

LCLRC Minutes

August 11, 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: Paul Benedetti, Brad Bodenmiller, Matt Chamberlin, Jessica Haushalter, Heather Martin via conference call, Mark Robinson.

Minutes: Joe Antram moved a motion to approve the minutes from the June 9, 2020 meeting and Rhonda Stafford seconded. All in favor.

Financial Report: Rhonda Stafford provided the Financial Report. There is \$302,882.97 in the account. John Bayliss moved a motion to accept the Financial Report and Wes Dodds seconded. All in favor.

Property Update:

1. Property Update

- 213 Moore St, DeGraff (Clevinger)
 - This property has been paid in full and have been transferred to Betty Clevinger.
- 305 N Oak St, Lakeview
 - A 30 day no response letter was sent.
- 250 Grove St, Lakeview
 - A 30 day no response letter was sent.
- 315 Byers St, Lakeview
 - This property is in foreclosure.
- 560 Lima St, Lakeview
 - A 30 day no response letter was sent.
- 290 Bentz Ave, Lakeview
 - A 30 day no response letter was sent.
- St. Rt. 117 Gas Station
 - A complaint was refiled on August 6.
 - Matt provided a report on costs and the master servicing agreement. Matt has proposed changes but has not heard back regarding them. With the changes he's proposed, the Land Bank would only be responsible for \$3,000. The Land Bank would not be responsible for the other costs until it owns the property. Once foreclosure runs its course, the Land Bank could ask for the property from the Auditor. The property could be sent to USDCIC after that. From there costs would be \$8,000 for the Phase 1 Environmental, \$5,000 legal costs for the grant application, and \$15,000 for the project management (assuming the grant is approved). The total

out of pocket would be approximately \$31,000. For now, assume the grand will not be awarded. If it is, it could cover \$8,000 of those costs.

- John Bayliss moved a motion to authorize Rick Hatcher to enter the mass servicing agreement and authorize the expenditure of the initial \$3,000 under the mass servicing agreement and to pay any other administrative costs in the mater servicing agreement or tax foreclosure and Joe Antram seconded. All in favor.
- Cooper Avenue
 - This is a county owned property. The background of the property was provided. The parcel number is 170921306024000 and it runs west to east between the rear lot line of eight properties. The five lots on the northside of the parcel use it to access garages. If the County tries to dispose of it, it will have to go through an auction. The Land Bank may be a better option for disposal as the lot likely has little value outside of functioning as an access stirp. Matt suggested a title search occur and estimates be obtained for costs associated with a survey and establishment of a common access drive. Once this occurs, a meeting with the owners on the north side of the parcel could occur.

New Business:

1. NIP Performance Report
 - Heather reported this item needs to be completed and filed as soon as possible. Rick will create brief responses to the questions and may circulate to the group for input from others. The report requires names of two neighbors who can speak about the effects of NIP. Wes will follow up with neighbors and give Heather contact information. Heather will reach out to Jenny Purtee as a second contact.
2. Virtual Land Bank Conference
 - Heather will register Rhonda for the conference.

Old Business:

1. Property Insurance Policy
 - Rick will follow up with Michelle with CORSA to better understand the Land Bank's options and get clarification on information sent by Michelle.

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

Next Scheduled Meeting: The next meeting will be held October 13 at 1:00 pm at the Logan County Commissioners Office.