

**Minutes**

January 14, 2023, 2:00 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, Jill McKelvey, Cindee Boyd, Jayne Griffith, Trent Spriggs, Josh Jones, Gail Clark, Kaileigh Vermillion, Matt Chamberlain, David Henry, Breanne Parcels and Heather Martin

**Minutes:**

- Mark Robinson moved a motion to approve the minutes from the regular January 14, 2023, meeting as submitted and Wes Dodds seconded. All in favor.
- Mike Yoder moved a motion to approve the minutes from the January 17, 2023, meeting as submitted and Rhonda Stafford seconded. All in favor.
- Wes Dodds moved a motion to approve the minutes from the January 31, 2023, meeting as submitted and Mike Yoder seconded. All in favor.

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

- Financial Accounts
  - General checking account, activity from January 3, 2023, through March 13, 2023: \$102,944.00 Debit; \$37.67 Credit; \$362,991.85 Checking Balance; \$152,667.05 CD Balance.
  - Abandoned Gas Station Cleanup Grant checking account: there was \$0 debit; \$1.23 credit; and a \$9,998.72 balance.
  - Building Demolition and Site account: \$171.54 debit; \$84,501.21 credit; \$69,621.04 balance.
  - The Total Balance for all Land Bank accounts is: \$595,278.66
  - Invoices for H&H Environmental in the amount of \$24,500 was approved and will be paid. Rick noted the importance of the Land Bank's balance as the contractors will need paid and we're unsure how long it will take to be reimbursed.

**Annual Meeting:**

- Yearly Financial Report
  - Rhonda Stafford provided the details on all three checking accounts activity for the year to the Board.
  - Mark Robinson moved a motion to accept the financial reports and Wes Dodds seconded. All in favor.
- Election of Officers
  - Mark Robinson moved a motion to nominate Rick Hatcher as the at large appointment and as the Executive Director and Rhonda Stafford seconded. Mike Yoder moved a motion to close the nominations and Wes Dodds seconded. All in favor.

- Statutory Board Members are Rhonda Stafford, Mark Robinson and Mike Yoder, appointed member is Wes Dodds and nominated member is Rick Hatcher.
- Mike Yoder moved a motion to approve the slate of Board of Directors and Mark Robinson seconded. All in favor.
- Contract with LUC
  - Mark Robinson moved a motion to approve the contract with LUC Regional Planning Commission for administration of the LCLRC according to the stipulations as outlined in the contract and Wes Dodds seconded. All in favor.
- Contract with Belser Accounting
  - Mike Yoder moved a motion to approve the contract with Belser for accounting services and Mark Robinson seconded. All in favor.

**Current Property:**

1. 52-032-09-02-002-000, Sunnyside Ave, Russells Point
  - a. Status Update: Purchase Agreement mailed 2/22/23.
2. 17-091-12-22-005-000, 123 N Elm, Bellefontaine
  - a. Status Update: Purchase Agreement mailed 2/22/23. Heather Martin will follow up with the prospective purchaser.
3. 52-032-05-02-004-000, 449 Westview Ave, Russells Point
  - a. The Board voted 9/20/22 to sell this property. Rick spoke with the prospective property owners. They are still interested but want to place it on hold.
4. 52-032-05-03-001-000, Westview Ave, Russells Point
  - a. The Board voted 9/20/22 to sell this property; the prospective purchasers have not decided if they want to move forward.
5. 40-011-00-00-005-004, Co Rd 5, Bellefontaine
  - a. Status Update: Signed purchase agreement has been received.
6. 17-091-07-16-013-000, 515 Walker Ave, Bellefontaine
  - a. Status Update: Purchase Agreement mailed 2/22/23.
7. 47-017-14-06-005-000, Grove Ave (Lot 547), Lakeview
  - a. Status Update: Signed purchase agreement has been received.
8. 47-017-14-06-006-000, Grove Ave (Lot 548), Lakeview
  - a. Status Update: Signed purchase agreement has been received.
9. 47-017-14-10-014-000, 260 Grove Ave, Lakeview
  - a. Status Update: Purchase Agreement mailed 2/22/23. Heather Martin will follow up with the prospective purchasers.
10. 47-017-14-10-015-000, 250 Grove Ave, Lakeview
  - a. Status Update: Purchase Agreement mailed 2/22/23. Heather Martin will follow up with the prospective purchasers.
11. 17-091-08-11-014-000, 625 Henry St, Bellefontaine
  - a. Status Update: Signed purchase agreement has been received. Heather Martin will follow up with the prospective purchasers.

