

Minutes

January 14, 2025, 2:00 pm

Executive Director Rick Hatcher called the meeting to order.

Directors Present: Rick Hatcher (by phone), Greg Fitzpatrick, Amber Palmer for Wes Dodds, Rhonda Stafford, and Mike Yoder.

Guests Present: Brad Bodenmiller, LUC; Cindee Boyd, Village of West Liberty; Brett Deitering, Advanced Ext Demo; Dale Frymyer, Habitat for Humanity; Jayne Griffith, Village of West Liberty; Gretchen Heater, Heater Excavating; Brad Hudson, Village of West Liberty; Zach Kidder, 5 Points Contracting LLC; Chris Lamb, Lamb Coate Contracting; Breanne Parcels, Prosecutor's Office; Bryden Penhorwood, Level Up Properties/5 Points; Gary Rister, H&H Environmental; Trent Spriggs, Village of West Liberty; Kaileigh Vermillion.

Minutes:

- Mike Yoder moved a motion to approve the minutes from the regular November 19, 2024, meeting, and Rhonda Stafford seconded. All in favor.

Brownfield Remediation Program:

- Bid Opening – Bid #1 – West Liberty
 - Three sealed bids were received.
 - a. Advanced Excavating & Demolition for \$362,750.
 - b. Heater Excavating for \$650,000.
 - c. Watson General Contracting for \$463,810.
- Bid Opening – Bid #2 – Bellefontaine (Asbestos Remediation Only)
 - One sealed bid was received.
 - a. H&H Environmental for \$29,200.
- Bid Opening – Bid #2 – Bellefontaine
 - Two sealed bids were received.
 - a. Advanced Excavating & Demolition for \$79,632.
 - b. Heater Excavating for \$120,000.
- Mike Yoder moved a motion to accept the bids for further evaluation and follow-up at a later date and Rhonda Stafford seconded. All in favor.

Financial Report: Rhonda Stafford provided the financial report.

- Financial Accounts
 - General checking account, activity from November 20, 2024, through January 14, 2025: \$35,394.02 Debit; \$1,627.40 Credit; \$617,862.48 Checking Balance.
 - The Money Market Account Balance was \$161,368.86 with an interest rate of 3.57%.
 - Abandoned Gas Station Cleanup Grant checking account: there was a \$10,000 debit; \$0.38 credit; and a \$29.56 balance.
 - This account will be kept open until the property has been sold.
 - Building Demolition and Site account: \$16,758.00 debit; \$20,000.76 credit; \$3,384.49 balance.

- Brownfield Remediation Program account: \$219.00 debit; \$10,000.48 credit; \$9,781.48 balance.
- The Total Balance for all Land Bank accounts is \$792,426.87.
- Mike Yoder moved a motion to accept the financial report and Greg Fitzpatrick seconded. All in favor.

Current Property:

1. 808 Euclid Ave, Bellefontaine
 - a. Status Update: This property is scheduled for demolition. A property investigation form was received.
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. The Board voted for a title exam to be completed on 11/19/24. The purchaser has not signed the purchase agreement.
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. At this time, the Board is waiting on the Sewer District.
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: The Engineer's Office provided an updated legal description.
 - c. Rhond Stafford will contact the Engineer's Office.
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: The closing is scheduled for 1/15.
6. 312 High St, 17-091-12-02-006-000
 - a. Status Update: A property investigation form was received. This needs an application to acquire.
7. 406 Walker St, 17-091-07-17-009-000
 - a. Status Update: The Board has not voted on action for this property; depositor foreclosure application received 6/24/24. Harold Brown applied.
 - b. Rhonda Stafford moved a motion to sell 406 Walker St to Harold Brown and Greg Fitzpatrick seconded. All in favor.
8. 329 Lawrence St, 17-091-11-03-024-000
 - a. Status Update: Application received 5/1/24.
 - b. Mike Yoder moved a motion to sell 329 Lawrence St to Harold Brown and Rhonda Stafford seconded. All in favor.
9. Lawrence St, 17-091-11-03-025-000
 - a. Status Update: Application received 5/1/24.
 - b. Mike Yoder moved a motion to sell Lawrence St, 17-091-11-03-025-000 to Harold Brown and Rhonda Stafford seconded. All in favor.
10. Ash Avenue, 38-006-11-02-009-000

- a. Status Update: Rhonda Stafford provided an application to Dale Frymyer with Habitat for Humanity.
11. Ash Avenue, 38-006-11-02-010-000
 - a. Status Update: Rhonda Stafford provided an application to Dale Frymyer with Habitat for Humanity.
12. Ash Avenue, 38-006-11-02-011-000
 - a. Status Update: Rhonda Stafford provided an application to Dale Frymyer with Habitat for Humanity.

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 she has not heard back from the US Attorney's Office about this matter.

