

Minutes

November 19, 2024, 2:00 pm

Executive Director Rick Hatcher called the meeting to order.

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

Guests Present: Heather Dalton, David Henry, Amber Palmer, Kaileigh Vermillion, Breanne Parcels, Brian Schultz, Steve Terrill, and Heather Martin.

Rick Hatcher thanked Mark Robinson for his time served on the Board.

Minutes:

- Rhonda Stafford moved a motion to approve the corrected minutes from the regular September 17, 2024, meeting, and Mike Yoder seconded. All in favor.
- Wes Dodds moved a motion to approve the minutes from the special October 1, 2024, meeting, and Rhonda Stafford seconded. All in favor.
- Mike Yoder moved a motion to approve the minutes from the Pre-Demolition Meeting held on October 11, 2024, and Wes Dodds seconded. All in favor.

Financial Report: Rhonda Stafford provided the financial report.

- Financial Accounts
 - General checking account, activity from September 17, 2024, through November 19, 2024: \$64,339.57 Debit; \$21,230.25 Credit; \$651,629.10 Checking Balance.
 - The Money Market Account Balance was \$160,449.13 with an interest rate of 3.75% and \$1,043.80 interest paid.
 - Abandoned Gas Station Cleanup Grant checking account: there was a \$0 debit; \$0.86 credit; and a \$10,029.18 balance.
 - This account will be kept open until the property has been sold.
 - Building Demolition and Site account: \$45,065.00 debit; \$45,065.02 credit; \$141.73 balance.
 - The Total Balance for all Land Bank accounts is \$822,249.14.
 - Wes Dodds moved a motion to accept the financial report and Mike Yoder seconded. All in favor.
- Draft 2025 Budget
 - Heather Martin presented the draft 2025 Budget. Rhonda Stafford asked about creating a new account for the Brownfield Grant and the Board agreed this would be good to keep the expenses separate for each grant.
 - Rhonda Stafford moved a motion to approve the 2025 Budget and Mike Yoder seconded. All in favor.

Current Property:

1. Westview St, 52-032-05-02-005-000. The board voted to acquire on 1/3/23.
 - a. This property closed on 11/13/2024.
2. 808 Euclid Ave, Bellefontaine

- a. Status Update: An asbestos survey has been completed, and the information gathered so this property can be included in the demolition grant if there are excess funds.
3. 47-031-06-10-005-000, 410 Union St
 - a. Status Update: The Board voted to sell on 9/5/23 for \$2,000. Court costs are \$1,193.34. The purchase agreement was sent to the purchaser on 6/14/24
 - b. Kaileigh Vermillion provided information on this. For her to clear up the title issues it will cost \$275 per hour, plus costs associated with it. She estimates the cost will be \$1,500 - \$2,000.
 - c. Mike Yoder moved a motion to approve of this work and Rhonda Stafford seconded. All in favor.
4. 12045 St. Rt. 117, Belle Center, 36-007-13-01-015-000
 - a. External Costs were \$1,251.26.
 - b. Internal Costs: \$15,000
 - c. Grant expenditures to date: \$179,832.30.
 - d. Status Update:
 - Brian Schultz from the Logan County Sewer District requested an easement on this property. There's a current low-pressure system for the nearby properties, but with an easement, they could install a gravity system.
 - e. Wes Dodds moved a motion to grant the easement and Rhonda Stafford seconded. All in favor.
 - f. Brian Schultz will take the next steps to get this documented. The Board decided it would be best to wait for the easement to be complete, before marketing the property.
5. 4853 CR 39, 23-048-00-062-001 and 23-049-13-03-005-000,
 - a. The Board voted to acquire and sell this property to the applicant for \$2,200 on 7/16/24. Court Costs are \$1,384.14. Purchase agreement sent 9/12/24.
 - b. Steve Terrill, the potential purchaser of the property attended the meeting. Before moving forward with the purchase of this property, Breanne Parcels advised him that a survey will need to be completed because the current legal description is insufficient, plus the lots need to be combined. Steve Terrill's attorney has advised the same. He didn't feel it was right that he had to pay for the cost of the survey.
 - c. Rick Hatcher moved a motion for the Land Bank to pay for the survey and Rhonda Stafford seconded. All in favor.
 - d. The Board asked Heather Martin to reach out to Scott Coleman's office regarding the survey.
6. 533 Grand Ave, 52-032-13-14-005-000
 - a. The Board voted to acquire and sell this property to the applicant for the Court Costs of \$976.59. The purchase agreement was completed on 9/23/24.
7. 305 W Sandusky Ave, 17-091-12-22-003-000
 - a. Application Received to acquire. Applicant offered \$3,500. Court Costs are \$885.02.
 - b. This closed on 11/8/24.
8. 1225 Carlisle St, 17-106-08-12-003-000
 - c. Status Update: The Board voted to sell on 9/17/24 for court costs of \$1,004.96. The purchase agreement was sent on 10/21/24.

