



HURON COUNTY LAND REUTILIZATION CORPORATION Meeting Minutes

December 19, 2019

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, Kathleen Schaffer, Dave Weisenberger, Skip Wilde, and Dick Wiles.

Absent: Dave Freitag

HCDC Staff: Carol Knapp and Karmen Ross

Guest: Roland Tkach

A quorum was established.

Approval of Meeting Minutes

- November 21, 2019 –
 - One correction to meeting minutes – 310 S Woodbine, Willard should be included in the list of approval for acquisition of properties.
 - Motion to approve minutes made by Skip, seconded by Dick, and passed.

Financial Report – Carol for Dave F

- Balance Sheet, Profit & Loss Statement, and Statement of Cash Flow through December 19 were emailed to directors prior to the meeting.
- Approval of Invoices for Payment were presented:
 - HCDC – Invoice# 121 – 4th Quarter Land Bank Administration \$18,750.00
 - HCDC – Invoice #122 – Miscellaneous Expenses \$ 1,235.30
 - Western Reserve Land Cons. – Land Bank Conference \$ 175.00
 - Ohio Land Bank Association – 2020 Dues \$ 250.00
 - OLBA dues reduced from \$500 to \$250 due to income level
- Motion to approve financial statements and all invoices for payment made by Skip, seconded by Jim and passed.

NEW BUSINESS

Property Acquisition Update & Proposed Pricing/Disposition

1. 2044 County Line Road 10, Attica, Ohio – PPN# 350040010100200, CVE Case: 2018-0653
 - a. Dick is aware of a potential interested party
 - b. Property is appraised at \$15,800
 - c. Asking price set at \$4,000 – would consider counteroffer
2. 130 Buckeye Street, Bellevue, Ohio – PPN# 010010020400000, CVE Case: 2017-1044
 - a. Motion to donate property to City of Bellevue made by Jim, seconded by Dick and passed.

- b. Bellevue would be responsible for demolition of structure.
 - c. Bellevue needs to complete an application to acquire and purchase agreement to establish a paper trail.
3. 57 Townsend Street, Greenwich, Ohio – PPN# 16042B010850000, CVE Case: 2016-0767
- a. Motion to donate property to the Village of Greenwich made by Jim, seconded by Skip and passed.
 - b. Greenwich would be responsible for demolition of structure.
 - c. Greenwich needs to complete an application to acquire and purchase agreement to establish a paper trail.
4. 10 Monroe Street – Monroeville, PP#420490060200000, CVE# 2017-1042
- a. The Village of Monroeville is interested in this commercial property.
 - b. The Land Bank Board previously discussed donating the property to the Village; however, after further discussion determined that the property should be sold – either to the Village or to an interested party that Roland is aware of.
 - c. Selling price is one-half of the appraised value (\$61,700) or 30,850.
 - d. Carol was asked to speak with the Village about this property and the board's decision.
5. 52 North Maple Street – New London, PP#26019B080220000, CVE# 2019-0038
- a. The New London Alliance Church is interested in acquiring this property and renovating the structure.
 - b. 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.
 - c. Jim made a motion to proceed, seconded by Mitch and passed.
 - d. New London Alliance Church needs to complete an application to acquire and purchase agreement to establish a paper trail.
6. 31 North Maple Street – New London, PP#26019B050440000, CVE# 2019-0080
- a. The New London Alliance Church is interested in acquiring this property and demolishing the mobile home.
 - b. The church may want to hold until the adjacent property becomes available.
 - c. 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.
 - d. Skip made a motion to proceed, seconded by Mitch and passed.
 - e. New London Alliance Church needs to complete an application to acquire and purchase agreement to establish a paper trail.
7. 0 Williams Avenue, Norwalk, Ohio – PPN# 330280060020000, CVE Case: 2018-0664
- a. 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.
 - b. Mitch will meet with the interested party to discuss the property and selling price.
 - c. The interested party needs to complete an application to acquire and purchase agreement to establish a paper trail.
8. 310 Woodbine Street, Willard, Ohio – PPN# 50310040690000, CVE Case: 2018-0663
- a. The structure on this house is suitable for rehab.
 - b. There is an interested party.
 - c. Asking price of \$6,000 was decided upon with consideration to a counteroffer.
 - d. Motion to proceed made by Jim, seconded by Mitch and passed.
 - e. The interested party needs to complete an application to acquire and purchase agreement to establish a paper trail
9. 1 South West Avenue - Willard, PP#510260010390000, CVE# 2019-0051