Potential Properties:

1. Keller St, 07-083-07-01-004-000
 - a. Application received to acquire. Applicant offered \$1,000. Court costs are \$766.13
 - b. Application received to acquire. Applicant offered \$7,500. Court costs are \$766.13
 - c. Discussion happened regarding this property. If someone is a relative of the property, they should not be able to purchase. Breanne Parcels has an affidavit for Sheriff sales to determine person(s) are not related.
 - d. Mike Yoder moved a motion to acquire Keller St and Rhonda Stafford seconded. All in favor.
 - e. Rhonda Stafford moved a motion to accept the Kerns bid and Mike Yoder seconded. All in favor.
2. W. Sandusky Ave, 11-091-10-03-001-000
 - a. Status Update: Application received to acquire. Applicant offered \$500. Court costs are unknown.
 - b. Breanne Parcels reported court costs continue to accumulate and the process is not complete yet.
3. 513 E Chillicothe Ave, 17-092-09-20-007-000
 - a. Status Update: Property Investigation Form received 12/1/2024.
 - b. Breanne Parcels reported this qualifies for transfer without Sheriff sale. The Prosecutor's Office plans to foreclose. Wait on this because the Sheriff sale is not scheduled.
4. 325 Lawrence, 17-091-11-03-023-000
 - a. Status Update: Property Investigation Form received 11/21/24.
 - b. Heather Martin to send a depositor application.
 - c. Rhonda Stafford moved to proceed with a title search and Greg Fitzpatrick seconded. All in favor.
5. Franklin St, 43-031-07-03-007-000

- a. Status Update: A Property Investigation Form was received 12/10/24. No title search has been performed.
- b. Heather Martin to send an application to acquire.
6. 502 Fairview Ave, 52-032-13-10-001-000; 52-032-13-10-001-001; 52-032-13-10-001-002
 - a. Status Update: A Property Investigation Form was received 12/16/2024.
 - b. Discussion occurred. The individual interested should contact the Commissioners to purchase outside of the Land Bank. Heather Martin will follow-up with the individual.
7. 808 Euclid St, 17-091-07-05-005-000
 - a. Status Update: Property Investigation Form received 12/19/2024.
 - b. Bryden Penhorwood is interested in the property only if it is demolished.
 - c. Rhonda Stafford and Kaileigh Vermillion did not believe this requires a title search.
 - d. Heather Martin to send an application to acquire to Bryden.
 - e. Rhonda Stafford moved a motion to proceed with demolition and Mike Yoder seconded. All in favor.
8. 114 N Detroit St, 17-091-12-20-005-001
 - a. Status Update: Property Investigation Form received 12/19/2024.
 - b. Rhonda Stafford advised this is owned by the City of Bellefontaine.
 - c. Amber Palmer advised asbestos was remediated. The City is concerned about the building's connection to the neighboring property walls. She recommended waiting until Wes Dodds is back at a future meeting.
9. 140 Stephenson St, 47-017-18-04-030-000
 - a. Status Update: Property Investigation Form received 12/26/2024.
 - b. Breanne Parcels reported no search required. This would be a depositor's application.
10. 312 High St, 17-091-12-02-006-000
 - a. Status Update: Property Investigation Form received 12/26/2024.
 - b. Discussion occurred. The Land Bank owns. No title search required.
 - c. Heather Martin to send application to acquire to Bryden Penhorwood.

Depositor Foreclosure Program - New:

1. No discussion.

Depositor Foreclosure Program – Previously Reviewed/No Action:

1. Lawrence St, 17-091-07-15-011-000
 - a. Status Update: Court Costs are \$688.55.
 - b. Rhonda Stafford and Heather Martin believe Harold Brown paid the \$750 but Breanne Parcels thinks it not been paid.
2. 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. The Land Bank will have to wait to file action until after February. Taxes won't exceed value until that time to transfer to the Land Bank. The title exam will be pricy. The Village could file a depositor application or the Land Bank can just wait on the Sheriff sale.

Deed-in-lieu Program

1. 8223 Midway Drive
 - a. Status Update: The Board voted on 9/17/24 to accept this property.
 - b. Breanne Parcels reached-out to the Power of Attorney. There are no liens except taxes. A title exam was done. Breanne is waiting to hear-back from the Power of Attorney.

New Business:

1. Meeting Schedule
 - a. Rick Hatcher stated action will be taken on bids at the meeting on 02-11 at 2:00 PM.
 - b. Rich Hatcher recommends the Board meet monthly until business reduces starting 03-11 at 2:00 PM.
2. Bryden Penhorwood, Level Up Properties
 - a. Bryden's email address is bryden@levelupoh.com.
3. OH Land Bank Conference
 - a. The Conference is from 04-23 through 04-25 and registration is \$50.

Old Business:

1. 11259 Kickapoo Path
 - a. Kaileigh Vermillion gave Rhonda Stafford the satisfaction of mortgage document which should finalize things.

Building Demolition and Site Revitalization Program

1. Properties
 - o Demolitions are occurring slowly.

Brownfield Remediation Program

1. The State announced the award of two Brownfield projects for the Land Bank.
 - o Brad Bodenmiller reported for Heather Martin. She is not sure the Land Bank has the funds required to do this because it is reimbursement based.

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 meeting to act on bids will be held February 11, 2025, at 2:00 PM, at the Logan County Commissioners Office. The next regularly scheduled meeting, which is the Annual Meeting, will be held March 11, 2025, at 2:00 p.m., at the Logan County Commissioners Office.