

Minutes

March 11, 2025, 2:00 pm

Executive Director Rick Hatcher called the meeting to order.

Directors Present: Wes Dodds, Greg Fitzpatrick, Rick Hatcher, Rhonda Stafford, and Mike Yoder.

Guests Present: Heather Dalton, Breanne Parcels, Amber Palmer, Bryden Penhorwood, Kaileigh Vermillion, and Heather Martin.

Minutes:

- Rhonda Stafford moved a motion to approve the minutes from the regular January 14, 2025, meeting, and Greg Fitzpatrick seconded. All in favor.
- Greg Fitzpatrick moved a motion to approve the minutes from February 11, 2025, Bid meeting and Mike Yoder seconded. All in favor.

Annual Meeting

- Yearly Financial Report
 - a. Rhonda Stafford provided copies of the 2024 financials to Board members and reviewed the report.
 - b. Mike Yoder moved a motion to accept the 2024 financial report and Wes Dodds seconded. All in favor.
- Election of Officers
 - a. Wes Dodds moved a motion to nominate Rick Hatcher as the Director and Mike Yoder seconded. All in favor.
 - b. Rick Hatcher spoke about the start of the Land Bank and the work completed.
 - c. Mike Yoder moved a motion to nominate Rhonda Stafford as the Treasurer and Wes Dodds seconded. All in favor.
- Contract with LUC
 - a. Rick Hatcher signed the LUC contract.
- Contract with Belser
 - a. Rick Hatcher signed the Belser contract.

Financial Report: Rhonda Stafford provided the financial report.

- Financial Accounts
 - General checking account, activity from January 14, 2025, through March 11, 2025: \$86,714.73 Debit; \$60,442.50 Credit; \$591,590.25 Checking Balance.
 - The Money Market Account Balance was \$161,808.01 with an interest rate of 3.25%.
 - Abandoned Gas Station Cleanup Grant checking account: there was a \$57,215.00 debit; \$57,215 credit; and a \$29.56 balance.
 - This account will be kept open until the property has been sold.

- Building Demolition and Site account: \$84,654.00 debit; \$84,000.91 credit; \$2,731.40 balance.
- Brownfield Remediation Program account: \$0 debit; \$0.42 credit; \$9,762.88 balance.
- The Total Balance for all Land Bank accounts is \$765,922.10.
- Wes Dodds moved a motion to accept the financial report and Mike Yoder seconded. All in favor.

Current Property:

1. 808 Euclid Ave, Bellefontaine
 - a. Status Update: This property has been demolished. Court Costs are \$1,246.35.
 - b. Status Update: Application received 1/28/25. Applicant offered \$1.
 - c. Status Update: Property Investigation form received 1/23/25.
 - d. Discussion: Breanne Parcels stated Ohio law has changed and requires Land Banks to pay court costs.
 - e. Action: Mike Yoder moved a motion to sell to applicant Bryden Penhorwood in May for court costs of \$1,246.35 and Greg Fitzpatrick seconded. All in favor.
2. 410 Union St, 47-031-06-10-005-000,
 - 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 and completed on 1/17/2025. Kaileigh Vermillion stated the quiet title action is filed and will run for six weeks.
3. 12045 St. Rt. 117, Belle Center, 36-007-13-01-015-000
 - a. External Costs were \$1,251.26.
 - b. Internal Costs: \$15,000
 - c. Grant expenditures to date: \$179,832.30.
 - d. Status Update: The Board agreed to hold off on selling this property to allow time for the Logan County Sewer District to complete easement paperwork. The Sewer District is working with Choice Properties on this.
4. 4853 CR 39, 23-048-00-062-001 and 23-049-13-03-005-000,
 - a. The Board voted to acquire and sell this property to the applicant for \$2,200 on 7/16/24. Court Costs are \$1,384.14. Purchase agreement sent 9/12/24.
 - b. Status Update: This closed on 2/27/25.
5. 533 Grand Ave, 52-032-13-14-005-000
 - a. The Board voted to acquire and sell this property to the applicant for the Court Costs of \$976.59. The purchase agreement was completed on 9/23/24.
 - b. Status Update: This closed on 1/15/25.
6. 312 High St, 17-091-12-02-006-000
 - a. Status Update: Application received 1/28/25. Applicant offered \$1. Court costs on this property are \$525.27.
 - b. Action: Wes Dodds moved a motion to sell the property to the applicant Bryden Penhorwood for \$525.27 and Mike Yoder seconded. All in favor.
7. 406 Walker St, 17-091-07-17-009-000
 - a. Status Update: The Board voted on 1/14/24 to sell this property. A purchase agreement was completed on 2/3/25.
8. 325 & 329 Lawrence St, 17-091-11-03-024-000, 17-091-11-03-023-000, 17-091-11-03-025-000

- a. Status Update: The Board voted on 1/14/24 to sell this property. A purchase agreement was completed on 2/3/25.
9. Ash Avenue, 38-006-11-02-009-000, 38-006-11-02-010-000, 38-006-11-02-011-000
 - a. Status Update: Rhonda Stafford provided an application to Dale Frymyer with Habitat for Humanity.
 - b. Discussion: Breanne Parcels stated there has been a change to Ohio Law. Starting on April 3, properties received through direct foreclosure will need to be sold through a public auction.
 - c. Action: Greg Fitzpatrick voted to sell these parcels to the applicant for court costs as long as it closes by April 2 and Wes Dodds seconded. All in favor.
10. Keller St, 07-083-07-01-004-000
 - a. Status Update: Application received to acquire. The Board voted to acquire and sell this property to the applicant for \$1,000. Court costs are \$766.13.
11. Franklin St, 43-031-07-03-007-000
 - a. Status Update: Application received to acquire 2/20/25. Applicant offered \$500. Court costs are \$596.30.
 - b. Action: Mike Yoder moved a motion to sell the property to the applicant for court costs and Wes Dodds seconded. All in favor.

