



## HURON COUNTY LAND REUTILIZATION CORPORATION Meeting Minutes

January 23, 2020

President Shawn Pickworth called the meeting to order at 2:00 PM followed by the Pledge of Allegiance. Commissioner Hintz led the group in prayer.

Attending: Joe Hintz, Mitch Loughton, Jim Ludban, Shawn Pickworth, Skip Wilde, and Dick Wiles.

Excused: Kathleen Schaffer and Dave Weisenberger

Absent: Dave Freitag

HCDC Staff: Carol Knapp and Karmen Ross

A quorum was established.

Approval of December 19, 2019 Meeting Minutes – Motion to approve minutes made by Jim, seconded by Skip, and passed.

Financial Report – Carol for Dave F

- Carol had a meeting with HCDC's accountant. He also reviewed the HCLRC financial information on Quick Books. The Huron County loan previously showed in assets and he moved it to current liabilities where it belongs.
- The accountant suggested showing land bank properties as assets on the company balance sheet. Carol provided board members with the January 22 balance sheet without properties which shows total liabilities & equity as \$42,396.74. She presented board members with a draft balance sheet that included the land bank properties as assets. The total liabilities & equity was \$92,246.74. The property value that Carol used on the draft was the selling price decided upon by the board at the last meeting. If a property is sold for more or less than the initial value, adjustments would need to be made. This is a good way for the land bank to keep track of properties it acquires and leaves a paper trail for when the land bank is audited.
- The HCDC accountant offered to file the HCLRC Hinkle report and 990 at no extra cost (it would be included in the services he provides HCDC. This would be considered a part of the administration services that HCDC provides to the land bank.
- Jim made a motion to approve the financial report and including properties as assets on the land bank, seconded by Mitch and passed.

### **NEW BUSINESS**

Property Update: Carol provided board members with the following property update. Action taken at the meeting is highlighted:

#### **PROPERTY UPDATE**

January 23, 2020

2044 County Line Road 10, Attica, Ohio – PPN# 350040010100200, CVE Case: 2018-0653

- Property is appraised at \$15,800
- Asking price set at \$4,000 – would consider counteroffer
- Dick is aware of a potential interested party
- **Interested party called the office 1/23/2020**

Dick has a party that is interested in this property. He owns property that adjoins this property. He is willing to pay \$1,500 for the property since it will cost him \$9,500 to demolish the structure. The interested party is John Waggoner. He has completed an application to acquire property.

Jim made a motion to accept Mr. Waggoner's offer of \$1,500, seconded by Skip and passed.

It seems the reason the HCDC office has been getting inquiries on this property is because Dick put a land bank project sign on the property. It was decided that if we have an interested party, we will not put signs out nor advertise the property on the land

bank website. Dick posted a land bank project sign but also has a buildable lot sign. He was asked to return them to the HCDC office so that we can keep track of our inventory.

Dick suggested that signage have the board member's name and contact information. Since signs are so expensive, they were ordered with HCDC contact information rather than different signs for each different community.

Dick suggested that the board member that initially talked with the interested party handle future negotiations with that interested party.

130 Buckeye Street, Bellevue, Ohio – PPN# 010010020400000, CVE Case: 2017-1044

- Emailed Dave Freitag application to acquire property. Explained that we need to establish a paper trail for all properties.

57 Townsend Street, Greenwich, Ohio – PPN# 16042B010850000, CVE Case: 2016-0767

- Emailed Virgil Giles application to acquire property. Explained that we need to establish a paper trail for all properties.

10 Monroe Street – Monroeville, PP#420490060200000, CVE# 2017-1042

- Selling price is one-half of the appraised value (\$61,700) or 30,850.
- Carol had to reschedule meeting with village administrator. Plan to meet 1/27/2020.

52 North Maple Street – New London, PP#26019B080220000, CVE# 2019-0038

- The Board decided to ask \$1,000 for the property with the understanding that after renovations are completed and the property sold, a portion of the proceeds will be donated to the Land Bank.
- The New London Alliance Church is interested in acquiring this property and renovating the structure.
- New London Alliance Church needs to complete an application to acquire and purchase agreement to establish a paper trail.
- **Emailed application to acquire property to Toby Thomas.**
- **HAVE ANOTHER PARTY INTERESTED IN THE PROPERTY**

The board discussed that once we have an interested party, we need to accept their offer if they meet our price.

The board discussed how long they should wait to receive an application to acquire property from an interested party. Carol & Karmen have received phone calls asking how long we were accepting applications. After much discussion, it was decided that the timeline was not cast in stone but as a rule of thumb would be 60 days.

Skip made a motion to sell 52 North Maple Street to the New London Alliance Church for \$1,000, seconded by Jim and passed. Shawn will follow up with the Alliance Church on the status of their application.

- 31 North Maple Street – New London, PP#26019B050440000, CVE# 2019-0080
- The Board decided to ask \$1,000 for the property with the understanding that after demolition is complete and the property sold, a portion of the proceeds will be donated to the Land Bank.
- The New London Alliance Church is interested in acquiring this property and demolishing the mobile home.
- **Emailed application to acquire property to Toby Thomas.**
- **HAVE ANOTHER PARTY INTERESTED IN THE PROPERTY**

The board discussed that once we have an interested party, we need to accept their offer if they meet our price.