**Current Property Watch:**

1. 12045 St. Rt. 117, Belle Center, 36-007-13-01-015-000
  - a. External Costs were \$1,251.26.

- b. Internal Costs: \$5,000
  - c. Grant expenditures to date: \$168,295.02
  - d. Matt Chamberlain reported he has been past the property and it's looking good. There's a sign in front of it advising anyone interested in the property to contact BJAAM.
2. Cooper Avenue
    - a. No Current Update
  3. Westview St, 52-032-05-02-005-000. Board voted to acquire on 1/3/23.
    - a. Status Update: the prospective purchasers have not decided if they want to move forward.

**Potential Properties:**

1. None

**New Business:**

1. Metropolitan Housing – Josh Jones & Gail Adams
  - a. They are looking for financial support for a housing project. They have applied for tax credits for the Chillicothe Cove Project and information on this project was presented.
  - b. There is uncertainty regarding if this is an activity the Land Bank can participate in.
2. Demolition Grant Update
  - a. Heather Martin provided an update on this grant. All asbestos abatement has been completed. Five properties have been torn down: Quincy, DeGraff and three in West Mansfield. The contractor was preparing to move to the Indian Lake area for the next phase of demolitions. He tentatively expects to have all demolitions completed by the end of April.
3. Ohio Land Bank Association Conference, April 26-28, Dayton
  - a. Anyone interested in attending should notify Heather Martin for registration.

**Old Business:**

1. 420 W Columbus, West Liberty
  - a. Members of the Village of West Liberty government attended to discuss this item. Mayor Jill McKelvey spoke for the group. She stressed they have an urgent need. If the roof collapses on this building, it becomes a hazardous site. It continues to worsen every day. West Liberty wants the Land Bank to be involved in the cleanup. Mayor McKelvey stressed that West Liberty has never been given any funds or assistance from the Land Bank and they believe they should have it. Though she understands why this property was removed from the demolition program, it's left the Village in a difficult position.
  - b. Matt Chamberlain asked about ownership, and Mayor McKelvey provided that information.
  - c. Mayor McKelvey stated the village would pay \$20,000 for junk removal if the Land Bank paid for asbestos abatement.
    - i. Heather Martin received an unofficial quote from an asbestos abatement company of \$400,000 for asbestos abatement.

- ii. At the bid opening, on January 31, the company that bid on the demolition project asbestos abatement projects did not bid on this project. He attended the meeting and said he estimates the full cost of abatement and demolition of this property is \$600,000 - \$800,000.
- d. Matt Chamberlain explained how the Land Bank can help in getting rid of back taxes, though they're minimal on this property. He explained the Land Bank tries to not acquire properties without a disposition in mind. This would be a new project for this Land Bank with a partnership. What's the end goal for disposition? The cost of this project is bigger than what the Land Bank can take on. What are the real costs?
- e. Mark Robinson asked what West Liberty is wanting?
  - i. Mayor McKelvey said they are looking for options. She blames the State for allowing people to buy old schools when they don't have the resources to maintain the property and now the Village is left with this issue. She stated if the building came down, they may make it a dog park but they're open to different things.
  - ii. Mark stated the usage would impact how he looks at it. If the Village owns it, there are no property taxes coming from the property.
  - iii. Rick Hatcher asked about the bones of the building being in good condition.
  - iv. Wes Dodds shared that everything is able to be rehabbed at a cost. The old post office is four concrete walls and a roof with millions more of need. He agrees that everyone recognizes this building is an issue. There will need to be a partnership among several different entities. To ignore it is a disservice.
  - v. Rick Hatcher asked West Liberty to reach out to more asbestos companies for quotes.
  - vi. Matt Chamberlain advised they look at full demolition quotes.
  - vii. This item will be added to the next agenda for further discussion.

**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 May 9, 2:00 pm, at the Logan County Commissioners Office.