

LCLRC Minutes

May 18, 2021

Executive Director Rick Hatcher called the meeting to order.

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

Guests Present: Paul Benedetti, Tim Cassady, Matt Chamberlin, Jack Reser, Steve Terrill, and Heather Martin.

Minutes: Joe Antram moved a motion to approve the minutes from the March 16, 2021 meeting as submitted and Rhonda Stafford seconded. All in favor.

Financial Report: Rhonda Stafford provided the Financial Report. There is \$235,526.94 in the account.

Property Update:

1. Property Update

- 305 N Oak St, Lakeview
 - This property is slated for sale on 6/16/21.
- 250 Grove St, Lakeview
 - The complaint was filed with the Court on 4/22/21; currently waiting on perfected service.
- 560 Lima St, Lakeview
 - The complaint was filed with the Court on 3/25/21; currently waiting on perfected service.
- 290 Bentz Ave, Lakeview
 - This property is slated for sale on 6/16/21.
- St. Rt. 117 Gas Station (Lee Foreclosure)
 - The property is slated for sale 5/19/21. This property will have additional information disclosed prior to the foreclosure sale. The first will be there's a back fee statement for the Petroleum Underground Storage Tank Release Compensation Board (PUSTRCB). The property also has back fees of \$44,400 which will become the responsibility of the new owner if a private owner takes possession.
- Cooper Avenue
 - The Title search has returned. Discussion happened regarding this property which is the entranceway for five properties. Matt suggested selling the property and Jack suggested adding restrictions on the deeds to prevent the others from being blocked from using the property. Matt wants to see the title work on it but preferred the county attempt to sell it without the Land Bank involvement. Jack suggested selling it with conditions.

New Business:

1. Steve Terrill attended the meeting to discuss the Land Bank activities and foreclosures for the county. Steve asked for information on how the Land Bank chose which properties to watch.
 - Rick Hatcher advised that the Board of Directors decides that.
 - Matt Chamberlin explained that in some cases a village or township asks for help. Then the Land Bank will look to see if there's a delinquency.
 - Steve Terrill explained how he looks at properties. He believes the Land Bank should consider using this criteria for properties. He would like foreclosures to happen quicker and the county to be more aggressive on foreclosures.
 - Joe Antram explained the system is designed to protect the rights of property owners, so it should be more arduous.
 - Steve Terrill explained the research he has done on Land Banks and how he believes the Land Bank should operate especially in regard to foreclosures. He would like the county to start using the expedited foreclosure process. He would also like Bricker & Eckler to come to the community and do a presentation on how Land Banks work and can be used.
 - Matt Chamberlin provided an explanation for the laws and reasoning of why the expedited foreclosure process is not used. That this decision was just decided recently by the Ohio Supreme Court, but the County had chosen to not go this route due to the potential for litigation. Matt advised that the Land Bank is not the correct party for this conversation; that it's one Steve should have with the Prosecutor's Office who pursues foreclosures. Matt advised that if this meeting is scheduled, a representative from the Land Bank would be willing to attend.
2. Champaign County Community Collaboration Meeting
 - Rick reported that he, along with Brad Bodenmiller and Heather Martin attended this meeting to discuss the Land Bank and how it works in Logan County.
 - Tim Cassady, Champaign County Commissioner, attended the Logan County Land Bank meeting to learn more about the Land Bank and the reason for having one. He's trying to gather all the information so they can have a discussion about what is needed in Champaign County.
 - Rhonda reported that she has spoken with Karen Bailey, the Champaign County Treasurer recently to answer her questions regarding a Land Bank.
3. Wes reported that he spoke with Habitat for Humanity and they are looking for property at Indian Lake for a build.
4. Rick and Mark are both going to reach out to Steve Terrill to follow-up.

Potential Properties:

1. 121 E High St, Bellefontaine
 - This property is slated for Auditor Sale on 6/2/21.
2. 124 Bristol Circle, Russells Point
 - This property is slated for Auditor Sale on 6/2/21.
3. 128 Bristol Circle, Russells Point
 - This property is slated for Auditor Sale on 6/2/21.
4. Park Avenue, Lakeview
 - This property is slated for Auditor Sale on 6/2/21.
5. Grove Street, Lakeview (006-000)
 - This property is slated for Auditor Sale on 6/2/21.
6. Grove Street, Lakeview (005-000)
 - This property is slated for Auditor Sale on 6/2/21.
7. 410 Union Street, Lakeview
 - This property is slated for Auditor Sale on 6/2/21.
8. 168 N Sandusky, Rushsylvania
 - This property is slated for Auditor Sale on 6/2/21.
9. 4700 Napoleon St; 4704 (front house) and 4708 (back house) Napoleon Street, Huntsville
 - One of these properties was demolished. The Village handled the remedy to this situation without Land Bank involvement. Matt will follow up and report at a future meeting if anything further is needed.
10. 112 - 114 N Detroit St, Bellefontaine
 - Wes reported this property is difficult. It's currently held by Trust and the Trustees filed bankruptcy so the City is limited to the actions that can be taken. The mortgage is held by a private person who would let the property go. The issue is trying to find an end user to take on the property. It's in bad shape. It shares a wall with an existing building/business so tearing it down would be an problematic. The City paid for locks and have taken developers in to look at it but none are interested due to the extensive work required. Matt made some suggestions regarding options with the deed. Rick provided a name of someone who may potentially be interested since he's looking for downtown property.

Old Business:

1. NIP Properties
 - a. These properties can be disposed at the end of 2021.

Adjourn: Wes Dodds moved a motion to adjourn the Logan County Land Reutilization Corporation and Joe Antram seconded. All in favor.

Next Scheduled Meeting: The next meeting will be held July 13 at 1:00 pm at the Logan County Commissioners Office.