



Morrow County Land Bank

Meeting Minutes - APPROVED

January 25, 2023 at 1 p.m.

Board Members Present:

Morrow County Commissioner Tim Abraham	<u>X</u>
Mount Gilead Administrator Derek Allen	<u>X</u>
Morrow County Interim Treasurer Tina Wright	<u>Not present</u>
Morrow County Commissioner Jon Mason	<u>X</u>
Bennington Township Trustee Randy Steck	<u>Excused for work</u>

Others Present:

Morrow County Commissioner Tim Siegfried
Morrow County Director of Operations Jamie Brucker
Morrow County Zoning and Planning Director Brent Russell
Morrow County Assistant Prosecutor Jim Reese
Morrow County Land Bank CEO Grace Walker

Organizational Meeting:

Motion to appoint Tim Abraham as the 2023 Chairman of the board was made by Derek Allen and was seconded by Jon Mason Pass/Fail Pass

Motion to appoint Derek Allen as the 2023 Vice-Chairman of the board was made by Jon Mason and was seconded by Tim Abraham Pass/Fail Pass

Meeting Minutes Approval:

Motion to approve the meeting minutes from the December 28, 2022 meeting was made by Derek Allen and seconded by Tim Abraham Pass/Fail Pass

Treasurer Report:

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

Motion to approve the treasurer's report was made by Jon Mason and seconded by Tim Abraham Pass/Fail Pass

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.

Discussion: Grace Walker provided an update that the grant agreements have been signed on our side and have been sent to the state for their signature. Once we receive the signed agreements, they will go to Burgess and Niple for their review after which they will send us their agreements to work with the Land Bank to carry out the grants.



Morrow County Land Bank

200 Nichols Street Update

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

Discussion: Jamie Brucker provided the update that the contract had been signed and the closing date has been set for January 27, 2023 at 10:30am. Chairman Abraham and Mr. Brucker both plan to be present for the closing.

New Business:

Bennett Distributing Property

- Several state tax liens were found on the property.

Discussion: Assistant Prosecutor Jim Reese informed us that there are 57 state tax liens against Bennett Distributing with 53 of them being open/active. His recommendation is to not accept the property from Mr. Earl Bennett unless the liens are gone. Mr. Reese will work with Ms. Walker and Mr. Brucker to see what options are available through the Department of Taxation. None of this should have any effect on the Brownfield grant.

Future Land Bank Opportunities

Discussion: Jamie Brucker brought up the idea of reaching out to the townships and municipalities in the county for any interest in working with the Land Bank. Derek Allen mentioned the possibility of working with the Village of Mt. Gilead on two different properties and Zoning and Planning Director Brent Russell mentioned that he has a few properties that could be possibilities for Land Bank work.

Motion to Adjourn:

Made by Derek Allen Seconded by Tim Abraham Pass/Fail Pass



Morrow County Land Bank

Meeting Minutes - APPROVED

February 22, 2023 at 1 p.m.

Board Members Present:

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

Others Present:

Morrow County Commissioner Tim Siegfried
Morrow County Director of Operations Jamie Brucker
Morrow County Zoning and Planning Director Brent Russell
Morrow County Assistant Prosecutor Jim Reese
Morrow County Land Bank CEO Grace Walker
Morrow County Recorder Dixie Shinaberry

Meeting Minutes Approval:

Motion to approve the meeting minutes from the January 25, 2023 meeting was made by Jon Mason and seconded by Tim Abraham **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

Discussion: Jamie presented the Treasurer's Report and stated that he was unsure of what the Debit from January 17, 2023 was and asked Mr. Jahn to look into it.

Motion to approve the treasurer's report was made by Tim Abraham and seconded by Jon Mason **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.

Discussion: Grace updated that all the state grant agreements have been signed and finalized. Now we are working on finalizing agreements with Burgess and Niple. In the meantime, we received the grant extension from the state. Mr. Mason and Mr. Jahn were also informed about what the 2 grants are and what they will entail.



Morrow County Land Bank

Bennett Distributing Property Update

- Several state tax liens were found on the property.

Discussion: With the tax liens on the property, the Land Bank is not currently accepting the property. This will not affect the grant and how it is carried out. It was asked of Grace by the board to write a formal request to Prosecuting Attorney Tom Smith for Assistant Prosecutor Jim Reese to further look into the Bennett Distributing property.

