

**SANDUSKY COUNTY LAND REUTILIZATION CORPORATION (LRC)  
MEETING MINUTES**

LOCATION: 622 Croghan Street, Fremont, Ohio 43420

DAY/TIME: Thursday, November 3, 2016 at 1:00 p.m.

PURPOSE: Regular meeting to consider the following business:

- Call to order by: Irma Celestino, Chairman
- Roll Call - See sign in sheet.
- Approval of Minutes of October 7, 2016. Charles Schwochow moved to accept the minutes. John Havens seconded the motion. So moved.
- Budget: Balance Savings Acct. as of 10/31/16 \$25.06 & Checking Acct: \$ 23,656.59

Ck1020 WSOS –Task 1 & 2       \$2,500.00

Ck1021 Comm. Title LTD       \$2,386.00

Ck1022 C. Grover-Inv. 2016-02   \$1,440.00

Ck1023 C. Schwochow-Reimb. Conf. expenses   \$501.30

Ck1024 J. Havens-Reimb. Conf. expenses   \$ 370.48

Ck1025 C. Grover-Reimb. Conf. expenses   573.80

\*\*Awaiting to pay Meyer & Kerschner- Sept. legal services \$31,138.02

Dan Sanchez moved to approve the expenses. Charles Schwochow seconded the motion. So moved.

- Old Business:
  - Resolution 2016-2 Acceptance of Theresa Garcia as Secretary to be signed.
- New Business:
  - Budgets- amended 2016 budget for approval - Discussion regarding the budget for legal services was had. The question was asked how the legal service was picked. The corporation did contact many local attorneys before selecting the current legal counsel. John Havens moved to accept the budget. Dan Sanchez seconded the motion. So moved.
  - Expedited foreclosures through BOR process. - Irma presented Hamilton County's procedure to discuss. The BOR would have to adopt a policy to use this process. This process would be simpler than a basic BOR foreclosure. The Auditor thought a checklist for this process would make it a cleaner process.

- Liability Insurance for properties in the near future - We will need to start looking for insurance for properties very soon. Agent was contacted by Theresa Garcia to obtain quotes on property coverage.
- Attorney, Mike Stultz – see attached
- Updates. Several properties are at sheriff sale level. We need to make sure that we are using our expedited options. Brad Lawrence at the Sheriff's office needs to have some direct communication of the sheriff sale.
- Chris Grover, Land Bank Coordinator - Met with Gibsonburg Administrator to look at a couple of properties. They are already on the list and they would be willing to keep the property maintained if the land bank takes possession. Also met with Fremont city engineer and talked about parcels they had interest in. Met with habitat for humanity to see what the land bank could help with and they had a couple properties that they would be interested in. There is also a parcel that is on our list that is currently not vacant and this needs to be pulled from the list. Should the land bank possibly send out notices to delinquent land owners regarding options. Irma will talk to Mike about getting a letter/notice together to send out.

Once a parcel is in process we need to protect the land banks legal fee from those who buy a parcel in the loop. Possibly add language to the end user application regarding incurring the fees. We need to make decisions on costs of side lots to stay consistent. There could also be agreements made between sellers and the land bank to recoup fees that are incurred for legal, demolition, admin etc.

- Robin Thomas of Western Reserve Land Conservancy - Nothing more to add other than what had been interjected in conversation.
- Public Comments
- Next meeting: Date: \_12/01\_ Time: \_1:00 pm\_ Place: \_same\_

Adjournment: Motion: John Haven Second: Charles Schwochow

Motion carried.