

Minutes for the  
**CLINTON COUNTY LAND REUTILIZATION CORPORATION**  
June 3rd, 2026

Training Room 204, Clinton County Administration Building, 1850 Davids Dr., Wilmington, OH

**ROLL CALL**

Mike McCarty called the meeting to order at 11:32 AM, with the following directors present:

Brenda Woods  
Mike McCarty  
Kyle Rudduck  
Steve Huff

Public/Staff: DeAndra Navratil (CCRPC), Zeb Acuff (CCRPC), David Milender, Sue Walker (Honnerlaw), Ellen Hill (Coldwell Banker Heritage), Ruth Brindle (CCRPC), Cecilia Krusling (Habitat for Humanity), Leah Grant (Falgner).

The board attained a quorum.

**APPROVE AGENDA**

A motion to approve the agenda was made by Brenda Woods. The motion was seconded by Steve Huff and approved with a voice vote: all yea.

**APPROVE MINUTES**

Minutes from the May 6th, 2026, Regular Meeting were presented to the Board. Steve Huff made a motion to approve the minutes, seconded by Brenda Woods, with a roll call vote: all yea.

**AUDIT UPDATE**

DeAndra Navratil provided an update on the ongoing audit on behalf of Manley Burke. A default judgment was filed on Brooks, Nelson, Bogan, and Fix properties in early May; one case went to court on June 1<sup>st</sup>, the rest are being referred to a visiting Judge due to Judge McCoy recusing himself.

**FINANCIAL REPORT AND BILLS**

Kyle Rudduck presented the financial report and the following invoices:

1. Shelton and Sons Lawn Care and Snow Removal, LLC: \$2,335.19

Brenda Woods made a motion to approve the financial report and bills as presented. The motion was seconded by Steve Huff and approved with a roll call vote: all yea.

**OLD BUSINESS**

There was no old business to discuss.

**NEW BUSINESS**

**a. 13925 OH-3, Sabina – Bid Review**

Ellen Hill of Coldwell Banker Heritage provided the Board with 6 bids for review. Bid number 6 was rescinded by applicant on June 2<sup>nd</sup>. Kyle Rudduck made a motion to accept Bid #6. The motion was seconded by Steve Huff and approved with a roll call vote: all yea.

**b. 548 Belmont, Wilmington - Boundary Survey Contract**

Staff reached out to McCarty Associates, and Habitat's requested surveyor, but did not receive a response from either surveyor. Habitat representative will reach out to their surveyor directly and request a quote be sent to CCRPC staff.

**c. ODOB Demolition Grant Update**

- Discussion of 38 West Street was moved to Executive Session.
- JFS Parking Lot Demolition reimbursement from BOCC to CCLCR has been completed. Staff is working through account access difficulties with ODOB staff to complete state reimbursement requirements.

**d. Open Space behind Cross Creek Drive, Parcel #2901501400000CO**

Staff was approached by an interested buyer who lives adjacent to the property. Mike McCarty would like more information on the property details presented to the Board at the next meeting. This property was acquired by the Land Bank after the HOA became defunct, so the Board would like additional information regarding land-use restrictions.

**e. Property acquisition requests:**

**i. 115 N High Street, Midland**

The property owner reached out to staff and requested that the Board consider their property for acquisition. Mike McCarty and Kyle Rudduck will coordinate a time to see the property in person. David Milender advised that a title search be conducted before acquiring property, if the Board is interested.

**ii. 314 Florence Ave, Sabina**

Staff received an email from a person inquiring about this property, which is not currently a land bank property. A copy of the email was provided to County Treasurer Kyle Rudduck to follow up with the person who requested the information.

**f. Resignation of Legal Counsel, David Milender**

Due to other commitments, David is unable to continue representing the Land Bank, and the end of his representation will be effective at the end of June. The board thanked David for his time and guidance that was provided to the Land Bank. Staff will coordinate a special meeting with David, Prosecutor Shidaker, and the Board.

**g. CCLRC/CCRPC Contract**

Ruth Brindle, CCRPC Chair, requested the Board to begin considering updates to the new contract and that discussions begin no later than October. The Board expressed interest in continuing to work with CCRPC staff to manage Land Bank activities.

**PUBLIC COMMENTS**

There was no public comment.

**EXECUTIVE SESSION**

Executive Session – R.C. 121.22 (G)(3) Conferences with an attorney for the public body concerning disputes involving the public body that are the subject of pending or imminent court action.

The Board entered executive session at 12:30 PM, upon a motion by Mike McCarty, seconded by Brenda Woods, and approved with a roll call vote (4 yea, 0 nay).

The Board returned to regular session at 12:47 PM, upon a motion by Brenda Woods, seconded by Steve Huff, and approved with a roll call vote (4 yea, 0 nay).

Mike McCarty made the following motion: I move that the Board request and authorize the Clinton County Prosecuting Attorney’s Office to represent the Clinton County Land Reutilization Corporation regarding the 38 West Street demolition matter and to pursue civil remedies, including investigation, document requests, pre-suit negotiations, and litigation if deemed appropriate by the Prosecuting Attorney, subject to acceptance, authority review, and conflict review. Any final settlement remains subject to Board approval unless separately authorized.

A motion was made by Kyle Rudduck, seconded by Brenda Woods, and approved with a roll call vote (4 yea, 0 nay).

**SCHEDULING OF NEXT MEETING**


July 1st, 2026

**ADJOURNMENT**

A Motion to adjourn at 12:51 PM was made by Kyle Rudduck and seconded by Steve Huff.

Respectfully submitted and approved this 6<sup>th</sup> day of July 2026.

  
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Mike McCarty, Chair

  
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DeAndra Navratil, Clinton County Regional Planning Commission