



HURON COUNTY LAND REUTILIZATION CORPORATION

Meeting Minutes

September 3, 2020

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, Joe Hintz, Mitch Loughton, Shawn Pickworth, Tim Pelsang, Dave Weisenberger, Skip Wilde, Dick Wiles

Excused: Kathleen Schaffer

HCDC Staff: Carol Knapp and Karmen Ross

A quorum was established.

August 27, 2020 HCLRC Meeting Minutes Approval

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

OLD BUSINESS

Property Update

- 1 S West Avenue – Willard *Update from Tim/Carol*
 - James spoke with the potential buyer and to see if she would be interested in paying \$6,000 for the property, with demolition. The buyer is thinking about it. If she declines, we will speak to other neighbor since it is a side lot and not a buildable lot.
- 10 Monroe St – Monroeville *update from Carol*
 - Buyer asked if we could do a direct transfer rather than hold the deed in escrow so he would be able to purchase liability insurance for the workers doing rehab to the property. This would make getting insurance much easier to show he owned the property. The board decided that they want to continue our established policy of holding the deed in escrow during the renovation process.

Round 3 Property Acquisition

- 123 Motson Street – Willard
 - Tim entered and evaluated the property. It could be renovated. It is 42' from the railroad. There are two newer hot water tanks in the basement. This property was a duplex. Tim was unable to access the upstairs unit. James P. suggested a selling price at \$10,000.
 - Motion made by Joe and seconded by Dave to acquire the property and price it at \$10,000 and passed.
- 0 Section Line 30 Road – Bellevue (Sherman Township)
 - Dick tried to contact the adjacent neighbors to determine interest in the property as a side lot. Dick will continue to try to contact all neighbors.
- 21 Chatham Street – Norwalk *Update from Carol/Karmen*
 - Carol will send certified letters early next week to the neighbors to see if either are interested in the side lot and will also send an application to acquire with the letter.
- 225 & 225 1/2 Central Avenue – Willard
 - This property is "sandwiched" between two other properties. The Land Bank would only be interested in acquiring if they could get all three properties. Carol checked with Kathleen to see if the other two parcels are in the foreclosure process. Kathleen advised that the other two properties are not yet in the foreclosure process. The board decided to pass on this property.

- 0 & 19 Pierce Street – Greenwich
 - Pre-approved contractor is currently getting keys for this property made on 9/2/2020.
 - Motion to acquire property made by Skip and seconded by Joe and price will be set once the board views the interior.

Forfeited Properties on Auditor's Sale List

Roland provided the land bank with his list of properties for Auditors Sale. The Land Bank has the opportunity to acquire these properties.

- 27 Tilton Street – Greenwich:
 - Property is no longer occupied. There is an interested party who offered \$1,000. The board wants transparency, so they want to post the property on the website for 30 days at \$5,000. Carol will send Roland notice of interest to acquire property.
 - Motion made by Skip and seconded by Mitch and passed to acquire this property and sell for \$5,000.
- 4330 Pleasant Street & Broad Street – Willard *Update from Tim*
 - Rough area and not many people would be interested in buying property.
 - Due to location of the property and the evaluation by James, he suggested passing on the property. The board will not acquire.
- 209 North Main Street – Willard *Update from Tim*
 - The property is in terrible shape with rodents coming in and out of the residence and the foundation is crumbling. City is currently mowing. There was interest for the property only, not the home. Tim suggested that the Board not acquire this property unless there is money for the land bank to demo the property and sell as a buildable lot. The board made the motion to pass on this property.
- 108 Spring Street – Willard *Update from Tim*
 - This property is in an area that is almost all rental properties. The rear stairs are collapsing and roof on the back porch is collapsing. James advised that it could potentially be flipped and used as a rental. There is not much parking available. Neighboring houses are in better condition; however, they are rentals on either side of this property. James suggested that if the land bank did acquire the property, they could not sell it for over \$5,000. The board decided to pass on this property. Dick made motion to decline on acquiring this property, Justin seconded and passed.
- 35 West Main Street – Wakeman *Update from Carol*
 - Carol spoke with the Village Administrator, Trisha Summers. The Village is interested in the property and would pay for the demolition.
 - Shawn made motion to acquire and donate property to Wakeman, seconded by Dick and passed.

Process for viewing properties/Waiver Update from Karmen

Property Waiver is now live on the website. As the land bank acquires properties and individuals are interested in viewing the interior, they must complete this form and submit. This form will then be used to contact the individuals once a date/time for "open house" is determined they will be notified.

Frequently Asked Questions Update from Karmen

FAQs are now live on the website and will be added as additional questions come from the community.

PUBLIC COMMENT: (via chat) NONE

OTHER:

ADJOURN

- Motion to adjourn made by Skip, seconded by Dick and passed.
- Meeting adjourned at 2:30 PM.

Respectfully submitted,

Karmen Ross
Assistant Director