

**Minutes**

September 20, 2022, 1:00 p.m.

Executive Director Rick Hatcher called the meeting to order.

**Directors Present:** Paul Benedetti, Heather Harpst for Wes Dodds, Rick Hatcher, Mark Robinson, and Rhonda Stafford.

**Guests Present:** Heather Martin

**Minutes:** Paul Benedetti moved a motion to approve the minutes from the July 19, 2022, meeting as submitted and Heather Harpst seconded. All in favor.

**Financial Report:** Rhonda Stafford provided the financial information.

- Invoice for BJAAM Environmental Inc for Phase IV for 12045 St Rt 117, Belle Center
  - Mark Robinson moved a motion to approve the payment of this invoice and Heather Harpst seconded. All in favor.
- Main checking account, activity from July 19, 2022, through September 20, 2022: \$7,149.87 Debit; \$30.65 Credit; \$346,805.93 Checking Balance; \$151,639.27 CD Balance.
- Abandoned Gas Station Cleanup Grant checking account: there was \$0 debit; \$78,750.82 credit; and a \$88,745.88 balance.
- Building Demolition and Site account: \$16.24 debit; \$0.45 credit; \$9,984.47 balance.
- The Total Balance for all Land Bank accounts is: \$597,175.55.
- Mark questioned the amount of money the Land Bank has in its account and if something else should be done with the money. He does not want the Land Bank to continue to build the fund. It was suggested that the Land Bank could use the money to fund a position in the prosecutor's office. Discussion happened regarding this and the limits the law places on the Land Bank and how the funds can be used. Rick stated that he believes funds could be used to help with demolition costs that come in above the \$500,000 grant amount.

**Current Property:**

1. Currently the Land Bank doesn't own any properties.

**Current Property Watch:**

1. 12045 St. Rt. 117, Belle Center, 36-007-13-01-015-000
  - a. Court Costs are \$1,217.26
  - b. Internal Costs: \$5,000
  - c. Grant expenditures to date: \$36,897.48
  - d. Status Update
    - The title has been transferred to Ohio UST CIC.
    - Work continues on this property. Several parties have expressed interested in this property once it's completed. Currently all interested parties are being informed that once the property is ready, the Land Bank will offer it for sale.

2. Cooper Avenue
  - a. A survey has been completed. Next steps need to be determined.
3. 410 Union Street, Lakeview, 47-031-06-10-005-000
  - a. Heather will send a letter to June Myer regarding this property. Ms. Myer's property encroaches on this property.

**Potential Properties:**

1. 449 Westview (52-032-05-02-004-000) and Westview St (52-032-05-03-001-000)
  - a. Rick reached out to the owners of Indianhead Roadhouse and they expressed interest in these two parcels. An application for each was submitted and provided to the Board. Both parcels will be utilized for parking for the business.
    - i. Mark Robinson moved a motion to acquire the property and accept the bid of \$3,000 plus any court costs for 52-032-05-03-001-000 and Rhonda Stafford seconded. All in favor.
    - ii. Paul Benedetti moved a motion to acquire the property and accept the bid of \$1,000 plus any court costs for 52-032-05-02-004-000 and Mark Robinson seconded. All in favor.
2. Sunnyside Avenue (52-032-09-02-002-000)
  - a. An application was received by the neighbor for this property in the amount of \$500. The Court costs for this property is \$1,258.47.
    - i. Mark Robinson moved a motion to accept the bid of \$500 plus court costs for this property and Rhonda Stafford seconded. All in favor.
3. County Road 5, 40-011-00-00-005-004
  - a. Heather will send a letter to neighboring property owners regarding this property.
4. 515 N Walker St, 17-091-07-16-013-000
  - a. Heather will send a letter to neighboring property owners regarding this property.
5. 260 Grove Ave, 47-017-14-10-014-000
  - a. Heather will send a letter to neighboring property owners regarding this property.
6. Lake Ave, 52-032-13-16-009-000
  - a. Heather will send a letter to neighboring property owners regarding this property.
7. 525 Henry St, 17-091-08-11-014-000
  - a. Heather will send a letter to neighboring property owners regarding this property.
8. 123 N Elm St, 17-091-12-22-005-000
  - a. Heather will send a letter to neighboring property owners regarding this property.

**New Business:**

1. Gary Bias, Zoning Inspector for the Village of Lakeview submitted a spreadsheet of properties that he'd like the Land Bank to assist with. Properties are: 47-017-14-10-

013-000; 47-017-14-10-012-000; 47-017-14-11-001-000; 47-017-14-06-005-000; 47-017-14-06-006-000; 47-017-14-10-014-000; 47-017-14-10-015-000. One of these properties is on the potential properties list above. Heather will include the three Grove St properties currently in the State of Ohio ownership in the above letter to neighboring property owners. The three other properties owe back taxes, which led to a discussion regarding the lack of foreclosures currently happening.

- a. Heather Martin will follow up with Gary regarding these properties.

### **Old Business:**

1. Demolition Project to Clean Up Blight in Ohio
  - a. The signed grant agreement was received on September 19 from the State. Discussion happened regarding the documents for the bid packet and contract.
    - i. Paul Benedetti moved a motion for Heather to send the Request for Proposal documents to the Land Bank Board of Directors for review and Mark Robinson seconded. All in favor.
    - ii. Once approval is given, the ad will be sent to the paper.
  - b. Discussion happened regarding the submitted properties for demolition. After much discussion it was decided to separate the properties. Two separate bids will be advertised with one grouping of the properties in the City of Bellefontaine and one grouping of all the other properties, minus the Village of West Liberty. The properties from the second submittal date will be included in the bid packet and listed under Alternate properties so bids can be received for all properties.
  - c. Heather Harpst asked if a contractor would be able to bid on these projects. Because the contractor has a property included in the Bellefontaine demolition projects he will be unable to bid on the Bellefontaine properties.

**Adjourn:** Mark Robinson moved a motion to adjourn the Logan County Land Reutilization Corporation meeting and Paul Benedetti seconded. All in favor.

**Next Scheduled Meeting:** The next meeting will be held on November 1 at the Logan County Commissioners Office.