The board discussed how long they should wait to receive an application to acquire property from an interested party. Carol & Karmen have received phone calls asking how long we were accepting applications. After much discussion, it was decided that the timeline was not cast in stone but as a rule of thumb would be 60 days.

Shawn will follow up with the Alliance Church on the status of their application.

Skip made a motion to sell 52 North Maple Street to the New London Alliance Church for \$1,000, seconded by Jim and passed.

Skip advised that the Alliance Church planned to teach the trades at the properties they acquire by having an experienced contractor work with youth. CCMEP funds could held fund this program.

0 Williams Avenue, Norwalk, Ohio – PPN# 330280060020000, CVE Case: 2018-0664

- At the July 12, 2019 Board of Directors meeting, the board decided to sell the property to an interested buyer. Terry made the motion to sell the property for \$1,000, seconded by Dick and passed.
- **Received application to acquire property from Mr Hipp**

Motion by Jim accept Mr. Hipp's application, seconded by Skip and passed. Mitch and Carol will meet with Mr. Hipp.

310 Woodbine Street, Willard, Ohio – PPN# 50310040690000, CVE Case: 2018-0663

- Asking price of \$6,000 was decided upon with consideration to a counteroffer.
- There is an interested party.
- **An interested party completed application to acquire property.**
- **Is agreeable to \$6,000 selling price and ready to proceed.**

- **Received inquiry from a second interested party.**

It was noted that Jim knew the name of the party interested in this property; however, Carol and Karmen did not. It was determined that the individual Jim was talking with was the same person Carol and Karmen were talking with. In the future, board members need to share the name of the interested party with Carol and Karmen. We don't want to publicize the name of the interested party until after the sale is completed.

Motion by Jim to accept the application of Martin to purchase 310 Woodbine Street for \$6,000, seconded by Mitch and passed.

1 South West Avenue - Willard, PP#510260010390000, CVE# 2019-0051

- Asking price of \$1,000 was decided upon with interested party being responsible for demolition of structure.
- Neighbor is interested in acquiring this property. It is not a buildable lot – would be the side lot program.
- **Has any contact been made with the interested party? We have not received any inquiries or application to acquire.**

Jim has an party interested in purchasing this property for \$1,000 and has verbally agreed to demolish the structure. This is not a buildable lot – it would be a side lot program. The interested party lives adjacent to the property.

Interested party needs to complete an application to acquire.

Motion by Skip to accept application of party once received, seconded by Mitch and passed.

327 West Maple Street – Willard, PP#510260030570000, CVE# 2018-0657

- Asking price (minimum bid) of \$6,000 was decided upon.
- Undetermined if there is an interested party.
- This is an unbuildable lot. Could be a side lot.
- Could be a rehab.
- **For Sale sign posted at property on December 20.**
- **Have received two applications to acquire property.**
- **One is agreeable to \$6,000 selling price and ready to proceed.**
- **Other interested party has not discussed price.**
- **Have received inquiries from two additional parties that want to see the interior.**
- **Received an inquiry from neighbor that would like to buy, demolish house, and if permitted build a garage on his new side lot.**
- **Received a generic inquiry regarding available Willard properties.**

There has been considerable interest in this property.

The neighbor has expressed interest in purchasing for \$1,000; however, we have not received his application.

Martin completed an application and is willing to pay \$6,000.

Jim made a motion to accept Martin's application, seconded by Mitch and passed.

0 Ridge Street – Monroeville, PP#40247B020010000, CVE# 2019-0104

- Have scheduled a meeting with village administrator to discuss donation of property to Metro Parks.

989 State Route 250 – New London, PP#120030010190000, CVE# 2019-0039

49 Jefferson Street – Norwalk, PP#330200050300000, CVE# 2018-0660

- Have received inquiry from an interested party.

140 Whittlesey Avenue – Norwalk, PP#330190040080000, CVE# 2016-0766

- Have received inquiries from two interested parties
  - Habitat for Humanity
  - EHOVE

208 Sandusky Street – Plymouth, PP#23024C010440000, CVE# 2018-0661

- Have received inquiry from an interested party.

#### Press Releases/Media Responses

It was decided by the board that Carol and Karmen will be the point of contact for land bank press releases and requests for interviews.

#### **OTHER BUSINESS**

- The Board requested a matrix of potential properties for acquisition be prepared.
- The Board requested a list of potential properties be emailed to them as soon as possible so that they could drive by.

- The status of surveys was requested.
- A board member asked if they could buy properties. It was determined that if a board member is interested in a property, they should have no action in the property discussion and abstain from all votes related to that property.

Skip made a motion to adjourn, seconded by Dick and passed. Meeting adjourned at 2:56 PM.

Respectfully submitted,

Carol A. Knapp  
HCLRC Executive Director

Shawn Pickworth  
President