

SANDUSKY COUNTY LAND REUTILIZATION CORPORATION (LRC)
MEETING MINUTES

LOCATION: 622 Croghan Street, Fremont, Ohio 43420

DAY/TIME: Thursday, April 5, 2018 at 1:00 p.m.

PURPOSE: Regular meeting to consider the following business:

1. Call to order by: Irma Celestino- Chairman
2. Roll Call or sign in sheet
3. Approval of Minutes of March 1, 2018. Motion to approve minutes by Kay E Reiter and seconded by John Havens Motion carried.

4. Budget: March 31, 2018 balance: Savings Acct. \$25.06:

Checking Acct. \$117,021.39 (no outstanding checks)

Charles Schwochow made a motion to approve the financial report as of 3/31/18. Ken Frost seconded the motion. Motion carried.

Resolution 2017 – 4; approved the 2018 interim budget on December 7, 2017

Resolution 2018 – 1; approving the amendment to the 2018 Interim Budget. Charles Schwochow moved to approve Resolution 2018 -1 for the amendment to the 2018 budget. John Havens seconded the motion. Motion carried.

5. Old Business

- a. Webpage design – Chris noted that another tab was added to the web page. Everything seems to be up and running well. People are asking questions due to seeing information
- b. Status of Reimbursement documents WSOS. Chris has noted everything has been uploaded and we are just waiting for the State approval to reimburse. There are still a couple of items that they are waiting for final paperwork in order to submit.
- c. Clean up grants for gas stations – Grant application with ODSA for \$100,000.00 has been completed for Nickles Property. Chris signed a grant agreement with BJ AAM Environmental for Clark station property. Sandusky Township trustees asked Charlie about the land bank and he thought they may possibly have a comment about the gas station status. There has not been any decision on who the property will be sold to.
- d. Quote from Conklin Consulting – Per Atul Chopra of Sandusky County IT, he reviewed and thought it looked ok. Atul submitted a quote for the software. Irma asked for a motion to enter into agreement with Conklin for the QuickBooks program. Kay moved to accept the quote and Charlie seconded the motion. Motion carried. John Havens moved to purchase the software. Charlie seconded the motion. Motion carried.
- e. Quote from Dewey & Selvey for legal services. The quote came in at \$175.00 per hour for legal work for the land bank. The main use would be to prepare deeds. The quote was for \$85.00 per deed. The main concern would be that whoever does the work does it timely. Chris has not received any other quotes. Kay asked to come back for the next meeting with another quote to do a comparison.

- f. Property on corner of Park/Hayes Ave. Chris is working with City of Fremont. The City is ready to make use of the property once the board agrees on a cost. Kay Reiter moved to sell the parcel to the City of Fremont at cost. John Havens seconded the motion. Ken Frost abstained from voting. Motion carried.
6. New Business
 - a. Roth Property 206 Center St. Bellevue. The current owners of the property family attended the meeting. Paul, the oldest son, spoke to the Board. Paul read a letter from the family on the events that took place prior to the land bank taking possession. One of the daughters, Cindy also presented some information to the Board. The request of the family is to allow them to repurchase the property to make things right. Kay Reiter asked how much the land bank has into the property. Chris noted that the land bank has \$3,500.00 in said parcel. Kay moved to sell the property back to the family at the land bank expense. Ken Frost seconded the motion. Motion carried.
 - b. Julian & Grube, Inc. is working on the 2017 GAAP report. They are ready to file the Annual Financial Reports with the State Auditor for calendar year 2018 is the last year of the three year contract. He is willing to present another three year contract now or we could wait until next year. The board agreed to wait to sign the contract next year.
 - c. The land bank submitted an invoice to the Sandusky County Auditor for reimbursement of attorney fees on 6 parcels that were sold to 3rd parties. The reimbursement is from 1st half 2017 real estate settlement. Irma suggested that the money be paid to the County Commissioners as part of the advances given to the land bank. John made the motion to pay \$15,000.00 to the County Commissioners. Kay and Charlie abstained. Motion carried.
 - d. Quarterly NIP report deadline is April 15, 2018 for reimbursement. There is still some info needed from WSOS. Chris should have the rest of the information to WSOS by the end of the week.
 7. Chris Grover, Land Bank Coordinator. Reported on the Eisenhower property has an interested party but has made an offer less than what the land bank has into the property. The Board maintains the opinion that they need to get what has been put in to the parcels when selling them.
 8. The next land bank conference is in Columbus in October 22, 23 and 24th. He didn't have all the information yet but would share once he received any updates. Grant application for East State Street gas station is ready he just wanted approval to continue. The board agreed to have him continue. Chris also went back out and met with Blausey on the parcel they were contracted for. It met with Chris's approval and he is waiting for the final bill.
 9. Kaitlin Klucas, Asst. Prosecuting Attorney. She just ordered paperwork on three properties Chris has people interested in purchasing. She is hoping to have a group of parcels to present to the Board of Revision for approval.
 10. WSOS – Amy talked to the contractors on the last five properties to be demoed. She has them ready to start within the next couple of months. We have fifteen buildings down and five more to go. Once Chris gets the rest of the paperwork from WSOS from acquisitions they will be ready to submit. They are trying to expedite all of the paperwork.
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11. Chris has some issues opening some of the computer documents and making some changes. Kay asked if we should look in to purchasing a program to allow him to do this. Irma is going to talk to the County IT department about a possible update.
12. Irma talked to the board about Tax Ease liens. Tax Ease is paying off delinquent taxes on the parcels that already have tax liens filed per their contract. They are filing foreclosure documents on said parcels.
13. John Havens commented on the Eric Aldrich property located in Jackson Township. The township the Prosecuting Attorney and the Health Department are involved. They would like to see the mobile home and trash removed. The township is interested in purchasing the property. John reported there is squatting happening.
14. Public Comments: none

Next meeting: Date: May 3, 2018 Time: 1:00pm place: same

Adjournment: Motion Charles Schwochow: Second: Kay Reiter Motion carried.

John Havens
Kenneth P. Frost
Irma Celestino
Kay E. Reiter
Charles Schwochow

Attest: *Theresa Garcia*

Theresa Garcia, Secretary

SANDUSKY COUNTY LAND REUTILIZATION CORPORATION

APRIL 05, 2018 -REGULAR MEETING

COMMISSIONERS' BOARD ROOM

Name	Organization	Address or e-mail address
Paula Dewnie	Paul Roth Family	1324 Charles St Bowling Green, Oh. 43402
Steve Roth	" "	714 Valleyview Dr Bellevue, OH 44811
Cynthia DePolo	" "	6617 Young Rd Bellevue OH 44811
Amy Overmyer	WSOS	
Terry Jacobs	WSOS	tjacobs@wsos.org
Kaitlin Klugas	Prosecutor's	
John C. Havers	TWP	
Kaye E. Reib	Commissioner	—
Charles Schwablow	Commissioner	—
Kenneth P. Ernst	City of Fremont	
Chris Lee	SCLRC	
Colleen Carmack	Recorder	
Theresa Garcia	County Land Bank	