



HURON COUNTY LAND REUTILIZATION CORPORATION
Meeting Minutes

January 28, 2021
Zoom Meeting
2:00 PM

"The mission of the Huron County Land Reutilization Corporation is the preservation, restoration or disposal of abandoned or foreclosed properties. To strategically acquire properties, return them to productive use, reduce blight, increase property values, support community goals, and improve the quality of life for Huron County residents"

President Shawn Pickworth called the meeting to order at 2:00 PM.

Attending: Justin Ewell, Joe Hintz, Mitch Loughton, Tim Pelsang, Shawn Pickworth, Dave Weisenberger, Skip Wilde, and Dick Wiles

Excused: Kathleen Schaffer

Staff Attending: Carol Knapp & Karmen Ross

Guest Attending: Matt Roche

Commission Hintz opened the meeting with prayer.

A quorum was established.

December 3, 2020 HCLRC Meeting Minutes Approval

- Motion to approve by Joe, seconded by Skip and passed.

Financial Report – Carol

- Financial Reports provided to board via email.
 - December 31, 2020 Balance Sheet shows a checking account balance of \$99,358.82. Other assets (properties) show a balance of \$81,900.00 for total assets of \$181,258.82.
 - Carol met with our accountant who is making adjustments to current assets to reflect asking price for properties versus purchase price. He will teach Carol how to make these adjustments.
 - Carol has several checks to deposit into the HCLRC bank account.
 - Carol has not received a Premier bank statement since November due to postal service issues. She went to Premier Bank and they would not tell her the current bank balance so that she can close the account. She will return with the Board President and Vice President to close the account and transfer the funds to Key Bank. Carol also tried (again) to set up on-line banking and was not able to do so.
 - Motion to approve the financial report made by Dick, seconded by Skip and passed.

OLD BUSINESS

Properties Update – Carol & Karmen

- 0 Abby Lane, Willard – Asking Price \$7,500.00
 - Certified letters sent to two adjacent property owners – included Right of First Refusal and Application to Acquire
 - Return receipts received (dated 1/15 and 1/16)
 - Recipients (adjacent property owners have 15 days to respond)
- 0 Birchbark, Willard – Asking price \$7,500.00.
 - Certified letters sent to two adjacent property owners – included Right of First Refusal and Application to Acquire.
 - Returned receipts received; however, phone calls from recipients revealed that they did not initially sign for the letters. One went to the post office and signed for the letter. The other's signature is C-19 (perhaps the mail carrier?) Both were delivered 1/19.
 - Two telephone inquiries from adjacent property owners. The second caller wanted to know what the other property owner had offered for the property and I advised I could not disclose that information.
 - One right of first refusal and application to acquire received.

- Need to wait for the 15-day response time.
- 0 Glover, Norwalk (Need to discuss in work session.) **Tabled until work session.**
 - Received 4 Applications to Acquire – Asking Price \$10,000.00
 - Offer \$8,000.00. Plans to build a 3-bedroom house on this property. We will break ground no later than May 30, 2021 and complete the house by October 31, 2021. We will then sell the house to a pre-approved buyer, for the appraised value of approximately \$100,000. We will pay the full price of \$8,000 at the time the deed is transferred. (HFH)
 - Offer \$11,000. The 30 months is a rough estimate, ideally it would be much sooner than that, but I cannot give an exact amount of time as I am currently working on an apartment project that I will have to complete before I can get started on the Glover street lot. My intent would be to finish the project I have started then move onto the construction of a duplex on the Glover street lot.
 - Offer \$10,200. Extend various programs outdoors to incorporate the community.
 - Offer \$10,100. I will not be able to give you a time. (Making a few strategic moves based on several areas on the street) I would like to say within 2 years or less. I hope this will be acceptable. It's my goal to bring back a family street to be proud of! Two single family or a duplex.
- 13 New Street, Greenwich
 - Purchase Agreement signed, down payment received, and purchaser has keys to the property.
- 19 Pierce, Greenwich
 - Purchase Agreement signed, down payment received, and purchaser has keys to the property.
- 27 Tilton, Greenwich
 - Purchase Agreement Signed. The purchaser has not yet made down payment or received keys to the property.

