

Minutes

July 16, 2024, 1:00 pm

Executive Director Rick Hatcher called the meeting to order.

Directors Present: Wes Dodds, Rick Hatcher, Joe Antram for Mark Robinson, Heather Dalton for Rhonda Stafford, and Mike Yoder.

Guests Present: Kaileigh Vermillion, Breanne Parcels, Cindee Boyd, Jayne Griffith, Heather Martin.

Minutes:

- Wes Dodds moved a motion to approve the minutes from the regular May 21, 2024, meeting as corrected, and Mike Yoder seconded. All in favor.

Financial Report: Heather Dalton provided the financial information.

- Financial Accounts
 - General checking account, activity from May 22, 2024, through July 16, 2024: \$2,967.20 Debit; \$3,247.42 Credit; \$503,984.13 Checking Balance.
 - The Money Market Account Balance of \$158,225.12 with an interest rate of 4.50% and had \$533.13 interest paid.
 - Abandoned Gas Station Cleanup Grant checking account: there was a \$0 debit; \$0.81 credit; and a \$10,027.46 balance.
 - This account will be kept open until the property has been sold.
 - Building Demolition and Site account: \$0 debit; \$0.02 credit; \$141.69 balance.
 - The Total Balance for all Land Bank accounts is \$672,378.40.
 - Mike Yoder moved a motion to accept the financial report and Joe Antram seconded. All in favor.

Current Property:

1. Westview St, 52-032-05-02-005-000. The board voted to acquire on 1/3/23.
 - a. Status Update: Breanne Parcels provided the history of this property. There's been no update since May. From the Prosecutor's Office, this property has been settled. Kaileigh Vermillion will follow up with Matt Chamberlain for an update.
2. 808 Euclid Ave, Bellefontaine
 - a. Status Update: An asbestos survey has been completed, and the information gathered so this property can be included in the demolition grant if there are excess funds.
3. 47-031-06-10-005-000, 410 Union St
 - a. Status Update: The Board voted to sell on 9/5/23 for \$2,000. Court costs are \$1,193.34. The purchase agreement was sent to the purchaser on 6/14/24. He will be using Howard Traul for the closing.
4. 52-032-13-16-008-000, Lake Ave

- a. Status Update: The Board voted to acquire and sell for \$1,500 on 5/21/24. Court costs are \$968.87. The purchase agreement was sent to the purchaser on 6/14/24. He will be using a Title Company for closing.

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: \$179,832.30.
 - d. Status Update: No update available. Kaileigh Vermillion will follow up with Matt Chamberlain for an update.
2. Cooper Avenue
 - a. The City and County are working on a solution for this property, and the Land Bank will not be involved any further.

Potential Properties:

1. 47-07-14-10-017-000, Grove Ave
 - a. Status Update: The Board voted on 5/21/24 to process this application as a depositor foreclosure and accepted the request of the applicant for \$1,000. This property is being foreclosed.
2. 17-106-08-12-003-000, 1225 Carlisle St
 - a. Neighbors are interested in this property. Breanne Parcels will contact the Clerk of Courts.
3. 07-083-07-01-004-000, Center St
 - a. This property is in the process of foreclosure. The Village of West Mansfield is interested in the property.
4. 17-091-12-22-003-000, 305 W Sandusky Ave
 - a. A letter was sent to neighboring property owners, with a response deadline of the end of July.

Depositor Foreclosure Program:

1. 121 St. Paris St., 11-091-10-03-013-000
 - a. Status Update: The Board voted to require a depositor amount of \$750 on 5/21/24. Breanne Parcels reported she's waiting on the certified death record for the owner. Once received, will need to serve all the kin of the owner by publication. Court costs will be high. She has everything ready.
2. 328 Clagg St., 17-091-11-03-004-000
 - a. Status Update: The Board voted to require a depositor amount of \$750 on 5/21/24. Breanne Parcels reported the title exam has been ordered.
3. Cook Avenue, 17-091-07-14-012-000
 - a. Status Update: The Board voted to require a depositor amount of \$750 on 5/21/24. Breanne Parcels reported the title exam has been ordered.

4. 27-115-16-06-003-000, Quincy
 - a. The Board discussed this request. Breanne Parcels stated this property cannot be foreclosed on until October. She recommended the Board table this request.
 - b. Joe Antram moved a motion to table this application and Wes Dodds seconded. All in favor.

