



HURON COUNTY LAND REUTILIZATION CORPORATION
Meeting Minutes

February 25, 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, Mitch Loughton, Shawn Pickworth, Dave Weisenberger, Skip Wilde, and Dick Wiles

Excused: Joe Hintz, Tim Pelsang, Kathleen Schaffer

Staff Attending: Carol Knapp & Karmen Ross

Guest Attending: Matt Roche

A quorum was established.

January 28, 2021 HCLRC Meeting Minutes Approval

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

Financial Report – Carol

- Financial Reports provided to board via email.
- \$17,012.50 income from property sales since January 1, 2021.
- Checking account balance is \$116,371.32.
- Total current assets with properties is \$198,271.32.
- Motion to approve financial report made by Skip, seconded by Dave, and passed.

OLD BUSINESS

- 0 Glover, Norwalk
 - Quit claim deed ready to be delivered to buyer.
- 27-1/2 State Street, Norwalk
 - Quit claim deed ready to be delivered to buyer.
- 57 Townsend, Greenwich
 - Demolition complete.
 - Karmen will connect with Mitch and Shawn to sign & notarize quit claim deed. Shawn will deliver to Virgil Giles/Greenwich Village Administrator.
- 1 South West Avenue
 - Deadline to submit application to acquire is 2/28/2021.
- 0 Section Line Road, Bellevue – Asking Price \$5,000.00
 - Certified letters sent to adjacent property owners on 11/30/2020.
 - Received confirmation of delivery from Mr. Risner dated 12/7/2020.
 - No other correspondence received.
 - Dick will follow up with Mr. Risner.
- 0 Abby Lane, Willard – Asking Price \$7,500.00
 - Certified letters, right of first refusal, and application to acquire sent to adjacent property owners per Holiday Lakes Association's rules.
 - Received confirmation of delivery from Kevin McGarvey dated 1/16/2021.
 - Received confirmation of delivery from James Lavender dated 1/15/2021.
 - No other correspondence received.
 - Dick has talked to Mr. Lavender. He is interested in the property. Per Dick, this is not a buildable lot. Dick will follow up with Mr. Lavender to determine his offer for the property.

- 0 Birchbark, Willard – Asking price \$7,500.00.
 - Certified letters, right of first refusal, and application to acquire sent to adjacent property owners per Holiday Lakes Association's rules.
 - Received confirmation of delivery from Donna Coyle dated 1/19/2021.
 - Received confirmation of delivery from Patrick Farrell dated 1/19/2021.
 - Received completed right of first refusal from both parties.
 - Coyle offered \$4,000 for the property.
 - Ferrell offered \$5,000 for the property.
 - Received applications to acquire from both parties.
 - Will request best and final offers from the two adjacent property owners.
- 19 Pierce, Greenwich
 - Dick made a motion to go into Executive Session to discuss real estate, seconded by Skip, and passed.
 - Skip made a motion to go out of Executive Session, seconded by Shawn and passed.

NEW BUSINESS:

- Carol reported that checking account with Premier Bank has been closed.
- Karmen asked if we had information on properties in the pipeline for potential land bank acquisition. Shawn advised that with foreclosure restrictions, things may be quiet for a while. He did not know if foreclosures that we in process could be continued or if they had to be stopped. Carol has not inquired since the Treasurer's office is so busy with real estate tax collection.
- Karmen advised that the Tilton Street, Greenwich property's deadline for obtaining financing is next Friday. She plans to meet with the buyer on or before Friday. If he cannot obtain financing, we had multiple offers on the property and will reach out to other applicants to determine their interest.

PUBLIC COMMENT) – none.

ADJOURN – Motion to adjourn made by Skip, seconded by Skip and passed. Meeting adjourned at 2:47 PM.

Respectfully submitted,

Carol A Knapp
Executive Director