

**SANDUSKY COUNTY LAND REUTILIZATION CORPORATION  
BOARD OF DIRECTORS**

Tuesday, August 8, 2023, at 1:30 p.m.

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

The Regular meeting was held at 1:30 p.m. August 8, 2023. 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 for conducting the business of the Land Bank.

Kimberley Foreman  
Scott Miller  
Russ Zimmerman  
Paul Lotycz  
Bob Gross  
Justin LeBenne  
Tim Freeman

Brian Woods, Executive Director  
Mary Sorg, Secretary

Guests  
Scott Houston, BJAAM  
Zach Pierce, BJAAM

1. **Approval of Minutes.** The minutes of the July 11, 2023, Regular Meeting were distributed by email. A motion to approve the meeting minutes as received was made by Russ Zimmerman, seconded by Bob Gross. The motion was carried by voice vote without objections.
2. **Approval of Financials.** The July 2023 Monthly Financials were distributed by email. Balance as of 07/31/23 is \$223,685.91. A motion to approve the financial reports as received was made by Paul Lotycz, seconded by Justin LeBenne. The motion was carried by voice vote without objections.
3. **Old Business.** Justin LeBenne brought an invoice from Erie Environmental for removal of asbestos at 385 Woodland Ave., Clyde. The board had previously agreed upon paying the invoice for up to \$18,000.00, but the invoice was for \$20,746.00 due to more work needed than expected. A motion was made by Bob Gross to approve the \$20,746.00, seconded by Tim Freeman. The motion was carried by roll call vote without objection, with Justin LeBenne abstaining. The Land Bank will pay the invoice and eventually take possession of the property.
4. **New Business.** None
5. **Brian Woods, Executive Director**
  - a. **Update on Building Demolition & Site Revitalization Grant program**

Brian stated that 100% of the bills have been sent in and we have received 100% of the money back. All buildings are completed except for 241 Main Street in Helena. They are still waiting for Toledo Edison to finish the electrical. At that time, S&S Hauling & Excavating will move forward with the tear down.
  - b. **Update on Brownfield Remediation Grant program given by Scott Houston and Zach Pierce with BJAAM**

Former Atlas – asbestos abatement has been completed and demo is complete. Both the asbestos and demo cost have been paid. They are still waiting for reimbursement of about \$120,000.00. BJAAM will start their assessment around mid-September. Russ Zimmerman asked why concrete slabs were left in place at the site and BJAAM said the owner requested to keep some of them.

Former Commercial Oil Service – the oil tanks have been removed; cleanup of the site has been completed and straw has been placed on the grass. They are still working on their reporting and data valuation and waste removal has been scheduled.

Former Triple J Towing – they are in contact with Ohio EPA on an approved sampling and analysis plan. BJAAM stated that it sounds like it should be fully approved soon. Once approved they can start their assessment around September.

Former Kellogg's – asbestos abatement has been completed and demo is scheduled for the week of August 13<sup>th</sup>. Once the building is demolished (southern portion of the building is staying), BJAAM can complete their assessment. There are 2 production wells (water wells) that will stay on the property in case they are needed in the future. They will construct a small shed over top of them.

The Former Lumber Yard is not a grant site, but a good candidate for future funding. There was discussion about the former dry cleaner to the west of this property and how the old solvents may affect it.

BJAAM gave a brief update on the new grant, with it possibly being a million for each county. For counties with less than 100,000 people the county commissioners will need to earmark an agency to take charge of it (Land Bank) since there will need to be a lead applicant.

Brian mentioned the former Eckridge building as a possible candidate for future funding and will take BJAAM out to the site after the meeting. He also asked for input on other future funding sites and if anyone had any information on any sites within the county to please let him know.

c. Update on Land Bank-owned properties

612 South Street – has been for sale for about 4 weeks with no interest. We will possibly be lowering the price from \$12,000 to \$10,000.

1566 SR 20 – received an offer for \$34,000 pending the sale of the purchaser's home. The purchaser will have 2 ½ weeks to get an offer on her property, otherwise she will move to second in line with the realtor (offer still good, but we can accept another offer).

