

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

Thursday June 2, 2016 – 1:00pm  
622 Croghan St., Fremont, OH 43420

Session began at 1:00pm

Board of Directors present:

John Havens  
Dan Polter  
Irma Celestino  
Dan Sanchez  
Charlie Schwochow

- Call to order by Irma Celestino, County Treasurer, as Chair. All present
- Roll Call – Sign in sheet used for roll call. Introductions of those in the room was done.
- Approval of Minutes of May 5, 2016 Board of Directors Meeting. Charlie Schwochow moved to approve the minutes. John Havens seconded the motion. The ensuing vote was unanimous in the affirmative.
- Budget: Balance Savings Acct. \$25.06 - Checking Acct. \$94,499.57.  
Irma had invoices totaling \$11,597.64 for titles searches and legal services from Kirchner. Dan Polter moved to pay the invoices. Charlie Schwochow seconded the motion. The ensuing vote was unanimous in the affirmative. Invoices were for searches for four parcels.
- Old Business:
- Attorney Mike Stultz: A good number of foreclosures have been filed. Waiting for service to be done. One needs to have a survey done. They are taking care of that. It will cost \$200 to \$250 to do this survey. Pretty standard to have this done. Some legal's needed updated that don't need to have a survey and they will be taking care of that as well and get the title searches completed. One odd case out there. It has eight parcels and two don't have a legal description. This will be something that has to be looked in to.
- There are some procedures that need to be followed for the Sheriff on looking for legal descriptions. They do have Sheriff's approval to go through with these on landbank foreclosures only. The corrections will have to be done at the time the landbank sells the property. To bring these up to compliance most are easy, some may take some time.
- New Business: Wightmans Grove representative came to see Irma to ask about how the landbank works and wanted to know how land can be given to the landbank. She will be getting back with Irma with more detail.

- Ruthann House, WSOS – They will be giving us a proposal on writing the grant. We do not have a date on when the grant is due. Maybe in September. Application should be available early summer.

A meeting was held with WSOS and landbank subcommittee. Irma will contact Ruthann about getting an estimate for writing the grant.

- Robin Thomas of Western Reserve – There is some concern that the second part of the money coming for the grant is going to go to new landbanks and then money will go to existing. Making sure we have parcels in our pipeline will give us additional money. The landbank does not have to have full ownership but it needs to be in progress.

There were some changes made in the landbank rulings. Since we have not done any parcels yet we can start out doing these in the correct manner. The change in a law is that the landbank only pays a share of the cost when they take ownership.

Private letter ruling information was discussed. When a letter was sent out there was a cost for the initial letter and money for additional letters were reduced. IRS is now saying there should not have been a discount for the additional letters. They are appealing this ruling and will need signatures from the landbanks to assist.

- Scheduling of next meeting: Date: July 7, 2016 Time: 1:00pm at the commissioners office

- Public Comments:

John Horne has been to several township meetings about abandoned gas station. He was interested in purchasing and then saw a realty sign go up. He had some concern and questions. John has already submitted an application of interest with the landbank for the property.

Kay Reiter talked about the two different funds that can be used to clean up old gas stations. Cuyahoga County is doing this same thing but have an end buyer.

Kay Reiter also asked about the two Clyde properties. Both properties have had foreclosure paperwork filed on.

- Adjournment: Motion: Charlie Second: John Havens - Motion carried.

---

---

---

---

---

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