

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

Tuesday, September 26, at 1:00 p.m.

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

According to Section IV(1)(e)(iii) Meetings of the Code of Regulations, the board of directors held a Special Meeting which took place on September 26, 2022, at 1:00 p.m. at 2511 Countryside Drive, Suite C. The meeting was called to order by Scott Miller, Chairman. The sign in sheet was distributed for signatures with the following Board Members present and constituted a quorum.

Kimberley Foreman
Scott Miller
Bob Gross
Paul Lotycz
Tim Freeman
Justin LaBenne-Absent
Russ Zimmerman

Barbara Caudill, Secretary
Brian Woods

Guests

Paul Halbeisen, Fremont Fire Dept.
Erica Williams, Fremont City

- 1. Consider the purchase offer received for the 810 Front Street property as listed with Century 21.** This listing consists of 3 parcels to be sold as one: 810 Front, 814 Front, and 815 Milton Streets for \$30,000. An offer was made by The Fremont Company in the sum amount of \$15,000. Brian contacted the realtor to counter the offer to \$25,000. The offer was accepted pending Board approval. After discussing the property value and all costs invested, Bob Gross made a motion to accept the purchase offer agreement and sell the property to The Fremont Company in the amount of \$25,000, seconded by Kimberley Foreman. Motion carried by roll call vote without objection with Justin LaBenne absent.

- 2. Discuss necessary actions to be taken for the nuisance properties in the Building Demolition and Revitalization Grant program.**
A list of the nuisance properties was previously emailed to the Board for review. Brian Woods asked for the Board's permission to move forward with the demolition of some of the nuisance properties that are part of the Building Demolition and Revitalization Grant using \$100,000 of the Land Bank funds. He was not comfortable with doing all the properties due to the cost involved prior to state approval. He stated that once the State approves the grant, the Land Bank should be reimbursed 100% of the demolition cost along with the asbestos costs already spent. There were many discussions as to which properties and what amount should be approved. Kimberley Foreman did question two properties on the list that were recently sold. She asked if the Land Bank secured new owner agreements. Brian Woods confirmed that the new owner for the one property has already signed but was unaware of the other. He will get

with the new owner to secure their signature. A motion was received from Bob Gross to approve an amount not to exceed \$120,000 to proceed with the demolition of the top 12 properties that were on the list provided. Kimberley Foreman seconded the motion on the premise that the properties involved had up to date owner agreements. The motion was carried by roll call vote without objection with Justin LaBenne absent. Brian Woods will contact the demolition companies to proceed. The top 12 properties on the list included:

Parcel No.	Owner	Site Address	Project City
03-50-00-0168-01	City of Bellevue	200 Center St	Bellevue
03-50-00-0168-04	City of Bellevue	208 Center St	Bellevue
03-50-00-0168-05	City of Bellevue	206 Center St	Bellevue
34-50-00-1542-00	Holmes, Eddie and Shirley	414 Tiffin St	Fremont
34-60-00-0274-02	Lister 22 LLC	504 Morrison Rd	Fremont
34-50-00-1269-00	Guardiola, Karen	712 Milton St	Fremont
34-50-00-1159-00	Medellin, Manuela	303 Sandusky Ave	Fremont
34-50-00-4258-00	Nelson, Philip	715 E State St	Fremont
34-50-00-4257-00			
13-33-46-0003-01	Koebel, Richard	930 Everett Rd	Fremont
10-04-17-0008-04	Reitz, David C.	1022 Oakwood St	Fremont
34-50-00-1138-01	Windnagel, Eugene Trust	1319 Cherry St	Fremont
34-50-00-2167-02	Emerging Phoenix Properties LLC	612 South St	Fremont

- Public Comment.** Paul Halbeisen, Fremont Fire Department thanked the Board with their decision to move forward with the demolitions. No other comments were received from the public.
- Adjournment.** With no other items addressed by the board, a motion to adjourn the special meeting was made by Bob Gross, seconded by Paul Lotycz. Meeting was adjourned.

Meeting Attestation

I hereby certify that the minutes related to the Board of Directors' Special meeting of September 26, 2022, set forth above are the minutes approved by the Board of Directors at their regular meeting of October 11, 2022.

Attested: Barbara Caudill Dated: 10-11-22
 Barbara Caudill, Sandusky County Land Reutilization Corporation Secretary

**Notice of the Sandusky County Reutilization Corporation
Board of Directors
Special Meeting**

AGENDA

According to Section IV(1)(e)(iii) Meetings of the Code of Regulations, the board of directors hereby gives notice of a Special Meeting which will take place on September 26, 2022, at 1:00 p.m. at 2511 Countryside Drive, Suite C.

The purpose of the special meeting is to consider the following business which needs to be addressed prior to the next regular session:

1. Call to order by: Scott Miller, Chairman
2. Roll Call or sign in sheet
3. Consider the purchase offer received for the 810 Front Street property as listed with Century 21
4. Discuss necessary actions to be taken for the nuisance properties in the Building Demolition and Revitalization Grant program
5. Public Comment - 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.
6. Adjournment

Reminder: This is a Special Meeting – no other topics may be addressed in accordance with the Open Meetings Act. They should be held for discussion at the next 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.

