

Minutes for the
CLINTON COUNTY LAND REUTILIZATION CORPORATION

July 1, 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
Steve Huff

Public/Staff: DeAndra Navratil (CCRPC), Zeb Acuff (CCRPC), Ruth Brindle (CCRPC), Cecilia Krusling (Habitat for Humanity), Mariah West (Habitat for Humanity), Dale Ellenbarger (Habitat for Humanity), Sheri McIntosh (Realtor), Leah Grant (Falgner).

The board attained a quorum.

APPROVE AGENDA

A motion to approve the agenda as amended (add 32 Walnut Street as item 7.c.iii) was made by Mike Crowe. The motion was seconded by Kyle Rudduck and approved with a voice vote: all yea.

APPROVE MINUTES

Minutes from the April 8, 2026, Regular Meeting; the June 3, 2026, Regular Meeting; and the June 15, 2026, Special Meeting were presented to the Board. Amendments were requested to the April 8 minutes to note that the Sunrise invoice was presented but not paid, and to note that Zeb Acuff was not in attendance. Brenda Woods made a motion to approve the minutes as amended, seconded by Kyle Rudduck, with a roll call vote: all yea.

AUDIT UPDATE

DeAndra Navratil provided a status update on the ongoing State Audit. She has provided the State with the remaining minutes and property information requested for the 14 remaining properties. 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. A default judgment was received in the Bogan case, and they will work with the County Clerk to get the Default Judgment recorded as necessary. Regarding the Brooks, Nelson, and Fix cases, we have received notice that a guest judge has been appointed and are awaiting a final determination on the Motions for Default Judgment filed in these Cases. Service by Publication has concluded in the Dailey case, and they are preparing to file a Motion for Default Judgment in that case imminently. Regarding other outstanding cases, they are currently preparing to file

complaints in the Davis, Frost, Jones, Nance, Sadler, Smith, and Woodgeard cases and will proceed with remediation efforts accordingly.

Brenda Woods will follow up with Manley-Burke to see whether there is an option to expedite the remaining cases and possibly complete all of them at once. She is also going to discuss the potential option of keeping them as legal counsel on an as-needed basis.

FINANCIAL REPORT AND BILLS

Kyle Rudduck presented the financial report and the following invoices:

1. CCRPC Quarterly Invoice: \$10,000
2. Shelton and Sons Lawn Care and Snow Removal, LLC: \$2,170.74
3. Ohio Valley Legal: \$1,200.00
4. Ohio Valley Legal: \$1,175.00

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

OLD BUSINESS

a. 13925 OH-3, Sabina – Sold

This property sold on June 22, 2026.

b. 548 Belmont, Wilmington - Boundary Survey Contract

Andrew Ament Land Surveyor provided a quote of \$1500 and will have it completed within 3 weeks. It will include a Plat of Survey showing all corners found or set and any improvements and/or encroachments located on the property.

Motion by Rudduck, second by Woods, to approve surveyor's quote of \$1,500 for Belmont boundary survey. Roll call vote – all yea.

c. ODOD Demolition Grant Update

- Ms. Navratil will reach out to Prosecutor Shidaker to make sure he has all the information requested for 38 West Street.
- JFS Parking Lot Demolition: Staff will begin working with ODOD to get reimbursement funds.

d. 272 S Walnut St. – Insurance Policy

Patel has requested clarification on whether the Board will continue to reimburse them for the insurance policy while the Land Bank still owns this property. The Board agreed to reimburse, provided the Land Bank owns the property. Proof of payment is required.

e. Property acquisition requests:

i. 115 N High Street, Midland

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

NEW BUSINESS

a. 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.

Ms. Navratil will organize a meeting with the City of Wilmington to discuss the importance of property and its potential needs for future development in that subdivision.

b. Website Updates

Staff has provided a tab on the CCRPC website to post upcoming Land Bank agendas and meeting minutes while the website is being rebuilt. Staff is repeatedly getting requests for a list of Land Bank properties, so they will also upload it to the website for public viewing.

PUBLIC COMMENTS

There was no public comment.

EXECUTIVE SESSION

There was no executive session.

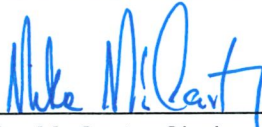
SCHEDULING OF NEXT MEETING

August 5th, 2026

ADJOURNMENT

A Motion to adjourn at 12:04 PM was made by Kyle Rudduck and seconded by Steve Huff.

Respectfully submitted and approved this 5th day of August 2026.



Mike McCarty, Chair



DeAndra Navratil, Clinton County Regional Planning Commission