

SANDUSKY COUNTY LAND REUTILIZATION CORPORATION (LRC)
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.

December Land Bank monthly meeting was held at Terra State Community College 2830 Napoleon Road Fremont, Ohio, Building B second floor board room at 1:00 pm. 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.

DAY/TIME: Thursday, December 3, 2020 at 1:00 p.m.

PURPOSE: Regular meeting to consider the following business:

1. Call to order by: Kimberley Foreman, Chairman
2. Roll Call or sign in sheet
Roll call was completed by Theresa Garcia with the following members present;
Kim Foreman Kay E Reiter – call in
Scott Miller – call in John Havens
Bob Gross Tim Freeman - absent
Paul Fiser – call in
Chris Grover - Coordinator
Theresa Garcia – Temp Secretary
Guests – Brian Woods – call in
 Colleen Carmack – call in
 Derek Genzman – call in
3. Approval of Minutes of November 5, 2020. John Havens made a motion to approve the minutes. Scott Miller seconded the motion. Roll call taken, motion carried.
4. Budget November 30, 2020 balance: Old Fort Checking Acct. \$366,124.89. Paul Fiser moved to approve the finances. Scott Miller seconded the motion. Roll call taken, motion carried.
 - a. Kimberley Foreman passed out financials for November 2020.
 - b. Resolution No. 2020-3 Adopting a Budget for 2021 was presented for approval. John Havens moved to approve the budget for 2021 as presented. Scott Miller seconded the motion. Roll call taken, motion carried.
5. Old Business
 - a. 106 N. Arch Street demolition and sell update. Chris Grover, Land Bank Coordinator, talked to Great Lakes Demolition. They wanted to wait until they did the demolition on the Jackson Annex. They are planning to demolish Arch Street after the Jackson Annex and that would not be done until the end of January. The problem with this is there are individuals that would be interested in purchasing the parcel if it was cleaned up. However, to clean that up the

basement would be closed off and it is the only access to the basement. Discussion on the liability of closing this off was had. There was a question regarding if we could contract with another demolition contractor to take care of this. Bob Gross asked if it would be possible to accept offers on the parcel contingent on the parcel being cleared so we can move forward with the sale of the property. Century 21 has presented an offer on the property. The offer was from Derek Genzman for \$3,000.00. Derek was on the line and was willing to wait to close until the demolition is complete. Kay Reiter asked if he would be willing to sign an agreement with the contingency of the parcel being cleared. Derek did not have an issue with this. Kay Reiter suggested language be added to an agreement with a timeline. Bob Gross made a motion to accept the offer from Mr. Genzman with the contingency. Scott Miller seconded the motion. Roll call taken, motion carried.

- b. 1245 Luckey Street sell update – December 8th is the closing for this parcel.
 - c. 208 Sandusky Avenue sell update - The board accepted an offer last meeting but there was an issue with the deed. Attorney Hafford is updating the deed and should be able to close before the end of the year.
 - d. Vacant lots in Risingsun sell update - Monday at 9:00am is closing.
6. New Business- Scott Miller asked if the Land Bank owned any property on 1212 Rawson Avenue. Chris Grover stated the Land Bank did not own the property in question. It was a Tax Ease sale. Scott Miller had a call from the individual who purchased the parcel wanting to know if the process could move faster. This is not a Land Bank property so there is nothing we can do.
John Havens asked about training available for the Land Bank Coordinator, staff and the Board to help everyone understand their roles. The Land Bank Association has seminars the Board and staff can attend. The last one was a virtual training, however there are opportunities for training.
7. Chris Grover, Land Bank Coordinator - Chris had nothing new to address.
8. Beth Tischler Prosecuting Attorney – absent
Kim Foreman did note she had talked to the Prosecutor and they are working on a new process to move through foreclosures. She feels this will speed up the foreclosure process and they are working on a plan to assist.
9. Kimberley Foreman, Chairman anything else would need addressed to the Board. Kim talked to the Board about putting plans and procedures on demolitions in place and what to do when they run into issues. She asked if anyone had worked on suggestions. She asked if the Board wanted the coordinator to make a decision to move forward or stop the project until the Board can make a decision when an issue arises. Scott Miller felt there should be some power given to the coordinator to move forward. Bob Gross suggested maybe an executive committee of two or three that need to be contacted to make a decision. John Havens suggested a demolition committee of two or three that should be changed out on a regular basis. This would be helpful if you are in the middle of a demolition and an emergency arises that needs to be addressed immediately.
10. Public Comments. None

11. Executive Session to discuss the hiring of the Land Bank Coordinator and other employee recommendations. Bob Gross moved to enter executive session to discuss personnel hiring. Scott Miller seconded the motion. Motion carried.
At 2:20PM the board exited executive session.

Bob Gross made a motion to offer the Land Bank Coordinator position to Brian Woods. Kay E Reiter second the motion. Roll call taken, motion carried.
The timeline for hire date was discussed. They will work with Brian on the start date. Chris Grover was asked if he would be willing to work a couple weeks in January to help train if needed. Chris was willing to stay on until January 15, 2021.

The Board discussed a pay increase for the Land Bank Secretary. Chris's goal was to give her a \$.50 increase after training and one after the first of the year. Bob Gross made a motion to increase the secretary's wages to \$13.50 effective January 1, 2021. Paul Fiser seconded the motion. Roll call taken, motion carried.

Next meeting: Date: January 7, 2021 Time: 1:00 place: Terra Community College
2830 Napoleon Road, Fremont, Ohio Building B second floor board room.

Motion to Adjournment:

First Motion: John Havens

Second Motion: Scott Miller

Motion carried.

Meeting Attestation

I hereby certify that the minutes related to the Board of Directors' regular meeting of December 3, 2020 set forth above are the minutes approved by the Board of Directors at their meeting of January 7, 2021.

Attested: Barbara Caudill Dated: 1-7-21
Barbara Caudill, Sandusky County Land Reutilization Bank Secretary



Sandusky County Land Bank

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REGULAR BOARD MEETING SIGN IN

Meeting Date: December 3, 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
Chris Grover	SCLR	
Jim Foreman	LBANK	
John G. Havers	Township	
Bob Cross	City	
Scott Miller	Call in	
Paul Fisher	Call in	
Kay E. Reiter	Call in	
Brian Woods	Call in	
Colleen Carmack	Call in	
Derek Genzman	Call in	

Attested by: Barb Caudill Barbara Caudill, Secretary