

Minutes for the  
**CLINTON COUNTY LAND REUTILIZATION CORPORATION**

August 5, 2026

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

**ROLL CALL**

Mike McCarty called the meeting to order at 11:31 AM, with the following directors present:

Mike Crowe

Brenda Woods

Mike McCarty

Kyle Rudduck

Public/Staff: DeAndra Navratil (CCRPC), Zeb Acuff (CCRPC), Cecilia Krusling (Habitat for Humanity), Mariah West (Habitat for Humanity), John Beers (Village of New Vienna), Timothy Bentz (Village of New Vienna)

The board attained a quorum.

**APPROVE AGENDA**

A motion to approve the agenda as amended (Table 7b until next meeting) was made by Brenda Woods. The motion was seconded by Kyle Rudduck and approved with a voice vote: all yea.

**APPROVE MINUTES**

Minutes from the July 1, 2026, Regular Meeting; were presented to the Board. Kyle Rudduck made a motion to approve the minutes as amended, seconded by Brenda Woods, with a roll call vote: all yea.

**AUDIT UPDATE**

DeAndra Navratil provided a status update on the ongoing State Audit. The State is currently reviewing the information and will provide the next steps to complete the audit.

DeAndra Navratil provided an update on the ongoing audit on behalf of Manley Burke. Default Judgement has been entered in the Bogan Case, and they have attempted to contact the Court's judicial assistant, Ka'Shira Myburgh, several times to coordinate recording of the Judgement with the Clinton County Recorder. To date, no calls or messages have been returned, and the judgement is currently not listed as recorded on the Recorder's online records.

Regarding the Brooks, Nelson, and Fix cases, non-oral default hearings were set for all three of these cases on July 13th. They have attempted to follow up with Ka'Shira multiple times as to why Defaults have not yet been entered for these cases but again have received no response.

A Motion for Default Judgement was filed with the Court on 07/29 in the Dailey case. They are awaiting notice of a non-oral hearing for Default in this case.

They are currently drafting Amended Motions for Default Judgment in the Bart and McHenry Cases, as publication service has concluded, and the outstanding service issues have now been corrected. They are currently working with the Clinton County Engineer's Office to get the legal descriptions for these cases conditionally approved for the required Supplemental Tax Map forms to avoid new surveys needed to be conducted on these properties. RPC Staff have also been assisting with this.

They are also working with the Engineer's Office to obtain conditional approvals of the legal descriptions for the Davis, Frost, Jones, Nance, Sadler, Smith, and Woodgeard cases, and are working through the process of preparing these complaints for filing.

### **FINANCIAL REPORT AND BILLS**

Kyle Rudduck presented the financial report and the following invoices:

1. First Choice Excavation & Demolition: \$22,700.00
2. Sunrise Cooperative: \$22,700.00
3. Ohio Auditor of State: \$1,113.00
4. Shelton and Sons Lawn Care and Snow Removal, LLC: \$2,137.85
5. Nayan Patel, Insurance Reimbursement for 272 S. Walnut: \$263.50
6. CCRPC Mileage Reimbursement: \$45.89
7. Andrew R. Ament, Land Surveyors: \$1,500.00

Kyle Rudduck requested clarification on why two invoices were sent for the same amount and for the same project. There was a second request that Sunrise Cooperative issue a single invoice for the total amount due. Mike Crowe made a motion to approve the financial report and bills as presented, with the exception of waiting for clarification on the Sunrise Cooperative invoices. The motion was seconded by Brenda Woods and approved with a roll call vote: all yea.

### **OLD BUSINESS**

#### **a. 548 Belmont, Wilmington - Boundary Survey Contract**

Andrew Ament's survey shows that the neighbor's fence encroaches on the property by several feet. Mike Crowe will discuss this with the City's Code Enforcement team. DeAndra Navratil will reach out to Prosecutor Shidaker for follow-up steps.

#### **b. ODOT Demolition Grant Update – Postponed**

#### **c. Property acquisition requests:**

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

Mike McCarty and Kyle Rudduck will coordinate a time to see the property in person.

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

Zeb Acuff shared background findings for the Open Space's platting language and which lots were assigned maintenance costs and responsibilities. Selling the open space will

create difficulties with future development stormwater options and require extensive replatting.

#### NEW BUSINESS

a. **Quote for Debris Removal and Disposal – Shelton & Sons**

Shelton & Sons provided a quote for clearing of overgrown vegetation and disposal for 508 Grove Street, Wilmington. The structure at this property is slated for demolition, so the Board decided not to move forward with this quote.

#### PUBLIC COMMENTS

a. **Village of New Vienna – 181 S. South ST**

The trailer, which is owned by the Land Bank, but not the property, is becoming extremely overgrown and attracting nuisance animals. The Village is requesting the Board remove the trailer to remove the risk from their community. Mike McCarty is going to reach out to Prosecutor Shidaker to get guidance on how to navigate getting it torn down.

The Village also mentioned that they are mowing Land Bank properties. Brenda Woods stated that the Board is paying to have Land Bank properties mowed twice a month. DeAndra Navratil will confirm if New Vienna properties are being mowed by Shelton and Sons to ensure services are not being duplicated.

#### EXECUTIVE SESSION

There was no executive session.

#### SCHEDULING OF NEXT MEETING

~~October 7th, 2026~~ *Sept 2nd, 2026*

#### ADJOURNMENT

A Motion to adjourn at 12:17 PM was made by Mike Crowe and seconded by Kyle Rudduck.

Respectfully submitted and approved this *Sept 2nd* day of \_\_\_\_\_ 2026.



Mike McCarty, Chair



DeAndra Navratil, Clinton County Regional Planning Commission