

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

Thursday March 3, 2016 – 1:30pm
622 Croghan St., Fremont, OH 43420

Session began at 1:30pm

Board of Directors present:

John Havens
Dan Polter
Irma Celestino
Dan Sanchez
Charlie Schwochow

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. Mayor Sanchez introduced two employees Tucker Fredericks, City Engineer and Richard Cook were present to discuss some of the properties in City of Fremont. Martha Bowen from the Sandusky County Health department was present.

- Approval of Minutes of February 18, 2016 Board of Directors Meeting. John Haven moved to approve the minutes. Dan Polter seconded the motion. The ensuing vote was unanimous in the affirmative

- Old Business:

- Directors & Officers Insurance—Jeff Gillmor of Huntington Insurance presented a proposal and policy. Jeff reviewed the policy and suggested the Board to purchase. When purchasing buildings and land we may need to increase some coverage. Buildings would especially need to be insured. If/when being demolished the Board would need to make sure that the contractors have proper insurance coverage as well. Jeff has a template that could be used. Charlie Schwochow made a motion to complete the application and purchase the coverage. Dan Sanchez seconded the motion. The ensuing vote was unanimous in the affirmative. It was requested to make the policy effective the date the application is accepted. Theresa will complete the application and get the proper signatures and premium to Jeff as soon as possible.

- New Business:

- Proposal from James Ellis, Attorney at Law. The letter was presented to Irma Celestino detailing costs and services he could provide the land bank. The Board discussed the proposal. A suggestion was made to possibly have Jim do a couple of transactions and see how it works out. The Board decided to table the proposal until the grant is finished. If we have more work that needs to be done, the Board could add an additional attorney.

- Mike Stultz, Legal Counsel reported the following:

Archer (909 Race Street in Clyde): Ohio law requires a title search to begin the foreclosure process. We have ordered that search, which we should have within a week at this point. After we have that report, we will file the foreclosure action with the Sandusky County Common Pleas Court. The estimated cost for those searches is under the amount allocated by the commissioners for a foreclosure. We will provide an exact cost when we obtain that information.

Various Defendants (Farmland near Clyde, Ohio): We have ordered title searches for each of the four parcels at issue. Because these are commercial searches, the title examiner estimates that we will receive the search results in 7–10 business days at this point. After we receive the searches, we will file the foreclosure action with the Sandusky County Common Pleas Court. The estimated cost for those searches is under the amount allocated by the commissioners for a foreclosure. We will provide an exact cost when we obtain that information.

In response to our discussion about our firm's engagement agreement, we will modify the agreement to be between the treasurer and our firm subject to the court's order and the DRETAC fund. We'll provide the updated agreement to you shortly.

- Robin Thomas - Neighborhood Initiative Program Grant- was not present due to a family emergency out of the country.
- Other – GAAP Proposal from Julian & Grube. They propose an hourly rate \$75.00 which could cost from \$300.00 - \$525.00. Irma asked Mike Stultz to review the proposal for legalities. Polter moved to enter into an agreement with Havens seconded. Vote was unanimous in the affirmative. A resolution will be prepared for the next meeting to be signed off on.
- City of Fremont staff have been working on a list of homes that could qualify for the demolition grant project. They are willing to supply the map and locations of homes to be presented with the grant.
- Mike Kelley came in to talk about a property on Ohio Avenue that his son is interested in. Mike was given the paperwork to request the property from the land bank. He will return the forms when completed for approval.
- Martha Bowen presented information on property in Townsend Township that needs to be taken care of.
- Next meeting scheduled for April 7, 2016 at 1:00pm in the conference room at the Commissioners office.
- Adjournment: Motion: Dan Sanchez Second: Dan Polter
Motion carried.

John P. Adams
Daniel M. Sandoz
Charles Schuchow
Jose Celestino
Don Peltz

Attest: Theresa Garcia
Theresa Garcia, Secretary, Pro tem