



HURON COUNTY LAND REUTILIZATION CORPORATION

Meeting Minutes August 26, 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 2:04 PM with a moment of silence in memory and honor of Commissioner Joe Hintz.

Attending: Mitch Loughton, Tim Pelsang, Shawn Pickworth, Dave Weisenberger, Skip Wilde, and Dick Wiles

Excused: Justin Ewell, Kathleen Schaffer and Karmen Ross

Guest Attending: Harry Brady

Staff Attending: Carol Knapp

A quorum was established.

June 24, 2021, HCLRC Meeting Minutes Approval

- Motion made by Dick, seconded by Skip and passed.

Financial Report

- Financial reports provided to board via email prior to meeting.
- Motion to approve financial report made by Skip, seconded by Dave and passed.

Appointment of board member to fill Commissioner Joe Hintz’s position.

- Skip advised that a resolution appointing Harry Brady to serve on the board would be passed at the commissioners’ meeting on August 31, 2021.

OLD BUSINESS:

Property Update

- 0 Abby Lane, Willard – Project closed. Payment received and quit claim deed delivered.
- 0 Birchbark, Willard – Project closed. Payment received and quit claim deed delivered.
- 2044 County Line Road 10, Attica – Project closed. Payment received and quit claim deed delivered.

Demolition Bid Packet Review

Carol and Karmen will make final revisions to packet and send to Tim for final review.

NEW BUSINESS:

Land Bank Property Review

- 327 West Maple Street, Willard – Renovation (timeline 6/12/2021)– Martin Cuevas
 - Interior completed.
 - Exterior looks good but not completed.
 - Tim provided pictures which were shared with board members.
 - Carol recommend closing project – receiving final payment (\$3,000) and delivering quit claim deed).
 - Board members commended Martin on the quality of the renovations.
 - Skip made a motion to proceed with closing the project, seconded by Mitch, and passed.
- 52 North Maple Street, New London – Renovation (timeline 6/17/2021) – New London Alliance Church
 - Contacted 7/14/2021 – will be done in next couple of weeks. Decided not to extend purchase agreement since so close to completion.
 - Upon completion and “inspection”, receive final payment (\$500) and deliver quit claim deed.
 - Shawn offered to assist with contacting the buyer to get the project finalized.
- 31 North Maple Street, New London – Renovation (timeline 6/17/2021) – New London Alliance Church
 - Contacted 7/14/2021 – will be done in next couple of weeks. Decided not to extend purchase agreement since so close to completion.
 - Upon completion and “inspection”, receive final payment (\$500) and deliver quit claim deed.
 - Shawn offered to assist with contacting the buyer to get the project finalized.
- 148 Sandusky Steet, Plymouth – Renovation (timeline 7/7/2021) – Bruce Tanner
 - Requested extension until 12/31/2021 due to difficulty in obtaining building material.
 - **Revised purchase agreement sent.**
 - Balance due \$9,250.00 once completed.
- 208 Sandusky Street, Plymouth – Renovation (timeline 7/7/2021) – Bruce Tanner
 - Requested extension until 12/31/2021 due to difficulty in obtaining building material.
 - **Revised purchase agreement sent.**
 - Balance due \$13,000.00 once completed.
- 17 North Kniffin Street, Greenwich – Renovation (original timeline 3/7/2021 – extension granted to 6/14/2021) – Daniel Kilgore
 - **No response to emails. Will follow up.**
 - Balance due \$3,300.00
 - Board asked Carol to make contact to determine inspection date to finalize project.
- 1 South West Avenue, Willard – Direct Transfer following demolition of residence.
 - Purchaser received tax bill. I reached out to Kathleen. She directed me to the auditor’s office.
 - Bill is for Willard mowing assessments.
 - Auditor’s office needs written notification on City letterhead to waive the assessments.
 - I reached out to Willard and made this request.
 - Willard paid for the demolition with agreement that the land bank would split the cost of demolition with the city.
 - Received invoice for our half (\$2,500.00).
 - Agreement was to split the profit as detailed below:
 - \$6,050.00 – Sale Price
 - \$5,000.00 – Total Demolition Cost
 - \$1,050.00 – Total Profit
 - \$525.00 – Split Profit (1/2 to Willard, 1/2 to Land Bank)
 - Skip made a motion to pay Willard half of the profit, seconded by Tim and passed.
- 27 Tilton Street, Greenwich – Land Bank to Demolish and sell vacant property.
 - Shawn asked if this was a buildable lot. Carol will check with the Village.

