

Minutes

May 2, 2023, 1:00 p.m.

Executive Director Rick Hatcher called the meeting to order.

Directors Present: Wes Dodds, Rick Hatcher, Mark Robinson, Rhonda Stafford, and Mike Yoder.

Guests Present: Heather Harpst, Cindee Boyd, Jayne Griffith, Kaileigh Vermillion, Breanne Parcels and Heather Martin

Minutes:

- Mike Yoder moved a motion to approve the minutes from the regular January 14, 2023, meeting as submitted, and Mark Robinson seconded. All in favor.

Financial Report: Rhonda Stafford provided the financial information.

- Financial Accounts
 - General checking account, activity from March 14, 2023, through May 2, 2023: \$154,825.71 Debit; \$5,384.98 Credit; \$213,551.12 Checking Balance; \$153,172.30 CD Balance.
 - Abandoned Gas Station Cleanup Grant checking account: there was \$150,500 debit; \$150,500.42 credit; and a \$9,998.72 balance.
 - Building Demolition and Site account: \$303,000 debit; \$150,504.39 credit; \$67,125.43 balance.
 - The Total Balance for all Land Bank accounts is: \$443,847.57
 - There were three property sales.
 - Wes Dodds moved a motion to approval an invoice for Heater Excavating and Mark Robinson seconded. All in favor.
 - Rhonda reported that Belser filed the Hinkle report on March 1, 2023.

Current Property:

1. 52-032-09-02-002-000, Sunnyside Ave, Russells Point
 - a. Status Update: The sale of this property has been completed.
2. 17-091-12-22-005-000, 123 N Elm, Bellefontaine
 - a. Status Update: The sale of this property has been completed.
3. 52-032-05-02-004-000, 449 Westview Ave, Russells Point
 - a. The Board voted 9/20/22 to sell this property. The purchaser has decided to move forward with the purchase. Heather Martin will send a purchase agreement for the property.
4. 52-032-05-03-001-000, Westview Ave, Russells Point
 - a. The Board voted 9/20/22 to sell this property. The purchaser has decided to move forward with the purchase. Heather Martin will send a purchase agreement for the property.
5. 40-011-00-00-005-004, Co Rd 5, Bellefontaine
 - a. Status Update: Signed purchase agreement has been received.
6. 17-091-07-16-013-000, 515 Walker Ave, Bellefontaine
 - a. Status Update: This property is scheduled to close on May 3.
7. 47-017-14-06-005-000, Grove Ave (Lot 547), Lakeview

- a. Status Update: The sale of this property has been completed.
8. 47-017-14-06-006-000, Grove Ave (Lot 548), Lakeview
 - a. Status Update: The sale of this property has been completed.
9. 47-017-14-10-014-000, 260 Grove Ave, Lakeview
 - a. Status Update: A signed purchase agreement has been received. Heather Martin will schedule a closing.
10. 47-017-14-10-015-000, 250 Grove Ave, Lakeview
 - a. Status Update: A signed purchase agreement has been received. Heather Martin will schedule a closing.
11. 17-091-08-11-014-000, 625 Henry St, Bellefontaine
 - a. Status Update: A signed purchase agreement has been received. Heather Martin will schedule a closing.

Current Property Watch:

1. 12045 St. Rt. 117, Belle Center, 36-007-13-01-015-000
 - a. External Costs were \$1,251.26.
 - b. Internal Costs: \$5,000
 - c. Grant expenditures to date: \$168,295.02
 - d. Rick provided an update on the status of this property. On March 6 all wells were gauged, and one was sampled. Reports that COCs remain below action level. A second sampling will be completed in June. If it's below action levels, no further action will be required.
2. Cooper Avenue
 - a. No Current Update
3. Westview St, 52-032-05-02-005-000. The board voted to acquire on 1/3/23.
 - a. Status Update: The buyer was interested in the two other Westview properties and is holding off on completion of this purchase to see if the other two properties sell.
4. 4704 & 4708 Napoleon Street, Huntsville, 24-048-12-01-003-000
 - a. Properties need demolition and the Village does not have the funds to do so.

Potential Properties:

1. None

New Business:

1. Resolution authorizing Rick Hatcher and Rhonda Stafford to sign as an authorized representative for LCLRC. This has been done previously but at the recommendation of Matt Chamberlain will be completed every year at the Annual Meeting.
 - a. Mark Robinson moved a motion to authorize Rick Hatcher and Rhonda Stafford to sign as an authorized representative for LCLRC and Mike Yoder seconded. All in favor.
2. Application to Acquire 410 Union St, 47-031-06-10-005-000. Applicant offered \$1,600. Court Costs of \$1,193.34.

- a. Breanne Parcels provided feedback that she thought the Board should speak with the applicant before taking action.
3. 2022-2023 Demolition Grant Update
 - a. Heather Martin provided an update on this grant. There are five properties remaining in Bellefontaine, 1 in Zanesfield and 1 in East Liberty. The demolition contractor contacted Heather and stated he wanted to save the Zanesfield and East Liberty property until the Fall or Winter of 2023 to allow for a control burn at the East Liberty location. Heather Martin spoke with Perry Township officials who did not support a control burn at this location. The Land Bank board discussed this request and agreed to provide an extension from the original May 1, 2023, deadline to June 30, 2023. Heather Martin will follow up with the contractor.
4. Ohio Land Bank Association Conference
 - a. Rick Hatcher, Breanne Parcels and Heather Martin attended the conference and all shared how valuable the information was.
 - b. Heather Martin brought up the need for a Conflict-of-Interest policy for LCLRC. She gave the Board two different policies from different Land Banks. Heather Martin will draft a Conflict-of-Interest policy for review at the next meeting. The draft policy will be sent to the Ohio Land Bank Association Director, as he offered to review the document. Additionally, the draft policy will be sent to Matt, Kaileigh and Breanne for review.
5. Potential 2024 Demolition Grant
 - a. During the Land Bank Conference, the Ohio House passed HB33 which included funding for the Brownstone and Demolition & Site Revitalization grant program. ODOD spoke at the conference regarding this item and said if it passed in the Senate, they would be ready July 2 to begin the new program. With this possibility, Heather Martin provided a list of recommendations for the next grant cycle, along with a draft letter to jurisdictions for the Board. The Board agreed that it was best to get everything in place and be prepared if there is another round of funding.

Old Business:

1. 420 W Columbus, West Liberty
 - i. Cindee Boyd provided a new quote for this project that was lower than all previous quotes and included asbestos abatement. The Village is working with CDC to apply for grant funding, but that funding would not cover the entire cost of the demolition. The Village asked if LCLRC would provide matching dollars if the grant funding was received, and the Board agreed it was something that could be discussed when more information is known.

Adjourn: Mark Robinson moved a motion to adjourn the Logan County Land Reutilization Corporation meeting and Rhonda Stafford seconded. All in favor.

Next Scheduled Meeting: The next regularly scheduled meeting will be held on July 18, 1:00 pm, at the Logan County Commissioners Office. If a meeting is required due to the new grant funding, the Board may convene at an earlier date to be sensitive to grant deadlines.

