

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

LOCATION: 622 Croghan Street, Fremont, Ohio 43420

DAY/TIME: Thursday, April 6, 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 March 02, 2017. Kay Reiter moved to approve the minutes. Charles Schwochow seconded. So moved.
4. Budget: Balance Savings Acct. as of 02/28/2017 \$25.06 & Checking Acct: \$ 77,671.48 (See detailed budget). John Havens moved to approve the budget balance. Charles Schwochow seconded. So moved.
5. Tax Settlement from 2016 1<sup>st</sup> half \$79,848.59-- 2015 1<sup>st</sup> half \$88,484.27 down by \$8,635.68
6. Old Business
  - a. Letter from IRS Re: Tax Exempt status—Articles of Incorporation also state 115(1) Do we want to go 501©(3) or go with 115 (1)? Kaitlin Klucas had reviewed the letter and believes we qualify for 115 but has some issues with the last portion stating contributions are not tax deductible. She would like to do more research on this issue. The majority of the land banks are running under the 115 (1). Charles Schwochow moved we run under the 115 (1) article as there have been no problems to date. Kay Reiter seconded the motion. So moved.
7. New Business
  - a. Establish an administrative fee to cover the administrative services, supplies etc. of land bank coordinator. Charles Schwochow moved to establish an administrative fee of \$500.00 and be revisited every year and adjust if needed. John Havens seconded the motion. So moved.
  - b. Establish an amount the land bank coordinator can sign for various expenses Without the Board's approval (examples: title searches, surveys) before the next board meeting. Havens moved to set up a \$2500.00 limit for approval. Reiter seconded. So moved.
  - c. Purchase of new computer, printer, desk, file cabinet and chair for land bank coordinator When moved to the Courthouse. Will get with County and City and see if a computer could be purchased in a bundle with other new computers.
  - d. 3<sup>rd</sup> foreclosure sale on Friday, April 7 at the Sheriff's Dept.
  - e. Expedited BOR training session on 4/27/17—in Stark County, Canton, Ohio
8. Chris Grover, Land Bank Coordinator reported there are nine parcels left to have Sheriff sale on, 3 of the 9 are going on Sheriff's sale on 5/5/17. The 4/27/17 sales are all NIP properties. Deeds are finished need to have a confirmation of the sales to finish the process. The offices involved have met and know what their looking for there is one portion that needs to be adjusted and they are working on that. Auditor needs language on a court order to exempt the land bank from taxes. Kaitlin will coordinate a meeting to get the proper language.

9. Kaitlin Klucas, Asst. Prosecuting Attorney asked if the elected officials want to have a meeting to discuss the language needed to transfer the deeds. She has ordered some title work for parcels that will qualify for the BOR process. Those parcels should be ready to process for foreclosure after the BOR meeting. She asked if elected officials are interested in attending an informational meeting with the Lucas County Land Bank. This was done in Ottawa County but attendance was not good. Those present indicated they are interested in attending. She will set up a date and time for the meeting and will email everyone involved.
10. Attorney, Mike Stultz – Forwarded a case study report to date and where each property is. A conference call was held with Mike Stultz, Attorney to discuss the updated orders and what language is needed. The updated language was for the Clerk of Courts to review. The Recorder and Auditor questioned the language that dealt with their offices. Both the Recorder and Auditor offered suggestions of language they are looking for in the Judgment Entry's. Mike stated he will send a draft of a Judgement Entry to Irma for everyone to review.
11. WSOS – Tiffany state they are up to speed just waiting on deeds. Contractors have been calling about starting demos.
12. Robin Thomas of Western Reserve Land Conservancy – not in attendance.
13. Public Comments: There were several citizens present. A question was asked about a parcel in Wightmans Grove they are interested in and was wondering what the process is. The process was then explained. Anyone interested in any parcel can fill out an application that is available on the county website.

Another citizen asked what the difference is between the land bank and a NIP parcel.

14. Next meeting: Date: May 04, 2017 Time: 1:00 place: 622 Croghan St.
15. Adjournment: Motion: Schwochow Second: Haven - Motion carried.

Motion carried.

*John C. Adams*  
*Irma Celestine*  
*Kaye Reed*  
*Charles Schwochow*

Attest: *Theresa Garcia*

Theresa Garcia, Secretary