

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

LOCATION: Land Bank monthly meeting was held at Terra State Community College 2830 Napoleon Road Fremont, Ohio, Building B second floor boardroom.

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

PURPOSE: Regular meeting to consider the following business:

1. Meeting was called to order by: Kimberley Foreman, Chairman
2. Sign in sheet was distributed for sign in. Board Members and others present:
Kim Foreman Chris Grover – Coordinator
Scott Miller Barb Caudill – Secretary
Bob Gross
Paul Fiser
Kay E Reiter
John Haven
Tim Freeman

Guests

- Brian Woods – City of Fremont
 - Colleen Carmack – Sandusky County Recorder
 - George Nowsch – Property owner of 400 Croghan St.
 - Jenny Freeh – Politician running for office
 - Erica Williams – City of Fremont
3. Approval of Minutes of August 12, 2020 as amended by John Haven. Scott Miller made a motion to approve the minutes as amended. Kim Foreman seconded the motion. Roll call was taken. Motion Carried.
 4. Budget August 31, 2020 balance: Old Fort Checking Acct. \$355,633.07
John Haven motioned to approve financial report. Paul Fiser seconded the motion. Roll call was taken. Motion Carried.
 - a. Kimberley Foreman will pass out financials for August 2020.
 5. Old Business
 - a. 106 N. Arch Street update – Board members: Bob, Kim, John and Land Bank Coordinator, Chris took another look at the property. The property is in awfully bad shape with part of roof coming in. See email attached for additional comments. The building cannot be saved.
 - Need to get firm date from the contractor. Chris Grover states as of now, the date is set for 21st of this month of demo

- George Nowsch again questioned the Board on whether the wall can be saved for the stairway. George asked if selling a portion of the property was this still an option
- Chris Grover stated that the city engineer said it would all depend on what is going to be done with the remainder after the split.
- The Board thought the remainder would not be sellable for any use. Kim stated the Board would not split lot but asked if George would like to buy entire lot for \$5,000. George stated he did not want the entire lot but asked how long the offer was good and if the Land Bank was still going to demo the building. The offer is good until he or another 3rd party buys the lot and yes, the Land Bank will still demo the whole building according to the permit. It is not safe and a hazard.
- George asked if the footer will be removed? Brian Woods, City of Fremont Code Enforcer, said in previous demos everything is taken out according to the permit. The electrical panel and piping will stay.
- George said he talked with a person at the State. They said the whole building did not have to come down. Chris asked who the person was – George did not remember his name but would send it to Chris.
- After some additional discussion about the stability of the building, the Board's position is to move forward with the demolition. It is an unsafe structure, the wall in question is not stable enough to stand alone and according to the permit the whole building is to be demoed. George does have the option to purchase the lot for \$5,000 after demo to be able to access his property. If not, he still may have the same access issue with the next owner.

b. Property closings

- 1245 Luckey Street will be closing in next few weeks. Property owner found some liens on the property. Chris will investigate but should not affect closing.

c. Meeting with the City of Fremont on joint venture on demolition work

- Chris and Bob met with Brian Woods, City of Fremont Code Enforcer, about what we could joint venture in with demos. City of Fremont's timelines are different from the Land Banks which could be a challenge.
- Kay asked about the building behind Subway. It was just purchased by Ed Spriggs. He is in process of repairing the building.
- Mercury Sign building – Brian said owner got quote from demo but was too high. Bob said it falls under vacant/abandoned building program under City of Fremont.
- All felt meeting with the City of Fremont was beneficial to compare notes to see if both the City of Fremont and Land Bank are working on same projects. Planning on have additional meetings.

d. Commercial status reports- Board received copies of the responses from the Project Status Reports that were sent to 426 E State Street and 3299 Port Clinton Road projects. These reports were sent merely to get feedback and updates on the commercial properties. Summary of reports:

- **426 E State Street Project:** Actively working on signing tenants before construction commences. Although leasing has been slow because of Covid-19, all other elements of the development have been ahead or on schedule. Getting tenants signed up is the only action needing to be completed. Working with Dave Amarante to assist in this action.
 - **3299 Port Clinton Road Project:** Covid-19 has set time and finances back however, they are still well within the 3-year agreement. The property is being maintained; waiting on pandemic, catching up on work and financials to construct building and driveway.
6. New Business- 208 Sandusky property is listed with Century 21st. The For Sale sign should go up soon on the property.
 7. Chris Grover, Land Bank Coordinator
 - a. Barb and I have been taking a look at the Land Bank website. Would like to improve the site to be more user friendly and informative about the Land Bank projects i.e., before/after pictures. May look into revamping the website and possibly changing web service. The Board asked for a copy of the Digital Kingdom's contract to review options. No changes will be done yet this year – any changes (if any) will be budgeted for 2021.
 - b. State Auditor wanted the Fraud Policy signed by all board members. The policy was handed to each member, signed and returned to be retained on file.
 - c. Tim asked Chris if we were back on track with property foreclosures. Chris replied yes he was working with the prosecutor's office.
 8. Kaitlin Klucas, Asst. Prosecuting Attorney - No one present for updates.
 9. Colleen Carmack, City Recorder asked if the boundary survey for the Arch Street property had been recorded yet, Chris stated he was waiting for the hard copy. He will follow up with Pete to get a copy. Colleen stated that it is possible to add some verbiage to a deed such as "license for encroachment" if we want. She has examples for the Land Bank to review if they want to add to the deed when recorded. Colleen brought up that the State Legislation was introducing a bill on changing Land Bank language. She will send the Bill number and link to the Board for their review.
 10. Public Comments – No additional public comments other than George's comments above.

Next meeting: Date October 1, 2020 Time: 2:00 place: Terra State Community College with conference call option for the public.

Adjournment: Motion: Kay E. Reiter to adjourn. Second: Scott Miller
Motion carried.

Attest: _____ Barbara Caudill, Secretary