

SANDUSKY COUNTY LAND REUTILIZATION CORPORATION

BOARD OF DIRECTORS

REGULAR MEETING MINUTES

LOCATION: Land Bank Office is closed to the public until further notice. Please call to make appointment with the Land Bank Coordinator - 419-334-6252.

The Land Bank's monthly meeting was held at Terra State Community College 2830 Napoleon Road Fremont, Ohio, Building B second floor board room. The public could join by teleconference by calling 419-333-6900 and use room 86100. They announced their name when joining the call and are noted on the sign in sheet as "Call In".

DAY/TIME: Thursday, January 7, 2021 at 1:00 p.m.

PURPOSE: Regular meeting to consider the following business:

1. The meeting was called to order by Kimberley Foreman, Chairman
2. The sign in sheet was distributed with the Board members and others present:

Kimberley Foreman	Brian Woods, Land Bank Coordinator
John Havens	Barb Caudill, Secretary
Bob Gross	
Scott Miller	<u>Guests</u>
Tim Freeman	Chris Grover
Russ Zimmerman	Colleen Carmack, Sandusky County Recorder
Paul Fiser - Call In	Beth Tischler, Sandusky County Prosecutor
Derek Genzman – (Phone call)	
3. Approval of Minutes. Kimberley Foreman asked if there were any changes/amendments to the minutes of the last meeting. There were no comments. A motion for approval of the December 3, 2020 Regular Meeting was made by Bob Gross; seconded by Tim Freeman. Roll call was taken and motion carried without objection.
4. Discussions on the organization of the board were introduced by Kimberley Foreman. The Board received Commissioner Reiter resignation letter from vice chair and board. Discussions were made concerning replacement and a demo subcommittee formed. The County Commissioners have not met yet to announce the replacement for Kay Reiter. They are to meet January 11. Beth Tischler suggested that the board wait until the Commissioners officially appoint her replacement before moving forward with any organization changes to the Land Bank Board.

Everyone was in agreement to table the reorganization until after their meeting with the exception of the accepting Kay E. Reiter's resignation. Bob Gross made a motion to amend the Resolution 2021-1 Acceptance of Resignation of Kay E. Reiter and Appointment of Replacement of Commissioners to only read Acceptance of Resignation of Kay E. Reiter. Another resolution to appointment of replacement as commissioner representative will be

prepared once the Commissioners have made their announcement. Kimberley Foreman second the motion. Roll call was taken and Resolution 2021-1 Acceptance of Resignation of Kay E. Reiter was approved without objection.

RESOLUTION NO. 2021- 1

ACCEPTANCE OF RESIGNATION OF KAY E. REITER

WHEREAS, Kay E. Reiter submitted a letter of resignation as Board Vice Chair and Board member as her term as Sandusky County Commissioner has ended effective January 3, 2021, and,

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Sandusky County Land Reutilization Corporation that:

Section 1. This Board of Directors accepts the resignation submitted by Kay E. Reiter and acknowledges that the Sandusky County Commissioner representative replacement will be appointment to the Board after the announcement is made by the Sandusky County Commissioner.

Section 2. This Resolution shall take effect and be in force immediately upon its adoption.

Kimberley Foreman seconded the motion.

Roll call was taken and Resolution 2021-1 was motion carried without objection.

The undersigned, Secretary of the Sandusky County Land Reutilization Corporation, certifies that the foregoing is a true and correct excerpt from the minutes of the meeting of January 7, 2021 of the Board of Directors of the Sandusky County Land Reutilization Corporation, showing the adoption of the Resolution above set forth.

Barbara Caudill, Secretary
Sandusky County Land Reutilization Corporation

January 7, 2021

Date

John Havens brought up spending limits for the Land Bank Coordinator and issuing a debit card with limits for the Land Bank to use. Kimberley Foreman stated the debit card was not necessary. A motion was made by John Havens to authorize the Land Bank Coordinator to spend up to \$2,000 for survey expenses and limit of \$500 for an incidental item anything over the amounts must have Board approval. Roll call was taken and motion carried without objection.

