

**Minutes**

January 3, 2023, 1:00 p.m.

Executive Director Rick Hatcher called the meeting to order.

**Directors Present:** Wes Dodds, Rick Hatcher, Mark Robinson, Rhonda Stafford, and Mike Yoder.

**Guests Present:** Heather Harpst, Cindee Boyd, Jack Reser, Breanne Parcels and Heather Martin

**Minutes:** Mark Robinson moved a motion to approve the minutes from the November 1, 2022, meeting as submitted and Rhonda Stafford seconded. All in favor.

**Financial Report:** Rhonda Stafford provided the financial information.

- **Financial Accounts**
  - General checking account, activity from October 31, 2022, through January 3, 2023: \$4,784.52 Debit; \$39.29 Credit; \$465,898.18 Checking Balance; \$152,152.29 CD Balance.
  - Abandoned Gas Station Cleanup Grant checking account: there was \$0 debit; \$2.43 credit; and a \$9,997.49 balance.
  - Building Demolition and Site account: \$194.34 debit; \$0.83 credit; \$9,791.37 balance.
  - The Total Balance for all Land Bank accounts is: \$637,839.33
  - Mark Robinson moved a motion to recommend acceptance of the Financial Report and Mike Yoder seconded. All in favor.
  
- **Land Bank Funding**
  - Mark expressed concern regarding the amount of money the Land Bank has. Rick provided information on why the balance has reached this amount and the activities planned for the balance. Mark informed the Land Bank he would request Thursday for the Commissioners to reduce the DTAC funding from 5% to 1%. Mark wants that DTAC funding to go back to the other entities. Rick and Heather Martin shared that they believed the DTAC funding isn't taking away from other entities but is a funding that was created to fund the Land Bank specifically. This funding couldn't be used for other entities if reduced. Mike Yoder and Jack Reser provided information on where the DTAC came from and how it works. Mark advised he'd hold off on his request to reduce it to allow time to research this issue and it will be discussed at the March meeting.
  - Mark expressed concern that the Land Bank is tearing down properties at a time when housing is needed. Rick and Wes spoke to how they believe the Land Bank is helping with housing. Wes stated that the City of Bellefontaine has a lot of properties that the Land Bank could help with. The removal of uninhabitable properties creates buildable lots.

**Current Property:**

1. Currently the Land Bank doesn't own any properties.

**Current Property Watch:**

1. 12045 St. Rt. 117, Belle Center, 36-007-13-01-015-000
  - a. Court Costs are \$1,251.26
  - b. Internal Costs: \$5,000
  - c. Grant expenditures to date: \$168,295.02
  - d. Status Update
    - A progress report was recently received along with an invoice on current work on this property.
2. Cooper Avenue
  - a. A survey has been completed. Next steps need to be determined.
3. 123 N Elm St, 17-091-12-22-005-000. Board voted to acquire on 11/1/2022.
  - a. Status Update
    - The Auditor's Deed is being signed on 1/3/2023.
4. County Rd 5, 40-011-00-00-005-004. Board voted to acquire on 11/1/2022.
  - a. Status Update
    - The Auditor's Deed is being signed on 1/3/2023.
5. 515 N Walker St, 17-091-07-16-013-000. Board voted to acquire on 11/1/2022.
  - a. Status Update
    - The Auditor's Deed is being signed on 1/3/2023.

**Potential Properties:**

- a. None

**New Business:**

1. Application to Acquire property received for Westview St, 52-032-05-02-005-000. Applicant offered \$3,884.64. Court cost of \$3,884.64.
  - a. Breanne presented information on her concerns this property, plus the other two properties in this area that was previously voted on. She recommends the new owners do a survey because the description is old and outdated. Breanne will draft a letter that will be sent to the potential buyers, so they are aware of her concerns.
  - b. Mark Robinson moved a motion to acquire this parcel and accept the bid of \$3,884.64 for this property and to disclose all information and Rhonda Stafford seconded. All in favor.
2. Two applications received. Application to Acquire 250 & 260 Grove Avenue, 47-017-14-10-015-000 & 47-017-14-10-014-000. Each applicant offered \$1,000 for each property. Court costs of \$1308.05.
  - a. Discussion happened regarding the two applications received for this property. Both parties bid the same amount. The first applications received were by the neighboring property owner. Breanne advised that the second application was incomplete and didn't provide the information needed. Rick advised that the Property Disposition Policy states that neighbors will be given first priority. The

- location of the property was viewed, and one applicant was adjacent to the properties.
- b. Mark Robinson moved a motion to acquire these parcels and accept the bid of \$1,000 for each property by the Ramirez's and Wes Dodds seconded. All in favor.
3. Application to Acquire Grove Ave (2 properties), 47-017-14-06-006-000 and 47-017-14-06-005-000. Applicant offered \$2,100. Court costs of \$1,257.34.
    - a. The Board reviewed the properties and discussed.
    - b. Wes Dodds moved a motion to acquire these parcels and accept the bid of \$2,100 by the applicant and Mike Yoder seconded. All in favor.
  4. Application to Acquire 625 Henry St, 17-091-08-11-014-000. Applicant offered \$1,000. Court costs of \$1,349.64.
    - a. The Board discussed this property. The applicant offered less than the court costs. Heather Martin will reach out to the applicant to find out if they will cover the court costs.
    - b. Wes Dodds moved a motion to acquire this parcel and accept a bid in an amount to cover the courts costs and Rhonda Stafford seconded. All in favor.
  5. Application to Acquire 410 Union St, Lakeview, 47-031-06-10-005-000. Applicant offered \$1,600. Court costs of \$1,193.34.
    - a. At the advice of Breanne, the applicant has requested to table this application.

### **Old Business:**

1. Village of West Liberty old school
  - a. Heather Martin provided information to the Board on this property and the request from the Village. This property is currently included in the demolition grant bid package. The Village expressed concern that this property will not be taken care of through the grant and requested the Land Bank to pay for the asbestos remediation. The concern is that this property is owned by a private person and if the Land Bank went forward with this, it would leave the Land Bank open for remediation for private owners throughout the county.
  - b. Cindee Boyd attended the meeting and advised the asbestos remediation is \$89,000-\$93,000.
  - c. Discussion ensued through the committee regarding this item and the Board asked if the Village would be willing to acquire this property. The Village is willing, but not without cleanup. Heather Martin advised holding off on any decisions until after the bids are received for the Demolition grant so the Board will know all the information.
2. Demolition Program to Cleanup Blight Grant
  - a. The RFP is available on the Land Bank's website. H&H Environmental is currently conducting asbestos surveys and is almost finished. All reports should be received this week. Once received, a second Addendum will be issued and it, along with the reports, will be shared with the bidders. A list of the current bidders was shared. The bid opening will be held on January 17 at 1:00 pm in

person and via Zoom. A meeting will be held on January 31 at 1:00 pm to take action on bids received and possibly award.

**Adjourn:** Mark Robinson moved a motion to adjourn the Logan County Land Reutilization Corporation meeting and Rhonda Stafford seconded. All in favor.

**Next Scheduled Meeting:** The next regularly scheduled meeting will be held on March 14, 2:00 pm, at the Logan County Commissioners Office.