

Minutes

March 29, 2022, 1:00 p.m.

Executive Director Rick Hatcher called the meeting to order.

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

Guests Present: Matt Chamberlin, Heather Martin, Steve Terrill.

Minutes: Wes Dodds moved a motion to approve the minutes from the January 11, 2022, meeting as submitted and Rhonda Stafford seconded. All in favor.

Financial Report: Rhonda Stafford provided the financial information. For the financial report, activity from January 11, 2022 through March 29, 2022: \$10,850.00 Debit; \$4,829.71 Credit; \$340,244.98 Checking Balance; \$151,082.02 CD Balance. For the abandoned gas cleanup grant, a new checking account had to be created for just that grant. \$10,000 was transferred to this account. There was \$10.62 debit; \$10,000.26 credit; and a \$9,989.64 balance. The Total Balance for all Land Bank accounts is: \$501,316.64.

Annual Meeting

1. Yearly Financial Report – Rhonda Stafford
 - a. Receipts for 2021: \$130,219.50 Funding and \$1,176.68 Interest for a total of \$131,396.18.
 - b. Disbursements for 2021: LUC – Consulting: \$4,446.12; Accounting: \$3,325.00; Title Search Fees: \$350; Maintenance & Repair: \$1,130; Ohio Secretary of State (Continued Existence): \$25; Ohio Secretary of State (Statutory Agent Update): \$25; Treasurer of State of Ohio (Audit Fees): \$5,760.50; Ohio Land Bank Association Fees: \$500; Ohio Underground Storage Tank CIC: \$5,000. Total Disbursements of \$20,561.62.
 - c. The Fund Balance on January 1, 2021: \$386,878.92 and the fund balance on December 31, 2021: \$497,713.48.
 - d. Paul Benedetti moved a motion to accept the financial report and Wes Dodds seconded. All in favor.
2. Election of Officers
 - a. Mark Robinson moved a motion to retain Rick Hatcher as the at large appointment and as the Executive Director and Rhonda Stafford seconded. All in favor.
3. Contract with LUC
 - a. Paul Benedetti moved a motion to approve the contract with LUC Regional Planning Commission for administration of the LCLRC according to the stipulations as outlined in the contract and Mark Robinson seconded. All in favor.
4. Contract with Belser Accounting
 - a. Wes Dodds moved a motion to approve the contract with Belser for accounting services and Rhonda Stafford seconded. All in favor.

Current Property:

1. 520 Elm, Bellefontaine, 17-091-08-20-003-000 (NIP)
 - a. Status Update
 - i. A purchase agreement has been signed and deed work is in progress.
2. 525 S. Madriver & Adjacent property, Bellefontaine, 17-091-16-15-006-000 (NIP) and 17-091-16-15-007-000
 - a. Status Update
 - i. The sale of this property has been completed.
3. 432 Clark Ave, Bellefontaine, 17-091-15-05-003-000 (NIP)
 - a. Status Update
 - i. The purchase agreement has been completed by the purchasers and Land Bank. Heather will follow up with the purchaser regarding the completion of the sale.
4. 111 Church St, DeGraff, 26-117-06-13-010-000 (NIP)
 - a. Status Update
 - i. This property was to be split between two neighbors, but one neighbor changed their mind. The other neighbor agreed to buy the entire parcel and a purchase agreement has been completed. The deed work is in progress.
5. 228 Miami St, DeGraff, 26-117-06-06-008-000 (NIP)
 - a. Status Update
 - i. The purchase agreement has been completed. Heather will follow up with the purchaser to confirm the name for the deed.
6. 121 E High St, Bellefontaine, 17-091-12-05-014-000
 - a. Status Update
 - i. The purchase agreement has been completed and the deed work is in progress.
7. 12045 St. Rt. 117, Belle Center, 36-007-13-01-015-000
 - a. Court Costs are \$1,217.26
 - b. Other fees: \$5,000
 - c. Status Update
 - i. The tank remediation and asbestos survey has been completed. The title will be transferred to Ohio UST CIC. Once the work is completed, they will transfer it back to the Land Bank.

Current Property Watch:

1. Cooper Avenue
 - a. A survey has been completed.
2. 410 Union Street, Lakeview, 47-031-06-10-005-000
 - a. In the State of Ohio's name, property was offered at the auditor's sale
 - b. Rick reached out to one neighbor who is not interested in it. Heather left a message for June Myers who has a building encroaching on the property. Rick is going to drive past again and see if he can talk to June Myers regarding it.

3. West Liberty Old School Building on Columbus Street
 - a. Rick is going to follow up with Ben regarding this property.

Potential Properties:

1. Sunside Avenue, owned by Liberty Land Ltd.
 - a. Rhonda will follow up on this property.
2. Abandoned house in Middlesburg, Rick was contacted by Doug Henry a Zane Township Trustee.
 - a. Heather will follow up with Doug regarding this property and get more information.

New Business:

1. Ohio Land Bank Association dues have been paid.
2. Ohio Land Bank Association Conference – no one is available to attend this year.
3. 11259 Kickapoo Path Extension
 - a. Steve Terrill asked questions regarding this property and Matt provided information.
 - b. Mark Robinson moved a motion to enter into an one year extension and Paul Benedetti seconded. All in favor.
 - c. The extension will be given in writing this time. Matt will provide the language to Rick for the extension.
4. Docusign Subscription
 - a. Paul Benedetti moved a motion to approve the purchase of one year personal subscription of Docusign and Wes Dodds seconded. All in favor.

Old Business:

1. Demolition Project to Clean Up Blight in Ohio
 - a. We have not received any information on approval of this grant.
 - b. Discussion happened regarding amending the grant once received, for any additional properties received. It was decided that this would be discussed at the May meeting.
 - c. Steve Terrill asked what happened if someone had signed the paperwork and agreed to the demolition but then they backed out. Discussion was held. Matt advised that they have to commit or not commit; that the Land Bank was committed to the demolition.
 - d. Discussion was held briefly about demoing properties that are behind on taxes and if that's a requirement for the grant.
 - e. The Board requested Heather to contact all jurisdictions about the potential for a grant amendment. All documents and information will need submitted to Heather by May 13.

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 meeting will be held May 17 at 1:00 pm at the Logan County Commissioners Office.