New Business:

Charles E. Harris & Associates Contract

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

Discussion: The board was unaware of the discussion that produced this contract. Mr. Reese is going to look into the audit requirements for Land Banks, while Grace will reach out to Bethany Peak at the State Auditor's office to see if this is necessary after the Land Bank was just audited this past fall. At this time, no action will be taken regarding the contract.

New Township Trustee Appointment

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

Discussion: Chairman Abraham stated that he has talked with Harmony Township trustee Randy Chilcote about joining the Land Bank. Mr. Chilcote is considering it and will get back to the Chairman.

Motion to regretfully accept the resignation of Randy Steck from the Land Bank Board was made by Jon Mason and seconded by Jim Jahn **Pass** / Fail

Other New Business:

- Mr. Jahn presented an offer to the Land Bank to receive a donation of a 4-acre parcel. The parcel is land locked and the owner does not want it and was inquiring as to whether there was a way to donate it to the county. Mr. Reese said that he would look into the property history and do a title search before any decisions would be made.
- Mr. Jahn also brought forth an opportunity for the Land Bank to acquire a property in the Village of Mt. Gilead through foreclosure. If the Land Bank were to submit a formal interest in the property, they would automatically be considered the highest bidder.

Motion to have Grace, as the Land Bank CEO, write a letter of interest to the Treasurer's office regarding this property was made by Jon Mason seconded by Tim Abraham **Pass** / Fail

Morrow County Land Bank

- Mr. Jahn also brought to the board's attention that there was interest shown in buying two (2) of the vacant parcels at Hidden Lakes. Mr. Jahn wanted to know whether the board would be interested in the parcels as part of a revitalization project or if he should go through with the foreclosure process so that this individual could buy them. The decision was made to foreclose on the 2 parcels and offer them to the interested party.
- Motion was made to add Grace to the Morrow County Land Reutilization Corporation account at Park National Bank by Jon Mason and seconded by Jim Jahn **Pass** / Fail

Motion to Adjourn:

Made by Jim Jahn Seconded by Jon Mason



Morrow County Land Bank

Meeting Minutes - APPROVED

March 22, 2023 at 1 p.m.

Board Members Present:

Morrow County Commissioner Tim Abraham	<u>Excused for vacation</u>
Mount Gilead Administrator Derek Allen	<u>X</u>
Morrow County Treasurer Jim Jahn	<u>X</u>
Morrow County Commissioner Jon Mason	<u>X</u>
Township Trustee Representative	<u>Vacant Seat</u>

Others Present:

Morrow County Commissioner Tim Siegfried
Morrow County Director of Operations Jamie Brucker
Morrow County Zoning and Planning Director Brent Russell
Morrow County Assistant Prosecutor Jim Reese
Morrow County Land Bank CEO Grace Walker
Morrow County Recorder Dixie Shinaberry
Morrow County Auditor Connie McChesney
Morrow County Clerk of Courts Sheri Clever

Meeting Minutes Approval:

Motion to approve the meeting minutes from the January 25, 2023 meeting was made by Jim Jahn and seconded by Jon Mason **Pass** / Fail

Treasurer Report:

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

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

Motion to approve the treasurer's report was made by Jon Mason and seconded by Derek Allen **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.

Discussion: Grace updated that the agreements with Burgess and Niple have been signed for HPM #2 and Bennett Distributing. She also informed the board that work will be starting at the Bennett Distributing property on March 29, 2023 In the meantime, we are still waiting to receive and sign the agreements with Burgess and Niple for the Demo grant and HPM #1.



Morrow County Land Bank

New Business:

Powers Property Donation

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

Discussion: The 5 Powers siblings currently have ownership of this property but with the parcel being land locked they cannot do anything with it and none of the surrounding land owners have any interest in buying it. They would like to donate it to the Land Bank.

Motion was made to have Mr. Reese do the due diligence for the property and give a report before the Land Bank makes any formal decisions by Derek Allen and seconded by Jon Mason **Pass** / FAIL

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.
 1. Sheila Maniaci, 1415 Co. Rd. 149, Cardington
(Parcel No. C07-001-00-063-03) (\$6,056.25)
 2. ~~George & Linda Gable, Douglas Street~~
(~~Parcel No. G20-007-00-007-04~~)
 3. Joseph Friend, Candlewood Lake Unit 8, Lot 294
(Parcel No. E13-008-F0-294-00) (\$1,245.99)
 4. James & Jackie Totaro, Hidden Lakes Lot 719
(Parcel No. F15-005-00-009-00) (\$738.95)
 5. Kenneth Mathison, Hidden Lakes Lot 812
(Parcel No. F15-006-00-197-00) (\$1,112.53)
 6. William Mathison, Hidden Lakes Lot 814
(Parcel No. F15-006-00-199-00) (\$830.53)
 7. 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)
 8. James Azer, Candlewood Lake Unit 6 Lot 180
(Parcel No. E13-006-A0-180-00) (\$2,658.08)

Discussion: Mr. Jahn presented these properties to the board as opportunities to foreclose with an end buyer already in place for each parcel. Mr. Reese discussed with the board what the process the Land Bank can use for foreclosure of tax delinquent properties looks like. The second property on the list was removed due as it is a land dispute between owners and not in tax foreclosure.



