

**Minutes**

January 11, 2022, 1:00 p.m.

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 and Heather Martin.

**9/28/21 Updated Minutes:** Mark Robinson moved a motion to approve the minutes from the September 28, 2021, meeting as submitted and Rhonda Stafford seconded. All in favor.

**Minutes:** Wes Dodds moved a motion to approve the minutes from the November 16, 2021, meeting as submitted and Rhonda Stafford seconded. All in favor.

**Financial Report:** Rhonda Stafford provided the financial information. For the financial report, activity from November 16, 2021 thru January 11, 2022: \$3,280.96 Debit; \$28.29 Credit; \$346,440.27 Checking Balance; \$151,082.02 CD Balance for a Total Balance of \$497,522.29.

1. Audit Update
  - a. The audit has been completed. The cost of the audit is \$5,945 excluding any further bills received.
2. Hinkle Report
  - a. John Belser is set to complete the report.

**Current Property:**

1. 520 Elm, Bellefontaine, 17-091-08-20-003-000 (NIP)
  - a. Status Update
    - i. The board accepted a bid of \$10,000 at the November meeting. After multiple phone calls, the bidder has changed their offer. They wanted to change their bid to \$3,000 down and then pay \$5,000 over two years. This was discussed by the Board and is not something they would be willing to do. Discussion was held regarding if the bid is a legal agreement and the options available. Because legal advisors were not available for the meeting, this item has been tabled for further advice.
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. Danielle Webber is interested in purchasing both of these lots. A purchase agreement was mailed to her and she will be doing some title work on her behalf. Heather will send an application to purchase to her for the second lot, just to make sure the records are complete.
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.
4. 111 Church St, DeGraff, 26-117-06-13-010-000 (NIP)
  - a. Application Received – Purtee, Jenny
  - b. Application Received – Idle, Michael
  - c. Status Update
    - i. Both parties have agreed to split the cost of the lot and the cost of a survey. Discussion happened regarding the survey and it was decided the Land Bank will have the survey completed and include that cost in the general purchase agreement to make it easier for both parties.
5. 228 Miami St, DeGraff, 26-117-06-06-008-000 (NIP)
  - a. Application Received – Manning, John
  - b. Status Update
    - i. Heather has left voice mails and sent emails to the contact information on the application and has not received a reply. Heather will continue to try and contact Mr. Manning. The total cost of fees for this property is \$100.00
6. 121 E High St, Bellefontaine, 17-091-12-05-014-000
  - a. Application Received – Harbour, Jamie
  - b. Application Received – Steineman, Jacquelyn
  - c. Discussion happened regarding the applications and future use of the property. Discussion also covered what was best for the tax roles and county. The Board reviewed the Land Bank Disposition Policy for further discussion.
  - d. Wes Dodds moved a motion to accept the offer of \$15,000 from Jacquelyn Steineman and Joe Antram seconded. All in favor.
  - e. Rick will follow up with both parties.
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. Ohio Department of Development has approved the Abandoned Gas Station application. The final approval is needed by the Ohio Controlling Board which meets on January 31, 2022.

**Current Property Watch:**

1. 250 Grove St, Lakeview, 47-017-14-10-015-000
  - a. This property will be offered for sale on 1/19/2022.
2. 560 Lima St, Lakeview, 47-017-14-05-001-000
  - a. Order of Confirmation and Deed filed on 12/8/2021.
3. Cooper Avenue
  - a. A survey needs completed.
4. Grove Street, Lakeview, 47-017-14-06-006-000
  - a. In the State of Ohio's name, offered at the most recent auditor's sale
  - b. Heather will follow up with Habitat for Humanity regarding this property.
5. Grove Street, Lakeview, 47-017-14-06-005-000

- a. In the State of Ohio's name, was offered at the most recent auditor's sale
- b. Heather will follow up with Habitat for Humanity regarding this property.
6. 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.
7. 505 Walker Street, Bellefontaine, 17-091-07-16-010-000
  - a. A title search has been requested. This property is wrapped in an estate and they have attempted to sell twice through the estate with no sale.
8. West Liberty Old School Building on Columbus Street
  - a. Discussion was held regarding this property and potential ways to help the Village. Rick is going to follow up on this item.

**Potential Properties:**

1. 337 Garfield Avenue, 17-091-11-11-11-000
  - a. Discussion happened regarding this property. The Land Bank was notified about this property being given to them through a Court Entry. Chelsea reported this property is current on taxes. Heather will send the Judgement Entry to Mark for follow-up.
2. Sunside Avenue, owned by Liberty Land Ltd.
  - a. Rhonda will follow up on this property.
3. 11575 Ash Avenue, 43-005-14-12-36-000
  - a. Rhonda will follow up on this property.
4. Abandoned house in Middlesburg, Rick was contacted by Doug Henry a Zane Township Trustee.

**New Business:**

1. Demolition Project to Clean Up Blight in Ohio
  - a. Notice to Jurisdictions for Project requests was mailed in December.
    - i. Heather will make follow-up calls to jurisdictions with a deadline of project submittal February 1.
  - b. Discussion happened regarding this item and actions that would be needed. A webinar was shared with the Board for further information.

**Old Business:**

**Adjourn** Joe Antram 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 March 29 at 1:00 pm at the Logan County Commissioners Office and will serve as the Annual Meeting.