



Morrow County Land Bank

Meeting Agenda

January 25, 2023 at 1 p.m.

Board members Present:

Morrow County Commissioner Tim Abraham _____
Mount Gilead Administrator Derek Allen _____
Morrow County Treasurer Tina Wright _____
Morrow County Commissioner Jon Mason _____
Bennington Township Trustee Randy Steck Excused for work

Organizational Meeting:

Motion to appoint _____ as the 2023 Chairman of the board was made by
_____ and was seconded by _____ Pass/Fail

Motion to appoint _____ as the 2023 Vice-Chairman of the board was made by
_____ and was seconded by _____ Pass/Fail

Meeting Minutes Approval:

Motion to approve the meeting minutes from the December 28, 2022 meeting was made by
_____ and seconded by _____ Pass/Fail

Treasurer Report:

Current balance as of January 24, 2023 is \$340,162.30

Motion to approve treasurer's report made by _____
Seconded by _____ Pass/Fail

Old Business:

State of Ohio Brownfield and Demolitions Grants Update

- Currently waiting for grant agreements to be returned from the state. Once we have those Burgess and Niple agreements will be ready to sign.

200 Nichols Street Update

- Contract has been signed and we are waiting for a closing date.

New Business:

Bennett Distributing Property

- Several state tax liens were found on the property.

Morrow County Land Bank

Motion to Adjourn:

Made by _____ Seconded: _____



Morrow County Land Bank

Meeting Agenda

February 22, 2023 at 1 p.m.

Board members Present:

Morrow County Commissioner Tim Abraham	_____
Mount Gilead Administrator Derek Allen	<u>Excused for vacation</u>
Morrow County Commissioner Jon Mason	_____
Morrow County Treasurer Jim Jahn	_____
Bennington Township Trustee Randy Steck	<u>Resigned from board</u>

Meeting Minutes Approval:

Motion to approve the meeting minutes from the January 25, 2023 meeting was made by _____
_____ and seconded by _____ Pass/Fail

Treasurer Report:

Current balance as of February 22, 2023 is \$359,075.75

Debit on January 17, 2023 for \$747.55 Cardmember Service Payment

Credit on January 27, 2023 for \$19,661.00 Proceeds from 200 Nichols Street Sale

Motion to approve treasurer's report made by _____

Seconded by _____ Pass/Fail

Old Business:

State of Ohio Brownfield and Demolitions Grants Update

- Grant Agreements have been signed by the state and returned to us. Filed for an extension on the both grants, this extends the expiration date to June 30, 2024.

Bennett Distributing Property Update

- Several state tax liens were found on the property.

New Business:

Charles E. Harris & Associates Contract

- Prepare our MD&A, financial statements and notes for 2022

Morrow County Land Bank

New Township Trustee Appointment

- Bennington Township Trustee Randy Steck officially stepped down from the board on February 2, 2023.

Motion to regretfully accept the resignation of Randy Steck from the Land Bank Board by _____ and seconded by _____ Pass/Fail

Motion to Adjourn:

Made by _____ Seconded: _____



Morrow County Land Bank

Meeting Agenda March 22, 2023 at 1 p.m.

Board members Present:

Morrow County Commissioner Tim Abraham	_____
Mount Gilead Administrator Derek Allen	_____
Morrow County Commissioner Jon Mason	_____
Morrow County Treasurer Jim Jahn	_____
Township Trustee Representative	_____ Vacant seat

Meeting Minutes Approval:

Motion to approve the meeting minutes from the February 22, 2023 meeting was made by _____ and seconded by _____ Pass/Fail

Treasurer Report:

Current balance as of March 20, 2023 is \$359,823.30

Debit on March 10, 2023 for \$170.00 to AIM Media

Motion to approve treasurer's report made by _____
Seconded by _____ Pass/Fail

Old Business:

State of Ohio Brownfield and Demolitions Grants Update

- Agreement between Burgess & Niple have been signed for HPM #2 and Bennett Distributing. We are waiting for them to send the agreements for HPM #1 and the Demolition Project. B&N will be starting work on the Bennett property on March 29th.

New Business:

Powers Property Donation

- Rose Powers and her siblings would like to donate their land locate in Westfield Township (Parcel No. R42-001-00-266-00)

Morrow County Land Bank

Foreclosure Properties

- Mr. Jahn has the opportunity to foreclose on several properties that could then go to the Land Bank. Most of the following properties that are being considered have an end buyer that would purchase the property from the Land Bank after the foreclosure is complete.
 - Sheila Maniaci, 1415 Co. Rd. 149, Cardington (Parcel No. C07-001-00-063-03) (\$6,056.25)
 - George & Linda Gable, Douglas Street (Parcel No. G20-007-00-007-04)
 - Joseph Friend, Candlewood Lake Unit 8, Lot 294 (Parcel No. E13-008-F0-294-00) (\$1245.99)
 - James & Jackie Totaro, Hidden Lakes Lot 719 (Parcel No. F15-005-00-009-00) (\$738.95)
 - Kenneth Mathison, Hidden Lakes Lot 812 (Parcel No. F15-006-00-197-00) (\$1,112.53)
 - William Mathison, Hidden Lakes Lot 814 (Parcel No. F15-006-00-199-00) (\$830.53)
 - Ramona Littell (Hometown Auto), 37 N. Main St, Mt. Gilead (Parcel No. G20-009-00-018-00, G20-009-00-019-00, G20-009-00-020-00) (\$44,906.93)
 - James Azer, Candlewood Lake Unit 6 Lot 180 (Parcel No. E13-006-A0-180-00) (\$2,658.08)

Small Gas Station Clean Up Grant

- Tetra Tech reached out to us about the possibility of helping us with the Small Gas Station Clean Up grant that is offered by the Ohio Department of Development for the following properties:
 - Jane Cobern (Apple Pie Inn), 7398 St. Rt. 42, Mt. Gilead (Parcel No. L32-001-00-349-00, L32-001-00-349-01)
 - Minnie Osborne, 115 W. Main St., Fulton (Parcel No. J27-004-00-043-00, J27-004-00-044-00, J27-004-00-045-00, J27-004-00-046-00)
- Burgess and Niple have also expressed interest in helping us with this grant in regards to the Bennett Distributing property after the Brownfield grant is complete.

Check Book Permissions

- Motion to approve Land Bank CEO Grace Walker to keep the Land Bank's check book and write checks necessary for day-to-day operations of the Land Bank was made by Jim Jahn and seconded by _____ Pass/Fail

Motion to Adjourn:

Made by _____ Seconded: _____



Morrow County Land Bank

Meeting Agenda

April 19, 2023 at 1 p.m.

Board members Present:

Morrow County Commissioner Tim Abraham	_____
Mount Gilead Administrator Derek Allen	_____
Morrow County Commissioner Jon Mason	_____
Morrow County Treasurer Jim Jahn	_____
Township Trustee Representative	_____ Vacant seat

Meeting Minutes Approval:

Motion to approve the meeting minutes from the March 22, 2023 meeting was made by _____ and seconded by _____ Pass/Fail

Treasurer Report:

Current balance as of April 17, 2023 is \$359,823.30

Motion to approve treasurer's report made by _____
Seconded by _____ Pass/Fail

Old Business:

State of Ohio Brownfield and Demolitions Grants Update

- We are waiting for them to send the agreements for HPM #1 and the Demolition Project. B&N started work on the Bennett property on March 29th with the environmental testing. The tank removal began April 17th.

