

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

Tuesday, November 8, 2022, at 1:00 p.m.

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

The Regular meeting was held at 1:00 p.m. on November 8, 2022. The meeting was called to order by Scott Miller, Chairman. The sign in sheet was distributed for signatures with the following Board Members present.

Kimberley Foreman
Scott Miller
Bob Gross - Absent
Paul Lotycz – (arrived at 1:09pm)
Tim Freeman
Justin LaBenne
Russ Zimmerman

Barbara Caudill, Secretary
Brian Woods

Guests

Paul Halbeisen, Fremont Fire Dept.
Michael Mezinger, Fremont Fire Dept.
Erica Williams, Fremont City
Jerri Miller, Auditor
Roger Hafford
Jamie Hafford
Colleen Carmack, Recorder
Chris Schneider, Clerk of Courts
Michelle Hollad, Clerk of Courts
Beth Tischler
Zack Pierce, BJAAM

1. **Approval of Minutes.** The minutes of the October 11, 2022, Regular Meeting was distributed by email. A motion to approve the meeting minutes as received was made by Russ Zimmerman, seconded by Kimberley Foreman. Motion was carried by voice vote without objection with Bob Gross and Paul Lotycz absent.
2. **Approval of Financials.** The October Monthly Financials were distributed by email. A motion to approve the financial reports as received was made by Kimberley Foreman, seconded by Justin LaBenne. Motion was carried by voice vote without objections with Bob Gross and Paul Lotycz absent.
3. **Old Business-**
 - a. No old business was discussed.
4. **Brian Woods, Executive Director:**
 - a. Approval of the demolition check for Great Lakes was discussed and approved.
 - b. **Building Demolition and Revitalization Program** - Approximate total of \$124,000 was submitted to the Ohio DOD for reimbursement. Mostly for asbestos survey and asbestos removal. However, the total did include the demolition of 2754 County Road 239 which is now completed and seeded over.
 - Demo company-S&S Hauling is at site 200, 206, and 208 Center Street properties today;
 - Garza Dirt will start on 414 Tiffin Street on November 21;
 - Garza has 3 demos with S&S having the majority of the other demo projects
 - c. **Brownfield Remediation Grant-** Zack Pierce, BJAAM spoke to the Board regarding the handouts on the updates for the 4 properties involved in the Brownfield grant program.

- **Former Lumberyard (not under the Brownfield Remediation Grant)** – Phase I was done; Board agreed to move forward with splitting the cost of Phase II. Received ACM abatement and Demolition estimates. Have not received MOU contract yet from Bob Gross.
- e. **Land Bank Owned Property updates:**
- **2754 County Road 239 Property:** Listed for sale on Friday; received \$40,000 offer from Alan Swevell. Brian Woods recommended the property be sold; Land Bank has approximately \$4,500 invested. Russ Zimmerman made a motion to sell property for \$40,000; seconded by Paul Lotycz. Motion carried without objection with Bob Gross absent. Closing date will be end of month.
 - **326 Vine Street:** Sent bids out for demo – Garza won bid; will not start until midDecember. The property was assessed for possible rehab but not feasible.
 - **1566 McPherson:** Sent bids out for demo – due back November 17; received two bids so far
 - **2650 Port Clinton Road:** Sent out bids for demo – due November 17; received two bids so far
- e. Brian Woods stated they were looking at other properties to purchase which the fire chief will discuss. The floor was yielded to the fire chief. The 1511 Hickory Street property owner is deceased, multiple people were living in the home when it caught fire – no electric or water. The fire chief has declared it a public nuisance and put out bids for demo. Brian Woods showed an interest in purchasing the property with the Board’s approval. The property is adjacent to a vacant lot. After much discussion on the topics of legal ownership, property fire insurance, and property taxes, Scott Miller recommended that the Land Bank, at this time, not entertain purchasing the property. The other Board members were in agreement. No further action will be taken.
- f. The Board was made aware that the Land Bank received a certificate from the State of Award from the Auditor.
5. **Prosecutor Office.** No updates were distributed from the prosecutor office. Beth Tischler stated they are working with the Health Dept. on condemning some houses. They are also working on a grant to possibly get additional office assistance.
6. **Public Comment.** Roger Hafford added additional clarification on the property on Hickory Street – George Perkins was deceased with multiple heirs. Someone (aka Brian or anyone else) could request a judge to open up an estate. Jaime Hafford stated that there may be other problems with the title; foreclosure would be best solution if the Land Bank wanted to purchase the property. Both Kimberley Foreman and Beth Tischler stated they could not foreclose since the property taxes are current. The Board after hearing the issues – has no desire to pursue purchase the property.
7. **Executive Session.** There was no Executive Session held.
8. **Adjournment.** With no other items being brought before the board, a motion to adjourn the regular meeting was made by Paul Lotycz, seconded by Russ Zimmerman. Meeting was adjourned.

Meeting Attestation

I hereby certify that the minutes related to the Board of Directors’ regular meeting of November 8, 2022, set forth above are the minutes approved by the Board of Directors at their meeting of December 13, 2022.

Attested: Barbara Caudill Dated: 12-13-22
Barbara Caudill, Sandusky County Land Reutilization Corporation 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 their meeting.

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

DAY/TIME: Tuesday, November 8, 2022, at 1:00 p.m.

PURPOSE: The Regular meeting to consider the following business:

1. Call to order by: Scott Miller, Chairman
2. Roll Call or sign in sheet
3. Approval of the Regular Minute of Tuesday, October 11, 2022.
4. Approval for Budget: October 2022, balance: Old Fort Checking Acct. \$278,909.88
 - a. Financials were sent to the Board Members via email for October 2022
5. Old Business – No old business
6. New Business:
 - a. Approval of payment to Great Lakes for Demo 2754 CR 239, Fremont – Bldg Demo Grant
7. Brian Woods, Executive Director
 - a. Update on Building Demolition & Site Revitalization Grant program
 - b. Update on Brownfield Remediation Grant program
 - c. Ohio Auditor of State Award
8. Prosecuting Office – Update on foreclosures
9. Scott Miller, 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 their meeting.
11. Executive Session - If required
12. Adjournment

Regular Board Meeting Sign In

Meeting Date: Tuesday November 8, 2022, at 1:00pm

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

PRINT Name	SIGNATURE	ORGANIZATION
Mike Mezingar	<i>Mike Mezingar</i>	Fremont Fire Dept.
Paul M. Halbeisen	<i>Paul M. Halbeisen</i>	Fremont Fire Dept.
Kimberley Foreman	<i>Kimberley Foreman</i>	Treasurer
Tim Freeman	<i>Tim Freeman</i>	
Colleen Carmack	<i>Colleen Carmack</i>	Recorder
Russ Zimmerman	<i>Russ Zimmerman</i>	Commissioner
Zach Pierce	<i>Zach Pierce</i>	RJAAH Farm
ERICA WILLIAMS	<i>Erica Williams</i>	CITY OF FREMONT
Erica Williams	<i>Erica Williams</i>	
Joe Miller	<i>Joe Miller</i>	Clerk of Courts
Chris Schneider	<i>Chris Schneider</i>	COC
Michelle Hollar	<i>Michelle Hollar</i>	ATTY
Roger Hafford	<i>Roger Hafford</i>	ATTY SEC.
Jamie Hafford	<i>Jamie Hafford</i>	
Justin LaBonne	<i>Justin LaBonne</i>	City of Clyde

Attested by: *Barbara Caudill* Barbara Caudill, Secretary