

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

Wednesday February 3, 2016 - 11:30am
622 Croghan St., Fremont, OH 43420

Session began at 11:30am

Board of Directors present:
John Havens
Charles Schwochow
Dan Polter
Irma Celestino

Call to order by Irma Celestino, County Treasurer, as Chair. Introductions were done by those in attendance.

Roll Call – Sign in sheet used. Members of the public were present from the Sandusky County Auditor's office and Sandusky Township Trustees.

Approval of Minutes of November 5, 2015 Board of Directors Meeting. John Havens moved to approve the minutes. Dan Polter seconded the motion. The ensuing vote was unanimous in the affirmative

Old Business:

Directors & Officers Insurance. Quote for insurance will be coming this week from Huntington. Should be minimal due to the fact we do not have any properties owned by the land bank.

Original budget: reviewed fourth quarter 2015 budget. An interim first quarter budget for 2016 needs to be completed and approved.

Budget: Balance Savings Acct: \$25.02

Balance Checking Acct: \$10,220.00

New Business: \$491.71 in invoices was received from board members for seminar costs and startup fee for bank accounts. Charlie Schwochow moved to approve expenses presented. John Havens seconded motion. The ensuing vote was unanimous in the affirmative.

First quarter budget should be done. Funding needs were discussed. Total budget finished at \$8,900.00. Dan Polter moved to accept the budget. Charlie Schwochow seconded the motion. The ensuing vote was unanimous in the affirmative and the budget was approved.

There is money in the county's budget that was left for startup funds for the land bank. There are purchase orders against this fund so the remaining balance has not been sent to the land bank. Once invoices are cleared they will be forwarded to the land bank for reimbursement to the County.

A motion was made to appoint Mayor Danny Sanchez from the City of Fremont as the Municipal Director replacing James Ellis. Dan Polter moved to approve the appointment. Charlie Schwochow seconded the motion. The ensuing vote was unanimous in the affirmative. Karl Kerschner was appointed by the Sandusky County Prosecutor as special prosecutor to prosecute foreclosure cases. Mike Stultz of Meyer and Kerschner, LTD was present and Dan Polter explained the resolution that was passed by the County Commissioners requesting the special prosecutor and what the land banks expectations are of the special prosecutor.

There was discussion on hiring an account firm to prepare GAAP Financial Statements as required by State Auditor. Because there was no business transaction in 2015 there was discussion on whether an audit would have to be completed. Irma Celestino is going to look into this.

There is additional money coming in for demolition. The RFP has not been sent out yet. Robin Thomas asked who would complete the application. A Health Department employee that assisted with the Moving Ohio Forward grant volunteered to help. When this money becomes available we need to be ready to apply. WSOS is also willing to assist in writing the grant and completing the application. Mayor Sanchez provided a name from WSOS to contact about helping. The best way to start would be to look at what properties would qualify. We need to look at the scoring on the application to help assist with how much money we get. This will be a reimbursement grant. The neighborhood initiative program from 2014 was used as a reference. It would be in the best interest of the land bank to contact the Health department and WSOS to assist in applying for the grant. A special meeting will be scheduled with these departments to get information on how they can help.

Other:

Public Comments: Sandusky Township representatives talked about properties in the township they feel need to be demolished. They have some business property that needs to be cleaned up and they are hoping the land bank could assist. Robin will send information on business property and underground tanks. Three to four vacant houses were talked about as well and they have possible buyers. The trustees will put together more information and submit it to Irma to verify if they would qualify for the land bank.

Scheduling of next meeting:

Date: February 18, 2016 Time: 1:00pm Place: Commissioners

John Havens made a motion to adjourn. Dan Polter seconded the motion. The ensuing vote was unanimous in the affirmative.

**RESOLUTIONS
2016 – 1**

Appointing Dan Sanchez as Municipal Director for the land bank.

M – Polter

S – Schwochow

Vote – Yes

Charles Schuchow
Josue Celestino
John C. Hesse

Attest: Theresa Garcia
Theresa Garcia, Secretary, Pro tem