Commissioner Wilde shared that the Village of Greenwich is very pleased with the work of the land bank in the village.

- 123 Motson, Willard – Asking Price \$10,000.00
 - Purchase agreement signed, down payment received, and purchaser has access to the property.
- 27 1/2 State Street, Norwalk (Side Lot) – Asking Price \$1,000
 - Received lower offer of \$500.00.
 - Skip made a motion to accept the \$500.00 offer, seconded by Mitch, and passed.
- 0 Section Line Road, Bellevue – Asking Price \$5,000.00
 - Certified letters to adjacent property owners sent out – 30 days to respond.
 - Dick will check with property owner this coming weekend.
- 81 S. Main Street, New London
 - Purchaser has completed one-half of the renovations and reached out to Carol to make final payment and receive quit claim deed.
 - Quit claim deed was delivered and final payment has been received.
 - Purchaser has new siding for the outside of the building and will install once the weather is warmer.
 - Purchaser invited HCLRC board members to view the property once renovations are completed.
- 1 South West Street, Willard
 - Tim is aware of an interested party that would offer \$6,000.00 for the property.
 - Since the structure has been demolished, the Land Bank needs to repost the property for 30 days.
 - Skip made a motion to set the selling price at \$8,000, seconded by Dick, and passed.
 - Property will be posted on the website and for sale signs posted.

Shawn advised that the Maple Street properties in New London are coming along. The trailer on one of the properties has been removed and the house on the second property is approximately 1/2 way through demolition.

The county's contract with Tax Ease expired in December 2020. They had/have possession of approximately 142 Huron County properties. The question was asked if these properties would come back to the land bank. Kathleen is the person that can answer that question. Karmen will reach out to her. Mitch also asked about the Pipo property. Karmen will check with Kathleen on this property as well; however, since it is in receivership, that may change the situation. Some of the properties in New London and Willard that Tax Ease had ownership of have been sold to a company in Puerto Rico. It is doubtful that these new owners will do anything with the properties.

President Biden has issued an executive order stopping foreclosures due to COVID. Foreclosures that are already in process should not be affected; however, new foreclosures may not happen which will impact the land bank's opportunities for acquisition.

Tim advised that a party has expressed interest in 209 North Main Street in Willard and asked if the land bank would be interested in acquiring. Since we have refused this property (twice), it is on the list for auditor's sale. Tim advised that the property is in bad shape with the walls starting to cave in. Due to the condition of the building, the land bank opted to decline in attempting to acquire this property.

NEW BUSINESS:

Sandusky County Land Bank Conversation

Carol received a phone call from the Sandusky County Land Bank. They have two relatively new staff members that are looking to improve their land bank. While doing their research, they came across our website and said it was superior to anything else they had seen and asked who our website developer was. I proudly advised that Karmen Ross, Assistant Director, developed the land bank logo and website and maintained the website including the on-line forms. They were very impressed! I suggested that we could have a conversation with them and perhaps Karmen would be interested in assisting them for a nominal fee. They also asked questions about our administration of the land bank and I suggested a Zoom meeting. They are receptive and we are working on setting that up.

Seneca County Land Bank Conversation

I received a call from the Seneca County treasurer who administers their land bank. He requested information on how our land bank is administered, staffing, responsibilities, and costs. I explained to him that we receive funding through DTAC and property acquisitions and sales. They received a grant and have focused almost entirely on demolitions. When I told him that we had not received any grant funds and had not done any demolitions through the land bank, he was intrigued. We had a good conversation and when I explained to him the tasks we perform for the land bank including formation of the land bank, purchase agreements, quit claim deeds, he said it was worth every penny.

PUBLIC COMMENT) – none.

OTHER – The Land Bank Board went into a work session to discuss disposition of the Glover Street property.

ADJOURN – Motion to adjourn made by Skip, seconded by Justin and passed. Meeting adjourned at 2:38 PM.

Respectfully submitted,

Carol A Knapp
Executive Director