5. 17-091-07-15-011-000, Lawrence Street
 - a. Breanne Parcels reported there are church successor issues with this property. She has reached out to the Ohio Secretary of State's business service division for information so this process can move forward.

6. 17-091-07-17-009-000, 406 Walker St
 - a. Breanne Parcels reported this property is in active foreclosure and she's awaiting a response from the City.

7. 17-091-1-06-005-000, 316 Walnut St
 - a. Breanne Parcels reported this is ready to file which will be completed next week.

8. 47-017-14-07-007-000
 - a. Breanne Parcels provided information on this parcel. It's not a buildable lot, it's in the floodplain. The person who put in the application is the only person in the area. This property would be a direct forfeiture.
 - b. Mike Yoder moved a motion to follow the guidelines as established and Wes Dodds seconded. All in favor.

9. 40-025-14-01-004-000
 - a. Breanne Parcels stated this is a nuisance property for the health department, township, and fire department. There will be no deposit required as this property is already in the foreclosure process.
 - b. Heather Dalton moved a motion to accept this application and Mike Yoder seconded. All in favor.

Deed-in-lieu Program

1. Breanne Parcels advised there was someone who wanted to transfer properties to the Land Bank, but those properties have liens. She advised creating a policy that states the Land Bank will only accept properties without liens.
 - a. Heather Martin will draft a policy for Board review at the September meeting.

New Business:

1. Application to Acquire Property
 - a. 47-017-14-07-002-000, N. Street
 - i. Applicant offered \$500.
 - b. 47-017-14-07-003-000, N. Street
 - i. Applicant offered \$500.
 - c. 47-017-14-07-004-000, North Street
 - i. Applicant offered \$200

- d. Breanne Parcels stated the bids for these properties would not cover court costs, it was too low. Two of the three properties are in the process of foreclosure, but she believes the owner is going to push for a Sheriff's sale. The applicant could purchase the property at the Sheriff's sale.
 - e. The third property is not under foreclosure. The applicant could contact the property owner and buy directly.
2. Application to acquire 23-048-00-00-062-001 and 23-049-13-03-005-000, 4853 Co Rd 39
 - a. The applicant offered \$2,200 for this property. Court costs are \$1,384.14.
 - b. Breanne Parcels spoke to the applicant regarding the need for a survey of this property before it could transfer. There's no structure and the parcels are buildable.
 - c. Wes Dodds moved a motion to acquire the property and Joe Antram seconded. All in favor.
 - d. Wes Dodds moved a motion to sell the property for the \$2,200 bid to the applicant and Heather Dalton seconded. All in favor.
 3. 17-091-12-19-012-000, 129 E Columbus Avenue
 - a. Discussion happened regarding this parcel. Breanne Parcels suggested it could be a deed-in-lieu property after a title search. The property is difficult. This property will be added to the Property Watch list.
 4. 17-091-11-21-011-000
 - a. This property is the former property of the Tri-County CAC. Bridges paid the back taxes on the property without Board approval. Bridges sent a letter requesting the money paid back from the Treasurer's Office. Discussion among the Commissioners, Treasurer's Office, and Assistant Prosecutor discussed having the Land Bank purchase the property for the amount of taxes that were paid.
 - b. Wes moved a motion for the Prosecutor's Office to do a title exam and contingent on a clean title exam, the Land Bank would purchase the property for the price of the delinquent taxes and Joe Antram seconded. All in favor.
 5. Application to acquire 52-032-13-14-005-000, 533 Grand Ave
 - a. The applicant offered \$500 for this property. Court costs were unknown at the time of the meeting.
 - b. Joe Antram moved a motion to sell this property for court costs and Mike Yoder seconded. All in favor.

Building Demolition and Site Revitalization Program

1. The application was submitted the day the program opened. At this point, we're just waiting for approval from the State.

Brownfield Remediation Program

1. The application for the 420 W Columbus, West Liberty property was submitted. At this point, we're just waiting for approval from the State.

2. The application for 532 Florence Ave, Bellefontaine was submitted. At this point, we're just waiting for approval from the State.

Other

1. Joe Antram brought a dilapidated property, 290 N Main St, Lakeview to the Board for discussion. This property wouldn't be eligible for foreclosure until October 2025. This property is part of the demolition grant program.
2. Wes Dodds has a property in McArthur Township that he'd like to discuss at the next meeting.

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

Next Scheduled Meeting: The next regularly scheduled meeting will be held September 17, 2:00 p.m., at the Logan County Commissioners Office.