

Minutes

July 14, 2026, 2:00 pm

Executive Director Rick Hatcher called the meeting to order at 2:00 pm.

Board Members Present: Amber Palmer for Wes Dodds, Greg Fitzpatrick, Rick Hatcher, Rhonda Stafford, and Mike Yoder.

Guests Present: Breanne Parcels, Kaileigh Vermillion, and Heather Martin.

Minutes:

- Mike Yoder moved a motion to approve the minutes from the regular May 12, 2026, meeting, as submitted, and Greg Fitzpatrick seconded. All in favor.

Financial Report: Rhonda Stafford provided the financial report.

- Rhonda Stafford reported that the closing for 110 Powell Ave was held. The court costs totaled \$969.45 and were paid in full.
- Financial Accounts
 - General checking account, activity from May 12, 2026, through July 22, 2026: \$14,198.84 Debit; \$10,024.66 Credit; \$282,548.88 Checking Balance.
 - The Money Market Account Balance was \$168,796.00 with an interest rate of 2.85%.
 - Building Demolition and Site account: \$30,089.00 debit; \$16.63 credit; \$168,407.61 balance.
 - The Grant checking account had a \$100,000 debit, a \$297,626.31 credit, and a \$197,680.92 balance.
 - Brownfield Remediation Program account: \$28,721.95 debit; \$100,000.04 credit; \$71,654.06 balance.
 - The Total Balance for all Land Bank accounts is \$889,087.47.
 - Greg Fitzpatrick moved a motion to accept the financial report, and Mike Yoder seconded. All in favor.

Land Bank Owned Property:

1. 110 Powell St, Bellefontaine, 17-091-08-13-019-000. Court Costs of \$951.45
 - a. The Board voted on 3/10/26 to acquire this property. The Board voted on 5/12/26 to sell the property for \$10,000 to Doug Elleman. The sale was completed on 7/9/26.

Property Application

1. W. Sandusky St, Bellefontaine, 11-091-10-03-001-000. Court Costs are \$630. Applicant offered \$500.
 - a. Greg Fitzpatrick moved a motion to acquire this property and sell to the applicant for court costs and Rhonda Stafford seconded. All in favor.
 - b. After the meeting, Rhonda Stafford verified court costs with the Clerk of Courts, which were actually \$965.

Property Investigation Forms

1. 175 Keller St, 07-083-07-02-002-001
 - a. Breanne Parcels reported this property would go up for sale at the Sheriff's auction on 7/15/25. The minimum bid is \$25,000. It has multiple liens and mortgages and is tied up in an estate. The liens would be released if forfeited. There's a structure on the property.
 - b. Mike Yoder moved a motion to acquire the property if it doesn't sell at the Sheriff's sale, and Greg Fitzpatrick seconded. All in favor.
 - c. Breanne Parcels will give Heather Martin an update after the sale.

Property Watch

1. North St, Lakeview, 47-017-14-07-002-000 and 47-017-14-07-003-000
 - a. This person previously submitted paperwork, interested in these parcels.
 - b. Breanne Parcels reported this property would be on the schedule for the Sheriff's sale in September or October.

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. Breanne Parcels stated these are still in foreclosure.

Deed-in-Lieu Program

1. Breanne Parcels stated she has one possible property.

New Business:

1. Breanne Parcels
 - a. New Properties for discussion
 - i. 401 W Chillicothe, an empty lot
 1. The Board reviewed the property location and adjacent property.
 2. Rhonda Stafford moved a motion to acquire this property if it doesn't sell at the Sheriff's auction, and Greg Fitzpatrick seconded. All in favor.
 - ii. 841 Co Rd 113, structure and a vacant lot
 1. The Board reviewed the property location and adjacent property.
 2. Mike Yoder moved a motion to acquire this property if it doesn't sell at the Sheriff's auction, and Greg Fitzpatrick seconded. All in favor.
 - iii. 38-006-15-01-018, vacant parcel, mostly in the flood plain
 1. The Board reviewed the property location and adjacent property.
 2. Breanne Parcels reported a relative may be interested in this property.
 3. The Board decided to take no action on this property at this time.
 - iv. 43-005-17-06-007-000, 43-005-17-06-007-001, 43-005-17-06-007-002, 43-005-17-06-007-003, 43-005-17-06-007-008
 1. The Board reviewed the property location and adjacent property.
 2. Breanne Parcels reported the house is currently occupied. The minimum bid is \$100,000. Because there's a residence, it will require two sales.
 3. The Board decided to take no action on this property at this time.

- v. 11351 Big Bear Path
 - 1. The Board reviewed the property location and adjacent property.
 - 2. Breanne Parcels reported the minimum bid is \$40,000. There are RVs, structures, and the property was used for meth cooling.
 - 3. The Board decided to take no action on this property at this time and will discuss it at the next meeting.
- vi. 316 Walnut, vacant structure
 - 1. The Board reviewed the property location and adjacent property.
 - 2. Rhonda Stafford moved a motion to acquire this property if it doesn't sell at the Sheriff's auction, and Mike Yoder seconded. All in favor.
- vii. 52-032-13-01-011-000
 - 1. The Board reviewed the property location and adjacent property. The entire property is in the floodplain.
 - 2. Breanne Parcels stated she would reach out to ODNR and see if they had interest in this property.
- b. Previous Properties Board voted to acquire
 - i. 636 High Ave, Russells Point, forfeiture pending
 - ii. 210 Bentz Ave, Lakeview, forfeiture pending
 - iii. 0 Grand Ave, Russells Point, forfeiture pending
 - iv. 717 Euclid St, Bellefontaine, is still in foreclosure

Building Demolition and Site Revitalization Program

- 1. Status Update
 - o Heather Martin reported that the contractor is currently working in another county. They did have a break in their demolitions and completed the property in Quincy because it was the only one that didn't require any permits.
 - o Heather Martin reported that the Village of Russells Point submitted an Application for Demolition for a tornado-damaged property. The Board approved completing an asbestos survey on this property to determine the total cost of demolition.
 - o Heather Martin reported that she would send out a letter to all jurisdictions about the demolition program, so a list of demolitions can be identified if next year's State budget has funding available again.

Brownfield Remediation Program

- 1. 200 S. Carlisle St, Quincy – estimated cost \$204,665
 - a. Field activities are scheduled to begin on July 20th.
- 2. 13060 St Rt 287, East Liberty – estimated cost \$297,835
 - a. Heather Martin attended a site visit with Tetra Tech to walk the property and identify any particular areas of concern. The goal is to have assessments completed to allow for a grant application at the end of the year for remediation of this property.
- 3. 149 W Columbus Ave, Bellefontaine (2 grants) – estimated cost \$164,944
 - a. A bid walkthrough for asbestos contractors happened on July 9.
- 4. Lakeview Corridor – estimated cost \$209,532
 - a. A field walk will be scheduled.

5. County Road 32, Bellefontaine – estimated cost \$24,594
 - a. A site walk happened on this project.

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 September 8, 2026, at 2:00 p.m., at the Logan County Commissioners' Office.