Morrow County Land Bank

Motion was made to have Mr. Reese do the due diligences for each of the seven (7) properties listed above and give a report before the Land Bank makes any formal decisions by Derek Allen and seconded by Jon Mason **Pass** / FAIL

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.

Discussion: It was brought to the board's attention that the Cobern property is in probate and therefore, not a good candidate for the Small Gas Station Clean Up Grant. Previously the Land Bank had attempted to use this grant to clean up the Osborne property but had difficulties due to resistance from the Village of Fulton and the grant was never carried out. However, they decided that if the title has been cleared of the previously liens, they would try again. The board agreed to use this grant and continue cleaning up the Bennett Distributing property. Grace and Jamie have a meeting next week with Burgess and Niple regarding this grant and will have more information at the next meeting. It was also suggested that the Land Bank consider using this grant to clean up the Hometown Auto (Ramona Littell) property that was previously discussed during the list of foreclosure properties.

Motion was made to have Mr. Reese do the due diligences on the Osborne property by Derek Allen and seconded by Jim Jahn **Pass** / FAIL

Motion was made to have Grace Walker write a formal letter to Morrow County Auditor Connie McChesney stating the Land Bank's interest in taking ownership of the Osborne property provided that the property is found to have a clean title through Mr. Reese's due diligence process by Derek Allen and seconded by Jim Jahn **Pass** / Fail

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 Jon Mason **Pass** / Fail

Discussion: none

Motion to Adjourn:

Made by Jim Jahn Seconded by Jon Mason



Morrow County Land Bank

Meeting Minutes - APPROVED

April 19, 2023 at 1 p.m.

Board Members Present:

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

Others Present:

Morrow County Commissioner Tim Siegfried	Holly Wayt – County Resident
Morrow County Director of Operations Jamie Brucker	Westfield Township Trustee Joe Dreyer
Morrow County Assistant Prosecutor Jim Reese	Cardington Township Trustee Michael Patterson
Morrow County Land Bank CEO Grace Walker	Harmony Township Trustee Randy Chilcote
Morrow County Recorder Dixie Shinaberry	Mike Akins – Burgess & Niple
Morrow County Auditor Connie McChesney	Tom Mignery – Burgess & Niple

Meeting Minutes Approval:

Motion to approve the meeting minutes from the March 22, 2023 meeting was made by Jon Mason and seconded by Jim Jahn **Pass** / Fail

Treasurer Report:

Current balance as of April 14, 2023 is \$359,823.30

Motion to approve the treasurer's report was made by Jim Jahn and seconded by Jon Mason **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.

Discussion: Mike Akins with Burgess & Niple provided a brief update on the Bennett Distributing property and the work that is being done there. The Phase I has been completed and they are working on removing the tanks this week after which they will be doing the soil and water testing portion of the Phase II. He also updated that their team had been up to visit the HPM #2 site, to determine locations for soil and water testing sites. The agreement for the Demolition grant should be in the hands of the county soon, while the HPM #1 agreement is on hold as the Ohio Department of Development is currently reviewing and possibly making changes to some of the requirements for the Brownfield grants sites.



Morrow County Land Bank

Powers Property Donation

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

Discussion: The title search for the Powers' property came back clean with no known issues. Mr. Jahn currently has 4 of the 5 siblings that own the property in agreeance to donate the property and is working on obtaining the last sibling's signature.

Motion to accept the Powers' property, contingent upon obtaining the last sibling's signature and purchasing title insurance, was made by Derek Allen, and seconded by Jon Mason **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.

Discussion: The Board reviewed each of the properties that were presented at last month's meeting. Grace Walker had received the title searches and summarized the findings of each property. After review the Land Bank took action on 4 of the 7 properties described below.

