

LCLRC Minutes

March 10, 2020

Executive Director Rick Hatcher called the meeting to order and took roll call.

Directors Present: Joe Antram, John Bayliss, Wes Dodds, Rick Hatcher, and Rhonda Stafford.

Guests Present: Matt Chamberlin, Jessica Haushalter, Heather Martin, and Ben Vollrath.

Minutes: John Bayliss moved a motion to approve the minutes from the January 14, 2020 meeting and Wes Dodds seconded. All in favor.

Financial Report: Rhonda Stafford provided the Financial Report. There is \$307,091.66 in the account. Rick explained the funding for Land Banks to Ben. John asked if funding could be used to improve properties and Rick informed him it could.

Annual Meeting

1. Yearly Financial Report
 - Rhonda reported that Belzer is still working on the GAAP report. This item was tabled until the next meeting.
2. Election of Officers
 - Discussion happened regarding the length of term for the Executive Director. Matt believes it should happen yearly.
 - John Bayliss moved the first motion to retain Rick Hatcher as the at large appointment and as the Executive Director and Wes Dodds seconded. All in favor.
3. Contract with LUC
 - Joe Antram moved the first motion to approve the contract with LUC Regional Planning Commission for administration of the LCLRC according to the stipulations as outlined in the contract and Wes Dodds seconded. All in favor.

Property Update:

1. Property Update
 - 441 Westview Street
 - This property was sold in January and now closed.
 - 520 Elm Street
 - A letter was sent to neighboring property owners and no responses were received.
 - 525 S. Madriver, Bellefontaine
 - A letter was sent to neighboring property owners and two applications were received for this property. Discussion happened regarding the status of this, as it's a NIP property and cannot be sold at this time. The external cost for this property has been paid. Wes asked about the cost of mowing the property.

- John asked about getting a letter of intent from the interested buyer.
- Matt suggested that since the property can't be sold for two years, that Rick reach out to her and communicate with her the situation. In two years when the property can be sold, letters to neighbors would need to be resent.
- 2. Ben provided information on the opportunity Zone. They have interested investors interested in buying and refurbing property. He believes there would be more than neighbors who are interested in the properties.
- 3. Property Update continued
 - 525 S. Madriver, Bellefontaine continued
 - Wes Dodds moved a motion to decline applications because of NIP constraints of the interested parcels and Joe Antram seconded. All in favor.
 - Joe asked how this would be communicated with the applicants?
 - Matt discussed how the Land Bank can help with acquiring properties and helping to rid properties of taxes.
 - 527 W Columbus
 - It was requested that notices be sent to neighboring property owners.
 - Wes Dodds moved a motion to table this property to give neighboring property owners a chance to respond and John Bayliss seconded. All in favor.
 - 168 N Sandusky St,
 - Rick reached out to the Village people and let them know we would be willing to help with demolition.
 - Jessica – if it doesn't sell, we can get property if the municipality doesn't get it. Land Banks and Municipalities can do an agreement if they both want it.
 - Rhonda – can we ask the auditor for it?
 - Jessica – Yes, if the village isn't interested.
 - Wes – if the township/village isn't interested, should we pursue it? Even if they aren't interested in the property, we should do it to help out. We have funds, we should be doing something with it.
 - Matt – saying we'll do it but would like you to be responsible for ongoing maintenance. I 100% agree with you.
 - Wes – wait to see what they're going to do and then offer to help. We have some options. We can ask if they want it, ask if they want it if we helped pay for the demo, or if we paid all of it.
 - Rhonda – don't we have to ask for it?
 1. Jessica – The township could get it directly.
 2. Matt – Let's wait.
 - Discussion happened further regarding taxes and foreclosures.
 - Jessica has started 30 day letter. The foreclosure process hasn't started so it can still be paid off.
 - John suggested contacting them and maybe they would be interested in a deed in lieu. John will attend the township meeting to discuss.
 - The property has fire damage and the village has served papers.
 - Wes provided guidance on how the village could force the issue.

- Matt suggested they may need some assistance and Wes offered to contact their legal counsel.
 - 111 Church St, DeGraff
 - Neighbor interested
 - 305 N Oak St, Lakeview
 - Jessica thinks foreclosure has started or will start
 - 250 Grove St, Lakeview
 - Property is on foreclosure list
 - 315 Byers St, Lakeview
 - Title search has begun
 - 560 Lima St, Lakeview
 - Property is on foreclosure list
 - 290 Bentz Ave, Lakeview
 - Property is on foreclosure list
 - 121 E High St, Bellefontaine
 - The property is vacant.
 - The property was foreclosed and in the State's name. Explanation was provided to Ben regarding this.
 - Matt provided further information.
 - 410 Union St, Lakeview
 - The property is vacant
4. Opportunity Zone discussion continued
- John is encouraged that there's people who want to remodel. It can be an issue because there's high end HGTV remodels and then there's slumlords who will do the smallest amount possible to rent the property out. An issue has been people with no experience flipping houses. Rick said the Land Bank is interested but will need to know the background of buyers to protect the neighborhood.
5. Property Update continued
- State Route 117 property
 - Matt reported he had some communication with the State of Ohio USTCIC; there's still money available to help the county. Foreclosure remains, but it takes effort. It will take cooperation. The auditor/treasurer/prosecutor needs to be on board. The Land Bank could be a passthrough. Matt shared further information on this process and what could happen. He asked that a meeting happen with all interested parties regarding this.

New Business:

1. Fair Market Value
- Rick explained the information requested from the Accountant and discussion ensured regarding using the values on the auditor's website.
 - Matt – short of paying someone, this would be the best way to do it. the auditor does pay someone for it to be done.
 - One of the properties still listed a building on the site and does not show demolition happened, on the auditor's website. Rhonda will fill out the form for the demolition.

- Joe Antram moved a motion to approve using the values on the Auditor's website and John Bayliss seconded. All in favor.
- We received notice that Earthworks insurance was cancelled, but he got a new insurance.

New Business:

1. Property Disposition Policy
 - Matt suggested edits to the policy.
 - John requested a date be added to the policy.
 - John Bayliss moved a motion to adopt the Property Disposition Policy including the requested changes by Matt and the requested addition of the date and Rhonda Stafford seconded. All in favor.
2. Public Records Request Policy
 - It was requested that the draft public record documents be sent out.

Adjourn: John Bayliss moved a motion to adjourn the Logan County Land Reutilization Corporation and Wes Dodds seconded. All in favor.

Next Scheduled Meeting: The next meeting will be held May 12 at 1:00 pm at the Citizen's Federal Bank.