Powers Property Donation

- Rose Powers and her siblings would like to donate their land located in Westfield Township. Review the title search.

Motion to accept the Powers' property made by _____ and seconded by _____
_____ Pass/Fail

Foreclosure Properties

- Mr. Jahn presented several properties to the board at the last meeting as opportunities to foreclose with an end buyer in place for each parcel. Review the title search.

Motion to accept the _____
properties made by _____ and seconded by _____
Pass/Fail



Morrow County Land Bank

New Business:

Foreclosure Properties

- Anthony Lambert, 2800 County Road 26, Cardington, OH 43315
Parcel No. H22-001-00-200-10
- Earl & Karlana Bowsher, County Road 170, Marengo, OH 43334 (landlocked)
Parcel No. A01-001-00-217-04
- Raymond Smith and Lois Robertson, 7230 State Route 314, Mt. Gilead, OH 43338
Parcel No. L32-001-00-306-00; L32-001-00-307-00
- James & Jacki Frost, Hidden Lakes Lots 641, Mt. Gilead, OH 43338
F15-006-00-010-00
- Jay & Rhonda Harrison, Hidden Lakes Lots 642, 643, 643, Mt. Gilead, OH 43338
F15-006-00-011-00, F15-006-00-012-00, F15-006-00-013-00

Abandoned/Small Gas Station Clean Up Grant

- Burgess & Niple presentation on Abandoned/Small Gas Station Clean Up Grant as it relates to the Bennett Distributing property
- Update on Minnie Osborne property, see title search.

Motion to Adjourn:

Made by _____ Seconded: _____



Morrow County Land Bank

April 17, 2023

Morrow County Land Bank Board

Tim Abraham, Chairman

Derek Allen, Vice-Chairman

Jon Mason

Jim Jahn

RE: Properties for Foreclosure Recommendation

Dear Board Members:

At the March Land Bank meeting there were several tax delinquent properties presented to the board by Treasurer Jim Jahn as an opportunity for the Land Bank to recommend foreclosure with the intent of taking ownership. Each of the properties presented already has an interested end buyer. Another property acquisition through donation was also presented to the board. A motion was made to have a title search done on each of the properties before the board makes a formal decision on each property. Please see a summary of each of the properties' title search and my recommendation that follows.

1. Sheila Maniaci
 - a. Parcel Number: C07-001-00-063-03
 - b. Address: 1415 County Road 149, Cardington, OH 43315
 - c. Tax Delinquent Amount: \$5,667.35
 - d. Title Search Results: No open mortgages or liens
 - e. Notes: In probate (22ES19460); Estate without a will; Filed 2/17/2022; Currently undisposed; Judge Elkin
2. Joseph Friend
 - a. Parcel Number: E13-003-C0-118-00
 - b. Address: Candlewood Lake Unit 3 Lot 118
 - c. Tax Delinquent Amount: \$2,488.44
 - d. Title Search Results: No open mortgage or liens; Civil & Judg. = clear
 - e. Notes: n/a
3. James & Jackie Totaro
 - a. Parcel Number: F15-005-00-009-00
 - b. Address: Hidden Lakes Lot 719
 - c. Tax Delinquent Amount: \$724.73
 - d. Title Search Results: No open mortgage or liens
 - e. Notes: Went to court (18CV00261) for foreclosure; defaulted on 12/8/2021; Judge Hickson



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4. Kenneth Mathison
 - a. Parcel Number: F15-006-00-C0-197-00
 - b. Address: Hidden Lakes Lot 812
 - c. Tax Delinquent Amount: \$1,098.31
 - d. Title Search Results: No open mortgage or liens; Civil & Judg. = clear
 - e. Notes: n/a
5. William Mathison
 - a. Parcel Number: F15-006-C0-195-00
 - b. Address: Hidden Lakes Lot 814
 - c. Tax Delinquent Amount: \$816.31
 - d. Title Search Results: No open mortgage or liens; Civil & Judg. = clear
 - e. Notes: n/a
6. Ramona Littell
 - a. Parcel Number: G20-009-00-018-00; G20-009-00-019-00; G20-009-00-020-00
 - b. Address: 37 N. Main Street, Mt. Gilead, OH 43338
 - c. Tax Delinquent Amount: \$44,024.56
 - d. Title Search Results: No open mortgage or liens; Civil & Judg. = clear
 - e. Notes: Raymond Littell (relationship unknown) has STLs and FTLs as his name only
7. James Azer
 - a. Parcel Number: E13-006-A0-180-00
 - b. Address: Candlewood Lake Unit 6 Lot 180
 - c. Tax Delinquent Amount: \$2,616.37
 - d. Title Search Results: No open mortgage; Candlewood filed a Judgement Lien (20CJ17040) on the property for \$2020.98 on 12/26/2002; Went undisposed with Judge Elkin presiding; was reopened and transferred to Judge Hall 1/3/2017
 - e. Notes: n/a
8. Minnie Osborne
 - a. Parcel Number: J24-004-C0-043-00; J24-004-C0-044-00; J24-004-C0-045-00; J24-004-C0-046-00
 - b. Address: 115 W. Main Street, Fulton, OH 43321
 - c. Tax Delinquent Amount: \$54,782.25
 - d. Title Search Results: No open mortgage; Ohio JFS filed a lien on 9/8/2011 in the amount of \$469,660.28; The lien was released on April 16, 2021 by the Ohio Attorney General's Office, but appears to have never been recorded with the Morrow County Recorder's Office.
 - e. Notes: Civil Complaint Foreclosure (18CV00371) was filed on 11/28/2018; On 2/24/2020 Judge forfeited the property to the State of Ohio for Auditor's Sale; Judge Hickson and Judge Wilson



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9. Robert C. Powers et al Property Donation

- a. Parcel Number: R42-001-00-266-00
- b. Address: County Road 156, Westfield Township
- c. Title Search: Open End Mortgage with The Farmer's Savings Bank and Adam & Rose Martin (previous owners) was filed 12/20/1982 for \$17,650 with no release of mortgage found; Property also went through probate (12ES17699) filed as estate with will on 3/12/2012. The case was closed on 9/16/2014 with Judge Hickson presiding.

Upon the review of each property and their title search results, it is my recommendation that the Land Bank submit a letter of intent regarding the Joseph Friend, James & Jackie Totaro, Kenneth Mathison, William Mathison, and Ramona Littell. I would also recommend the Minnie Osborne property provided the release of the Ohio Jobs & Family Medicaid lien that is on the property be recorded with the Morrow County Recorder's Office. I would not recommend the Sheila Maniaci or James Azer properties without further investigation of their probate case and lien status, respectively. As for the Robert Powers' property donation, I would recommend accepting the property as long as all six (6) of the property owners sign off on it.

