



HURON COUNTY LAND REUTILIZATION CORPORATION Meeting Minutes

September 13, 2019

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

Attending: Dave Freitag, Joe Hintz, Mitch Loughton, Jim Ludban, Shawn Pickworth, Kathleen Schaffer, and Dick Wiles.

Absent: Skip Wilde

Guest: Eric Green

HCDC Staff: Carol Knapp

Quorum established.

Approval of August 23, 2019 Meeting Minutes: Motion by Dick, seconded by Jim and passed.

Financial Report – Dave

- There were no changes in the finances of the Land Bank since the last meeting.
- Present bank balance is \$66,357.04
- Motion to approve financial report made by Kathleen, seconded by Joe and passed.

Executive Director Report - Carol

- Ohio Land Bank Conference
 - Carol will be attending the Ohio Land Bank Conference next week in Cincinnati.
 - The Ohio Land Bank Association will be presenting and meeting during the conference.
 - The OLBA has increased board membership by four to allow for better geographical representation on the board.
- OLBA
 - Through correspondence with the OLBA, we have become aware that assessments on properties continue even while the land bank owns the property.
 - Prior assessments are “cleared”; however, assessments that remain are to be paid by the land bank while the property is under its ownership.
 - Westwind property has assessments remaining.
 - CONVERSATION: This is something the land bank needs to be aware of. Some communities have waived assessments for land banks; however, the legality of that action has been questioned. Carol was asked to do further research on this situation (possibly Fremont?) and advise the board of any additional information obtained.
- Public Records Request
 - All Ohio land banks have received public records requests relative to the expedited tax foreclosure process. It is my understanding that a group is doing a study relative to the upcoming Court Case regarding the board of revision foreclosure process.
 - Requested information included:
 - 2018 year-end financial information.
 - Current balance sheet
 - List of properties obtained through the board of revision process.
- Huron County Township Association Meeting
 - Carol provided Dick with HCLRC talking points to distribute at the meeting as requested.

- Dick did an excellent job of explaining the process in which we acquire properties.
- Carol noticed that contact info or website was not on the document. She added that information this morning and emailed to board members.
- CONVERSATION: Board members had reviewed the talking points; however, had not formally approved them.
 - Motion to approve by Kathleen, seconded by Jim and passed.
- Carol had a good conversation with Judge Cardwell at the meeting. He does probate cases and asked if the land bank could receive property that was delaying the settlement of an estate. He was very excited about the opportunity to donate property to the land bank and settle the estates.
- Carol met Jacob (the new assistant prosecutor) at the meeting. She thanked him for all of his assistance with foreclosures. He advised that Roland has all of the information on the properties that were forfeited to the state. Judge Cardwell, Jacob, and Carol talked about the process to move forward. The ball is definitely in Roland's court.

NEW BUSINESS:

- New London Alliance Church Partnership
 - Eric advised that the church is agreeable to forming a partnership with HCLRC. They checked their insurance regarding volunteer assistance in demolishing or renovating homes.
 - The process of property ownership was discussed:
 - HCLRC obtains deed to property.
 - HCLRC and NLAC enter into agreement for work to be completed and timeline.
 - Deed transferred to NLAC
 - NLAC returns deed to HCLRC to hold in escrow until work is completed. This protects HCLRC from any mechanics liens that may be put upon the property.
 - Carol will check past minutes to see if the HCLRC approved a future partnership agreement.
- Property Assessment Prior to HCLRC Acquiring
 - The OLBA has advised that legislation has been introduced to allow land banks access to properties for assessment purposes while said properties are in the foreclosure process. This would allow land banks to determine their interest in acquiring the property.
 - Dave advised that in some communities once the electric, water, and sewer have been disconnected, the community considers them condemned.
 - Some communities have ordinances concerning this matter – The City of Sandusky is one example. Carol was asked to research municipal ordinances and provide the board with additional information.

OLD BUSINESS:

Properties Update

- 11 Westwind - Norwalk
 - Neighbor has expressed an interest in acquiring.
 - Referred him to City of Norwalk regarding specific questions about the type of home that would be permitted on the property if he does not acquire.
 - Property has assessments that HCLRC would have to pay while it owned the property. Prior assessments would be waived.
 - Neighbor advised me of an insect infestation and disease in the pine trees along the back of the property (and all other properties on Westwind) that is killing the trees. He wanted to know if we planned to treat the trees on the property because if not, the disease could spread to his trees.
- 2044 County Line Road 10 – Attica
 - Potential end user has been identified.
- 4624 Egypt Rd – Willard
 - No interest in acquiring.
- 32 W Broadway – Plymouth
 - Mayor is getting “heat” from neighbors on both sides of the property.
 - Property owner is willing to “donate” to land bank.
 - Village nor neighbor is willing to pay for title search.
 - Mayor stated that the village is not responsible for cleaning up this property – this is what the land bank does.
 - CONVERSATION: It may be in the best interest of the village if the property owner and neighbor negotiate an agreement for the property. Carol was asked to draft a letter to the Plymouth Mayor. There is concern that the HCLRC could be setting a precedent that could be detrimental in the future.

- 989 State Route 250 – New London
- 52 North Maple Street – New London
- 31 North Maple Street – New London
 - Alliance Church wants for move forward with partnership with HCLRC and acquire these three properties.

Land Bank Badges

- Assistance with the badges was requested from the Huron County Department of Job & Family Services.
- UPDATE: JFS advised that they had some concerns about the black on the badges and would only be willing to assist one time only. Karmen reached out to EMA who is more than willing to assist with the badges for the land bank.

Land Bank Signs Update

- Signs should be done in the next week.
- UPDATE: Signs are ready. Carol & Karmen will pick up on September 17 since they will be in New London for a groundbreaking event.

Selected Director Position

- The two commissioners and treasurer have not yet made a decision on the selected director.
- Carol offered Dave Weisenberger as a suggestion.

OTHER:

Potential EPA Grants

- SME presented EPA grant information to a group in Norwalk last week. Carol, Karmen, and Mitch attended.
- Norwalk presently has an EPA grant which assisted with the cleanup of the gas station on Benedict.
- There is a \$600,000 Coalition Grant that becomes available in October 2020. It would be possible for Norwalk, the County, and HCLRC to apply for this coalition grant funding.

HCLRC Meeting Dates – The board had decided to meet on the 4th Thursday of each month at 2:00 PM; however, due to the upcoming holiday season meeting dates were revised as follows:

- October 24, 2019 – 2:00 PM (4th Thursday)
- November 21, 2019 – 2:00 PM (3rd Thursday due to Thanksgiving)
- December 19, 2019 – 2:00 PM (3rd Thursday due to Christmas)

Jim made a motion to approve the meeting schedule, seconded by Mitch and passed.

Dave made a motion to adjourn, seconded by Dick and passed. Meeting adjourned at 1:44 PM

Respectfully submitted,

Carol A. Knapp
HCLRC Executive Director

Minutes approved by the Huron County Land Reutilization Corporation Board on September 28, 2019.

Attested by:

Shawn Pickworth, President