5. Budget December 31, 2020 balance: Old Fort Checking Acct. \$339,609.69. Kimberley Foreman asked if there were any questions or additional comments to the financials for December 2020. A copy was available if members wanted to review prior to approval. Tim Freeman made a motion to approve the Financials; seconded the motion by Paul Fiser. Roll call was taken and motion carried without objection.

6. Old Business

- **106 N. Arch Street demolition and sell update** – Waiting on demo contractor who is getting a quote from the electrician to disconnect the electric from the building. We have a signed purchase agreement on file for \$3,000 with a contingent on Land Bank demo. Kimberley asked for a timeline which is the end of this month. Tim said that he could get the electric removal done cheaper than \$7,400. Was there any communication with Derek Genzman about the cleanup and possibly keeping a portion of the proposed demo. Bob Gross asked if Derek Genzman would buy the property with concrete slab/steps left? Scott Miller stated that the Land Bank should discuss with Derek Genzman if he wants to keep the concrete slab/steps left. Bob Gross called Derek Genzman. Bob Gross asked if he wanted to keep the concrete/steps. Derek Genzman stated yes it would save expense both on him and the Land Bank. Questions about the electrical was raised - Chris Grover stated electrical must be taken out.
 - Bob Gross motioned for 106 Arch Street to leave the concrete slab/steps for the prospective property buyer who wants the concrete slab/steps to remain. Tim Freeman second the motion. Roll call was taken and motion carried without objection.
 - Brian Woods will get a new bid with demo contractor for costs to move forward with contract. John Havens made a motion to give Brian Woods the authorization to renegotiate and approve the new demo contract with Great Lakes not to be over the initial price of \$7,400. Tim Freeman seconded the motion. Roll call was taken and motion carried without objection.
- **1245 Luckey Street sell update** – Sold last month. Buyer is planning to build a garage on the property.
- **208 Sandusky Avenue sell update** – Closing was held December 30 and sold for \$7,000. Do not know what owner proposes to do with the property.
- **Vacant lots in Risingsun sell update** – Closing was held December 7. Buyer is planning on putting a business on one lot and a home on the other.

7. New Business

- 425 Sandusky Avenue, Fremont has been listed with the Realtor for \$6,000.
- Barb Caudill handed out to the Board Members the Land Bank documents and acknowledgement certifications to be signed are returned. They included:
 - Designation of Representation
 - Comprehensive Ethics Policy/Conflict of Interest
 - Fraud-Reporting System Information
 - Public Records Policy
 - Policy and Procedures
 - Code of Regulations
- Kimberley Foreman introduced of New Land Bank Coordinator, Brian Woods. Kimberley also acknowledged Chris resignation and thanked him for staying until

January 15 to assist in the transition. All board members also thanked Chris and wished him well.

8. Brian Woods, Land Bank Coordinator no additional comment.
9. Prosecuting Office – Beth Tischler. Elected official had breakfast with the new clerk. They are ready to file foreclosures. Foreclosures will be done in groups instead of individually. John Havens asked what was timeline; Bob Gross how many will be in a group. – Batches of 10 per sectors should be started shortly. Lists should be sent out to Kimberley Foreman for the Board to review. Any questions or any listings that need to be moved up should be relayed to Kimberley Foreman.
10. Kimberley Foreman, Chairman anything else would need addressed to the Board – no comments
11. Public Comments – Colleen Carmack welcomed Brian and offered their assistance. Also thanked Chris Grover for his services.

Next meeting: Date: February 4, 2021 Time: 1:00 place: Terra Community College
2830 Napoleon Road, Fremont, Ohio Building B second floor board room.

Motion to Adjournment:

First Motion: Scott Miller

Second Motion: Kimberley Foreman

Roll call taken and motion carried without objection

Meeting Attestation

I hereby certify that the minutes related to the Board of Directors’ regular meeting of January 7, 2021 set forth above are the minutes approved by the Board of Directors at their meeting of February 4, 2021.

Attested: _____ Dated: _____
Barbara Caudill, Sandusky County Land Reutilization Bank Secretary