Motion to have the Joseph Friend, Kenneth Mathison and William Mathison properties go through the Board of Revisions' expedited foreclosure process and the Land Bank take possession of the properties was made by Derek Allen and seconded by Tim Abraham **Pass/Fail**

Motion to have to Land Bank's attorney, Mr. Burton, submit a 5721 Notice to the court for the James & Jackie Totaro property was made by Derek Allen and seconded by Jon Mason **Pass/Fail**

At this time the Land Bank took no action on the Sheila Maniaci, Ramona Littell, James Azer properties due to issues discovered through the title searches.

New Business:

Foreclosure Properties

Mr. Jahn has the opportunity to foreclose on additional properties that could then go to the Land Bank. The following properties that are being considered have an end buyer that would be willing to purchase the property from the Land Bank after the foreclosure is complete.

- 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



Morrow County Land Bank

- 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

Discussion: Mr. Jahn presented these properties to the board as opportunities to foreclose with an end buyer already in place for each parcel.

Motion was made to have Grace Walker do the due diligences for each of the five (5) properties listed above and give a report at the next meeting before the Land Bank makes any formal decisions by Derek Allen and seconded by Jon Mason **Pass** / Fail

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

Discussion: Tom Mignery with Burgess & Niple gave a brief presentation on the Abandoned Gas Station Grant as it relates to the Bennett Distributing Property and other abandoned gas stations within Morrow County. As a public entity the Land Bank would be able to apply for the grant even if the property is owned privately. Jamie Brucker made note that utilizing this grant had been the plan for the Bennett Distributing property after the Phase I and II Environment Assessments through the Brownfield grant were completed.

Motion to have Grace Walker and Jamie Brucker pursue the Abandoned Gas Station grant for further cleanup of the Bennett Distributing property with the assistance of Burgess & Niple was made by Tim Abraham and seconded by Jim Jahn **Pass**/Fail

- Update on Minnie Osborne property, see title search.

Discussion: Project on hold while Mr. Jahn looks into a letter from Tetra Tech and what their intent with the project is.

Motion to Adjourn:

Made by Derek Allen Seconded by Jon Mason



Morrow County Land Bank

Meeting Minutes - APPROVED

May 24, 2023 at 1 p.m.

Board members Present:

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

Others Present:

Morrow County Commissioner Tim Siegfried
Morrow County Director of Operations Jamie Brucker
Morrow County Assistant Prosecutor Jim Reese
Morrow County Land Bank CEO Grace Walker
Morrow County Recorder Dixie Shinaberry
Morrow County Auditor Connie McChesney
Morrow County Clerk of Courts Sheri Clever
Morrow County Director of Zoning & Planning Brent Russell

Meeting Minutes Approval:

Motion to approve the meeting minutes from the April 19, 2023 meeting was made by Jim Jahn and seconded by Tim Abraham **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 Randy Chilcote Seconded by Jon Mason **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.



Morrow County Land Bank

Discussion: Grace Walker and Jamie Brucker provided the update on the Brownfield and Demolition projects. Randy Chilcote informed the board that if there are any future projects or matters regarding HPM #1 (Mid-Ohio Sanitation) he will have to recuse himself due to being a former business partner.

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.

Discussion: Now that we have, in writing, the willingness of all the siblings to donate this property and Rose has the signing power, the Land Bank will need to work with their legal team to have the transfer deed drafted and recorded.

Motion was made to have Grace Walker work with the attorney to draft the transfer deed by Jon Mason and seconded by Randy Chilcote **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. Currently waiting on the title searches.

Discussion: The Board reviewed three of the properties that were presented at last month's meeting. Grace Walker had received the title searches and summarized the findings of each property. After review the Land Bank took the actions as described below. There were two additional properties that were discussed in April that the title searches had not been completed as of the May meeting.

Motion to have the James & Jacki Frost and Jay & Rhonda Harrison properties go through the Board of Revisions' expedited foreclosure process and the Land Bank take possession of the properties, pending a clean title was made by Tim Abraham and seconded by Randy Chilcote **PASS / Fail**

Motion to have the Anthony Lambert property go through the Board of Revisions' expedited foreclosure process and the Land Bank take possession of the properties, pending a clean title was made by Randy Chilcote and seconded by Tim Abraham **PASS / Fail**

- At the last meeting, the Board moved to accept three properties through the Board of Revisions process.

Discussion: Mr. Reese is currently working on writing up those foreclosures for the next meeting of the Board of Revisions. Grace updated that she had talked with the attorney regarding the property that will require a 5721 Notice and is aware of how to handle the situation.

