

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

Thursday November 5, 2015 - 1:00pm
622 Croghan St., Fremont, OH 43420

Session began at 1:00pm.

Board of Directors present:

John Havens
Charles Schwochow
Dan Polter
Irma Celestino
James Ellis

Members of the public present were: Jerri Miller, Sandusky County Auditor and Norman Solze, Sandusky County Assistant Prosecuting Attorney.

Minutes from 10/1/15 were reviewed – No discussion or changes were recommended. Charles Schwochow moved to approve the minutes. John Havens seconded the motion. The ensuing vote was unanimous in the affirmative.

Old Business:

- a. Directors & Officers Insurance – Requests were sent out to three firms for quotes or suggestions and we have not received any response as of yet. Jerri Miller made a suggestion of a fourth firm that may be able to give us a quote.
- b. Attorney for tax foreclosures – Reviewed foreclosure options that can be used. There are four options that are available. Cleanest option is to go through prosecutor and use an outside attorney. The board needs to find out if outside counsel fees include advertising or other costs or if it is just the attorney fee. Jim Ellis has also offered assistance to the land bank as counsel. Norman Solze will take information back to the Prosecutor for his opinion.
A suggestion was that the Board of Commissioners makes a motion at the next board meeting to request that the prosecutor submit a notice to the courts to appoint special counsel for the land bank.

Policies

- c. Maintenance – discussion & approval. Need to make sure that it is spelled out who is responsible for basic maintenance of property that is obtained such as capping utilities, mowing etc.
- d. Demolition – discussion & approval. The land bank could request applications from several firms and create a pool of firms that would qualify and rotate through the pool or get quotes from each per parcel.
- e. Rehabilitation – discussion & approval.
These policies can be amended at any time.

Property Discussions

- f. Landlocked parcels in Clyde update. Paperwork was sent to Clyde City Manager requesting purchase of the parcels. To date we have not received a response or paperwork returned.
- g. Wells Fargo donation update. There has not been any further communication. Who actually owns the property? It appears the original owner still is owner and there are additional tax liens on it.
- h. Other. There have been citizens that have contacted board members inquiring about the land bank process. The board needs to make some decisions on what properties they may want to recover that have a positive ending.

New Business

- i. Discussion of short term goals. The Board would like to move forward in getting the approval of the Prosecutor on obtaining special counsel.
- j. Other business brought before the Board. Is the land bank willing to use current funds to demo any property that needs to be demolished? Talked about where we want to get a list of properties to obtain in case a program comes up that would give money to the land bank.
Balance in land bank account is \$10,167.38. This includes the DTAC money that was deposited by the County Treasurer from the 2014 2nd half real estate tax settlement (\$10,130.43).

Next meeting – To be announced at a later date.

RESOLUTIONS CONSIDERED ON THIS DATE

2015 – 7

ADOPTING MAINTENANCE POLICY OF THE SANDUSKY COUNTY LAND REUTILIZATION CORPORATION

M – Dan Polter

S – Charles Schwochow

Vote – Yes

2015 – 8

ADOPTING DEMOLITION POLICY OF THE SANDUSKY COUNTY LAND REUTILIZATION CORPORATION

M – John Havens

S – James Ellis

Vote – Yes

2015 – 9


ADOPTING REHABILITATION POLICY OF THE SANDUSKY COUNTY LAND REUTILIZATION CORPORATION

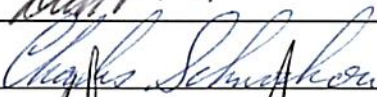
M – Charles Schwochow


S – Dan Polter

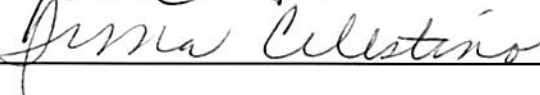
Vote – Yes

At 2:00pm Polter made a motion to adjourn. Ellis seconded. Ensuing vote was unanimous in the affirmative









Attest:



Theresa Garcia, Secretary, Pro tem