684, 686, 688 Summit Street – received and accepted an offer for \$15,000, asking price was \$16,000

720 S. Front Street and 322 Elliot Street - Roger Hafford is still working on transferring these to the city of Fremont

Brian went to check out the property at 1076 McKinley Street as a potential property on the foreclosure list and found that someone had purchased the property from the previous owner. Discussion was made about how this was possible since the previous owner was on the list to start the foreclosure process. It is not known at this time how the sale was made possible.

The new owner went to GLCAP to see if they can help pay the back taxes for him, and Kim Foreman is putting everything on hold until she hears back from GLCAP. If they will not pay and the new owner cannot pay, then foreclosure will proceed. Kim will let us know what happens, as the Land Bank has already paid the advertising costs for this property.

6. **Prosecuting Office.** The potential foreclosure list was forwarded to the Treasurer and was given to the Board for review. Kim stated that 2 properties will be coming to the Land Bank soon. They are 642 Penn Lane, Woodville and 2 vacant lots on S. Front Street in Fremont. Brian mentioned to Bob that the city should look at the lots on S. Front Street to consider purchasing.
7. **Other Business/Public Comment.** Resident Ismael Gutierrez, 422 Fulton Street, came in to discuss the properties around his. Mr. Gutierrez stated that 444 Fulton Street has not been graded and seeded after the property was tore down. He also mentioned 712 Milton Street. Brian will determine if we did any of the work on the properties around him and follow up as needed.

8. **Executive Session.** None

A motion to adjourn the meeting was made by Paul Lotycz, seconded by Kim Foreman.

Meeting adjourned.

9. **Meeting Attestation**

I hereby certify that the minutes related to the Board of Directors' regular meeting August 8, 2023, set forth above are the minutes approved by the Board of Directors at their meeting of September 12, 2023.

Attested: Mary Sorg Dated: 9-12-23  
Mary Sorg, Sandusky County Land Reutilization Corporation Secretary



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

**NOTE: MEETINGS WILL NOW BEGIN AT 1:30 PM**

**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 members 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 meeting.

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

**DAY/TIME:** Tuesday, August 8, 2023, regular meeting will start at 1:30 p.m.

**PURPOSE:** 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 Minutes of Tuesday, July 11, 2023
4. Approval for Financials: July 31, 2023 balance of Old Fort Checking Acct. \$
  - a. Financials will be sent to the Board Members via email for July 2023
5. Old Business
6. New Business
7. Brian Woods, Executive Director
  - a. Update on Building Demolition & Site Revitalization Grant Program
  - b. Update on Brownfield Remediation Grant Program
    1. Update on changes, Zach Pierce from BJAAM will be present to go over the changes
  - c. Update on Land Bank owned properties
8. Prosecuting Office – Update on foreclosures
9. Scott Miller, Chairman – additional business to be brought before the Board
10. Public Comments
11. Executive Session – if required
12. Adjournment

## Regular Board Meeting Sign In

Meeting Date: Tuesday, August 8, 2023, at 1:30pm

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

PRINT Name	SIGNATURE	ORGANIZATION
<del>Scott Miller</del>	<del>Scott Miller</del>	<del>Commissioner</del>
ZACH P. ZACZ	<i>Zach P. Zacz</i>	BSAAM
Scott Houston	<i>Scott Houston</i>	BSAAM
Ismael Gutierrez	<i>Ismael Gutierrez</i>	
Justin LaBonne	<i>Justin LaBonne</i>	Clade
Kimberley Foreman	<i>Kimberley Foreman</i>	Treasurer
Byron Foreman	<i>Byron Foreman</i>	Comm. S.
Paul Klotz	<i>Paul Klotz</i>	Treasurer
Gene Foreman	<i>Gene Foreman</i>	
Robert Gross	<i>Robert Gross</i>	City of Fremont

Attested by: *Mary Sorg* Mary Sorg, Secretary