- 10 Monroe Street, Monroeville – Renovation (timeline 1/2 renovation completed by 8/30/2021) - Michael Jackson.
 - Balance due when 1/2 renovated \$6,250.00
 - Carol will reach out to buyer to determine extension time needed.
- 310 South Woodbine, Willard – Renovation (timeline 12/12/2021) - Martin Cuevas
 - May need extension due to difficulty in obtaining construction materials.
- 123 Motson Street, Willard – Renovation timeline 12/15/2021
- 19 Pierce Road, Greenwich – Renovation/partial demolition (timeline 12/29/2021) – Daniel Kilgore
 - Balance due when completed \$1,500.00
 - Carol will check status of renovation when she talks to Daniel about the Kniffin Street property.
- 35 Main Street, Wakeman – Renovation timeline extended to 10/1/2021.
- 1034 Abby Lane, Willard (Holiday Lake). Purchaser James Lavender.
 - Quit claim deed dated 5/13/2021
 - Purchaser has not transferred property from the land bank.
- 13 New Street, Greenwich – Renovation (timeline 12/29/2021) – Carl Dorsey
 - Balance due when 1/2 completed \$3,012.50

Properties in Pipeline

- 9 Myrtle Avenue, Willard
 - See pictures attached
 - The Land Bank has the opportunity to acquire 9 Myrtle Avenue.
 - 11 Myrtle Avenue is owned by Martin Cuevas. He is interested in demolition of his property to construct a new grocery and restaurant.
 - 9 & 11 Myrtle properties share a common hallway.
 - 7 Myrtle Avenue is owned by Pinnacle Properties & Development in Colorado.
 - 5 Myrtle Avenue is owned by Charlene Resseger in Greenwich. Building is leaning.
 - Discussed the opportunity to possibly demolish all four structures to clean up the majority of that block. We would request that Pinnacle and Resseger consider donating their properties to the land bank for a tax write off. Martin is interested in acquiring the three additional properties for his planned development.
 - The Board is agreeable to investigating this opportunity further and moving forward.
- 324 East Main Street, Bellevue – City is interested in us acquiring.
 - Board agreed to proceed with acquiring.
- 30 Spring Street, Willard - .0471 acres – may be side lot program.
 - City was not successful in contacting adjacent property owners.
 - Carol and Karmen will send letter regarding their interest.
- Townline 162 (Rear) Road, Wakeman – 5 acres – land locked. This would be a side lot program.
 - Majority of adjacent properties are agricultural.
 - Neighboring property owner may be interested in acquiring.
 - Carol and Karmen will send letter to adjacent property owners to determine if there is interest in acquiring.

Upcoming Sheriff Sales

1 st Sale Date	2 nd Sale Date	Case #	Parcel #	Address
8/23/2021	9/13/2021	CVE2021-103*	24-0040-03-006-0000	6656 Seel Road Bellevue
8/23/2021	9/13/2021	CVE2021-117*	51-0290-01-057-0000	0 Second Street Willard
8/30/2021	9/13/2021	66 Newkirk S	45-0030-01-041-0000	1971 Heyman Road Bellevue
8/30/2021	9/13/2021	CVE2020-802*	33-0240-03-019-0000	13 Norwood Avenue

				Norwalk
8/30/2021	9/13/2021	CVE2020-843*	26-019B-05-005-0000	166 Newkirk Street New London Manufactured Home
8/30/2021	9/13/2021	CVE2021-73*	51-0260-03-014-0000	312 West Maple Street Willard
8/30/2021	9/13/2021	CVE2021-95*	49-0010-04-023-0000	0 Chenango Road Wakeman
9/13/2021	9/27/2021	CVE2019-669	14-0700-01-037-0000	0 Timothy Drive Lot 984 Willard

Land Bank Funding Opportunities

- HB111 provides grant funding to each of Ohio's 88 counties.
 - \$1 million per county for brownfield remediation.
 - \$500,000 per county for building demolition and site revitalization.
 - ODOD is required to have written administrative rules by late September.

Form Revisions – Carol and Karmen will be revising the purchase agreement template to assure that buyers with deed in escrow do not live at the property or rent portions of the property will the deed is still in the land bank's name. Additional revisions will be made to the application to acquire. Quit claim deeds will include a letter advising buyer to record the deed with the county within 30 days.

PUBLIC COMMENT: none

OTHER none

ADJOURN

- Motion to adjourn made by Dick, seconded by Skip and passed. Meeting adjourned at 2:48 PM.

Respectfully submitted,

Carol A. Knapp, Executive Director

9 Myrtle Avenue – Willard



9 Myrtle

11 Myrtle

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11 Myrtle Avenue is owned by Martin Cuevas (in his business name).



7 Myrtle

7 Myrtle Avenue is owned by Pinnacle Properties & Development in Colorado.



5 Myrtle

5 Myrtle Avenue is owned by Charlene Resseger in Greenwich. Building is leaning.



5 Myrtle

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9 Myrtle

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