

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

LOCATION: 622 Croghan Street, Fremont, Ohio 43420

DAY/TIME: Thursday, May 4, 2017 at 1:00 p.m.

PURPOSE: Regular meeting to consider the following business:

1. Call to order by: Charles Schwochow, V- Chairman
2. Roll Call or sign in sheet
3. Approval of Minutes of April 06, 2017 – Reiter moved to approve. Havens seconded. So moved.
4. Budget: Balance Savings Acct. as of 04/28/2017; \$25.06 & Checking Acct: \$ 69,959.06.  
Schwochow reviewed the detailed budget report. Havens moved to approve budget. Reiter seconded. So moved  
Add invoices from Schwochow on meetings. These will be turned in to approve for next meeting.
5. Old Business
  - a. Deeds for the City of Clyde properties were turned over to Chris. He contacted Paul Fiser, Clyde City Manager to have their legal counsel review and approve the purchase agreement along with the descriptions of said parcels.
  - b. Havens brought up a conversation regarding an individual coming in that would help clear interior of houses prior to demo. There is someone who would be able to walk through and advise on anything in the houses that are worth salvaging. This may be something to look at depending on the building.
  - c. Schwochow discussed the BOR meeting that he attended and the work involved. Kaitlin Klucas attended and she was able to see the process too. This gave a good example of how this works and what we need to look at.
6. New Business
  - a. Ed Stark's property located in Wightman's Grove is going to the Land Bank—The Sanitary Engineering Dept. could utilize the property for a lift station since sanitary sewers are being installed in the area. Sanitary Engineer is asking if the land bank could hold this in consideration of the project. The board is willing to look at this.
  - b. Future land bank auction sales- Brad Lawrence, Sheriff's Civil Deputy has agreed to conduct the auction sales for a fee of \$50.00 per parcel which is currently charged. This would be an auction for properties the land bank has obtained. Havens moved to have Brad Lawrence conduct the land bank auctions. Reiter seconded the motion. So moved.
  - c. Drafting purchase agreement for properties. Chris and Kaitlin have put together an agreement and they are using this for the Clyde properties. They are also working on a couple of other agreements.
  - d. Reiter brought up a comment that was made by the media about how the buildings were boarded up. A new law was put in place regarding product used to do this. This does not pertain to land banks.

7. Chris Grover, Land Bank Coordinator is researching properties in the Fremont area that would qualify to go to the land bank. There are a couple that are actually up for sale that should probably be demolished. He would like to be able to go after some of these properties. There are a couple he would suggest the land bank purchase. The board would agree if we have an end user.

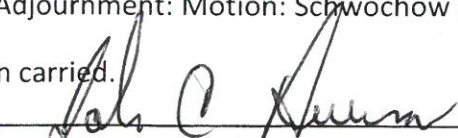
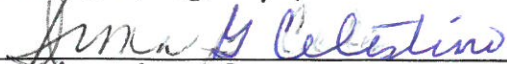


The Gibsonburg Fire department is going to do training at 408 E Madison St., Gibsonburg on May 15, 2017. This is a demo property.

8. Kaitlin Klucas, Asst. Prosecuting Attorney. Good information at the BOR meeting and the Lucas County land bank. She feels it gave her a much better grip on what to do with these properties. There is an estate that is in probate court that individuals are arguing about. It should be torn down and the parties have been told by the Judge to work with the land bank. BOR properties are getting ready to go through that process as well.
9. Attorney, Mike Stultz – not in attendance. There were no questions that needed to be asked so we did not place a call. Recorder and Clerk of Courts were in attendance and felt the paperwork and language they needed in the deeds is sufficient.
10. WSOS – NIP update. They do have one of the houses boarded up and they will start some of the demo started early next week. They will go back through and make sure any of the buildings that need to be secured are secured. Chris should have more deeds for WSOS to keep moving on the NIP projects. They will need these to go on to the properties.

Schwochow talked about a \$10.00 mortgage possibility. They asked if WSOS would be the mortgage holder. WSOS is not in the position to be the mortgage holder. Someone will need to make these mortgages happen prior to demolition. The County Commissioners could do this.

11. Robin Thomas of Western Reserve Land Conservancy. She was happy to see that we had our fifteen properties for the grant and we will not be losing any of the money awarded to the land bank. There have been some changes. They are now allowing buildings with more than five units are now included in NIP properties as well as manufactured homes.
12. Public Comments: Roger Hart Micha 68 community action ministry. Came in to talk about property on May Street. The land bank has recently obtained the property. He is interested in the property for his organization. They do community projects and assist those in need in the community.
13. Next meeting: Date: June 01, 2017 Time:1:00 place: same
14. Adjournment: Motion: Schwochow Second: Havens Motion carried.

Motion carried.

  
\_\_\_\_\_  
  
\_\_\_\_\_  
  
\_\_\_\_\_  
  
\_\_\_\_\_  
\_\_\_\_\_

Attest: 

Theresa Garcia, Secretary