



HURON COUNTY LAND REUTILIZATION CORPORATION
Meeting Minutes

March 25, 2021
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: Mitch Loughton, Tim Pelsang, Shawn Pickworth, Kathleen Schaffer, Dave Weisenberger, Skip Wilde, and Dick Wiles

Excused: Justin Ewell and Joe Hintz,

Staff Attending: Carol Knapp & Karmen Ross

A quorum was established.

February 25, 2021 HCLRC Meeting Minutes Approval

- One correction to minutes noted, Skip made motion to adjourn, seconded by Shawn.
- Motion to approve by Skip, seconded by Dave and passed.

Financial Report – Carol

- Financial Reports provided to board via email.
- Motion to approve financial report made by Dick, seconded by Mitch and passed.

OLD BUSINESS

- 1 South West Avenue, Willard
 - Received two applications to acquire.
 - One offer \$6,050.00. Applicant plans to build a residential home and sell it.
 - One offer \$5,000.00. Applicant plans to build a residential home and reside there.
 - Tim will check with applicants to determine their timelines for building.
 - The board will revisit this property at the April meeting.
- 0 Section Line Road, Bellevue – Asking Price \$5,000.00
 - Mr. Risner is interested in the property and stated that he submitted an application to acquire. We have not received the application. Dick asked Mr. Risner to resubmit. Mr. Risner offered \$500.00 for the property.
 - Mitch made a motion to counter the offer with \$1,000.00 for the property, seconded by Skip and passed. It was noted that this would be a side lot due to township zoning. Dick will contact Mr. Risner.
- 0 Abby Lane, Willard – Asking Price \$7,500.00.
 - Dick spoke with Mr. Lavender to determine his interest in the property. Although we received signed proof of delivery from both adjacent property owners, Mr. Lavender never saw the right of first refusal. It is possible his mother signed for the letter and didn't give it to him.
 - Dick will have additional conversation with Mr. Lavender.
- 0 Birchbark, Willard – Asking price \$7,500.00.
 - Received two best and final offers for the property. Both were for \$5,000.00.
 - Since Donna Coyle has submitted multiple applications, right of first refusal, AND best and final offer and has been trying to obtain the property since November 2020, the board determined that the property should be sold to her. The other applicant only submitted the right of first refusal, application, and best and final offer in 2021.
 - Motion to sell property to Donna Coyle made by Kathleen, seconded by Skip and passed.
- 17 Tilton, Greenwich
 - Brian had requested an extension of the purchase agreement for 30 days to obtain financing. He now has the \$6,000.00 for the down payment. The Board discussed concerns about the condition of the home and IF it could even be rehabbed due to foundation and other issues. There was also so concern about financial ability to renovate the property and make the final payment in twelve months.

- The Board discussed rescinding the agreement and the land bank demolish the building and then sell the vacant lot. That is more in keeping with our mission. Carol advised that when she and Karmen did the CRA Housing Study in Greenwich, this particular home was documented as one of the worse in the village.
- Dave made a motion to rescind the agreement and the Land Bank will demolish the structure and then sell the vacant lot, seconded by Mitch and passed.
- 19 Pierce, Greenwich
 - The Board discussed the present issues at this property and discrepancies on the application, best and final offer, purchase agreement, and existing situations taking place on the property. The Board discussed rescinding the agreement, returning the deposit to the buyer, requesting that the shed be removed within fourteen days of notification. The Land Bank would then demolish the structures and sell the vacant land.
 - Dick made a motion to proceed as described above, seconded by Dave and passed.
 - It was suggested that notification to the buyer be by certified letter or personally hand delivered.

NEW BUSINESS:

- Kathleen presented the Land Bank Board with the DTAC check in the amount of \$90,686.53. Over 100 properties were foreclosed on in 2020 thanks to the efforts of Kathleen and Jacob (Prosecutor's Office). Another 100 are on the agenda for 2021.
- Kathleen provided information on properties in the pipeline for potential acquisition by the Land Bank. There are presently four:
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- Skip attended a virtual CCAO meeting on land banks. He provided Carol with the presentation. She will forward it to board members.

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

Respectfully submitted,

Carol A Knapp
Executive Director