Property Watch:

1. W. Chillicothe Ave, 17-091-11-21-011-000
 - a. Status Update: The Board voted to have a title exam completed, and contingent on a clean title exam, the Land Bank would purchase the property. It was reported at the November meeting that there is a Federal Tax Lien on this property.
 - b. Breanne Parcels reported there is no update.

Property Investigation Forms

1. W. Sandusky Ave, 11-091-10-03-001-000
 - a. Status Update: Applicant offered \$500. Court costs are still accumulating. The Board tabled this item until complete.
2. 513 E Chillicothe Ave, 17-092-09-20-007-000
 - a. Property investigation form received 12/1/24. The Board requested to table this.
 - b. Breanne Parcels stated the title exam has been sent out.
3. 114 N Detroit St, 17-091-12-20-005-001
 - a. Property investigation form received 12/19/24. The applicant is speaking to the city about this property. It will be removed from the agenda.
4. 140 Stephenson St, 47-017-18-04-030-000.
 - a. Depositor foreclosure application sent 1/28/25.
 - b. Breanne Parcels stated the title exam has been sent out.
5. Co. Rd. 25, 12-079-00-00-060-000
6. 3796 Harrison Rd, 09-062-20-03-015-000
 - a. Breanne Parcels stated this property would need to be bought at the Sheriff's sale
7. 3808 Harrison Rd, 09-062-20-03-014-000

- a. Breanne Parcels stated this property would need to be bought at the Sheriff's sale
8. 408 N Walker St, 17-091-07-17-008-000 & 17-091-07-17-008-001
 - a. Rhonda Stafford moved a motion to acquire this property and Greg Fitzpatrick seconded. All in favor.
9. 130 W Sandusky Ave,
 - a. This property is in foreclosure, the applicant was advised to contact the Bankruptcy Trustee.
10. 17-091-11-03-024 & 17-091-11-03-025
 - a. This application was denied because the property has already been sold.

Depositor Foreclosure Program - New:

1. 7426 West St, 51-033-09-02-003-000
 - a. A Depositor Foreclosure application will be sent to the applicant.

Depositor Foreclosure Program – Previously Reviewed/No Action:

1. 316 Walnut St, 17-091-11-06-005-000
 - a. Status Update: This is an active foreclosure, so the Land Bank cannot take any action yet. Harold Brown is interested.

Depositor Foreclosure Program – Previously Acted On:

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.
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.
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.
4. Grove Ave, 47-07-14-10-017-000
 - a. Status Update: The Board voted to process this application as a depositor foreclosure and accepted the request of the applicant.
5. 265 North St, 47-017-14-07-007-000
 - a. Status Update: The Board voted to follow guidelines as established on 7/16/24.
6. Kiowa Path, 43-005-14-25-011-000
 - a. Status Update: The Board voted to require a depositor amount of \$250 on 9/17/24.
7. 412 N Elm St, 17-091-12-03-006-000
 - a. Status Update: The Board voted to require a depositor amount of \$250 on 9/17/24.
 - b. Breanne Parcels reported the executor of the estate is to file the estate is closed.
8. 5877 St Rt 275 E, 40-025-14-01-004-000
 - a. Status Update: The Board voted to require a depositor amount of \$792 on 9/17/24.
 - b. Breanne Parcels reported service by publication is done and the Board should expect foreclosure soon.

9. Village of West Liberty Requests (20-144-12-23-014-000, 20-144-12-23-015-000, 20-144-12-23-015-001, 20-144-12-23-015-003, 20-144-12-23-015-004)
 - a. Breanne Parcels provided an update. One property has a title defect, there are some costs associated with it. Kaileigh Vermillion has talked with them and the Village is going to discuss it. The Village has the application. This item will be tabled until an application is received.

Deed-in-lieu Program

1. 8223 Midway Drive
 - a. Status Update: The Board voted on 9/17/24 to accept this property.
 - b. Kaileigh Vermillion will reach out to Janice Rogers.

New Business:

1. Bryden Penhorwood asked about a property. If the owner forfeits, it to the Land Bank do the taxes stay with it? Rick Hatcher advised that they go away. Discussion arose regarding this property as it's a special assessment from the City for remediation. Bryden believes the owner is willing to let it go. This property will be added to the agenda under Property Watch.
2. The Ohio Land Bank Association is sending a letter to support the Brownfield remediation and Site Revitalization amendment. The Board agreed to sign on in support.
3. Breanne Parcels would like the Land Bank to agree to be a receiver for properties. This will be discussed after the State Conference.

Building Demolition and Site Revitalization Program

1. Properties
 - o Demolitions are occurring slowly.

Brownfield Remediation Program

1. The Demolition Meeting was held for these two projects. The contractor expects it to begin in April.

Adjourn: Mike Yoder 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 May 6, 2025, at 2:00 p.m., at the Logan County Commissioners' Office.