Sheriff's sale
- 2. 7426 West St, 51-033-09-02-003-000
 - a. This property was a condemned nuisance. It will need to go to the Sheriff's sale.
- 3. 316 Walnut St, 17-091-11-06-005-000
 - a. This property was a condemned nuisance. It will need to go to the Sheriff's sale.
- 4. Rhonda Stafford informed the Board that Depositor Foreclosures will no longer be done. It's a lot of work, and the law has changed.

Depositor Foreclosure Program – Previously Acted On:

- 1. For all the properties listed in this section, the applicants will be contacted and informed that they will need to purchase the property at the sheriff's sale.
- 2. 121 St. Paris St., 11-091-10-03-013-000
- 3. 328 Clagg St., 17-091-11-03-004-000
- 4. Cook Avenue, 17-091-07-14-012-000
- 5. Grove Ave, 47-07-14-10-017-000
- 6. 265 North St, 47-017-14-07-007-000
- 7. Kiowa Path, 43-005-14-25-011-000
- 8. 412 N Elm St, 17-091-12-03-006-000
- 9. 5877 St Rt 275 E, 40-025-14-01-004-000
- 10. 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.

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 paperwork has been sent.

New Business:

- 1. Ohio Land Bank Association Conference
 - a. Rick Hatcher provided an update to the Board on the conference.
 - b. Heather Martin will send the presentation on the Gus Frangos Act to Breanne Parcels and Kaileigh Vermillion.
- 2. Property Sales Discussion

- a. Discussion was held regarding the loss the Land Bank takes on property sales.
- b. Rhonda Stafford moved a motion to sell vacant land for \$500 plus court costs and residential structures for \$5,000 plus court costs, and Greg Fitzpatrick seconded. All in favor.

Building Demolition and Site Revitalization Program

1. 200 S Carlisle St, Quincy
 - Mike Yoder moved a motion to accept the quote from Tetra Tech for remediation of this property, and Greg Fitzpatrick seconded. All in favor.
2. Status Update
 - Heather Martin provided an update on the current status of the demolition. The Village of Lakeview requested that a property be added to the demolition program, and the Board agreed to add this property.
3. CDBG-DR Demolition Program
 - Heather Martin provided information on this program and the possibility that the Land Bank will be able to access \$300,000 for demolitions of properties affected by the Indian Lake tornado.
4. Potential Upcoming New Grant
 - Heather Martin provided information on funding currently in the Ohio House budget to fund this grant program again. Heather prepared a letter to notify all jurisdictions of the potential funding, and the Board agreed that the letter should be sent.

Brownfield Remediation Program

1. These remediations are ongoing.

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 July 15, 2025, at 2:00 p.m., at the Logan County Commissioners' Office.