

SANDUSKY COUNTY LAND REUTILIZATION CORPORATION (LAND BANK) SPECIAL MEETING MINUTES

LOCATION: The Land Bank held a special meeting via teleconference. The public could join by teleconference by calling 419-333-6900 and use room 86100. They announced their name when joining the call and noted on the sign in sheet as "Call In".

DAY/TIME: Thursday, October 8, 2020 at 9:00 a.m.

PURPOSE: Special meeting to consider the amendments to the purchase agreement for the 106 Arch Street property.

1. The meeting was called to order by Kimberley Foreman, Chairman
2. Board member and others present:

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| Kim Foreman | Chris Grover – Land Bank Coordinator |
| John Haven | Barb Caudill – Secretary |
| Bob Gross | |
| Kay E Reiter | |
| Paul Fiser | |
| Scott Miller | |
| Tim Freeman | |

Guests

George Nowsch – Property owner of 400 Croghan St
Beth Tischler – Sandusky County Prosecutor

Kimberley Foreman thanked everyone for attending the special meeting. This meeting is to discuss the considerations to the amended agreement for the 106 N Arch Street property which were discussed on October 5th at the building demo site.

Kimberley Foreman ask Chris Grover, Land Bank Coordinator, to clarify what transpired on Monday at the building demo site and who and what was discussed.

Chris explained when the demo stated he was uncertain which board members arrived and when, but Bob Gross, Tim Freeman, and Scott Miller were on site. Also on site was George Nowsch, the property owner of 400 Croghan Street. George talked again to them about wanting to save the stairway. Chris was not there for the whole conversation.

Tim Freeman stated that during the building demo it was apparent that the scope of work changed. There was more going on with the building than originally thought. Bob Gross, Scott Miller, and Tim felt that tearing the stairway out would possibly cause more damage

(pulling utility off of George's building, etc.) and liability on the Land Bank than to leave the stairway. The wall appeared to be an inside wall but could be renovated to become an outside wall. They discussed with George what would be required and it would have to be approved by the Board. George was told he would have an answer by Friday.

Kimberley Foreman stated that there was no meeting since no other board members were called to change the scope of work and reaffirmed that decision should not have been made at that time.

Bob Gross commented they understood that no agreements could officially be made. The members felt they had the best interest of the Land Bank in mind and to discuss what options could be presented to the Board.

Beth Tischler, Sandusky County Prosecutor asked if the building owner knew that it was not a done deal and that it still needed to be approved by the Board.

George Nowsch replied yes. His only interest is saving the stairway. It was his understanding when he left on Monday that an agreement would be drawn up with what he needed to do to get the renovation done and he was aware that it needed to be approved by Board.

Kimberley Foreman wanted George to know what transpired on Monday was not an agreement.

Tim told the Board that he would not put them in a bad situation. After seeing what was inside the demo, if they moved to keeping the stairway that the Board would be farther along. If George does not comply with the Boards requests, then the Board can use the \$3,500 and continue demolishing the rest of the stairway. But felt it was in the Land Bank's best interest to move forward with keeping the stairway with the amendments to the agreement in place.

Kimberley Foreman called for the proposed changes to be presented to all the board members for a vote.

Kimberley Foreman made the note that no one called the entire board. That there was a miscommunication failure on those that were present at the site. As chair of the board this is unacceptable.

Scott Miller previously went through Sunshine training a while back along with Kay Reiter. He stated there was a provision which allows members to meet by accident and have discussions with no decisions made. Then take those discussions back to the Board for approval. This is what they felt conspired on Monday. Merely discussions after seeing the complete picture of the site and what needed to be done if the stairway could be saved and renovated. That is the Land Banks goal to renovate a site to be in compliant with the state/city and useful to the owner.

Chris Grover stated he did talk to the attorney about if the proposed changes were possible and to drafting an agreement for the Board to review. No agreement was made with George at that time.

Paul Fiser asked since they do have a letter from the Fire Chief saying it was unsafe and everyone is on record saying the building is unsafe - Is the renovation going to be brought up to code?

Tim Freeman replied George would still have to go through the City and State for permits and abide by their building codes/regulations.

George Nowsch asked, if after the 60 days, would he need someone (i.e., an engineer) to inspect to ensure it is structurally sound. He was planning to do most of the work himself. He was told there was no way around it, that he would have to get the necessary permits and be in compliance with the building codes.

Kimberley Foreman asked what the proposed changes were and wanted to know if they wanted to make a motion on the changes:

The proposed changes as presented by John Haven were:

- Offering a 60-day extension until Dec 9th to complete renovation
- Postpone the closing until after renovations are made to the satisfactory to the Board
- George would be granted an easement right to have access to the Land Bank's property to complete the renovation
- George agrees to purchase the property and give the \$3,500 on Friday to the Land Bank
- All necessary permits from the City/State are the responsible of the purchaser
- Proof of insurance on both parties are in place
- The renovation will be structurally sound and in compliance with all building codes at completion.

Tim Freeman also made the comment that if George does not comply with the agreement above, the Land Bank could use the \$3,500 held in escrow to finish demolishing the building stairway and sell the vacant lot. With that said, Kimberly Foreman asked if there was a motion to accept the amendments to the agreement.

Tim Freeman made the 1st motion to accept the amendments; second the motion was Bob Gross. Roll call was taken with the vote count as: 5 Yeses - 2 Nos - Motion carried.

Yes - Kimberley Foreman No - Kay E Reiter

Yes - John Haven No - Paul Fiser

Yes - Bob Gross

Yes - Scott Miller

Yes - Tim Freeman

Adjournment: Motion to adjourn was given by Bob Gross, Seconded by Tim Freeman. Roll call was taken. Motion carried.

Next regular meeting: Date November 5, 2020 Time: 1:00 place: Terra State Community College 2830 Napoleon Road Fremont, Ohio, Building B second floor board room.

Attest: _____ Barbara Caudill, Secretary