



## HURON COUNTY LAND REUTILIZATION CORPORATION Meeting Minutes

November 7, 2019

Executive Director Carol Knapp called the meeting to order at 8:30 AM followed by the Pledge of Allegiance. Commissioner Hintz led the group in prayer.

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

Absent: Dave Freitag and Kathleen Schaffer

Guest: Lee Tansey, Huron County Engineer

HCDC Staff: Carol Knapp and Karmen Ross

A quorum was established.

Dick Wiles noted that as a special meeting called to approve proceeding with the acquisition of properties, the board could not approve previous meeting minutes or the financial report.

### NEW BUSINESS:

The Board reviewed the following five properties for approval to proceed with acquisition:

1. 2044 County Line Road 10, Attica, Ohio – PPN# 350040010100200, CVE Case: 2018-0653.  
*Dick Wiles noted that there is a \$4,000 manufactured home tax due on this property and asked if it would be waived along with the real estate property taxes. Since this is not known, Carol was asked to research the issue and advise the Board. This property was removed from the proceed with acquisition list.*
2. 130 Buckeye Street, Bellevue, Ohio – PPN# 010010020400000, CVE Case: 2017-1044
3. 57 Townsend Street, Greenwich, Ohio – PPN# 16042B010850000, CVE Case: 2016-0767
4. 0 Williams Avenue, Norwalk, Ohio – PPN# 330280060020000, CVE Case: 2018-0664
5. 310 Woodbine Street, Willard, Ohio – PPN# 50310040690000, CVE Case: 2018-0663

A motion was made by Skip and seconded by Mitch to proceed with acquisition of properties 2, 3, 4, 5 above which includes the \$45 per property auditor deed fee. Motion passed.

Properties requiring additional action prior to land bank acquiring:

- 11 Westwind, Norwalk, Ohio
  - Assessments – City of Norwalk \$5,500
  - Federal Tax Lien - \$51,749.40, plus interest, penalties, and costs filed against Frances Group Ltd LLC.

*Mitch advised that the City of Norwalk assessments can be forgiven by the Mayor; however, since a new mayor takes office in January 2020, no action would be taken at this time.*

*The status of the federal tax lien and potential action that the land bank would need to take would need to be reviewed by legal counsel. The Board opted to forget this property for now.*

- 49 Jefferson, Norwalk, Ohio
  - Survey of property needed before Roland can release documentation.

- 140 Whittlesey, Norwalk, Ohio
  - Survey of property needed before Roland can release documentation.

*Skip suggested at the last board meeting that the county engineer may be able to assist the land bank with property surveys that are needed. Lee attended the meeting to discuss this with the board. Due to the potential risks to the county with the county engineer doing these surveys and taking work from survey companies, Lee thought it in the best interest of the county not to do these surveys for the land bank. The board fully agreed and thanked Lee for his consideration and the good information. Several surveying businesses were mentioned at the meeting. HCDC will do further research on surveyors in the area for consideration.*

- 21 Chatham, Norwalk, Ohio
  - Per Roland Tkach, going back to tax foreclosure sale.

*The reason for this property going back to the tax foreclosure sale list was unknown. When Karmen inquired, Roland suggested she talk to the prosecutor's office. Later, Kathleen was able to advise that an individual with an interest in the property had been located; therefore, the property needed to go back to "sheriff's" sale.*

There are several other properties that are of interest to communities and the land bank board. Additional information on those properties will be presented at the next meeting for approval to proceed with acquisition.

#### OLD BUSINESS:

- Selected Director Position
  - No update at this time.
  - Joe and Skip asked for background and a statement of interest from the two individuals that had been previously identified as being interested in being on the land bank board. Carol will request this information.

Joe made a motion to adjourn, seconded by Dick and passed. Meeting adjourned at 8:45 AM.

Respectfully submitted,

Carol A. Knapp  
HCLRC Executive Director