- a. Neighbor is interested in acquiring this property. It is not a buildable lot – would be the side lot program.
 - b. Asking price of \$1,000 was decided upon with interested party being responsible for demolition of structure.
 - c. The interested party needs to complete an application to acquire and purchase agreement to establish a paper trail
- 10.327 West Maple Street – Willard, PP#510260030570000, CVE# 2018-0657
- a. Undetermined if there is an interested party.
 - b. This is an unbuildable lot. Could be a side lot.
 - c. Could be a rehab.
 - d. This is a stable neighborhood.
 - e. Asking price (minimum bid) of \$6,000 was decided upon.
 - f. Carol & Karmen will put a For Sale sign at the property and put the information on the Land Bank website.
 - g. Any interested party needs to complete an application to acquire and purchase agreement to establish a paper trail

Property Survey Request Update:

- **0 Ridge Street – Monroeville, PP#40247B020010000, CVE# 2019-0104**
- 989 State Route 250 – New London, PP#120030010190000, CVE# 2019-0039
- 49 Jefferson Street – Norwalk, PP#330200050300000, CVE# 2018-0660
- 140 Whittlesey Avenue – Norwalk, PP#330190040080000, CVE# 2016-0766
- 208 Sandusky Street – Plymouth, PP#23024C010440000, CVE# 2018-0661

Roland advised that surveys are needed for these properties to accurately describe the boundaries. He requested surveys from the county engineer advised that the county should not do these surveys. Roland has asked for assistance from the county prosecutor's office to determine if the county engineer should complete these requested surveys.

Roland advised that the Lorain County Metro Park System is interested in 0 Ridge Street. If the Metro Park were to receive the property, a survey would not be needed.

- The Land Bank Board had previously agreed to acquire this property and donate it to the Village of Monroeville.
- Carol was asked to discuss this situation with the Village Administrator.

Purchase Agreement Update:

- Draft Purchase Agreement was emailed to the board with a request for comments/input.
- Dave F. advised that real estate agents could only sign agreements approved by an attorney.
- Carol checked with the OLBA and an attorney approved for the sample agreement that was the starting point for the HCLRC agreement.
- The Board determined that since there were only modifications to the agreement that money should not be spent to have an attorney review the document,
- Jim made a motion to approve the agreement, seconded by Joe and passed,

OTHER

- 2019 Land Bank Accomplishments – Carol shared a document showing what the land bank accomplished in 2019.
 - Jim suggested that this information be included in HCDC's Monday Minutes.
 - A press release was also suggested (Norwalk Reflector, New London Record, Willard Times, and Norwalk Ohio News)

- Carol and Karmen were asked to see if links to the Land Bank website could be added by HCDC, cities, villages, etc.
- Potential meeting with Jim Jordan
 - Carol advised that Jim Rokakis is interested in having a meeting with Jim Jordan to try to obtain Hardest Hit Funds that were not used by other states. He asked if any OLBA board members were represented by Jim Jordan. Carol advised that Huron County is. Jim R asked for our assistance scheduling a meeting with Jordan. The commissioners have an established relationship with Jordan and are willing to assist with this effort
- Dave F called the HCDC office indicating that he was having a difficult time attending the HCLRC meetings.
 - If Dave F is interested in resigning from the Board, we would need a letter of his intentions.
- Mitch advised that 21 Chatham has gone through two tax foreclosure sales and can now be forfeited to the State.
- 35 W Main Street in Wakeman may be a property of interest to the Land Bank. Carol was asked to check with Trisha Summers to see if the Village has any interest in this property.
- Roland advised that he is planning an auditor sale in March.

A motion to adjourn was made by Jim, seconded by Skip and passed. The meeting adjourned at 3:21 PM.

Respectfully submitted,

Carol A. Knapp
HCLRC Executive Director

Shawn Pickworth
President