

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

Tuesday, January 11, 2022 at 1:00 p.m.

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

The regular board meeting was called to order by John Havens, Chairman. The sign in sheet was distributed for signatures with the following Board Members present and constituted a quorum for conducting the business of the Land Bank.

Kimberley Foreman-absent	Brian Woods, Land Bank Coordinator
Scott Miller	Barbara Caudill, Secretary
Bob Gross	<u>Guests</u>
John Havens	Colleen Carmack
Tim Freeman – Phone In	Beth Tischler
Charles Schwochow	Roger Hafford
Paul Fiser	Jaime Hafford

1. **Approval of Minutes.** The minutes of the December 14, 2021, Regular Meeting Minutes was distributed by email. A motion to approve the minutes was made by Scott Miller seconded by Bob Gross. Motion carried by voice vote without objections with Kimberley Foreman absent.
2. **Approval of Financials.** The December 2021 Monthly Financials were distributed by email. A motion to approve the financials as received was made by Bob Gross seconded by Charles Schwochow. Motion carried by voice vote without objection with Kimberley Foreman absent.
3. **Old Business**
 - a. Code of Regulations Article VI, 6. Officers - Committee's review of employment job descriptions. Scott Miller reported that they are still working on the job descriptions and have nothing to report at this time. John made a suggestion to add a pay range to the description.
4. **New Business**
 - a. Reminder that there will be an annual meeting at 12:30pm on February 8th to elect Chairperson and Vice Chairperson and any other annual or special reports to the Board.
5. **Brian Woods, Land Bank Coordinator**
 - a. Accounting service quotes – Presented 4 quotes for Board to review. Recommended we stay with J Conklin since we already work with him on assisting with QuickBooks. Motion to stay with Jason Conklin for accounting services was made by Charles Schwochow and seconded by Bob Gross. Motion carried with no objections with Kimberley Foreman absent.
 - b. A contract was signed with Bonnie Heminger to do title searches for the Land Bank - \$120 per title search for in depth searches. We need the titles searches performed for the Building Demolition grant monies.
 - c. Update on Building Demolition & Site Revitalization Grant program - Have received potential list of properties from several Townships and 15 potential owner agreements.

There are several Townships/Villages that have signed agreements and resolutions in place. A meeting will be held on Thursday Jan 13th with all county entities to get the rest of the agreements and answer questions.

- d. Update on Brownfield Remediation Grant program
 - With the permission from the Board Chairman, Brian entered into an agreement with BJAAM to do a Phase I and Phase II site assessment on SR 20 the old Atlas building which costs \$4,000 non-reimbursable from Grant. Meeting tomorrow with BJAAM, Mr. Ohmes (property owner), and Brian to sign agreement to be on site to do the work.
 - Also will get info from BJAAM on North Street property to see if it meets grant criteria.
 - Looking at 2 other properties (North Street and Hayes Avenue) for the Brownfield projects.
 - e. Property Investigation report – Nothing to new to report on foreclosures
 - f. Property for possible rehab - working with 2 realtors for list of possible rehab homes and have contracted with Dan Beaston to perform Level 2 - building inspections. Gave the Board a brief description of the process currently being used. Land Bank is looking to purchase homes for rehab but so far have had no luck.
 - g. Legal update on status to acquire both Front and Fangboner properties. Roger Hafford and Brian both stated that the hang up on purchasing these properties is that it needs to be filed in court to have title transferred to the survivors. Depending on the filing fee to get the paperwork filed, the Land Bank would add that cost into the purchase offer. Front properties need waiver from children to transfer title to her then she can transfer the properties to the Land Bank. Fangboner property the title search is still being done since there are multiple heirs involved.
6. **Prosecuting Office** – Update on foreclosures-see list attached. Still working on In Rems and debating with Tax Ease on who get paid first. Sheriff sales are going to be sold by auction on line only – no more in person sales. Filing fee went up a flat \$220. Kaitlin has started the next go around of In Rems.
7. John Haven, Chairman additional business to be brought before the Board
- a. Brian and Barb going to be needing to put in more hours they are currently limited to 30 hours per week. Board agreed they will be allowed to work over 30 hours as needed but not to exceed 40 per week to avoid paying overtime.
8. **Public Comments:** No public comment.

Adjournment. There being no additional business to come before the Board, Bob Gross moved that the meeting be adjourned. Motion seconded by Scott Miller. Motion carried by voice vote without objection.

Meeting Attestation

Thereby certify that the minutes related to the Board of Directors' meeting January 11, 2022 set forth above are the minutes approved by the Board of Directors at their regular meeting of February 8, 2022.

