

**LCLRC Minutes**

July 13, 2021

Executive Director Rick Hatcher called the meeting to order.

**Directors Present:** Joe Antram, Wes Dodds, Rick Hatcher, Mark Robinson, and Rhonda Stafford.

**Guests Present:** Paul Benedetti, Dave Henry and Heather Martin.

**Other:** Rick congratulated Dave Henry and Wes Dodds on their new positions.

**Minutes:** Wes Dodds moved a motion to approve the minutes from the May 18, 2021, meeting as submitted and Rhonda Stafford seconded. All in favor.

**Financial Report:** Rhonda Stafford provided the Director's with a budget packet for their review which included information on the check register, bank reconciliation, CD value and two invoices for board approval. There is currently \$233,706.28 in the account.

- Joe Antram moved a motion to for the Treasurer to pay invoices up to \$1,000 without board approval and Wes Dodds seconded. All in favor.
- Wes Dodds moved a motion to pay the invoice for LUC Administrative services from December 2020 through June 2012 in the amount of \$1874.66 and Joe Antram seconded. All in favor. The supporting documentation for this invoice was provided to the board.
- Rhonda provided an update on the current State Audit the Land Bank is undergoing. One invoice has been received for this audit in the amount of \$3,423.50. Joe Antram moved a motion to pay the State Audit invoice and Wes Dodds seconded. All in favor.

**New Business:**

1. Record Retention Schedule
  - During the state audit, it was recognized that the Land Bank didn't currently have a schedule. Heather created one using Union County's Land Bank. A copy was sent to the Directors with the agenda and hard copies were provided for review. Wes Dodds moved a motion to adopt the Record Retention Schedule and Rhonda Stafford seconded. All in favor. Rhonda will provide a copy to the state auditor and to the county record's manager for filing with the Ohio History Connection.
2. Discussion was held regarding the services of Matt Chamberlin and the work he provides to the Land Bank. Rick will follow up with Matt on services that the Land Bank could be billed for.

3. No new information has been received regarding Land Bank funding through the Ohio Operating Budget.
4. Currently the Land Bank is covered through the County's CORSA coverage. This coverage is expiring in September. Heather will contact DeeDee regarding this coverage and any information needed.

**Property Update:**

1. Property Update
  - 305 N Oak St, Lakeview
    - The order of sale was returned, currently waiting for 30 days to expire for filing of confirmation entry.
  - 250 Grove St, Lakeview
    - The complaint was filed with the Court on 4/22/21; currently waiting on perfected service.
  - 560 Lima St, Lakeview
    - The complaint was filed with the Court on 3/25/21; MDJ hearing on 7/27/21.
  - 290 Bentz Ave, Lakeview
    - The order of sale was returned, currently waiting for 30 days to expire for filing of confirmation entry.
  - St. Rt. 117 Gas Station (Lee Foreclosure)
    - The motion to forfeit to the Land Bank was filed on July 2, 2021.
  - Cooper Avenue
    - Discussion happened regarding this property. The Commissioners preference is for the Land Bank to handle the sale of the property. At the last meeting it was recommended that the Commissioners attempt to sell this property. The concern with the Commissioners selling it outright is it will need to go for auction, and this could be a concern to someone else buying it and not allowing access to the five properties. Chelsea advised that it will need to have a covenant saying that those five properties are required to have access. Rick advised the Commissioners that the Land Bank is willing to help in whatever capacity needed.

**Potential Properties:** Discussion did not happen regarding these potential properties.

1. 121 E High St, Bellefontaine
  - This property is slated for Auditor Sale on 6/2/21.
2. 124 Bristol Circle, Russells Point
  - This property is slated for Auditor Sale on 6/2/21.
3. 128 Bristol Circle, Russells Point
  - This property is slated for Auditor Sale on 6/2/21.

4. Park Avenue, Lakeview
  - This property is slated for Auditor Sale on 6/2/21.
5. Grove Street, Lakeview (006-000)
  - This property is slated for Auditor Sale on 6/2/21.
6. Grove Street, Lakeview (005-000)
  - This property is slated for Auditor Sale on 6/2/21.
7. 410 Union Street, Lakeview
  - This property is slated for Auditor Sale on 6/2/21.
8. 168 N Sandusky, Rushsylvania
  - This property is slated for Auditor Sale on 6/2/21.
9. 4700 Napoleon St; 4704 (front house) and 4708 (back house) Napoleon Street, Huntsville
  - One of these properties was demolished. The Village handled the remedy to this situation without Land Bank involvement. Matt will follow up and report at a future meeting if anything further is needed.
10. 112 - 114 N Detroit St, Bellefontaine
  - Wes reported this property is difficult. It's currently held by Trust and the Trustees filed bankruptcy so the City is limited to the actions that can be taken. The mortgage is held by a private person who would let the property go. The issue is trying to find an end user to take on the property. It's in bad shape. It shares a wall with an existing building/business so tearing it down would be an problematic. The City paid for locks and have taken developers in to look at it but none are interested due to the extensive work required. Matt made some suggestions regarding options with the deed. Rick provided a name of someone who may potentially be interested since he's looking for downtown property.

**Old Business:**

1. NIP Properties
  - a. These properties can be disposed at the end of 2021. Heather will send letters to neighboring property owners and include information that these properties will be sold at the end of the year.

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

**Next Scheduled Meeting:** The next meeting will be held September 28 at 1:00 pm at the Logan County Commissioners Office.