Sincerely,
Grace Walker

Grace Walker

Morrow County Land Bank CEO
grace.walker@co.morrow.oh.us
Morrow County Development Office
80 N. Walnut Street, Suite B
Mt. Gilead, OH 43338
O: 419-947-7535



Morrow County Land Bank

Meeting Agenda

May 24, 2023 at 1 p.m.

Board members Present:

Morrow County Commissioner Tim Abraham	_____
Mount Gilead Administrator Derek Allen	_____
Morrow County Commissioner Jon Mason	_____
Morrow County Treasurer Jim Jahn	_____
Township Trustee Representative	_____ Vacant seat

Meeting Minutes Approval:

Motion to approve the meeting minutes from the April 19, 2023 meeting was made by _____ and seconded by _____ Pass/Fail

Treasurer Report:

Current balance as of May 19, 2023 is \$446,497.61

Deposit from 1st half DTAC \$86,814.81 on April 24, 2023

Deposit from 200 Nichols St. overpayment refund (Everest Land Title Agency) \$34.50 on May 15, 2023

Motion to approve treasurer's report made by _____

Seconded by _____ Pass/Fail

Old Business:

State of Ohio Brownfield and Demolitions Grants Update

- The tanks at Bennett Distributing have all been removed, Burgess & Niple have received the lab results and are currently working on the reports. Based off the lab results the site is definitely a candidate for the Abandoned Gas Station grant. The Phase I for HPM #2 is nearing completion and they will be on site starting June 5th to begin the soil and water testing. The agreements with Burgess & Niple have been signed for the Demo grant and HPM #1 project. On May 30th Burgess & Niple will be doing the asbestos surveys on the 4 demolition sites. We will be meeting with Earl Linder to set up a schedule for the HPM #1 project in the next couple of weeks.

Powers Property Donation

- Rose Powers and her siblings would like to donate their land located in Westfield Township. Rose delivered a property survey and documentation from her siblings that gives her signing power for the property.



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Foreclosure Properties

- Mr. Jahn presented several properties to the board at the last meeting as opportunities to foreclose with an end buyer in place for each parcel. Currently waiting on the title searches.
- At the last meeting, the Board moved to accept three properties through the Board of Revisions process.

New Business:

Appoint New Township Trustee Representative

Motion was made to appoint Randy Chilcote, Harmony Township Trustee, as the township trustee representative for the Land Bank by _____ and seconded by _____ Pass/Fail

Foreclosure Properties

- Elisha Waltz, Hidden Lakes Lot 45, Mt. Gilead, OH 43338
Parcel No. F15-001-00-045-00
- Huffine Chance, 229-Lot 19 Gilead Street, Cardington, OH 43315
MH No. 00009
- Jack R Kelly, Hidden Lakes Lot 393, Mt. Gilead, OH 43338
Parcel No. F15-003-00-053-00
- Richard Shoemaker, Township Road 232, Fulton, OH 43321
Parcel No. J24-001-00-328-03
- Emma Jo Tucker, 9626 County Road 40, Galion, OH 44833
Parcel No. K30-001-00-485-00

Motion to Adjourn:

Made by _____ Seconded: _____



Morrow County Land Bank

Meeting Agenda

June 28, 2023 at 1 p.m.

Board Members Present:

Morrow County Commissioner Tim Abraham _____
Mount Gilead Administrator Derek Allen _____
Morrow County Commissioner Jon Mason _____
Morrow County Treasurer Jim Jahn _____
Harmony Township Trustee Randy Chilcote _____

Meeting Minutes Approval:

Motion to approve the meeting minutes from the May 24, 2023 meeting was made by _____ and seconded by _____ Pass/Fail

Treasurer Report:

Current balance as of June 23, 2023 is \$444,444.91

Debit to Precision Quest (April title searches) \$1,417.70 on May 30, 2023

Debit to Tina Linder (May title searches) \$635.00 on June 26, 2023

Motion to approve treasurer's report made by _____
Seconded by _____ Pass/Fail

Old Business:

State of Ohio Brownfield and Demolitions Grants Update

- Bennett Distributing – Lab results have started to come back in and are showing signs of release of diesel fuel oil and gasoline; We are in a good position to submit an application for AGS grant; Grant would be for \$250,000 for additional testing and remediation.
- HPM #1 – The asbestos abatement team is set to visit the site to finalize plans before the abatement begins; Demolition will follow the abatement
- HPM #2 – Site investigation has begun with soil borings; Monitoring wells will be placed once the soil boring results are back for more accurate placement
- Demolition – Dining Hall at the fairgrounds has become priority #1 to take down before the fair; the asbestos survey showed little to no asbestos in the dining hall and the 2 buildings at Flying Squirrel and lots of asbestos in the White House
- Update on status of State budget & future Brownfield/Demolition Grant funding

Powers Property Donation

- Working with Mr. Burton, attorney, to draft a transfer deed

Foreclosure Properties

- Mr. Jahn presented several properties to the board at the last meeting as opportunities to foreclose with an end buyer in place for each parcel. Review Title Searches



Morrow County Land Bank

- Riley Allen, v/l State Route 314 – Title search came back clean, recommend accepting
- Raymond Smith & Lois Robertson, 7230 State Route 314 – is currently part of a Common Pleas Court case, would not recommend accepting this property
- Earl & Karlana Bowsher, v/l County Road 170 – has been previously foreclosed, title search came back clean, recommend accepting through Auditor transfer
- Jack R. Kelly, Hidden Lakes Lot 393 – the title search came back clean, recommend accepting
- Elisha Waltz, Hidden Lakes Lot 45 – the title search came back clean, recommend accepting
- Emma Tucker, 9626 CR 40 – the property was removed from the list of properties due to the owner coming in to the Treasurer's office and paying off their tax delinquency
- At the last meeting, the Board moved to conditionally accept five parcels through the Board of Revisions process; however, one of the parcels was rejected after the meeting due to an active mortgage on the property (Hidden Lakes Lot 644). Another of the parcels (Lambert) was released due to the owner coming in to the Treasurer's office and paying off their tax delinquency.

New Business:

Website

- Cancel current website and use the Development Office's new website.

Foreclosure Properties

- Mr. Jahn has 7 new parcels that are currently tax delinquent to bring before the Board for review.
- George Blair, 66 St. Rt. 314, Centerburg, foreclosed through Common Pleas Court 5/23/2023
Land Bank has the opportunity to submit a letter to Auditor McChesney if they are interested and would like to take ownership of the property.
- Michael Crum, Hidden Lakes Lot 190 & 191, foreclosed through Common Pleas Court 6/12/2023
Land Bank has the opportunity to submit a letter to Auditor McChesney if they are interested and would like to take ownership of the property.

Commissioner Reimbursement

- The Land Bank made a motion at the December 28, 2022 meeting that they would reimburse the Morrow County Commissioners/Development Office \$25/hour for Grace's work. Grace has logged a total of 38 hours from January 1st to May 31st. With her hours to date the Land Bank would owe \$950⁰⁰.

Motion to Adjourn:

Made by _____ Seconded: _____



Morrow County Land Bank

Meeting Agenda July 26, 2023 at 1 p.m.