Attested:



Dated:



Barbara Caudill, Sandusky County Land Reutilization Bank Administrative Assistant

December 2021 Foreclosure Update

Active Foreclosures:

- Joshua Koebel, 1076 McKinley St., Fremont, PPN 34-50-00-3888-00. Delinquent \$3,420.99. Judgment granted. Sent to Sheriff for sale. Date still TBD.
- In Rems
 - to be sold at Sheriff's Sale on date TBD
- Chellis—Judgment granted. Tax Ease attorney filed a motion for relief from judgment. Arguing over who has first priority—Treasurer or Tax Ease. Hearing on that motion 12/14
- Hirt—set for 3rd mediation 2/18/21. Property still possibly going to be sold. Payment plan has been kept current.
- R&S Carter—set for status PT 1/5/22 to check compliance with payment plan
- In Rems
 - to be sold at Sheriff's Sale on date TBD
- James R. Berry, 1566 E. McPherson Hwy, Clyde, PPN 02-20-00-0008-08. Ready to file.
- Eva Rodriguez, 642 Penn Ln and 6443 Perez Ln, Woodville, PPNs 28-21-00-0012-00 and 28-21-00-0008-00. Ready to file.
- Petra Pescador, 2650 Port Clinton Rd, Fremont, PPN 13-15-07-0004-00. Delinquent \$26,050.44. Ready to file

On Deck (PJR's Ordered):

- Heyman—PPN 10-06-00-0008-02, \$26,481.67 delinquent *3019 Hayes*
- Simms—PPNs 34-50-00-1872-00 and 34-50-00-1871-01, combined total of \$60,321.95 - *FRONT* delinquent
- SYD Holdings of Ohio, Inc.—PPN 34-50-00-6399-01, \$29,981.29 delinquent *2160 ST STREET*
- Torres—PPN 16-50-00-0060-01, \$37,192.61 delinquent *3237 Main Dungen*
- Y Fast Enterprises LLC—PPN 34-60-00-0413-01, \$37,648.58 delinquent *CAR WASH 2254 ENTERPRISE DRIVE*

*Owner
GET GRANT*

Regular Board Meeting Sign In

Meeting Date: Tuesday January 11, 2022 at 1:00pm

Meeting Place: Sandusky County Land Bank Conference Room
2511 Countryside Drive, Suite C Fremont, Ohio

PRINT Name	SIGNATURE	ORGANIZATION
John Havers	<i>[Signature]</i>	TWP
Brian Woods	<i>[Signature]</i>	LB
Charlie Schwobach	<i>[Signature]</i>	Commissioner
Scott Miller	<i>[Signature]</i>	Commissioner
Colleen Carmack	<i>[Signature]</i>	Recorder
Roger + Jamie Nafford	<i>[Signature]</i>	Atty + Assistant
Beth Tischler	<i>[Signature]</i>	Prosecutor
PAUL FISERZ	<i>[Signature]</i>	CITY OF CUYDE
Tim Freeman	<i>[Signature]</i>	Phonetic

Attested by: *Barbara Caudill* Barbara Caudill, Secretary

SANDUSKY COUNTY LAND REUTILIZATION CORPORATION
AGENDA
BOARD OF DIRECTORS
REGULAR MEETING

Notice to the Attending Public: Please mute all digital devices and refrain from texting. If public comment is not specifically requested for an Agenda item, the member of the public who are attending will be given the opportunity to make comments at the end of the meeting. Comments will be limited to three (3) minutes per person; however, the Chairperson may decide to shorten or lengthen the public comment period at his/her discretion. Members of the public may not transfer their time to others. Please be aware that the Board will take comments under advisement and is not required at this time to respond to your remarks during the course of their meeting.

LOCATION: January Land Bank monthly board meeting will be held at Sandusky County Land Bank office 2511 Countryside Drive, Suite C, Fremont, Ohio.

DAY/TIME: Tuesday, January 11, 2022 at 1:00 p.m.

PURPOSE: Regular meeting to consider the following business:

1. Call to order by: John Haven, Chairman
2. Roll Call or sign in sheet
3. Approval of Minutes of Tuesday, December 14, 2021 Regular Meeting
4. Budget December 31, 2021 balance: Old Fort Checking Acct. \$ 338,985.68
 - a. Financials will be sent to the Board Members via email for December 2021
5. Old Business
 - a. Code of Regulations Article VI, 6. Officers - Committee's review of employment job descriptions
6. New Business
 - a. Reminder that there will be an annual meeting at 12:30pm on February 8th to elect Chairperson and Vice Chairperson and any other annual or special reports to the Board.
7. Brian Woods, Land Bank Coordinator
 - a. Update on Building Demolition & Site Revitalization Grant program
 - b. Property Investigation report
 - c. Property for possible rehab
 - d. Legal update on status to acquire both Front and Fangboner properties
8. Prosecuting Office – Update on foreclosures
9. John Haven, Chairman additional business to be brought before the Board
10. Public Comments: Comments will be limited to three (3) minutes per person. Members of the public may not transfer their time to others. Please be aware that the Board will take comments under advisement and is not required at this time to respond to your remarks during the course of their meeting.
11. Adjournment