

Minutes

September 5, 2023, 1:00 p.m.

Executive Director Rick Hatcher called the meeting to order.

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

Director Absent: Mark Robinson

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

Minutes:

- Wes Dodds moved a motion to approve the minutes from the regular July 18, 2023, meeting as submitted, and Rhonda Stafford seconded. All in favor.

Financial Report: Rhonda Stafford provided the financial information.

- Financial Accounts
 - General checking account, activity from July 19, 2023, through September 5, 2023: \$1,604.32 Debit; \$180,507.90 Credit; \$242,247.51 Checking Balance.
 - The CD Balance is \$153,684.87. The interest rate is 1.34% and the Maturity Date is 12-23-2023.
 - Abandoned Gas Station Cleanup Grant checking account: there was \$207,404.62 debit; \$173,505.93 credit; and a \$4,913.24 balance.
 - Building Demolition and Site account: \$0 debit; \$1.74 credit; \$141.58 balance.
 - The Total Balance for all Land Bank accounts is \$400,987.20.
 - Mike Yoder moved a motion to accept the financial report and Wes Dodds seconded. All in favor.
- Rhonda reported the Audit this year went well. Everyone should have received a report from the State Auditor's Office.

Current Property:

1. Westview St, 52-032-05-02-005-000. The board voted to acquire on 1/3/23.
 - a. Status Update: Purchase agreement completed 8/11/23.

Current Property Watch:

2. 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: \$173,388.92
 - d. Rick provided an update on the status of this property.
3. Cooper Avenue
 - a. No Current Update. Mike spoke with Matt and it's on his agenda. Rick explained that this was a County owned property, and the Land Bank was assisting the county.
4. 4704 & 4708 Napoleon Street, Huntsville, 24-048-12-01-003-000

- a. This property was submitted to the demolition program but still needs a letter from the Village.
5. 808 Euclid Ave, Bellefontaine
 - a. This property will remain on the watch list.

Potential Properties:

1. 52-032-13-16-009-000, Lake Ave
 - a. Applicant offered \$1,000. Court costs are \$1,310.73.
2. 52-032-13-16-012-000, Lake Ave – 2 applications
 - a. Applicant offered \$1,000. Court costs are \$1,121.97.
 - b. Applicant offered \$525.00. Court costs are \$1,121.97.
3. The Board discussed the two Lake Ave properties. Neither bidder offered an amount to cover court costs. Mike Yoder moved a motion to sell both properties to Mr. Freyhof if he agreed to increase his bid for each property to cover court costs and if he gives an easement to the Duff Brothers for access to their property and Rhonda Stafford seconded. All in favor. The Board asked Heather Martin to reach out to Mr. Freyhof to discuss and proceed as needed.
4. Application to Acquire 410 Union St, 47-031-06-10-005-000. A previous application for this property was withdrawn but a new application was received. The applicant offered \$2,000. Court Costs of \$1,193.34.
 - a. Breanne Parcels shared concerns regarding flood zone issues, zoning issues, and a neighboring property owner's encroachment on the property.
 - b. Wes Dodds moved a motion to notify the applicant of these identified issues and if so, proceed with the sale to the bidder and Mike Yoder seconded. All in favor.

New Business:

1. Breanne Parcels brought up a parcel of land in West Mansfield that has the potential for a deed-in-lieu program. She needs to investigate it further. There's another county agency interested in this parcel.

Old Business:

1. 2024-2025 Demolition Grant Update
 - a. Heather Martin provided the property demolition list. The Board of Directors discussed the changes and asked for changes to the spreadsheet. Heather Martin will send the changed list to the Board.
 - b. There were 39 properties submitted for this round of demolition. Two of these properties have not submitted all the required paperwork. Two of these properties would be considered for the Brownfield program. The remaining 35 properties have an estimated demolition cost of \$797,000 and the 2 potential Brownfield properties have an estimated cost of \$910,000.
 - c. Discussion happened regarding a Resolution from the Logan County Commissioners appointing the Logan County Land Reutilization Corporation to be the Administrator for the upcoming Demolition and Brownfield program. Heather Martin provided an example resolution and

letter that can be used. Rick encouraged the adoption, so the Land Bank is ready to proceed when the grant is opened.

2. 2022-2023 Demolition Grant Update
 - a. Heather Martin reported that the third reimbursement request is still pending from the State. All other activities have been completed for this program.
3. 420 W Columbus, West Liberty
 - a. This property qualifies for the Brownfield Program and will be moved to that program and out of the Demolition Program. The Brownfield Program has more money available than the Demolition Program. The cost estimates were discussed for this project and instead of using the lowest cost, a previously higher estimated cost received will be used to ensure enough funding is received to cover the remediation and demolition.

Adjourn: Mike Yoder 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 November 7, 1:00 p.m., at the Logan County Commissioners Office. The Board of Directors determined that a meeting will be held sooner if the upcoming Demolition Grant program requires.