Board Members Present:

Morrow County Commissioner Tim Abraham _____
Mount Gilead Administrator Derek Allen _____
Morrow County Commissioner Jon Mason _____
Morrow County Treasurer Jim Jahn _____
Harmony Township Trustee Randy Chilcote _____

Meeting Minutes Approval:

Motion to approve the meeting minutes from the June 28, 2023 meeting was made by _____ and seconded by _____ Pass/Fail

Treasurer Report:

Current balance as of July 21, 2023 is \$443,126.91

- Debit to Tina Linder (June title searches) \$150.00 on July 18, 2023
- Debit to Renwick, Welsh & Burton (Powers Property) \$218.00 on July 18, 2023
- Debit to Morrow County Commissioners (Grace's Wages) \$950.00 on July 18, 2023

Motion to approve treasurer's report made by _____

Seconded by _____ Pass/Fail

Old Business:

State of Ohio Brownfield and Demolitions Grants Update

- Bennett Distributing – Working on analyzing data to create reports; some additional testing on groundwater is being done; getting ready to start AGS grant application
- HPM #1 – Is proving to be more of a challenge than expected; working out a plan of how to remove as much asbestos as possible no demolition being done through the grant
- HPM #2 – Still testing, but results are starting to come in and they are beginning to analyze the data
- Demolition – Dining Hall at the fairgrounds will be coming down in the next week or so; Plans are being finalized for the White House and Flying Squirrel Barns demolition

Powers Property Donation

- Rose Powers is currently on vacation, but when she returns, we will be ready to sign the deed and finalize the property transfer.

Foreclosure Properties

- Mr. Jahn presented several properties to the board at the last meeting as opportunities to foreclose with an end buyer in place for each parcel. Review Title Searches
 - Robert & Barbara Bonner, Hidden Lakes Lot 914/915, Mortgage on the property & Hidden Lakes Lien on property, would not recommend moving forward



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- Hoyt Lemly, Hidden Lakes Lot 655, title search came back clean, would recommend moving forward with acquisition
- Jack Harris, Candlewood Lake Unit 2 Lot 266, title search came back clean, would recommend moving forward with acquisition
- Thomas & Elgean Range, Hidden Lakes Lot 632, Hidden Lakes lien on the property
- Frank Zeigler, v/l St Rt 315,
- Perry & Kathleen Geyer, Candlewood Lake Unit 9 Lot 93, lien from CWL was found and a title search was not pursued
- Earl & Karlana Bowsher property – Auditor has agreed to transfer the property to the Land Bank; The attorney drafted the deed and it is being reviewed by the Auditor's office; need to set the minimum bid amount and any bid requirements
- George Blair property – Auditor has agreed to transfer the property to the Land Bank; The attorney drafted the deed and it is being reviewed by the Auditor's office; need to set the minimum bid amount and any bid requirements

New Business:

Properties

- Mr. Jahn has 10 new parcels that are currently tax delinquent to bring before the Board for review and 1 parcel for a potential property donation.
- Mirche Traikoff, Candlewood Lake Unit 9 Lot 116, foreclosed 7/17/2023 through Common Pleas Court

Motion to Adjourn:

Made by _____ Seconded: _____

Land Bank Property List

Alice Vogel	E13-002-H0-135-00	Candlewood Lake Unit 2 Lot 135
Charles & Kathryn Hoffman	E13-002-I0-168-00	Candlewood Lake Unit 2 Lot 168
Jeremy Cleveland	E13-002-I0-167-00	Candlewood Lake Unit 2 Lot 167
Melvin & Magdalene Youngblood	E13-003-D0-171-00	Candlewood Lake Unit 3 Lot 171
Barbara Whitmer	F15-002-00-148-00	Hidden Lakes Lot 283
Jerry Javens	F15-006-00-129-00	Hidden Lakes Lot 772
Linda Proitsis	F15-006-00-126-00	Hidden Lakes 769
Mary Fellure	F15-006-00-112-00	Hidden Lakes Lot 715
Justin & Rachel McDonough	G19-001-00-263-00	4983 State Route 42 Mt. Gilead, OH 43338
Clarence & Dorothy Goble	B04-003-00-004-00	639 Jefferson Street Edison, OH 43320



Morrow County Land Bank

Meeting Agenda

August 23, 2023 at 1 p.m.

Board Members Present:

Morrow County Commissioner Tim Abraham _____
Mount Gilead Administrator Derek Allen _____
Morrow County Commissioner Jon Mason _____
Morrow County Treasurer Jim Jahn _____
Harmony Township Trustee Randy Chilcote _____

Public Comment:

- Representative(s) from Candlewood Lake Association
- Representative(s) from Hidden Lakes Community Association

Meeting Minutes Approval:

Motion to approve the meeting minutes from the July 26, 2023 meeting was made by _____ and seconded by _____ Pass/Fail

Treasurer Report:

Current balance as of August 18, 2023 is \$441,294.41

- Debit to Auditor's Office (Bowsher & Blair title transfer) \$1.00 on August 8, 2023
- Debit to Recorder's Office (Record Bowsher & Blair acquisition) \$84.00 on August 9, 2023
- Debit to Tina Linder title searches (July & August) \$1,325.00 on August 16, 2023
- Debit to Auditor's Office (Powers Property title transfer) \$0.50 on August 18, 2023
- Debit to Recorder's Office (Power Property acquisition) \$422.00 on August 18, 2023

Motion to approve treasurer's report made by _____
Seconded by _____ Pass/Fail

Old Business:

State of Ohio Brownfield and Demolitions Grants Update

- Bennett Distributing – Working on analyzing data to create reports; some additional testing on groundwater is being done; getting ready to start AGS grant application
- HPM #1 – Is proving to be more of a challenge than expected; there is more asbestos than anticipated as well as some safety concerns because of the condition of parts of the building; Burgess & Niple is working out a plan of how to remove as much asbestos as possible no demolition being done through the grant
- HPM #2 – Still testing, but results are starting to come in and the data is being analyzed
- Demolition –The demolition at Flying Squirrel has been finished, all that is left is to do is grade the area, the Park District has decided to create a parking lot in that location; Demolition at the Dining Hall has been completed; The White House is currently going through asbestos abatement and demo will begin in a couple weeks



Morrow County Land Bank

Powers Property Donation

- Property transfer was completed August 18 and now is in the possession of the Land Bank; the board needs to set purchase requirements, if any, to be posted on the website

Foreclosure Properties

- Mr. Jahn presented several properties to the board at the last meeting as opportunities to foreclose with an end buyer in place for each parcel. Review Title Searches
 - Alice Vogel, Candlewood Lake Unit 2 Lot 135; clean title search
 - Charles & Kathryn Hoffman, Candlewood Lake Unit 2 Lot 168; mortgage on property
 - Jeremy Cleveland, Candlewood Lake Unit 2 Lot 167; clean title search
 - Melvin & Magdalene Youngblood, Candlewood Lake Unit 3 Lot 171; clean title search
 - Barbara Whitmer, Hidden Lakes Lot 283; mortgage & land contract from previous owners
 - Jerry Javens, Hidden Lakes Lot 772; clean title search
 - Linda Proitsis, Hidden Lakes Lot 769; Hidden Lakes Lien on property
 - Kimberly Cox, Hidden Lakes Lot 715; clean title search
 - Clarence & Dorothy Goble, 639 Jefferson St, Edison; clean title search
 - Paul Long, v/l Co. Rd. 124, Mt. Gilead; clean title search, requires survey before transfer
- Earl & Karlana Bowsher property – Property was transferred to the Land Bank on August 9, 2023; the property has been advertised on the Land Bank’s website and letters were sent to all surrounding property owners; offers are due by September 27, 2023 at 10:00am and will be reviewed at the meeting the same day
- George Blair property – Property was transferred to the Land Bank on August 9, 2023; the property has been advertised on the Land Bank’s website and letters were sent to adjacent property owners and two interested end buyers; offers are due by September 27, 2023 at 10:00am and will be reviewed at the meeting the same day

New Business:

Properties

- Mr. Jahn has 13 new parcels that are currently tax delinquent to bring before the Board for review. See attached August Properties List for details.

