

# SANDUSKY COUNTY LAND REUTILIZATION CORPORATION

## BOARD OF DIRECTORS

### REGULAR MEETING MINUTES

**LOCATION:** Land Bank Office is closed to the public until further notice. Please call to make appointment with the Land Bank Coordinator - 419-334-6252.

The Land Bank's monthly meeting was held at Terra State Community College 2830 Napoleon Road Fremont, Ohio, Building B second floor board room at 1:00 pm. The public could join by teleconference by calling 419-333-6900 and use room 86100. They announced their name when joining the call and noted on the sign in sheet as "Call In".

**DAY/TIME:** Thursday, November 5, 2020 at 1:00 p.m.

**PURPOSE:** Regular meeting to consider the following business:

1. The meeting was called to order by Kimberley Foreman, Chairman
2. The sign in sheet was distributed for sign in. Board members and other present:

Kimberley Foreman	Chris Grover – Land Bank Coordinator
John Haven	Barb Caudill – Secretary
Bob Gross	<u>Absent</u>
Scott Miller	Kay E Reiter - Absent
Tim Freeman – call in	Paul Fiser - Absent

#### Guests

Brian Woods – City of Fremont  
Colleen Carmack – Sandusky County Recorder  
George Nowsch – Property owner of 400 Croghan Street – call in

3. Approval of the Minutes. A motion for approval of the Minutes of Special Meeting October 20, 2020 was made by John Haven; seconded by Scott Miller. Roll call was taken and approved without objection.
4. Kimberley Foreman asked if there were any questions or addition to the financials for October 2020. It was noted that the bank statement was inadvertently missed in the financial email that was sent to the Board members. A copy was available if members wanted to review prior to approval. Bob Gross made a motion to approve the Financials; seconded the motion by John Haven. Roll call was taken and approved without objection.
5. Old Business
  - **104 – 106 N. Arch Street demolition and sell update**  
Received email dated 11/4 from George Nowsch owner of 400 Croghan Street stating he would not be signing the addendum to the purchase agreement dated October 2. Kimberley stated that if he did not have the \$3500 and the signed addendum today

as agreed, the offer would be pulled off the table. Bob Gross commented that there were too many changes and George Nowsch had ample time to meet the Boards expectations and again delaying the process.

George Nowsch commented he felt the delay was that there was a 2 week delay in getting the addendum and now he would not have time to be the deadline. George wanted to revert back to the original purchase agreement. Kimberley again stated that is not the deal that is currently on the table.

Bob Gross said the deal would have started from October 22. Both Kimberley and Scott wanted a motion to put it back up for sell. There were other parties who were possibly interested in purchasing the property. Bob Gross wanted to hear more from George Nowsch as to why the delay. Again George Nowsch repeated he felt the delay was in receiving the addendum and he would not have time to meet the deadline which the Board felt was not an ample explanation. Kimberley asked again if he was willing to sign the addendum and purchase the property today for \$3500. George Nowsch declined the offer.

Kimberley motioned to take the deal off the table and put it back up for sale. Bob Gross questioned at what price. It was agreed that it would be at half the appraised price or \$5,450 and that it would be for all people who are interested including George; seconded the motion by John Haven. Roll call was taken and approved without objection.

The Board moved to have the remainder of the property demolished and proceed with listing the property with Century 21. Chris Grover stated that he had a bid of \$2,200 to complete the demolition.

- **1245 Luckey Street update**

Chris Grover had an offer on the property. Scott motioned to sell the property to the adjacent property owner; seconded the motion by Kimberly. Roll call was taken and approved without objection.

## 6. New Business

- **Offer for 208 Sandusky Avenue \$7000**

Chris Grover received an application to purchase the property. However, the applicant had a foreclosure with another couple. According to policy – cannot purchase property if had a past foreclosure. Kimberley asked Chris if he knew the circumstances of the foreclosure. Colleen Carmack – Sandusky County Recorder interjected that the couple had entered into a land contract to purchase a property. They were unaware that the owner became delinquent and eventually was foreclosed on. Brian Woods also commented that the applicants have a letter from the bank. Bob Gross motioned that due to the unique circumstances of the delinquent account occurred in 2015, they have a letter from the bank and since it occurred prior to the Landbank’s policy that the property should be sold to them at

Motion to Adjournment: John Haven moved to have the meeting adjourned; seconded by Scott Miller. Roll call was taken and approved without objections.

~~John Haven~~  
~~Timothy Foreman~~  
~~Scott Miller~~  
~~for you~~

~~Rebecca Caudill~~ ABSTAIN

Barbara Caudill

Attested by: Barbara Caudill, Secretary





# Sandusky County Land Bank

2511 Countryside Drive, Suite C  
 Fremont, OH 43420  
 419.334.6252  
[landbank@co.sandusky.oh.us](mailto:landbank@co.sandusky.oh.us)

## REGULAR BOARD MEETING SIGN IN

**Meeting Date:** November 5, 2020 at 2:00pm  
**Meeting Place:** Terra Community College 2830 Napoleon Road,  
 Building B second floor boardroom, Fremont, Ohio  
 Public can join by teleconference – To join session, please call 419-333-6900 and use room  
 86100. Please sign in by announcing your name when joining the call. They will be denoted  
 as "Call In" on the sign in sheet below.

Name	Organization	Address or e-mail address
John C Hayes	TWP	
<del>Timothy Loman</del>	Treasurer	
<del>Scott Hill</del>	Commissioner	
Robert Gray	City of Fremont	
Colleen Cammack	Co. Recorder	
Matthew Purphoy	C21	
Sam June		
Tim Freeman	Call in	
George Nawosch	Call in	
Chris Grover	LB	
Barb Caudill	LB	

Attested by: Barbara Caudill Barbara Caudill, Secretary