Minutes

May 12, 2026, 2:00 pm

Executive Director Rick Hatcher called the meeting to order at 2:01 pm.

Board Members Present: Amber Palmer for Wes Dodds, Greg Fitzpatrick, Rick Hatcher, Melissa Harris for Rhonda Stafford, and Mike Yoder.

Guests Present: Breanne Parcels, Kaileigh Vermillion, Doug Elleman, Ashley, and Heather Martin.

Minutes:

- Mike Yoder moved a motion to approve the minutes from the regular March 10, 2026, meeting, as submitted and Greg Fitzpatrick seconded. All in favor.

Building Demolition and Site Revitalization Program Bid Opening

- Heather Martin opened the bids and read them aloud. There was one asbestos bid and one demolition bid.
    - Asbestos – H&H Environmental $11,950
    - Demolition – Dirt Slingers Excavating $229,575
- Greg Fitzpatrick moved a motion to accept both bids and Mike Yoder seconded. All in favor.

Financial Report: Melissa Harris provided the financial report.

- Melissa Harris reported that the Depositor Foreclosures were reimbursed for $4,250.
- Melissa Harris reported the Hinkle Report was submitted to AOS on April 30, 2026.
    - Mike Yoder motioned to accept the report and Greg Fitzpatrick seconded. All in favor.
- Financial Accounts
    - General checking account, activity from March 10, 2026, through May 12, 2026: $4,850 Debit; $22.62 Credit; $286,723.06 Checking Balance.
    - The Money Market Account Balance was $168,005.20 with an interest rate of 2.85%.
    - Building Demolition and Site account: $110,799.85 debit; $301,109.27 credit; $198,469.59 balance.
    - The Grant checking account had a $301,098.65 debit, an $18.88 credit, and a $54.61 balance.
    - Brownfield Remediation Program account: $0 debit; $0.05 credit; $378.97 balance.
    - The Total Balance for all Land Bank accounts is $653,631.43.
    - Mike Yoder moved a motion to accept the financial report, and Greg Fitzpatrick seconded. All in favor.

Land Bank Owned Property:

1. N/A

Property Application

1. 110 Powell St, Bellefontaine, 17-091-08-13-019-000. Court costs $951.45
   a. The Board voted 3-10-2026 to acquire this property.
   b. Application received on 4/3/26. Applicant offered $10,000 more or less.
   c. Breanne Parcels reported that this was a tax foreclosure and it did not sell at Sheriff's sale. A forfeiture notice was filed in September. She submitted paperwork on 5/11/26. The purchase cost will cover court costs.
   d. Rick Hatcher asked Doug Elleman how long it would take to update the property.
      - Doug Elleman stated he buys properties and this one will fit into what he does.
      - Amber Palmer shared her reasoning on saying the property should be torn down, as it would be the cost savings if the Land Bank acquired the property. The cost to remodel the property is not at the Land Bank's expense.
      - Rick Hatcher stated the bidder has experience remodeling properties.
      - Doug Elleman stated the outside will be done quicker than the inside. He strives for clean and safe properties. It will probably take a year to get it taken care of. The weather damage is isolated to one small area.
      - Greg Fitzpatrick moved a motion to sell this property to the applicant for $10,000 and Mike Yoder seconded. All in favor.

Property Investigation Forms

1. 110 Powell St, Bellefontaine, 17-091-08-13-019-000. Court costs $951.45
   a. A neighbor submitted a form with concerns about this property being sold for remodeling. Kaileigh Vermillion shared her opinion on this matter. She will draft a letter to send to the person who submitted the concern. Breanne Parcels shared her opinion on this matter.

Property Watch

1. North St, Lakeview, 47-017-14-07-002-000 and 47-017-14-07-003-000
   a. This person previously submitted paperwork, interested in these parcels.
   b. There is no update.

Depositor Foreclosure Program – Previously Acted On:

1. Village of West Liberty Requests (20-144-12-23-014-000, 20-144-12-23-015-000, 20-144-12-23-015-001, 20-144-12-23-015-003, 20-144-12-23-015-004)
   a. These are the last parcels that will be handled through this program.
   b. Breanne Parcels stated these are still in foreclosure.

Deed-in-Lieu Program

1. Breanne Parcels stated the owner of the property could do a deed in lieu. These are flood plain properties.

New Business:

1. Breanne Parcels
   a. Previous Properties Board voted to acquire
      i. 636 High Ave, Russells Point, forfeiture pending
      ii. 210 Bentz Ave, Lakeview, forfeiture pending

iii. 0 Grand Ave, Russells Point, forfeiture pending
iv. 717 Euclid St, Bellefontaine, is still in foreclosure

2. Land Bank Conference
    a. Breanne Parcels stated she attended the Land Bank conference. She reported that Hamilton County did a presentation of their work in neighborhoods and had a graph that showed the work. She thinks the Land Bank should do this.
        i. Heather Martin advised that the Land Bank website has a map that shows every property remediated through the Land Bank. It can be found at: https://www.logancountylandbank.com/grants-received

Building Demolition and Site Revitalization Program

1. Status Update

Brownfield Remediation Program

1. 200 S. Carlisle St, Quincy – estimated cost $204,665
2. 13060 St Rt 287, East Liberty – estimated cost $297,835
3. 149 W Columbus Ave, Bellefontaine – estimated cost $59,401
4. Lakeview Corridor – estimated cost $209,532
5. County Road 32, Bellefontaine – estimated cost $24,594
6. Heather Martin advised that the State would be opening the grant again for the counties who haven't utilized all their grant money. If there are any other potential Brownfield projects, they can be submitted to utilize the rest of the program.

Adjourn: Mike Yoder moved a motion to adjourn the Logan County Land Reutilization Corporation meeting, and Greg Fitzpatrick seconded. All in favor.

Next Scheduled Meeting: The next regularly scheduled meeting will be held on July 14, 2026, at 2:00 p.m., at the Logan County Commissioners' Office.