Letter from Fulton

- Village of Fulton sent a letter via email to the Land Bank and the Commissioners regarding the Minnie Osborn property

Motion to Adjourn:

Made by _____ Seconded: _____

Land Bank Property List

Property Information							
Owner	Parcel Number	Address	Delinquent Amount	First Date Delinquent	Appraisal Value	Lot Size (in acres)	Size/Type of Buildings
David L Choulat	E13-005-A0-024-00	Candlewood Lake Unit 5 Lot 24	\$1,725.31	2008	\$5,500.00	0.076	vacant
Jong Ha Shoemaker Myong Ha Prince	E13-008-C0-199-00	Candlewood Lake Unit 8 Lot 199	\$7,722.19	2001	\$21,900.00	0.319	vacant
Fay & Anita Sanders	E13-001-B0-035-00	Candlewood Lake Unit 1 Lot 35	\$4,358.25	1994	\$5,500.00	0.248	vacant
William Castle	R42-001-00-333-00	2861 Township Road 164 Cardington, OH 43315	\$12,184.52	2008	\$34,000.00	1.0	576 SF garage 1,568 SF MH
Patricia Colarosa	E13-002-H0-133-00	Candlewood Lake Unit 2 Lot 133	\$1,070.55	2008	\$3,500.00	0.258	vacant
Craig Copenhefer	E13-011-A0-014-00	Candlewood Lake Unit 11 Lot 14	\$1,314.37	2011	\$6,100.00	0.297	vacant
Michael Dale Spencer	C09-008-00-016-00	123 Morgan Street Cardington, OH 43315	\$2,298.66	2020	\$30,800.00	0.132	160 SF shed 624 SF house
Booker & Shirley Conley	F15-001-00-017-00	Hidden Lakes Lot 17	\$1165.50	2013	\$3,100.00	0.096	180 SF porch (Lot 17)
	F15-001-00-018-00	Hidden Lakes Lot 18	\$422.69	(both)	\$1,800.00	0.118	160 SF porch (Lot 17) vacant (Lot 18)
Alice Moyer	F15-001-00-032-00	Hidden Lakes Lot 32	\$299.26	2019	\$2,000.00	0.096	vacant
Twila Durst	F15-001-00-108-00	Hidden Lakes Lot 108	\$605.40	2013	\$1,800.00	0.116	vacant (both)
	F15-001-00-187-00	Hidden Lakes Lot 987	\$655.79	(both)	\$2,000.00	.101	
Kathy McKee	F15-001-00-245-00	Hidden Lakes Lot 177	\$1,609.85	2009	\$2,400.00	0.115	300 SF Det Frame Porch 300 SF Shelter



Morrow County Land Bank

Meeting Agenda

September 27, 2023 at 1 p.m.

Board Members Present:

Morrow County Commissioner Tim Abraham	Excused
Mount Gilead Administrator Derek Allen	
Morrow County Commissioner Jon Mason	
Morrow County Treasurer Jim Jahn	
Harmony Township Trustee Randy Chilcote	

Meeting Minutes Approval:

Motion to approve the meeting minutes from the August 23, 2023 meeting was made by _____ and seconded by _____ Pass/Fail

Treasurer Report:

Current balance as of September 25, 2023 is \$441,294.41

Motion to approve treasurer's report made by _____
Seconded by _____ Pass/Fail

Old Business:

State of Ohio Brownfield and Demolitions Grants

Update

- Bennett Distributing – project is almost complete; Burgess & Niple are finalizing currently finalizing reports
- HPM #1 – asbestos abatement to begin end of September or early October
- HPM #2 – initial water and soil testing is complete; BN is compiling data into a report; second round of water testing is currently being done
- Demolition – All demolition projects have been completed
- Burgess & Niple is hopeful to have all project completed or near completion by the end of the year
- Future funding – letters were sent out to the villages and townships to get input for potential Brownfield & Demolition projects in their jurisdictions; the Commissioner's designated the Land Bank as the Lead Entity for the FY24 programs

Powers Property Update

- Letters were sent out to adjacent property owners to gauge interest; 2 adjacent property owners have reached out. Set minimum purchase price, purchase requirements and due date for offers 3.95 acres; \$9,700 appraisal value; current on taxes; property is located in a floodplain; landlocked

Foreclosure Properties

- Mr. Jahn presented several properties to the board at the last meeting as opportunities to foreclose with an end buyer in place for each parcel. Review Title Searches
 - David Choulat, Candlewood Lake Unit 5 Lot 24 - clean title search; recommend acquisition



Morrow County Land Bank

- Jong Ha Shoemaker, Candlewood Lake Unit 8 Lot 199 – mortgage on property; do not recommend acquisition
- Fay & Anita Sanders, Candlewood Lake Unit 1 Lot 35 – clean title search; recommend acquisition
- William Castle, 2861 Twp Rd 164, Cardington – \$91,050 in Medicaid, Federal & State liens against property; do not recommend acquisition
- Patricia Colarosa, Candlewood Lake Unit 2 Lot 133 – clean title search; recommend acquisition
- J. Craig Copenhefer, Candlewood Lake Unit 11 Lot 14 – clean title search; recommend acquisition
- Michael Spencer, 123 Morgan St, Cardington – clean title search; recommend acquisition
- Booker & Shirley Conley, Hidden Lakes Lot 17&18 – no title search due to a lien; once lien is removed a title search will be done and property will be brought back to the board
- Alice Moyer, Hidden Lakes Lot 32 - clean title search; recommend acquisition
- Twila Durst, Hidden Lakes Lot 108 & Lot 987 – Lot 108 has a land installment contract, do not recommend acquisition; Lot 987 has a clean title search, recommend acquisition
- Kathy McKee, Hidden Lakes Lot 177 – clean title search; recommend acquisition
- Linda Proitsis, Hidden Lakes Lot 715 – the Hidden Lakes lien was released 9/20/2023; recommend acquisition

New Business:

Bowsher Property Update

- Open and accept or reject offers

Blair Property Update

- Open and accept or reject offers

Properties

- Mr. Jahn has 10 new parcels that are currently tax delinquent to bring before the Board for review. See attached September Properties List for details.

