

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

LOCATION: 622 Croghan Street, Fremont, Ohio 43420

DAY/TIME: Thursday, November 2, 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 or sign in sheet
3. Approval of Minutes of October 5, 2017. Kay Reiter moved to approve the minutes. Ken Frost seconded the motion. So moved.

Budget: Balance Savings Acct. as of October 31, 2017- savings account \$25.06 & Checking Acct: \$115,959.00. Charlie Schwochow moved to approve the budget. John Havens seconded the motion. So moved.

Irma passed out the 2018 draft budget which needs to be approved at the December meeting. It is possible to do an interim budget since we don't know if any NIP reimbursement funds will be received yet this year

4. Old Business

a. Webpage design – Chris Grover, Land Bank Coordinator, was hoping to have it up and running today. It should be ready for review next week.

b. New Business

1. Audit Committee met for the first time prior to the regular meeting and reviewed the 3<sup>rd</sup> quarter budget as recommended by the State Auditor.
2. Irma was contacted by Tiffany Shaver from WSOS regarding the NIP funds. A reminder was sent out by Holly Swisher, OHFA asking land banks to update their projections. If the total amount of funds allocated is no longer needed, said portion of allocated funds should be returned in writing and identify why the allocated funds will no longer be needed. A spread sheet was provided by WSOS to assist in making a recommendation on how much should be returned. The Board discussed the items on said spread sheet.

A motion was made by Charlie Schwochow and second by John Havens to return \$300,000.00 of the funding allocation to the Ohio Housing Finance Agency. The reasons for returning a portion of the funds are as follows:

- a. Delinquent real estate taxes were paid on properties that were originally eligible;
- b. Properties sold at the Sandusky County Sheriff's sale were sold to third parties; and
- c. Due to time restraints, we are unable to acquire additional properties.

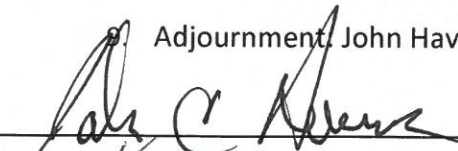
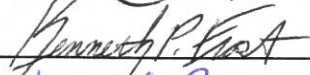
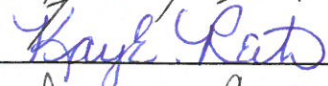
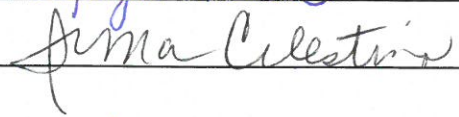
Kay Reiter suggested a press meeting with the News Messenger should have a positive spin to explain the reasons for returning said funds.


3. Chris Grover, Land Bank Coordinator – Chris signed off on four more deeds for parcels that were sold. That leaves four more closings to do and hopefully those are done in the next couple of weeks. The Nickle Gas Station property is moving along. They are waiting for BUSTER to re-classify the parcel. Chris presented the notices he received. Chris also talked to EPA about the Justice Street parcel. They gave recommendations regarding the contractor and PPE they should wear some type of respirator during demo. Chris wanted to talk about the uploading of the bills to OHFA. He would like to discuss this with WSOS.
4. Kaitlin Klucas, Asst. Prosecuting Attorney - Two more deeds from BOR are completed and there are two more that are being processed. Things are moving along well with this process.
5. Attorney, Mike Stultz – not present
6. WSOS – Terry Jacobs - Nine homes have been knocked down with five of them completed. The next step is to have the invoices uploaded to OHFA for reimbursement. Terry suggested it would be a good idea for WSOS to meet with Chris and Irma to work out the details on what and how these should be uploaded. In the Allita software program, the categories are different especially in the acquisition part. He wants to make sure the categories are filled in correctly. WSOS can fill in the Demolition portion. He stated the new mortgages have to be included in the demoed properties which are a \$25,000 lien per OHFA. Terry is not sure what the turn-around will be on the reimbursements for the NIP parcels. The suggestion was to put the money in the 2018 revenue and this would be a preliminary budget.

Colleen Carmack, Recorder requested clarification on said recordings. These questions can be discussed at said meeting.

The deadline is fast approaching and there is still lots to do for the reimbursement.

7. Public Comments – none
  8. Next meeting: Date: December 7, 2017 Time: 1:00 place: same
- Adjournment. John Havens Motion: Kay Reiter Second: – So moved

  
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Attest:   
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Theresa Garcia, Secretary