

LCLRC Minutes
September 28, 2021

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, Robin Edwards, Jill McKelvey, Patty Kauffman, Jack Reser and Heather Martin.

Minutes: Joe Antram moved a motion to approve the minutes from the July 13, 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 July 14 through September 27: \$7,747.66 Debit; \$19.62 Credit; \$225,978.24 Checking Balance; \$150,559.11 CD Balance for a Total Balance of \$376,537.35.

- CD Maturation & Renewal
 - The CD matured on 9/18/21. The rates for CD's: Citizens Federal .70%; Liberty National Bank .10%; Richwood Bank .20%. A 9-month CD renewal with Citizens Federal was approved by the Board via email.
- 2018 Budget Update
 - John Belser needed to update the 2018 Budget Update because of the change from Cash Basis to GAAP. Joe Antram moved the first motion to accept the update and Wes Dodds seconded. All in favor.
- Audit Invoice
 - The audit invoice was approved for payment via email with Joe Antram moving a motion to pay and Mark Robinson seconded. All in favor.
 - A third invoice has been received but it was for zero dollars.
- Ohio UST CIC Invoice was signed for approval to pay; this was approved previously.

Current Property:

These properties can be disposed of in December. Action for the sale will be taken at the November meeting. Matt asked that a place for disbursement is decided and recommended that the sales happen in early January 2022.

1. 520 Elm, Bellefontaine, 17-091-08-20-003-000 (NIP)
 - a. Application Received – Wilson, Tim
2. 525 S. Madriver, Bellefontaine, 17-091-16-15-006-000 (NIP)
 - a. Application Received – Residential Administrators
 - b. Application Received – Habitat for Humanity
3. S. Madriver (adjacent), 17-091-16-15-007-000
 - a. Application Received – Habitat for Humanity
 - b. Application Received – Webber, Danielle
4. 432 Clark Ave, Bellefontaine, 17-091-15-05-003-000 (NIP)

- a. Application Received – Warner, Justin
- b. Application Received – Rogan, Daniel
 - i. A complaint was received regarding a camper on the property with Rogan and others living in the camper. The Health Department and Code Enforcement have been in contact, and he was ordered to remove the camper. He has been non-compliant. Wes recommended a trespassing complaint be filed with the police department on behalf of the Land Bank. The Board agreed that this would be the next action and Wes will proceed with this action.
5. 111 Church St, DeGraff, 26-117-06-13-010-000 (NIP)
 - a. Application Received – Purtee, Jenny
 - b. Application Received – Idle, Michael
6. 228 Miami St, DeGraff, 26-117-06-06-008-000 (NIP)
 - a. Application Received – Manning, John
7. 12045 St. Rt. 117, Belle Center, 36-007-13-01-015-000
 - a. Court Costs are \$690.29
 - b. Matt reported the application has been prepared to submit to State of Ohio. The next hope is that the project is accepted for remediation. If accepted the property will transfer out of the Land Bank to the USTCIC.
 - i. Joe Antram moved a motion to authorize Rick to sign documents to transfer the property to the USTCIC if it is requested, and Rhonda Stafford seconded. All in favor.

The cost will be around \$30,000 total, some of it may be reimbursable. It could take one to one and one-half years. The Board discussed the length of the process.
 - c. Rick provided the Board with information on a conference call that was held, and the discussion and actions taken.

Property Watch List:

1. Property Update
 - 305 N Oak St, Lakeview
 - Order of sale. Waiting for final court costs for confirmation to be filed.
 - 250 Grove St, Lakeview
 - Motion for Default Judgement filed.
 - 560 Lima St, Lakeview
 - Up for Sheriff's sale.
 - 290 Bentz Ave, Lakeview
 - This property has sold.
 - Cooper Avenue
 - The county wants the Land Bank to handle this.

Potential Properties:

1. 121 E High St, Bellefontaine, 17-091-12-05-014-000
 - This property will be requested from the Auditor. Heather will send a letter to neighboring property owners regarding the availability of this property.
2. 124 Bristol Circle, Russells Point
 - This property sold at Auditor Sale.

3. 128 Bristol Circle, Russells Point
 - This property sold at Auditor Sale.
4. Grove Street, Lakeview, 47-017-14-06-006-000
 - Rick will check this property. Matt recommends a firm disposition is decided before acquiring.
5. Grove Street, Lakeview, 47-017-14-06-005-000
 - Rick will check this property. Matt recommends a firm disposition is decided before acquiring.
6. 410 Union Street, Lakeview, 47-031-06-10-005-000
 - Rick will drive by the property. The neighbor is June Myers; there is a building encroaching on this property and Rick will contact the neighbor to see if there is interest in purchasing this parcel.
7. 168 N Sandusky, Rushsylvania
 - This property sold at Auditor Sale.
8. 112 - 114 N Detroit St, Bellefontaine
 - This property is up to date on taxes.
9. 505 Walker, Bellefontaine, 17-091-07-16-010-000
 - There's a deceased owner; foreclosure is needed. Rick will follow-up with Chelsea. This is an empty lot; CDBG money was used to demolish it.
10. 420 W Columbus, West Liberty, 20-144-12-07-006-000
 - Jill McKelvey presented information to the Board regarding this property. There's a huge hole in the roof. The Village mows the yard. The owner has been in prison. The Village would like to have something done with this property. Matt recommended an analysis be completed to discuss cost of demolition versus remediation. The Village has discussed Clean Ohio Grant, but 58 points are needed, and they have 54. Wes recommended the Village to reach out to the owner and see if he's cooperative of this property. Matt recommended that a title search be completed, so that information is at the ready when needed. Matt recommended the Village Solicitor complete this action. Matt will reach out to him.
 - Joe Antram moved the first motion to recommend the Land Bank pay for the title work with a maximum amount of \$750 and Wes Dodds seconded. All in favor.

New Business:

1. Value of Property
 - Currently there's an issue with how the Land Bank values property owned. Previously it was valued using the Auditor's valuation. Heather will reach out to Clark and Shelby County to see how they value property. Rick will also ask at the Land Bank Association meeting. Both will report at the next meeting on findings.
2. DTAC Funding
 - DTAC Funding is \$130,292. The Land Bank is in a strong cash position for this. Thank you to the county for this funding.
3. Ohio Land Bank Association Meeting
 - Rick will be attending the meeting on September 30.
4. Contractor Pre-Qualification Verification Forms

- A contractor has contacted a couple individuals to ask about getting pre-qualified. The larger Land Banks off this as an option. At this time, it was decided this was unneeded.

Old Business:

1. Reimbursement for legal services
 - At this time Matt would prefer legal services be reimbursed as it's currently handled.
2. CORSA Insurance Update
 - This automatically renews. If the Land Bank owns a property with a structure on it in the future, other insurance would need to be considered for that structure.

Adjourn: Mark Robinson moved a motion to adjourn the Logan County Land Reutilization Corporation and Joe Antram seconded. All in favor.

Next Scheduled Meeting: The next meeting will be held November 16 at 1:00 pm at the Logan County Commissioners Office.