Motion to Adjourn:

Made by _____ Seconded: _____

Land Bank Property List

Property Information							
Owner	Parcel Number	Address	Delinquent Amount	First Date Delinquent	Appraisal Value	Lot Size (in acres)	Size/Type of Buildings
Mark A and Vickie Geygan	E13-001-B0-036-00	Candlewood Lake Unit 1 Lot 36	\$1,410.21	2009	\$5,500.00	0.241	vacant
Abdessadaq Simon Raouidah	E13-002-C0-046-00	Candlewood Lake Unit 2 Lot 46	\$1,460.02	2008	\$5,500.00	0.224	vacant
Christina Kinas	E13-002-C0-048-00	Candlewood Lake Unit 2 Lot 48	\$1,782.55	2005	\$5,500.00	0.241	vacant
Margaret C Jurec Margaret C Colf	E13-002-C0-060-00	Candlewood Lake Unit 2 Lot 60	\$1,128.41	2011	\$5,500.00	0.285	vacant
David Knapp	E13-002-C0-054-00	Candlewood Lake Unit 2 Lot 54	\$2,507.58	2000	\$5,500.00	0.246	vacant
Paula Sexton Matthew Brammer	F15-006-00-187-00	Hidden Lakes Lot 823	\$910.17	2011	2000	0.096	vacant
Dennis H & Jennifer L Bettes	F15-006-00-134-00	Hidden Lakes Lot 777	\$921.17	2001	\$1,800.00	.096	vacant
	F15-006-00-135-00	Hidden Lakes Lot 778	\$1,672.69		\$1,800.00	.096	
Marva Bradshaw	F15-001-00-214-00	Hidden Lakes Lot 141	\$718.58	2010	\$2,900.00	.083	120 SF shed (half on each side of the property line)
	F15-001-00-215-00	Hidden Lakes Lot 142	\$152.21		\$3,300.00	.077	



Morrow County Land Bank

Meeting Agenda

October 25, 2023 at 1 p.m.

Board Members Present:

Morrow County Commissioner Tim Abraham	_____
Mount Gilead Administrator Derek Allen	_____
Morrow County Commissioner Jon Mason	_____
Morrow County Treasurer Jim Jahn	_____
Harmony Township Trustee Randy Chilcote	_____excused_____

Meeting Minutes Approval:

Motion to approve the meeting minutes from the September 27, 2023 meeting was made by _____ and seconded by _____ Pass/Fail

Treasurer Report:

Current balance as of October 20, 2023 is \$439, 082.41

Debit to Tina Linder (September title searches) for \$825.00 on September 28, 2023

Debit to Renwick, Welsh & Burton (Bowsher & Blair deeds) for \$180.00 on October 16, 2023

Debit to AIM Media (BOR Legal Notices) for \$1,225.00 on October 19, 2023

Motion to approve treasurer's report made by _____

Seconded by _____ Pass/Fail

Old Business:

State of Ohio Brownfield and Demolitions Grants Update

- Bennett Distributing – final reports are being distributed; we should be able to submit for an AGS grant in November/December
- HPM #1 – Burgess & Niple is still meeting and talking with the owner to finalize asbestos abatement plans; Asbestos abatement is set to begin sometime in November
- HPM #2 – a 2nd round of sampling was done and Burgess & Niple are reviewing the data and adding it to the report; the final report should be complete by the middle of December
- Demolition – All demolition projects have been completed and Burgess & Niple has submitted their final report; Required reports & final reimbursement requests have been submitted to ODOD
- Future funding – Demolition grant application opens October 31, 2023 and closes April 1, 2023; Brownfield grant application details are still being determined

Blair Property Update

- The Coniglios were able to provide proof of funding for purchasing the land at 66 St. Rt. 314; working with Matt Griffith for the closing documents; the closing date will be in November

Foreclosure Properties



Morrow County Land Bank

- Mr. Jahn presented several properties to the board at the last meeting as opportunities to foreclose with an end buyer in place for each parcel. Review Title Searches
 1. Mark & Vickie Geygan, CWL Unit 1 Lot 36 – clean title search; would recommend
 2. Abdessadaq Simon Raouidah, CWL Unit 2 Lot 46 – Candlewood Lake lien on property; pending lien removal would recommend
 3. Christina Kinas, CWL Unit 2 Lot 48 – clean title search; would recommend
 4. David Knapp, CWL Unit 2 Lot 54 – clean title search; would recommend
 5. Margaret Jurec, CWL Unit 2 Lot 60 – clean title; would recommend
 6. Paula Sexton, Hidden Lakes Lot 823 - \$225.28 in State liens; would not recommend
 7. Dennis & Jennifer Bettes, Hidden Lakes Lot 777&778 – several court cases; would not recommend
 8. Marva Bradshaw, Hidden Lakes Lot 141 & 142 – clean title search; would recommend

New Business:

Bowsher Property Update

- Open and accept or reject offers

Powers Property Update

- Open and accept or reject offers

Properties

- Mr. Jahn has 9 new properties that are currently tax delinquent to bring before the Board for review. See attached October Properties List for details.

Commissioner Reimbursement

- Grace has logged a total of 59 hours from June 1st to September 30th. With her hours to date the Land Bank would owe \$1,475.00

Attorney Update

- Mr. Burton, our attorney, is retiring at the end of the year.

Return of Excess Funds to Auditor

- On August 16, 2022 the Land Bank received \$17,150.41 from the Auditor's office as excess funds from a forfeited property that was sold at an Auditor's sale in 2020. The funds were distributed to the Land Bank after the husband of the deceased property owner came forward to collect said funds. As a result of judgment in Case No. 2019CV00064 the Auditor being asked to pay the funds back to the husband (defendant). However, the Auditor does not have the funds and will be in contempt of court if not paid. Would the Land Bank consent to returning the funds to the Auditor so that she can comply with the court's orders?

Motion to Adjourn:

Made by _____ Seconded: _____

Land Bank Property List

Property Information								
	Owner	Parcel Number	Address	Delinquent Amount	First Date Delinquent	Appraisal Value	Lot Size (in acres)	Size/Type of Buildings
1	Thelma & Hilliard Sanders	E13-002-E0-308-00	Candlewood Lake Unit 2 Lot 38	\$2,581.72	2000	\$5,500.00	0.241	vacant
2	David & Eleanor Hambley	E13-002-E0-364-00	Candlewood Lake Unit 2 Lot 364	\$1,454.64	2009	\$5,500.00	0.234	vacant
3	Alfred & Iris Chesley	E13-002-F0-380-00	Candlewood Lake Unit 2 Lot 380	\$1,344.69	2010	\$5,500.00	0.362	vacant
4	Luella Blanton	F15-002-00-092-00	Hidden Lakes Lot 239	\$1,624.43	2003	\$2,000.00	0.096	all vacant lots
		F15-002-00-093-00	Hidden Lakes Lot 238	\$2,745.56	2003	\$2,100.00	0.096	
		F15-002-00-103-00	Hidden Lakes Lot 228	\$1,540.07	2004	\$2,200.00	0.096	
5	Raymond Bundy	F15-003-00-113-00	Hidden Lakes Lot 453	\$2,257.27	1996	\$1,800.00	0.069	vacant
6	Gary & Heather Wells	F15-006-00-170-00	Hidden Lakes Lot 838	\$1,717.93	2005	\$1,800.00	0.096	both vacant
		F15-006-00-171-00	Hidden Lakes Lot 839	\$1,035.58	2005	\$1,800.00	0.096	
7	Bartley Convertible Trust	G20-002-00-013-01	398 Douglas Street Mt. Gilead, OH 43338	\$1,266.99	2019	\$13,300.00	0.196	600SF shed
8	James Clingan	C09-014-00-029-00	Park Avenue	\$1,919.53	2008	\$4,200.00	0.021	all vacant lots
		C09-014-00-030-00	Cardington, OH 43315	\$511.79	2008	\$1,100.00	0.0	
		C09-014-00-031-00		\$459.23	2008	\$1,000.00	0.0	
9	Cecil Reeder	G19-001-00-168-01	5106 County Road 237, Mt. Gilead, OH 43338	\$1,378.50	2017	\$23,000	0.82	MH #5296 & 240SF shed
		G20-013-00-020-00	Neal Avenue (vacant lot next to above lot)	\$1,479.10	2017	\$12,800	0.935	vacant



Morrow County Land Bank

Meeting Agenda

November 22, 2023 at 1 p.m.

Board Members Present:

Morrow County Commissioner Tim Abraham _____
Mount Gilead Administrator Derek Allen _____
Morrow County Commissioner Jon Mason _____
Morrow County Treasurer Jim Jahn _____
Harmony Township Trustee Randy Chilcote _____

Meeting Minutes Approval:

Motion to approve the meeting minutes from the October 25, 2023 meeting was made by _____ and seconded by _____ Pass/Fail

Treasurer Report:

Current balance as of November 20, 2023 is \$440,401.03

Debit to Tina Linder (October title searches) for \$675.00 on October 30, 2023

Debit to Morrow County Commissioners (Grace's wages) for \$1,475.00 on October 30, 2023

Debit to Morrow County Auditor (Return of Excess Funds) for \$17,150.41 on November 8, 2023

Credit from Morrow County Treasurer (2nd half DTAC) for \$20,619.03 on November 22, 2023

Motion to approve treasurer's report made by _____

Seconded by _____ Pass/Fail

Old Business:

State of Ohio Brownfield and Demolitions Grants Update

- Bennett Distributing – complete
- HPM #1 – 10-day notice for the asbestos abatement has been submitted and the abatement will begin next week
- HPM #2 – Burgess & Niple are finishing report, project should be completed by end of the year
- Demolition – complete
- Future funding – Demolition grant application opens October 31, 2023 and closes April 1, 2023; Brownfield grant application opens December 5, 2023 and closes April 1, 2023

Blair Property Update

- Purchase Contract was signed October 25th; Closing date will be in late November

Bowsher Property Update

- Purchase Contract was signed November 2nd; Closing date will be in late November or early December

Powers Property Update

- Purchase Contract was signed November 3rd; Closing date will be in late November or early December



Morrow County Land Bank

Foreclosure Properties

- Mr. Jahn presented several properties to the board at the last meeting as opportunities to foreclose with an end buyer in place for each parcel. Review Title Searches
 1. Thelma & Hilliard Sanders, Candlewood Lake Unit 2 Lot 38 – Clean title search
 2. David & Eleanor Hambley, Candlewood Lake Unit 2 Lot 364 – Clean title search
 3. Alfred & Iris Chesley, Candlewood Lake Unit 2 Lot 380 – Clean title search
 4. Bartley Convertible Trust, 398 Douglas St, Mt. Gilead – Clean title search
 5. Cecil Reeder, 5106 Co Rd 237 & v/l Neal Ave, Mt. Gilead – Clean title search
 6. James Clingan, v/l Park Ave, Cardington – \$839.32 in Ohio Bureau of Employment Services liens; \$9,587.31 in Ohio Department of Taxation liens
- Hidden Lakes property was tabled at the October meeting due to split vote
 1. Marva Bradshaw, Hidden Lakes Lot 141 & 142 – Clean title search

New Business:

Properties

- Mr. Jahn has new 10 properties that are currently tax delinquent to bring before the Board for review. See attached November Properties List for details.

Ohio Land Bank Association

- OLBA is holding their final networking meeting of the year on December 8, 2023 at Kingwood Center from 10:00am-2:00pm with lunch being provided. Each member land bank has 2 “free” tickets and can purchase additional tickets for \$20. Registration is required. ODOD and the National Land Bank Network and there will be a discussion/presentation on affordable housing strategies.

Demolition & Brownfield Grant

- Letters were sent to each township and village to ask for any projects; 4 potential projects were submitted. The application period has opened for Demo and will open for Brownfield in the next 2 weeks so we need to begin preparing our application. See the attached 2024 Demo Grant Project List and 2024 Brownfield Grant Project List for potential projects.

Motion to Adjourn:

Made by _____ Seconded: _____

Land Bank Property List

	Owner	Property Information						
		Parcel Number	Address	Delinquent Amount	First Date Delinquent	Appraisal Value	Lot Size (in acres)	Size/Type of Buildings
1	Sherry Barnes	E13-008-F0-275-00 E13-008-F0-279-00	Candlewood Lake Unit 8 Lot 275 Candlewook Lake Unit 8 Lot 279	\$1,544.50 \$1,544.50	2008	\$5,500.00 \$5,500.00	0.258 .287	vacant (both)
2	James & Angela Baer	E13-006-B0-104-00	Candlewood Lake Unit 6 Lot 104	\$1,986.11	2004	\$5,500.00	0.112	vacant
3	George & Sharon Brooks	E13-002-I0-171-00	Candlewood Lake Unit 2 Lot 171	\$1,754.34	1996	\$3,500.00	0.257	vacant
4	Patricia Jackson	E13-002-G0-098-00	Candlewood Lake Unit 2 Lot 98	\$803.46	2015	\$5,500.00	0.241	vacant
5	Paul Offenberg	E13-009-J0-224-00	Candlewood Lake Unit 9 Lot 224	\$5,319.24	1993	\$5,500.00	0.299	vacant
6	Cynthia White	K29-001-00-205-00	8604 Township Road 50 Mansfield, OH 44904	\$3,147.52	2021	\$87,100.00	3.13	vacant
7	Lewis & Sally Smith	J24-001-00-073-05	v/l Township Road 169 Cardington, OH 43315	\$3,578.40	2001	\$5,500.00	0.533	vacant
8	Bryan G. Mason	H22-002-00-009-00	5390 Township Road 185 Cardington, OH 43315	\$994.20	2022	\$54,900.00	5.684	vacant
9	Christina Martin	F15-001-00-142-00	Hidden Lakes Lot 959	\$52.77	2021	\$1,800.00	0.112	vacant
10	Rae Ellen Kimball	F15-002-00-157-00 F15-002-00-139-00	Hidden Lakes Lot 274 Hidden Lakes Lot 292	\$1,218.09 \$1,757.33	2005 (both)	\$1,800.00 \$2,900.00	0.096 0.096	vacant 352 SF Det Encl Porch & 352 SF Shelter