Property Watch:

1. 17-091-11-21-011-000, W. Chillicothe Ave
 - a. The Board voted to have a title exam completed on 7/16/24 and contingent on a clean title exam, the Land Bank would purchase the property.
 - b. Breanne Parcels reported that there is a Federal Tax Lien on this property for more than \$25,000. Breanne has contacted the US Attorney's Office.
 - c. David Henry provided information on how a previous tax lien was handled by the County.

Potential Properties:

1. Keller St, 07-083-07-01-004-000
 - a. Application received to acquire. Applicant offered \$1,000. Court costs are \$766.13
 - b. Application received to acquire. Applicant offered \$7,500. Court costs are \$766.13
 - c. Discussion happened regarding this property. Breanne Parcels suggested the Board table this option so investigation into the buyers can happen to confirm this property is not owned by one of their relatives. Heather Martin stated the Land Bank's Disposition Policy doesn't have any language forbidding this.
 - d. This item will be discussed at the January meeting.
2. W. Sandusky Ave, 11-091-10-03-001-000
 - a. Application received to acquire. Applicant offered \$500. Court costs are unknown.
 - b. Mike Yoder moved a motion to acquire and sell this property to the applicant for \$3,500 and Wes seconded. All in favor.
 - c. This item will be discussed at the January meeting.

Depositor Foreclosure Program - New:

1. 503 Sidney Street, 19-144-00-00-027-002 & 20-144-00-00-028-001
 - a. Status Update: Breanne Parcels stated these two parcels have to go together. The applicant is interested in both parcels. She recommended a minimum of \$5,000 deposit. There are currently people living here.
 - b. The Board decided to reject this application.
2. 309 W Sandusky Ave & Sandusky Ave, 17-091-12-22-002-000 & 17-091-12-22-001-001
 - a. Status Update: Breanne Parcels provided information on the Foreclosure.
 - b. Rhonda Stafford moved a motion to acquire this property and Wes Dodds seconded. All in favor.

Depositor Foreclosure Program – Previously Reviewed/No Action:

1. Lawrence St, 17-091-07-15-011-000
 - a. Status Update: This property was forfeited. It will be discussed at the next meeting. Court costs of \$688.55.
2. 406 Walker St, 17-091-07-17-009-000
 - a. Status Update: This property was forfeited. It will be discussed at the next meeting. Court costs of \$566.04.
3. 316 Walnut St, 17-091-11-06-005-000 & 17-091-11-06-006-000
 - a. Status Update: Breanne Parcels stated she's still waiting on the title exam.

Depositor Foreclosure Program – Previously Acted On:

1. 121 St. Paris St., 11-091-10-03-013-000
 - a. Status Update: The Board voted to require a depositor amount of \$750 on 5/21/24. This is in progress.
2. 328 Clagg St., 17-091-11-03-004-000
 - a. Status Update: The Board voted to require a depositor amount of \$750 on 5/21/24. This is in progress.
3. Cook Avenue, 17-091-07-14-012-000 & 17-091-07-14-011-000
 - a. Status Update: The Board voted to require a depositor amount of \$750 for each parcel on 5/21/24. This is in progress.
4. Grove Ave, 47-07-14-10-017-000
 - a. Status Update: The Board voted on 5/21/24 to process this application as a depositor foreclosure and accepted the request of the applicant for \$1,000. This property is being foreclosed.
5. 265 North St, 47-017-14-07-007-000,
 - a. Status Update: The Board voted to require a depositor amount of \$250 on 7/16/24. This is in progress.
6. Kiowa Path, 43-005-14-25-011-000
 - a. Status Update: Breanne stated this property is a vacant lot with a shed. The bills are going to Colorado. Rhonda stated it's been delinquent for a long time. Mark stated it's \$1,600 outstanding and the taxes are \$81 a year. Breanne stated there will be court costs and it could be given directly to the Land Bank. Rhonda stated the buyer is ready to pay a deposit immediately after this meeting. Breanne recommended \$250.
 - b. Mike moved a motion to set the deposit at \$250 and Rhonda seconded. All in favor.
7. 412 N Elm St, 17-091-12-03-006-000
 - a. Status Update: Breanne provided the backstory of this property. She stated there needed to be enough to cover the title exam. It's a vacant lot with a huge tax bill and a demolition charge.
8. 5877 St Rt 275 E, 40-025-14-01-004-000
 - a. Status Update: The Board voted to require a depositor amount of \$792 on 9/17/24. The court costs are \$792.

Deed-in-lieu Program

1. 8223 Midway Drive
 - a. Status Update: The Board voted on 9/17/24 to accept this property.
 - b. Breanne Parcels stated there may be two properties.

New Business:

1. Acquiring properties and title defect discussion
 - a. Kaileigh Vermillion spoke regarding this issue. The Land Bank has had three or four properties recently that have title issues. We think a title exam should be completed ahead of acquiring the property.
 - b. Breanne Parcels stated there is a statute that states that a year after the Land Bank acquires the property, the issues are cleared. Title Examiners do not accept that and it hasn't been litigated.

- c. Kaileigh recommends that title exams happen.
 - d. David Henry asked about the cost of these, and Kaileigh stated it would be \$1,500 to \$2,000 to clear title issues, but around \$300 for a title exam.
 - e. Joe Antram stated the Land Bank is in a better position to fix these issues.
 - f. Wes Dodds stated the title exams could be completed and this cost could be passed on to the purchaser.
 - g. Joe Antram moved a motion to approve the Land Bank due title and Rhonda Stafford seconded. All in favor.
 - h. Heather Martin will update the Property Investigation Form to include a second regarding title exams.
2. Village of West Liberty
 - a. The Village of West Liberty submitted five Property Investigation forms for 20-144-12-23-014-000, 20-144-12-23-015-000, 20-144-12-23-015-001, 20-144-12-23-015-000, 20-144-12-23-015-004.
 - b. Wes Dodds moved a motion to require the depositor amount of \$2,250 for these five parcels and Rhonda Stafford seconded. All in favor.

Old Business:

1. 11259 Kickapoo Path
 - a. A check from the Jones' has been received. Kaileigh Vermillion has the release prepared for the property.

Building Demolition and Site Revitalization Program

1. Properties
 - o There are seven additional properties on the demolition list. The Land Bank will have additional funding left after the current properties are taken care of. The State of Ohio has not approved substituting properties on the list but may do so after the first of the year. But there's a possibility that the Land Bank would not be reimbursed for the demolition of these additional properties. The Board discussed this expense and feels it meets the purpose of the Land Bank, even if reimbursement doesn't happen.
 - i. Wes Dodds moved a motion to include the seven additional properties in the demolition program and Joe Antram seconded. All in favor.

Brownfield Remediation Program

1. The State announced the award of two Brownfield projects for the Land Bank. Heather Martin will complete the RFQs and get them issued with the bid opening scheduled for the next Land Bank meeting.

New Business:

1. Breanne Parcels stated she would like to have an attorney from Bricker come speak to the board. She feels the Board is not doing as much as it could.
 - a. Rick Hatcher told her that at this time the Land Bank is at capacity with the grants. Someone could be invited once the grant projects are completed.

Adjourn: Wes Dodds 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 January 14, 2025, at 2:00 p.m., at the Logan County Commissioners Office.