

SANDUSKY COUNTY LAND REUTILIZATION CORPORATION (LRC)
MEETING MINUTES

LOCATION: 622 Croghan Street, Fremont, Ohio 43420

DAY/TIME: Thursday, January 5, 2017 at 1:00 p.m.

PURPOSE: Regular meeting to consider the following business:

1. Call to order by: Irma Celestino, Chairman
2. Roll Call - See sign in sheet. Introductions around the room.
3. Approval of Minutes of December 1, 2016. John Havens moved to approve minutes. Dan Sanchez seconded. So moved.
4. Budget: Balance Savings Acct. as of 12/30/2016 \$25.06 & Checking Acct: \$ 19,010.41
 - Ck1029 Meyer & Kerschner-Oct. - \$16,980.08 (NIP Grant)
 - Ck1030 Meyer & Kerschner – Oct-\$10,787.44(non NIP properties)
 - Ck1031 Hank & Assoc. -2 Surveys-Wheeler prop. \$3700.00
 - CK1032 Hilty-office supplies \$\$79.86
 - Deposit \$25,000.00 (balance of \$75,000 per Comm. Resolution)
 - Ck 1033 C. Gover- \$1,240.00
 - CK 1034 SC Clerk of Courts- \$1904.00 publication for foreclosure sales (invoice
Will be divided among the 16 properties)
 - CK1035 Meyer & Kerschner-\$11,171.20 November invoice

Approval of expenses. John Havens moved to approve expenses. Kay E. Reiter seconded the motion. So moved.

Received 21 Title Search Invoices NIP 15-land bank 6 Totaling \$10,970.00. Dan Sanchez suggested that we wait to see what the December Kerschner invoice is before we move forward on the 21 title searches. The Board agreed to wait on these titles.
December 2016 bill not received from Meyer & Kerschner

5. Old Business:
 - a. Revised WSOS Agreement for administration. The Board has reviewed. Dan Sanchez moved to enter into the new agreement as presented. John Havens seconded the motions. So moved.
 - b. Liability Insurance –Rick Loss, Huntington Insurance. He has presented a policy that models other land bank policies. Policy is through Cincinnati Specialty Underwriters. Rick reviewed policy summary and coverage presented.
 - c. BOR process waiting for documents & set up with Board to implement process. This is another avenue that can be used for foreclosures. The BOR usually meets once a year. A policy needs to be set up. Allen County is currently setting up their policy and we can mirror their policy. Once it is completed they will forward the information to Irma. It was agreed to have a policy in place in the event the Board agrees to move a parcel through foreclosure in this manner.
 - d. Brad Lawrence, Sheriff Dept. questioned if land bank is required to pay Sheriff's fees & poundage similar to a regular Sheriff sale. Mike Stultz is working with Brad on how poundage. These foreclosures are different than most Sheriff sales and the poundage would be figured differently.

6. New Business:
 - a. 16 parcels going to Sheriff's sale on January 27, 2016.
 - b. Letter of resignation from Dan Polter.
 - c. New Director appointment of Kay E. Reiter. Resolution 2017-1 was presented accepting Dan Polter's resignation and accepting the appointment of Kay E. Reiter. Dan Sanchez moved to approve. John Havens seconded the motion. So moved.

7. Chris Grover, Land Bank Coordinator. Second round of Sheriff's sale is being prepared. This will most likely be done first part of February. The next round will consist of mostly NIP grant properties. Chris will keep in touch with WSOS and the grant office on NIP properties that are going up for sale. The land bank also needs to pay the first half taxes on property they are holding.

8. Attorney, Mike Stultz. 56 active foreclosure cases at this time. 16 scheduled for sale, 6 more to be scheduled, 26 waiting for court judgment, 3 more ready to go to court for judgment. Several other waiting to have papers served and judgment to be filed on.

Discussion was had regarding property in the pipeline that has had some issues between the property's neighbor and relatives of the past owner. At this time the land bank has no jurisdiction of the property to give any permissions to anyone regarding use of the property. The suggestion was made that since the land bank does not own the property no comment or response is necessary at this time.

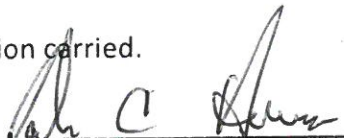
9. Robin Thomas of Western Reserve Land Conservancy - absent


10. Public Comments - none


11. Next meeting: Date: February 2, 2017 Time: 1:00 place: same

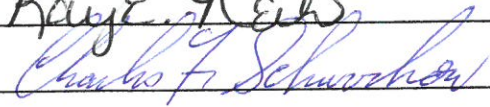
12. Adjournment: Motion made by John Havens: Second made by Kay Reiter

Motion carried.









Attest: _____

Theresa Garcia, Secretary