Current Owner	Property Address	Parcel Number	Jurisdiction	Other Info
Midwest Commercial Realty (Ted Bloom) (HPM #2)	820 W Marion St., Mt. Gilead	G20-023-A0-021-00	Village of Mt. Gilead	Cleanup/Remediation
LC Rentals & Leasing (Earl Linder) (HPM #1)	400 Lincoln Ave, Mt. Gilead	G20-003-00-001-00 G20-003-00-002-00	Village of Mt. Gilead	Continuation of Cleanup/Remediation
Desert LLC (Old Sims Fertilizer Plant)	3795 Co Rd 29, Mt. Gilead	Q40-001-00-042-00	Washington Township	Assessment
MG BOE (Cherry Street School)	145 Cherry St, Mt. Gilead	G20-508-C0-017-00	Village of Mt. Gilead	Asbestos Abatement only

Current Owner	Property Address	Parcel Number	Jurisdiction	Other Info
Clarence & Dorothy Goble	639 Jefferson Street Edison, OH 43320 (Climax)	B04-003-00-004-00	Canaan Township	<p>The home on this property was abandoned over 8 years ago when there was a fire. The owners have passed away. The house is falling down and has overgrown trees that affect the neighbors with power outages every time there is wind or a storm. You can hardly see the house because of the overgrowth of trees and weeds.</p> <p>This property is set to go before the BOR on 11/27/2023 for expedited foreclosure and to be turned over to the Land Bank.</p>
William & Patty Conner	64 Walnut Street Chesterville, OH 43317	D11-005-00-015-00	Village of Chesterville	<p>This property has been in unkept condition for many years. Holes in the roof, several holes in the foundation where rodents (cats, rats, groundhogs) have been seen entering the building. The building is full of furniture, appliances and carpet. This building degrades the property value of the homes around it.</p> <p>*the owner has been noted as cantankerous and can be difficult to work with per Mayor Bowman and various council members*</p>
Village of Chesterville	27 Sandusky Street Chesterville, OH 43317	D11-501-00-007-00	Village of Chesterville	Old outbuilding that the Village owns; is blighted and the Village would like to see it torn down
Hidden Lakes	5248 Township Road 108 Mt Gilead, OH 43338	Various	Franklin Township	



Morrow County Land Bank

Meeting Agenda

December 27, 2023 at 1 p.m.

Board Members Present:

Morrow County Commissioner Tim Abraham _____
Mount Gilead Administrator Derek Allen _____
Morrow County Commissioner Jon Mason _____
Morrow County Treasurer Jim Jahn _____
Harmony Township Trustee Randy Chilcote _____

Meeting Minutes Approval:

Motion to approve the meeting minutes from the November 22, 2023 meeting was made by _____ and seconded by _____ Pass/Fail

Treasurer Report:

Current balance as of December 22, 2023 is \$500,631.28

Credit from State Route 314 property sale for \$50,683.88 on November 30, 2023

Credit from County Road 170 property sale for \$2,565.18 on December 14, 2023

Debit to Tina Linder (December title searches) for \$750.00 on December 20, 2023

Credit from County Road 156 property sale for \$9,089.19 on December 27, 2023

Motion to approve treasurer's report made by _____

Seconded by _____ Pass/Fail

Old Business:

State of Ohio Brownfield and Demolitions Grants Update

- Bennett Distributing – work is complete
- HPM #1 – asbestos abatement is completed
- HPM #2 – near completion; remediation activity is going to be needed
- Demolition – work is complete
- FY24 funding – working with Burgess & Niple to prepare applications for Brownfield & Demo

Property Update

- Closed on the 3 properties sold

Foreclosure Properties

- Mr. Jahn presented several properties to the board at the last meeting as opportunities to foreclose with an end buyer in place for each parcel. Review Title Searches
 1. Sherry Barnes, CWL Unit 8 Lots 275 & 279 – both lots have a lien in favor of Midland Funding DE LLC; would not recommend
 2. James & Angela Baer, CWL Unit 6 Lot 104 – clean title search; would recommend
 3. George & Sharon Brooks, CWL Unit 2 Lot 171 – clean title search; would recommend
 4. Patricia Jackson, CWL Unit 2 Lot 98 – clean title search; would recommend
 5. Lewis & Sally Smith, v/l Twp Rd 169, Cardington – clean title search; would recommend



Morrow County Land Bank

6. Bryan G. Mason, 5390 Twp Rd 185, Cardington – Certificate of Judgement for \$91,600 field against owner; would not recommend
7. Christina Martin, Hidden Lakes Lot 959 – Hidden Lakes lien; if lien can be removed would recommend
8. Rae Ellen Kimball, Hidden Lakes Lot 274 & 292 – clean title search; would recommend

New Business:

Properties

- Mr. Jahn has new 9 properties that are currently tax delinquent to bring before the Board for review. See attached December Properties List for details.

Ohio Land Bank Association

- Approval for Grace to pay annual dues to continue membership (\$600)

Motion to Adjourn:

Made by _____ Seconded: _____

Land Bank Property List

Owner	Property Information						
	Parcel Number	Address	Delinquent Amount	First Date Delinquent	Appraisal Value	Lot Size (in acres)	Size/Type of Buildings
Joyce Spinosi/Orgel	E13-011-A0-024-00 E13-011-A0-025-00	Candlewood Lake Unit 11 Lot 24 Candlewood Lake Unit 11 Lot 25	\$1,033.71 (both)	2014	\$5,500.00 (both)	0.241 (both)	vacant (both)
Louis Kimberlin Jr.	E13-003-D0-162-00	Candlewood Lake Unit 3 Lot 162	\$3,674.05	1997	\$5,500.00	0.241	vacant
Woodrow A Tharp	E13-001-A0-101-00	Candlewood Lake Unit 1 Lot 101	\$1,436.11	2010	\$5,500.00	0.241	vacant
Shraime Newman	F15-001-00-230-00	Hidden Lakes Lot 157	\$2,758.83	2000	\$2,800.00	0.059	208 SF Det Encl Porch
Debra Miley	F15-001-00-233-00	Hidden Lakes Lot 160	\$2,972.00	2005	\$3,300.00	0.072	340 SF Det Encl Porch & 96 SF Patio
Jackie L Grohe et al	F15-001-00-234-00	Hidden Lakes Lot 161	\$3,791.39	1995	\$2,700.00	0.061	vacant
Joseph Ray Jagers & Bonnie Newman	F15-001-00-099-00	Hidden Lakes Lot 99	\$1,185.60	2012	\$2,200.00	0.096	160 SF Det Wood Deck & 253 SF Patio
Randy Rettig	F15-004-00-006-00	Hidden Lakes Lot 924	\$809.93	2015	\$2,100.00	0.096	180 SF Det Encl Porch
Angela Edgerely	F15-003-00-157-00	Hidden Lakes Lot 496	\$1,713.13	2000	\$1,800.00	0.096	vacant