

Minutes

November 3, 2022, 1:00 p.m.

Executive Director Rick Hatcher called the meeting to order.

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

Guests Present: Heather Harpst and Heather Martin

Minutes: Mark Robinson moved a motion to approve the minutes from the September 20, 2022, 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 September 20, 2022, through October 31, 2022: \$175.00 Debit; \$124,012.48 Credit; \$470,643.41 Checking Balance; \$152,152.29 CD Balance.
 - Abandoned Gas Station Cleanup Grant checking account: there was \$78,750.82 debit; \$1.60 credit; and a \$9,996.66 balance.
 - Building Demolition and Site account: \$0.00 debit; \$0.41 credit; \$9,984.88 balance.
 - The Total Balance for all Land Bank accounts is: \$642,777.24.
 - Wes Dodds moved a motion to recommend acceptance of the Financial Report and Mark Robinson seconded. All in favor.
- Mileage Reimbursement for Rhonda Stafford
 - Paul Benedetti moved a motion to recommend approval to reimburse Rhonda Stafford's mileage to the Ohio Land Bank Association meeting in the amount of \$102.38 and Wes Dodds seconded. All in favor.
- Draft 2023 Budget
 - The budget was reviewed and discussed. The budget will be updated to remove the Village of West Liberty line item and to increase the Environmental and Demolition line item to \$350,000.
 - Mark Robinson moved a motion to approve the 2023 Budget with the noted changes and Wes Dodds seconded. All in favor.

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.

Potential Properties:

1. Lake Ave, 52-032-13-16-009-000
 - a. Letter sent to neighboring property owners on September 30 and no response has been received.
2. 525 Henry St, 17-091-08-11-014-000
 - a. Letter sent to neighboring property owners on September 30 and no response has been received.
3. 410 Union Street, Lakeview, 47-031-06-10-005-000
 - a. A letter was sent to the neighboring property owner on September 30 and no response has been received.

New Business:

1. Land Bank Association Meeting
 - a. Rhonda and Heather provided information shared at this meeting. One item from this meeting is the OLBA is working to get funding for the Land Banks in the State budget, as was done last year. Heather Martin suggested to the Board that contact is made to the jurisdictions so an ongoing list can be kept of potential properties. The letter will explicitly state there is no additional funding at this time, but that the Land Bank would like to keep an ongoing list in case of future funding. This would help reduce the lag time of trying to gather all the necessary information in a short time. This solicitation would only be to get addresses, not all additional documentation that was required previously. If future funding becomes available, the additional documentation can then be acquired for the properties already submitted.
 1. Wes Dodds moved a motion to solicit political subdivisions for additional properties for future demolition projects and Rhonda Stafford seconded. All in favor.
2. Property Transfers
 - a. Mark expressed concern for the Land Bank being a middle party for the transfers of properties from the Auditor's list to interested parties. He would prefer the Land Bank not be involved and instead, interested parties purchase the properties through the Auditor's sale. Discussion was held regarding this. Currently there is no Auditor sale because an Assistant Prosecutor needs to hold it.
3. Application to Acquire property received for 123 N Elm St, 17-091-12-22-005-000. Applicant offered \$1,500. Court costs of \$1,409.90.
 - a. Mark Robinson moved a motion to accept the request to acquire this parcel as long as the Land Bank can obtain the title and to sell it to the applicant for \$1,500 and Wes Dodds seconded. All in favor.

4. Application to Acquire property received for County Rd 5, 40-011-00-00-005-004. Applicant offered \$3,000. Court costs of \$1,221.82.
 - a. Mark Robinson moved a motion to accept the request to acquire this parcel as long as the Land Bank can obtain the title and to sell it to the applicant for \$3,000 and Paul Benedetti seconded. All in favor.
5. Application to Acquire property received for Westview St, 52-032-05-02-005-000. Applicant offered \$1,000. Court cost of \$3,884.64.
 - a. The Board requested Heather Martin contact the applicant to find out the willingness to purchase for an amount to cover the court costs.
6. Application to Acquire property received for 515 N Walker St, 17-091-07-16-013-000. Applicant offered \$4,000. Court cost of \$1,519.93.
 - a. Mark Robinson moved a motion to accept the request to acquire this parcel as long as the Land Bank can obtain the title and to sell it to the applicant for \$4,000 and Wes Dodds seconded. All in favor.
7. Legal Services
 - a. The Board requested Heather Martin reach out to Matt Chamberlain for legal assistance for the property transfers. If he cannot assist, a recommendation will be asked for.

Old Business:

1. Demolition Project to Clean Up Blight in Ohio
 - a. An update was provided to the Board regarding this grant. Four properties had to be removed from the demolition list; three because the properties have been sold since May and one because it's considered a brownfield property. At this point, it's believed all information and requirements of the State have been met. The Land Bank can proceed once approval from the State has been received.
 - b. West Liberty old school building
 - i. Discussion was held to discuss the status of this item. It will be kept on the agenda for awareness and monitoring.
2. This meeting was the last meeting for Commissioner Paul Benedetti and the Land Bank thanks him for his service.

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 January 3 at the Logan County Commissioners Office.