

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

LOCATION: 622 Croghan Street, Fremont, Ohio 43420

DAY/TIME: Thursday, December 1, 2016 at 1:00 p.m.

PURPOSE: Regular meeting to consider the following business:

- Call to order by: Irma Celestino, Chairman
- Roll Call - See sign in sheet. Introductions around the room.
- Approval of Minutes of November 3, 2016. John Havens moved to accept the minutes. Dan Sanchez seconded the motion. So moved.
- Budget: Balance Savings Acct. as of 11/30/16 \$25.06 & Checking Acct: \$ 12,105.47

Ck1026 Meyer & Kerschner-Sept. \$21,750.00 (NIP Grant)

Ck1027 Meyer & Kerschner — Sept. \$9,388.02 (non NIP properties)

Deposit of \$50,000. 00 from Commissioners 11/21/16

Ck1028 Christopher Grover-\$1200.00

Invoice for October from Meyer & Kerschner- \$27,767.52 (not paid yet)

NIP Grant-\$16,980.08 non NIP-\$10,787.44

Balance after October invoice \$12,105.47

Approval of expenses. Dan Polter moved to accept the expenses. John Havens seconded the motion. So moved. A suggestion was made to separate the NIP invoices and the regular land bank invoices. All agreed this would help with accounting.

- Old Business:
  - a. Expedited foreclosures through BOR process ORC 323.65 to 323.79  
The BOR process is how most land banks are handling properties. We need to own fifteen properties by May. Mike talked about alternative process unless an owner requests common pleas handle foreclosures. Procedures from Lucas County, Portage County and Western Reserve are online. BOR can hold hearings quicker.
  - b. Liability Insurance for properties in the near future. Rick Loss talked to many land banks regarding who they use. Cincinnati Insurance has done land banks before. Rick needs details on when the first property will be foreclosed and when it will need to have insurance. He will have more information for next meeting.

- New Business:
  - a) NIP agreement was approved by OHFA
  - b) Revised WSOS Agreement for administration. The agreement had some issues. Found this out through OHFA. The agreement can't be set up on a fee for service basis. The OHFA agreement was taken and transferred that into the current agreement. The new agreement will replace the first contract. This will need to be signed if agreed upon so reimbursements can be done through the program. The changes were reviewed for difference and cost control. Contract was tabled until the board can review they will vote on it at the January meeting. They would like to have a "do not exceed" line in the contract per parcel.
  - c) Budget was discussed along with projected revenue for 2017. Chris is applying for the grant for the gas station demolition. Resolution 2016-3 Adopting an interim budget for 2017. Dan Sanchez moved to adopt the interim budget. Dan Polter seconded the motion. So moved.
  - d) Disposition policy – NIP grant – side lots. Can't keep more than \$200.00 or the money has to be paid back to the grant.
  - e) Disposition policy – Non-NIP grant –side lots. Other properties can get more than the \$200.00. The price can be a flat price or use the auditor value or appraisal value. We will look at putting together a pricing sheet.
  - f) Parcels with assessments, charges, interest, and penalties will be removed except for current will be land bank's responsibility.
  
- Chris Grover, Land Bank Coordinator. Chris has another stack of applications that have been submitted but is waiting to start process until budget is in place for 2017. He would also like to work with the Prosecutors office through BOR.
  
- Attorney, Mike Stultz – Reviewed updates on current parcels.
  
- Robin Thomas of Western Reserve Land Conservancy - Nothing more to add other than what had been interjected in conversation. Passed out a hand out to clarify NIP grant guidelines.
  
- Public Comments – Chief Foos talked to the Board about the possibility of having an agreement with the land bank to include costs incurred by the Fire Department if they were to demolish buildings that were unsafe. Dan Polter moved that the Board enter into an agreement with Fremont Fire to recoup demo costs in the price of land sales on property they cleaned. Charlie Schwochow seconded the motion. So moved. (Dan Sanchez abstained from the vote).
  
- Next meeting: Date: January 5, 2017    Time: 1:00pm            Place: same

Adjournment: Motion: John Haven Second: Dan Sanchez

Motion carried.

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Attest: \_\_\_\_\_  
Theresa Garcia, Secretary