

LCLRC Minutes

January 14, 2020

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

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

Guests Present: Brad Bodenmiller, Matt Chamberlin, Jessica Haushalter.

Minutes: Joe Antram moved a motion to approve the minutes from the November 26, 2019 meeting and Wes Dodds seconded. All in favor.

Financial Report: Rhonda Stafford provided the Financial Report. There is \$303,688.64 in the account. Per State Auditor suggestion, Belser Accounting is going to do the GAP with a cost of between \$600-800. John Bayliss moved to accept the Financial Report as presented and Belser Accounting to do the GAP and Wes Dodds seconded. All in favor.

New Business:

1. Property Update

- 441 Westview Street
 - At the last meeting, it was recommended the Land Bank accept the \$5,000k offer if no others received. Heather Martin reached-out, none was received. Rick is meeting with Donna Plotts for closing tomorrow at 1:00 PM and property will transfer to Plotts for \$5,000.
 - Court costs were discussed. The amount is \$1,322.97. Because two separate checks are not written, the Clerk of Courts will need to be paid after the check clears.
- 228 Miami Street
 - This is in DeGraff and is a NIP property; NIP properties must be kept through next summer. In the meantime, there are only a couple ways to dispense of NIP properties. The Land Bank can continue to mow it another year or year and half and then sell it.
- 520 Elm Street
 - The group requested Heather Martin to reach-out to nearby property owners to see if those folks might be interested in purchasing.
- 525 S Madriver St:
 - This property involves two parcels. Wes spoke with Dale Freymeyer about Mad River and Elm to see if Habitat for Humanity is interested in acquiring the properties. Wes also spoke with Warren Taylor, who is also affiliated with Habitat for Humanity.
 - Other non-profits were discussed. John mentioned the Housing Alliance out of Washington Courthouse, who built a house on Detroit Street. WODA is another group that does affordable housing, but they may not be a non-profit. WODA erected a home in Rushsylvania.

- The group requested Heather Martin reach-out to the organization Robert Bender was affiliated with at one time.
- 432 Clark Avenue
 - No discussion.
- NIP Properties generally
 - Discussion occurred regarding tracking of NIP properties, when NIP limitations might be cleared. Discussion occurred with many believing it started in June or July 2018.
 - The group requested Heather Martin track when NIP limitations will clear.
- 527 W Columbus Avenue
 - No discussion.
- 111 Church Street
 - It was noted that Michael Idle had expressed interest in this property.
- 495 Lima Street
 - The group requested Heather Martin reach-out to Becky Larabee to investigate why the property was brought to Land Bank's attention because the property is current on its taxes.
- 305 N Oak Street
 - Jessica Haushalter: It looks like the process was started on this property.
- Buyer Street
 - Jessica Haushalter: No response to letter.
- 315 W Harrison Street
 - Jessica Haushalter: No response to letter.
 - Rhonda Stafford: Someone came in wanting to make payments. They are going to pay \$400 a month. This started in December.
- 250 Grove Street
 - This property is both mobile and real. The individual is believed to be deceased.
- 560 Lima Street
 - This property includes a mobile.
- 290 Bentz Avenue
 - There are three parcels that go together at this property.
- Tracking
 - Jessica Haushalter shared a spreadsheet of properties she has worked on since hiring. The closer to the top of the list, the further along in the process it is.
- 168 N Sandusky Street
 - John Bayliss: The Village of Rushsylvania has notified a landowner to clean-up a property.
 - Matt Chamberlain: We should search title and find-out if there is a mortgage or lien holders. The individual may be getting a letter from the Village and something from Prosecutor's Office.
 - Jessica Haushalter: Will do a 30-day letter and title search if no contact after 30 days.

- Rhonda Stafford: There are two parcels; they did not sell at sheriff sale twice this year. Adjacent lands are owned by the Board of Trustees.
 - Matt Chamberlain: There is a nearby roadway where there are drainage issues.
 - Rick Hatcher: Will reach-out to Diane Rader (Village Clerk) and Jeff Spencer (Township Trustee). Maybe either entity would split the demolition.
 - John Bayliss: The township had discussed doing salt storage on their properties at one time. There's a house and garage on the property and \$30,000 owed.
 - 121 E High Street (Bellevue)
 - Rick Hatcher: This used to be David Kline and is between Main and Mad River. He is deceased. It looks like taxes are about \$17,000.
 - 410 Union Street (Lakeview)
 - Discussion occurred regarding the status of the dwelling. It says it's a mobile, but it was likely converted-into real.
2. OLBA Sponsorship
 - These dues were paid.
 3. Public Records Policy
 - This item is on hold for discussion with Heather at the next meeting.
 4. Property Disposal Guidelines
 - Discussion occurred about adoption of these guidelines. The goal is to consider adopting these guidelines at the Land Bank Annual Meeting.

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

Next Scheduled Meeting: The next meeting will be held March 10 at 1:00 pm at the Citizen's Bank.