

LCLRC Minutes

October 13, 2020

Executive Director Rick Hatcher called the meeting to order via Zoom and took roll call.

Directors Present: Joe Antram, John Bayliss, Wes Dodds, Rick Hatcher, and Rhonda Stafford.

Guests Present: Paul Benedetti, Chelsea Brown, and Heather Martin.

Note: Rick Hatcher on behalf of the LCLRC thanked Jessica for all her help and work with the Land Bank and welcomed Chelsea Brown.

Minutes: Wes Dodds moved a motion to approve the minutes from the August 11, 2020 meeting and Rhonda Stafford seconded. All in favor.

Financial Report: Rhonda Stafford provided the Financial Report. There is \$300,959.12 in the account.

Property Update:

1. Property Update

- 305 N Oak St, Lakeview
 - Chelsea reported that foreclosure is slated to begin, hopefully in November depending on the budget.
- 250 Grove St, Lakeview
 - Chelsea reported this property is also slated for foreclosure. The son of the current owners had written Jessica several times regarding the property. He's currently in prison and has asked that foreclosure not happen. He'll be released in October 2021. Rick asked if he will be able to catch up the taxes once released? Chelsea stated that he does say in his letters that he'll be able to catch the property taxes up once released.
- 315 Byers St, Lakeview
 - Chelsea reported the Alias Praecepte for Order of Sale and Tax Sale Legal Notice were filed on 9/23/2020. Order of Sale prepared and issued to Logan County Sheriff on 9/28/2020.
- 560 Lima St, Lakeview
 - Chelsea reported this property was slated to begin foreclosure.
- 290 Bentz Ave, Lakeview
 - Chelsea reported this property was slated to begin foreclosure. The owner is deceased and there are no current residents.
- St. Rt. 117 Gas Station (Lee Foreclosure)
 - Chelsea reported that according to USPS tracking of the certified mail to Ronald, we have service perfected on all parties. We are waiting for the notice to come back to the court, but USPS shows certified mail as delivered for Ronald, he is the last party that needs to be served. They'll have 28 days to respond from date of received
 - Matt was unable to attend the meeting but provided an e-mail update:
 - We were poised to sign the agreement with UST CIC, but they decided they needed some additional modifications which I have been working on with their attorney. They know your meeting is tomorrow and you may have a

document to sign tomorrow or maybe not. Please ask for authorization to with motion and vote to sign the agreement when finalized (it is worth noting that this has already been authorized by vote of the board, but it wouldn't hurt to confirm it approval again). The Lee tax foreclosure is pending, and Chelsea can give an update on the status of that case at the meeting. When the UST CIC agreement is signed, this is the breakdown on the estimated costs:

- This agreement requires the initial deposit of \$3,000 for the class C testing, and a deposit of \$5,000 to UST CIC for legal fees, and if the class C testing is release is confirmed then \$8,000 to BJAAM, then if the grant is approved \$15,000 to USTCIC.
- \$3,000 – Class C release testing
- \$5,000 – initial deposit for legal fees to USTCIC
- \$8,000 – Phase I to BJAAM
- \$15,000 – Grant Admin fee to USTCIC
- Total \$31,000
- Jamie Sisto advises that the \$8,000 may be able to be reimbursed thought the grant if awarded, but Land Bank cannot count on getting any of these costs back. Some of the costs may be able to be recovered if land bank gets the property back after the remediation is completed, but again, Land Bank shouldn't count on getting anything back as disposition options may be limited. Also: It is worth noting that to get this testing process going asap, we may have to spend the \$8,000 (3+5) initially, and then the property would sell to a third party at the tax foreclosure sale. In that event, I think the 3k would be a cost of the testing, but some or all of the 5k may be able to be refunded if it hasn't been used by UST CIC. The Clerk likely has an outstanding court costs balance too. This amount will be an additional expense for this project. Since Land Bank is coming up with the other funds to facilitate the remediation, I am not sure Land Bank should have to reimburse the clerk too (although Land Bank has done this on other cases, it is not statutorily required). If there are ultimately more net proceeds from disposition after reimbursing the land bank expenses, then Land Bank may evaluate the amounts the clerk had to absorb at a later date – but this is impossible to forecast at this point. Lastly: This has been a time-consuming matter (more so than other land bank matters) and I am tracking our time on this issue. I may need to submit a billing for work on this project. We can evaluate this as we watch the progress on this matter, but I wanted to mention again to the board, so this isn't a surprise.
 - John Bayliss moved a motion to authorize Rick Hatcher to enter the mass servicing agreement and authorize the expenditure of the initial \$3,000 under the mass servicing agreement and to pay any other administrative costs in the matter servicing agreement or tax foreclosure and Joe Antram seconded. All in favor.
 - Rick asked Rhonda to check with the Clerk for the outstanding costs associated with this property. The hope will be to sell this property in the future and recoup loss down the road.
- Cooper Avenue
 - Chelsea reported a title search has been requested. The title work is being completed by Doug Smith. Rick stated we'll continue to stay up to date and hopefully get that situation resolved.

New Business:

1. 11259 Kickapoo Path one-year extension requested

- John asked if anyone had been by the property? No one has but pictures of the property were shared. Rick reported it looked like they have made some progress but not a lot. Joe agreed there has been some progress but not much.
 - John Bayliss moved a motion to grant a 12-month extension and Wes Dodds seconded. All in favor.
 - Rhonda will follow-up to notify that the extension was granted.
2. Habitat for Humanity
- Habitat is in need of properties and submitted an application for 527 W Columbus.
 - Letters were sent to neighboring property owners August 25 and no applications were received. This is a NIP property so it cannot be sold at this time, but it can be given to a non-profit such as Habitat for Humanity.
 - Joe Antram moved a motion to accept the application for Habitat for Humanity for the 527 W Columbus property and Wes Dodds seconded. All in favor.
3. Virtual Land Bank Conference
- Rick, Rhonda and Heather reported they attended the conference.
- Township Meetings
- Rick reported he was going to start attending Township meetings to let them know the Land Bank is available to assist them and John thought that was a good idea.

Old Business:

Adjourn: John Bayliss moved a motion to adjourn the Logan County Land Reutilization Corporation and Rhonda Stafford seconded. All in favor.

Next Scheduled Meeting: The next meeting will be held December 15 at 1:00 pm at the Logan County Commissioners Office.