



## HURON COUNTY LAND REUTILIZATION CORPORATION Meeting Minutes

July 26, 2019

President Shawn Pickworth called the meeting to order at 1:00 PM followed by the Pledge of Allegiance. Joe Hintz led the group in prayer.

Attending: Joe Hintz, Mitch Loughton, Jim Ludban, Shawn Pickworth, and Dick Wiles.

Excused: Dave Freitag, Kathleen Schaffer, Skip Wilde

Guests: Ann Winegar with SME and Vickie Ziemba (representing Skip Wilde)

HCDC Staff: Carol Knapp and Karmen Ross

Quorum established.

Acceptance of the resignation of Commissioner Terry Boose as statutory director of HCLRC.

- Motion to accept Terry Boose's resignation made by Dick, seconded by Mitch and passed.

HCLRC Board

- Joe Hintz to move from selected director to statutory director (per ORC, two commissioners serve as statutory directors along with the treasurer).
  - Vickie Ziemba (county clerk) will prepare a resolution showing Joe Hintz as statutory director for Tuesday's meeting (7/30/19) of the Huron County Board of Commissioners.
- Statutory directors appoint selected directors at their own discretion.
- Carol to send email to directors on Monday (7/29) advising of board changes and requesting suggestions of individuals that may be interested in the open selected director's position.
- Statutory directors are asked to appoint new selected director prior to the next HCLRC board meeting (August 9, 2019)

SME Presentation – Ann Winegar

- Ann distributed handouts on cleanup efforts at 78 Benedict Avenue (Norwalk – abandoned gas station).
- Ann has been working with the property owner and the City of Norwalk.
- Additional funding through the Ohio Abandoned Gas Station Cleanup Grant is available to assist with further cleanup.
  - The land bank would need to take ownership of the property until the cleanup of the site was completed and BUSTR issued a no further action status.
  - The City of Norwalk would apply for the grant.
  - Property ownership would go back to the present owner once project was completed.
- Jim made a motion to proceed with the project as detailed in the SME handout with appropriate legal documents and agreements in place, seconded by Mitch and passed.

Approval of July 12, 2019 Meeting Minutes: Motion by Joe, seconded by Dick and passed.

Financial Report –

- Directors were provided with Balance Sheet, Profit & Loss Statement, and Cash Flow Statement.
- Motion to approve financial report made by Joe, seconded by Dick and passed.

**NEW BUSINESS:**

- Application to Acquire Property
  - Form was provided to directors via email prior to the meeting.
  - Motion to adopt the application to acquire property made by Jim, seconded by Joe and passed.

