



## HURON COUNTY LAND REUTILIZATION CORPORATION

### Meeting Minutes

October 2, 2020  
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”*

Vice President Mitch Loughton called the meeting to order at 2:00 PM.

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

Excused: Shawn Pickworth and Kathleen Schaffer

HCDC Staff: Carol Knapp and Karmen Ross

A quorum was established.

September 3, 2020 HCLRC Meeting Minutes Approval

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

Financial Report – Carol

- Balance Sheet and Cash Flow Statement were provided to Board members prior to the meeting.
- Recent Deposit - \$7,000.00
  - \$1,500.00 – Down Payment 989 State Route 250, New London
  - \$5,500.00 – Full Payment 29 Grand Avenue, Norwalk
- Checks Issued
  - \$18,750.00 – Check# 1918 to Huron County Development Council – 3<sup>rd</sup> Quarter 2020 Admin
  - \$495.00 – Check # 1919 to Huron County Treasurer – Round 3 Property Acquisition – 11 properties
  - \$100.00 – Check# 1920 to Northern Property Services – locksmith & keys for 19 Pierce Street
- Motion to approve the financial report made by Skip, seconded by Dick, and passed.

### **OLD BUSINESS**

#### Property Updates

- 57 Townsend – Greenwich *Update from Carol*
  - Carol received update from Virgil Giles, Village Administrator. Building will be demolished in November.
  - Carol prepared a purchase agreement and sent it to Virgil via DocuSign.
- 1 S West Avenue – Willard *Update from Tim*
  - The adjacent property owner is no longer interested in the property.
  - James/Tim proposed that the land bank and City split the cost of demolition and clean up this property. Cost for demolition is \$5,000. The land bank would pay \$2,500 and the City would pay \$2,500. Disposition of the property will be determined later.
  - The land bank is now in a financial position to assist with demolitions to accomplish our mission.
  - Skip made a motion to proceed with demolition of the building and split the cost with the City of Willard, seconded by Mitch and passed.
- 0 Section Line 30 Road – Bellevue (Sherman Township) *Update from Dick*
  - One of the neighbors is interested in the property.
  - This property is not a buildable lot so it would fall under our side lot program.
  - A price of \$5,000 was set.
  - Skip made a motion to sell the property at \$5,000, seconded by Joe and passed.
  - Per HCLRC policies, all adjacent property owners will be notified by certified mail that the property is available and the selling price.
- 0 & 19 Pierce Street – Greenwich *Update from Carol*
  - The interior of the property needs to be evaluated before a price can be determined for this property.

- Justin offered to do this evaluation. Skip offered to assist if he is available. Carol will check with Shawn to see if he is interested in participating as well (he already has the keys).
- Need to determine price (\$10,000 to \$15,000 suggested)

#### Round 3 Property Acquisition Update – Carol

- Request letters are ready to go to the auditor once the check is signed.
- OK to put on the land bank website.

#### **NEW BUSINESS**

##### New Property for Consideration

- 119 Dale Street – Willard (CE 2019-0810)
  - 3-Unit, 2-Story Apartment
  - 1,248 Square Feet
  - Built in 1900
  - Parcel # 51-0310-03-017-0000 and 51-0310-03-018-0000
  - 0.1776 total acres
  - \$28,300 – Auditor's Appraised Value
  - \$15,214.17 – Back Taxes
  - \$145.82 – Willard Mowing Assessment

This property is located between two municipal parking lots. The apartment building is in bad shape. The City has boarded it up. It was suggested that the building be demolished and donated to the City. Tim will talk to James to determine if the City is interested in the property and if they can assist or do the demolition.

##### Renewal of HCDC Contract to Administer Huron County Land Bank

- HCDC and HCLRC entered into a contract for HCDC to administer the land bank on October 2, 2018. The two-year contract includes a automatic renewal clause that allows the contract to continue for an additional two years.
- Skip made a motion to automatically renew the contract, seconded by Joe and passed.

#### **OTHER**

Due to the COVID-19 pandemic, the land bank has been meeting via Zoom. Even though the public can attend the Zoom meetings via computer or telephone, it was suggested that perhaps we should have a physical presence at the administration building for the meetings with limited attendance. Skip offered to be available at the building for the meetings. Karmen offered to help set up the meeting (and be available if/when Skip cannot be). Board members thought this was a good idea.

Next HCLRC meeting is October 22.

PUBLIC COMMENT: (via chat) NONE

#### **ADJOURN**

- Motion to adjourn made by Dick, seconded by Joe, and passed.
- Meeting adjourned at 2:25 PM.

Respectfully submitted,

Carol A Knapp  
Executive Director