

SANDUSKY COUNTY LAND REUTILIZATION CORPORATION (LRC)
MEETING MINUTES

LOCATION: 622 Croghan Street, Fremont, Ohio 43420

DAY/TIME: **Rescheduled meeting from January 3, 2019 to** Thursday, January 10, 2019 at 1:00 p.m.

PURPOSE: Regular meeting to consider the following business:

1. Call to order by: Kimberley Foreman Chairman
2. Roll Call or sign in sheet
3. Approval of Minutes of December 6, 2018. Kay Reiter moved to approve the minutes. John Havens seconded the motion. Motion carried.
4. Financials: December 31, 2018 balance: Savings Acct. \$25.06;
 - a. Kimberley passed out financials for December 2018.
There was no discussion or question on the reports.
5. Reorganizing of the Land bank Board. There was a suggestion for the appointment of the new Board member from the Board of Commissioners. Charles Schwochow is no longer on the Board of Commissioners and will need to be replaced. Kay Reiter noted that Scott Miller will be appointed as a Commissioner Representative to the Land Bank for 2019. Kay Reiter moved to approve the appointment of Scott to the Land Bank Board. John Havens seconded the motion. Motion carried. Passing forms out to Board Members for Designation of Representation. Kim asked the board members to consider who their designated alternate will be. Theresa Garcia, secretary, noted that the Board may want to appoint Ken Frost as the Municipal Member. This would allow him to designate an alternate. A resolution will be presented at next meeting to make this appointment. The Board does need a resignation letter from Charlie Schwochow now that he is no longer on the Board of Commissioners. This means they will need to postpone appointing his replacement. There was a motion to rescind the motion to appoint Scott Miller as there is no official resignation from Charlie Schwochow. John Havens moved to rescind the motion. Ken seconded the motion. Motion carried. Kim asked for a nomination for the Vice-Chair. Kay noted she would be interested in sitting as vice chair. John Havens moved Kay Reiter to be appointed as vice chair. Ken Frost seconded the motion. Motion carried.
6. Old Business
 - a) Proposed Demo contract agreement with the Wightmans Grove Conservancy. Chris Grover, Land Bank Coordinator has made several phone calls to Dave Wagner from the Conservancy but hadn't discussed it with him to date. Dave was at the meeting and Chris informed him there was paperwork that needed to be completed. Chris will get the paperwork to Dave. They will need the paperwork, which includes the scope of work, prior to approving the contract.
 - b) Nickel's Gulf Gas Station received letter from Department of Commerce for "NO FURTHER ACTION". This means the soil is cleaned and passed the inspection. This can now move forward.
 - c) 426 E. State St. received letter from Department of Commerce for "NO FURTHER ACTION". The final progress report has been signed and everything has been paid for. We can now start requesting development/business plans from those that are interested in the parcel. Ken Frost asked if there was a price set for the parcel. Chris wanted input from the Board on the price. The development plans will

also need to be given to the municipality it is located in for approval of the plan per that municipalities zoning.

- d) Working on updating Commercial Policy. At this point we will use what is in the policy book until the new policy is in place. Ken Frost asked for clarification on these commercial properties. He questioned not putting a price on the plan prior to requesting development plans so those that are submitting plans are aware of the cost. Chris presented prices that other empty lots were sold for in the same area on State Street. There was a wide range of selling prices. Kay Reiter asked if Chris had contacted a relator regarding the pricing. Chris wanted this to be a Board decision. The purpose of the Land Bank should be to put the parcel back in to an active tax paying business. It should not be about making money but it about what is best for the community surrounding. The Board can base who they will sell the property to by the business plan and what it will contribute to the community. There was discussion on information that was given when the Land Bank was first formed on the purchasing of property when they were side lots. Today the Land Bank Board understands the side lot sale is done differently if it is a Commercial Lot from Residential Lots. Kay asked Chris what his recommendation was for pricing. The numbers stated in previous meetings was to assure that the money spent on the property.
- e) The Land Bank will start taking Development plans on both abandoned fuel stations price of the lots hasn't been set yet. (see discussion above) Kay asked if we needed to make a decision on pricing. When discussing the Nickles Gulf Gas Station there was an interested party. Ken made the suggestion to look at what the Auditors appraisal value was listed as. Jerri Miller, Auditor, was at the meeting and offered to send out an appraiser for both gas station parcels to get a value placed on the properties. The Board agreed to get the appraisal values from the Auditor and make a decision from that point what the sale price would be.
7. New Business- Resolution 2019 – 1 approving the budget for 2019. John Havens moved to approve the resolution. Ken Frost seconded the motion. Motion carried.
8. Chris Grover, Land Bank Coordinator. In December Chris had contacted two different attorneys regarding representing the Land Bank. He is still waiting for responses from those offices. He received a call from the OHFA regarding money left in the NIP fund. We have until the end of the year to use the funds. Chris asked if the Board would like to have him look for more parcels in the target areas to demo or if the money should be returned. Kay suggested we utilize the remaining funds. John agreed since we had a year that we would have the time to use the funds. All agreed that we should try to use the funds.
Chris is waiting for the change on the web page to have the ability to type notes in sections for notification of canceled meetings or other important information.
9. Kaitlin Klucas, Asst. Prosecuting Attorney. There was a question on the assessments on properties and if the Land Bank is responsible. The Land Bank is then responsible for any assessments that start at the time of possession/transfer. The past due assessments will be cleared and new assessments will be the Land Banks responsibility. The taxes would not run only the assessments. She believes it would also include any sanitary sewer assessments. There was discussion about prorating the taxes when these parcels are sold to the new land owner. Kaitlin did mention she has heard the two attorneys contacted are interested in assisting. She could keep assisting but it would have to be as an independent contractor. The Board would have to make that decision.
10. Public Comments - There was a suggestion to the Board by John Havens to come up with a formula for Commercial Pricing based on possibly appraisal value and money put in to the parcel clean-up and other items. All agreed this needs to be decided at the next meeting. This will allow consistency in

pricing. Mr. Jon Horn was at meeting asking about old Gas Station at 3299 Port Clinton Road. The Land bank Board stated they will be working on a price for the property at the next meeting.

Next meeting: Date: February 7, 2019 Time: 1:00 place: same

Adjournment: Motion: Kay Reiter Second: John Havens Motion carried.

Attest: _____

Theresa Garcia, Secretary