

**SANDUSKY COUNTY LAND REUTILIZATION CORPORATION
BOARD OF DIRECTORS
REGULAR MEETING MINUTES**

Wednesday, July 14, 2021 at 1:00 p.m.

Sandusky County Land Bank office
2511 Countryside Drive, Suite C, Conference Room, Fremont, Ohio

1. The meeting was called to order by John Haven, Chairman
2. The sign in sheet was distribution and a roll call was taken with the following Board Members present as well as others:

Kimberley Foreman	Brian Woods, Land Bank Coordinator
Scott Miller	Barbara Caudill, Secretary
Charles Schwochow	<u>Guests</u>
John Haven	Jerri Miller
Bob Gross	Paul Grahl
Tim Freeman – via phone	Daniel Sanchez
Paul Fiser	Christie Schneider
	Jim Melle
	Erica Williams
	Colleen Carmack
	Cynthia Dallas-Kirk
	Dean Schneider
3. Approval of Minutes. The minutes of the June 3, 2021, Regular Meeting Minutes were distributed by email. A motion to approve the minutes was made by Kimberley Foreman, seconded by Scott Miller and approved by voice vote without objection.
4. Approval of Financials. The June 30, 2021 Financials were distributed by email. A motion to approve the financials as received was made by Bob Gross, seconded by Charles Schwochow and approved by voice vote without objection.
5. Old Business
 - a. Rehab/Commercial Projects Committee Update.

Charles and Paul reviewed the proposed changes to the Rehab/Commercial Projects procedures and do not any loopholes. Recommended to the Board to adopt the changes which will benefit in with future sell of commercial properties. Charles Schwochow made a motion to accept the amendments of the rehab and commercial procedure as given to the Board and reviewed by the subcommittee and attorney, seconded by Scott Miller.
 - b. Consideration of the Amendment to the Code of Regulations as emailed to the Board on June 29, 2021. Corrections as provided by attorney approved

Motion to accept the amendments of the Code of Regulations as given to the Board and reviewed by Charles, Paul, and our attorney was made by Charles Schwochow, seconded by Scott Miller.

4. New Business

- a. No new business

5. Brian Woods, Land Bank Coordination

- a. Michael & Julie Rudinoff request for assistance with the 613 E. Madison St. property in Gibsonburg.

The attached letter from Michael & Julie Rudinoff requesting assistance with the 613 East Madison Street property in Gibsonburg was presented to the Board. After discussions, it was decided that the Land Bank cannot assist once the property is sold to an individual. Referred them to the Safety Service Director in Gibsonburg.

- b. Revitalization of 3299 Port Clinton Road Open House

John Horn is holding an open house midAugust. Inviting the Board Members to attend. Brian will let them know more details when available.

- c. Century 21 – Burgoon property contract up for renew on October 11th. Century21 recommended reducing the price by a couple of thousand to \$16,000. After discussions, a motion to reduce the price to \$15,000 was made by Bob Gross, seconded Paul Fiser. Voice vote was taken with no objections.

- c. 425 Sandusky Avenue property – Brian wrote to the realtor that the property is not an Indian burial ground which is listed at \$8,000 with no activity. Mayor Sanchez stated that the owner of the Tackle Box2 was interested in the property but not at that price. The Board suggested that Brian contact the owner to see if he would give the Land Bank an offer.

- d. Sycamore/Wilson– Property is set to be turned over to Habitat to Humanity as previously agreed to several years ago. Brian requested permission from the Board to move forward with the process. Motion to offer the property In Kind to Habitat for Humanity was made by Scott Miller, seconded by Kimberley Foreman. Voice vote was taken with no objections.

6. Prosecuting Office.

No one present from the Prosecutor office but submitted a list of properties and their status. See attached.

7. Other Business.

Discussions and concerns were voiced regarding how the new In Rems process was working, how many properties were being processed, the length of time needed for the process to be

completed and if the Board felt that they are still on target with the goals and objectives. The first In Rems were listed for publication in the paper and the 28-day deadline for notification was up July 4 so these should be moving forward to the next process. After these move through smoothly and completed, others will be added to the process. The new In Rems process is a buyers beware due to no in-depth title search performed and the buyer is liable for any liens against the property. It was questioned whether or not the Land Bank would be responsible for the liens or would they be wiped out as with the old foreclosure manner. The prosecutor's office was not in attendance to answer the concern. Besides the ones in the In Rems process, there are other properties on the list that initial letters are being sent by the prosecutor's office.

Other discussions were had regarding who supplies the list of properties, what is the selection process, and if there were any other criteria to pursue foreclosures. There were several methods discussed on how the foreclosure list of properties is developed. With no definitive direction on criteria or method, the Land Bank will continue to prepare a list of potential land bank properties from the Auditors Delinquent list. Land Bank Coordinator would then do a property inspection to see if the property qualifies and submit the findings to the Treasurer. The Treasurer, along with the Prosecutor, select the properties to start foreclosure action. In previous years, the Land Bank would have individuals who showed interest in the property complete an application to acquire and those would be put on a priority list. Further questions and discussions on how the public and investors can find what delinquent properties are available and how to fill out the applications process. The process and forms can be found on the new Land Bank website. It was determined that better communications was needed between the city, land bank and county departments to work together in cleaning up these properties and where to direct the public/investors to go for information. The Land Bank website will also be updated to include the link to the Auditor's Delinquent Property page for interested parties to review.

8. Public Comments. Mayor Sanchez commented that there are over 200 vacant, abandoned building/houses in our cities which are behind in taxes. Raised concerns that other individuals he has spoken with feel that the Land Bank could be moving quicker in obtaining these properties and that there is over \$365,000 on the Land Bank books to help clean up these properties. Questioned if the prosecutor's office does not have the staff and time to proceed with foreclosures if the Board would consider hiring an outside counsel. The Board is open to the ideal however, with the new process feel that after the initial batch is successful, the Treasurer and Prosecutor can put more properties through the pipeline. The timeline of the new In Rems process was discussed. The Board should know more by next Board meeting if the process is successful or what other issues may need to be resolved. Once the process runs smoothly, more properties will be put through the system at a much quicker rate.

9. Adjournment. There being no more business to come before the meeting, Charlie Schwochow moved that the meeting be adjourned. His motion was seconded by Scott Miller and the motion carried by voice vote without objection. The meeting was adjourned.

Meeting Attestation

I hereby certify that the minutes related to the Board of Directors' regular meeting of July 14, 2021 set forth above are the minutes approved by the Board of Directors at their meeting of August 16, 2021.

Attested: Barbara Caudill Dated: 08/16/2021
Barbara Caudill, Sandusky County Land Reutilization Bank Administrative Assistant