

SANDUSKY COUNTY LAND REUTILIZATION CORPORATION (LRC)
MEETING MINUTES

LOCATION: 622 Croghan Street, Fremont, Ohio 43420
DAY/TIME: Thursday, September 5, 2019 at 1:00 p.m.
PURPOSE: Regular meeting to consider the following business:

1. PURPOSE: Regular meeting to consider the following business:
2. Call to order by: Kimberley Foreman Chairman
3. Roll Call or sign in sheet
4. Approval of Minutes of August 1, 2019. Kay E Reiter moved to approve the minutes. Ken Frost seconded the motion. Motion carried.
5. Budget August 31, 2019 balance: Savings Acct. \$25.06; Fremont Federal Credit Union Checking Acct. \$634.93. Old Fort Banking checking Acct. \$300,927.15
Kimberley Foreman passed out financials for August 2019.
Kay E Reiter moved to approve financial reports. Ken Frost seconded the motion.
Motion carried
6. Old Business
 - a. All lots at Wightmans Grove Conservancy have purchase agreements signed. Paperwork is with the closing company. Chris Grover has not been able to communicate with the closing company to get signatures. Kim Foreman asked if the paperwork could be emailed to speed the process. Chris will get an email address to see if that is a possibility.
 - b. The purchase of the property at 208 Sandusky Ave. was completed August 8, 2019. The building is boarded up and closed. It is with GLCAP to demo the property. He is working on the first mortgage for the Commissioners so they can complete the demolition.
 - c. State Historic Preservation Office has been in contact with the Land Bank Coordinator about different plans for the lot. The last plan was to make it native grassland. City of Fremont Engineer and zoning turned it down since it is in City limits. It is also not a buildable lot. The OHFA grant program dictated it cannot be sold out right for three years. Kay asked if the plan was to put a community garden in that was maintained if it would be approved. Chris stated they don't want to have to maintain a garden.
 - d. 104 & 106 N. Arch Street. The house inspector recommended tearing it down. Chris Grover received a quote for the demo and it was \$34,000.00. He is waiting for a second quote. Ken thought the quote seemed high. Chris stated because of the location and the trees it is in an awkward spot to work with. He is looking into different funding avenues to demo the building. All agreed to wait for other quotes.

- e. Public Records request. Chris received a record request and he has already responded to the request.
 - f. 426 E. State St purchase agreement. John Havens emailed information to Kim Foreman on this property. Kim shared the information with the Board. All feel the selling price is a great deal and parcel is sold as is. There was a request from the buyer for the Land Bank to complete a Phase I study. This had already been done during the demo. Annette Wilcox from Century 21 did not feel this should be the responsibility of the buyer. She doesn't believe there will be issues. The buyer turned the original study's over to their attorney and the attorney had concerns on the results of the test. The buyer was also present and explained what the concern was. There was discussion on how the samples were taken in the Phase I study. The report states it was a surface sample and not a core sample. They feel a core sample closer to the location of the tanks would give a truer result. The request of the buyer is to obtain the Phase I study at their expense and if it comes back clean they move forward. If it comes back dirty, the Land Bank would reimburse them and the buyer would back out of the contract. Commercial property is different than residential. It is not unusual to complete a due diligence time period to have attorneys review the offer. Kay E Reiter noted this is not a normal Commercial property sale. She feels we used a reputable company to do the studies and she feels the study will come back clean and won't cost us anything anyway. Kay E Reiter made a motion that we accept the proposal from the buyers and if the study comes back and there is a problem with the study the Land Bank reimburses them for the study with a cost not to exceed \$5,000.00. Ken Frost seconded the motion. Motion carried.
7. New Business
- a. Received offer for 18' strip of property at 2118 County Rd 705 Hessville. This is a strip that was encroaching a drive and Chris made an offer to the homeowner in order to clean up the parcel. He is in the process of working with Regional Planning on the split.
 - b. Real Estate payment was made for the Land Bank. Chris and Kim attended the Seneca County Land Bank meeting to see how they run their meetings. They do not have the chair vote. They investigated this issue and were told the chair does have the right to vote. The other question was if we wanted to add members to the Board. Kay suggested the Board come back with some ideas on new members at the next meeting.
 - c. Prosecutor was given a list of new foreclosures. There are several parcels with only two owners involved. The City of Fremont is interested in some of these parcels.
 - d. Kim will be closing the Credit Union account by the end of the month.
8. Chris Grover, Land Bank Coordinator. Chris is waiting on closing documents from Wightmans Grove parcels so it finishes those off. The Land Bank will be making their third payment to the Commissioners to reimburse starting costs. There is one payment left to be made. 608 Second Street was sold. It was an empty lot and the new owner is building a house on the lot. The County will invoice the Land Bank for postage at the end

of each year. There are two parcels in Burgoon. He has asked them to vacate two alleys and a street right away in the area. If it is sold at this time we would have to pay OHFA back for a portion of the grant, or we have to wait three years to sell the property. Chris was asked how much it would cost to keep the property maintained. Kay asked if we could wait until John Havens is present at Board since he knows the area. We would rather not give money back. Depending on what would have to be given back to OHFA it may not be worth it.

9. Kaitlin Klucas, Asst. Prosecuting Attorney – not present

10. Public Comments

Annette Wilcox, Century 21, asked if there was a way the public would be allowed 60 days prior to foreclosure to give them time to sell their parcels. Kim is going to look into the possibility. It would allow citizens the time to sell their property without having a foreclosure on their record. She did not feel people know this could be an option.

11. At 2:00pm Kay E Reiter moved to enter executive session to discuss personnel matters. Ken Frost seconded the motion. Motion carried.
At 2:35pm the Board exited executive session

Next meeting: Date: October 3, 2019 Time: 1:00 place: same

Adjournment: Motion: Kay E Reiter Second: Kim Foreman Motion carried.

Attest: _____

Theresa Garcia, Secretary