## **OLD BUSINESS:**

- Properties Update
  - 130 Buckeye St – Bellevue
    - NO FURTHER ACTION AT THIS TIME
  - 140 Whittlesey – Norwalk
    - Mitch, Shawn, & Carol to schedule meeting with identified end user to negotiate selling price (\$25,000 approved by board previously)
  - 21 Chatham – Norwalk
    - Carol sent certified letters to contiguous property owners on July 24, 2019.
    - Property owners have 30 days to reply (per policies & procedures)
  - 11 Westwind – Norwalk
    - NO FURTHER ACTION AT THIS TIME
  - 0 Williams Ave – Norwalk
    - Mitch, Shawn, & Carol to meet with interested buyer. Board approved sale price of \$1,000
  - 10 Monroe Street – Monroeville
    - NO FURTHER ACTION AT THIS TIME.
  - 57 Townsend Street – Greenwich
    - Motion made by Mitch, seconded by Joe to acquire and donate to the Village of Greenwich.
  - 2657 North Street – New Haven
    - Carol to send letter to township to determine if they are aware of any interested end users.
  - 209 N Main Street – Willard
    - Potential end user (presently out of town)
    - Hold for Now.
  - 310 S Woodbine Street – Willard
    - Potential end user (presently out of town)
    - Hold for Now.
  - 81 S Main Street – New London
    - Shawn advised that there is a developer that may be interested in either rehabbing or demolishing IF he could get the property cheap enough.
    - Motion by Joe, seconded by Mitch to allow Shawn to negotiate with the interested party to see what he would be willing to pay for the property.
  - 2044 County Road 20 – Attica
    - Dick has completed evaluation form and will provide to Carol
    - There is an interested party that offered \$1,000 for the property.
      - Building would be demolished.
      - Septic system would be abandoned.
      - HCLRC would hold deed in escrow until work completed.
    - Motion by Jim, seconded by Mitch to allow Dick to negotiate further with potential end user.
  - 4624 Egypt Road – Willard
    - Dick has completed evaluation form and will provide to Carol
    - Definitely a demolition.
    - Dick suggested DO NOT ACQUIRE AT THIS TIME.
  - 32 W Broadway – Plymouth
    - Burned home. Village asked our assistance in acquiring and demolishing.
    - Carol sent letter to property owner on 7/24/19.
    - Hold for now.
  - 499 State Route 250 – Norwalk (Bronson Township)
    - Carol to contact Bronson Township to determine if there may be interested parties.
  - 615 Fink Street – Willard
    - Do nothing at this time.
  - 27 Tilton Street – Greenwich
    - Presently occupied.
    - Village is addressing occupancy.
    - Do nothing at this time.
  - 17 N Kniffin Street – Greenwich
    - Neighbors may be interested in property.
    - Carol to contact them.
  - 148 Sandusky Street – Plymouth
  - 0 Abby Lane – Willard

- Dick talked to interested party that would like the property for his boat at Holiday Lakes
  - Would pay \$1,000 for the property
  - Septic system concerns at Holiday Lakes
  - Association also has rules regarding properties.
  - Dick will talk with the Holiday Lakes Association
- 4330 Pleasant St – Willard
  - Dogtown – outside of city limits
  - Richmond Township
  - Carol to contact township to determine if there is any interest.
- 33 Main Street – Greenwich
  - Commercial property
  - No funds available for commercial demolition at this time.
  - Carol to check with adjacent businesses on interest in the property.
- 13 New Street – Greenwich
  - Old school property
  - NO INTEREST BY HCLRC IN ACQUIRING
- 0 Ridge Street – Monroeville
  - This is vacant land adjacent to the Bike Trails and railroad and across the street from the old train station.
  - Monroeville installed sidewalks – property owned did not pay assessments.
  - Village has maintained the property.
  - Motion by Mitch, seconded by Shawn to acquire the property and donate it to the Village
- 989 State Route 250 – New London
  - Need to check into the property further.
- 49 Jefferson Street – Norwalk
  - There is some interest in the property – either as a demolition or as a rehab.
  - Mitch will check into further.
- 208 Sandusky Street – Plymouth
  - Carol to complete evaluation
- 327 West Maple Street – Willard
  - Jim provided completed evaluation form
- 108 Spring Street – Willard
  - Jim provided completed evaluation form
- 112 Dale – Willard
  - Property is a potential donation to the land bank.
  - Property owner's attorney suggested donating the property.
  - Jim to speak with attorney to determine if the estate would assist with demolition or rehab.
  - Land bank involvement would help clean up this neighborhood.
- Land Bank Website
  - Karmen showed directors a preview of the Land Bank website she designed.
  - Jim made a motion to go live with the website, seconded by Joe and passed.
- Land Bank Badges
  - We will proceed with making land bank identification badges for directors.
- Land Bank Signs Quotes
  - We have not received quotes from the two additional sign companies.
  - Suggestion was made to check with Engraving by Steve in New London.

Joe made a motion to adjourn, seconded by Dick and passed. Meeting adjourned at 2:05 PM

August meeting schedule: August 9 and August 23 at 1:00 PM.

Respectfully submitted,

Carol A. Knapp  
HCLRC Executive Director