Motion was made to have Grace submit a 5721 Notice letter to the Auditor McChesney by Tim Abraham and seconded by Randy Chilcote **PASS / Fail**



Morrow County Land Bank

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 Jim Jahn and seconded by Jon Mason **PASS** / Fail

Discussion: Chairman Abraham approached Randy Chilcote about the possibility of joining the Land Bank board and after attending last month's meeting Mr. Chilcote expressed his interest and willingness to join the board. This action of new business was taken at the beginning of the meeting so that Mr. Chilcote could participate in the entirety of the meeting.

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

Discussion: Mr. Jahn presented these properties to the board as opportunities to foreclose with an end buyer already in place for each parcel. The first property that was crossed off the list was removed due to ineligibility. And the second property crossed off was removed from the list due to potential liability issues that may arise if the Land Bank were to take possession and then sell it.

Motion was made to have Grace Walker do the due diligences for the properties listed above and give a report at the next meeting before the Land Bank makes any formal decisions by Tim Abraham and seconded by Jon Mason **PASS** / Fail

Motion was amended to have Grace do the due diligences on only three (3) of the properties (Waltz, Kelly & Tucker) by Tim Abraham and seconded by Randy Chilcote **PASS** / Fail

Motion to Adjourn:

Made by Jon Mason Seconded: Randy Chilcote



Morrow County Land Bank

Meeting Minutes - APPROVED

June 28, 2023 at 1 p.m.

Board Members Present:

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

Others Present:

Morrow County Commissioner Tim Siegfried
Morrow County Director of Operations Jamie Brucker
Morrow County Assistant Prosecutor Jim Reese
Morrow County Land Bank CEO Grace Walker
Morrow County Recorder Dixie Shinaberry
Morrow County Auditor Connie McChesney
Morrow County Director of Zoning & Planning Brent Russell

Meeting Minutes Approval:

Motion to approve the meeting minutes from the May 24, 2023 meeting was made by Jon Mason and seconded by Tim Abraham **PASS/Fail** Derek Allen abstained due to his absence

Treasurer Report:

Current balance as of June 26, 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 Derek Allen Seconded by Jim Jahn **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

Discussion: Grace reviewed the status of each project and where we are currently. After talking with Burgess and Niple, we should be able to begin the application process for the Abandoned Gas Station grant for the Bennett Distributing project in July. Jamie stated that both he and Grace have been looking into potential sites for future brownfield grants that may come available in the next year.



Morrow County Land Bank

Powers Property Donation

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

Discussion: Grace talked about how she has been working with Mr. Burton and that she has a draft transfer deed along with the Power of Attorney forms for all the siblings and their respective spouses. All that is left is to get the pieces into place to finish 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
 - 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.

Discussion: Grace reviewed each of the properties and their title search results then made recommendations of acceptance or rejection for the properties.

Motion was made to authorized Grace to carry out the process of obtaining the deed for the Earl & Karlana Bowsher property from the Auditor's office and begin notifying the adjacent property owners of the property's availability through the Land Bank by Tim Abraham and seconded by Jim Jahn **PASS/Fail**

Motion was made for the Land Bank to issue an endorsement of foreclosure through the Board of Revisions to the Treasurer's office by Jim Jahn and seconded by Tim Abraham **PASS/Fail**

New Business:

Website

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

Discussion: Grace presented the board with the opportunity to cancel the current website as the Development Office just created a new website through the county's website and there would be a place for the Land Bank. This would be easier way to manage the website as Grace stated that she has the login and would be able to update the website regularly as opposed to outsourcing it. This would save the Land Bank about \$140 yearly.

Motion was made to not renew the current Land Bank website and to establish the website under the Morrow County Development's website by Derek Allen and seconded by Jon Mason **PASS/Fail**



Morrow County Land Bank

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.

Discussion: Mr. Jahn presented the 7 parcels to the board as opportunities to foreclose with an end buyer already in place for each parcel. Grace presented the George Blair property to the board as a property that has been forfeited to the Auditor's office after a foreclosure judgement. The Michael Crum property was dismissed after the owner came into the Treasurer's office and paid off the delinquent taxes.

Motion was made to have Grace Walker do the due diligences for the properties listed above and give a report at the next meeting before the Land Bank makes any formal decisions by Tim Abraham and seconded by Jim Jahn **PASS/Fail**

Motion was made to accept the deed from the Auditor and the Land Bank take possession of the property by Derek Allen and seconded by Randy Chilcote **PASS/Fail**

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.

Discussion: Jamie informed the new board members of the agreement that had been made when Grace was appointed CEO of the Land Bank.

Motion was made to authorize payment to the Morrow County Commissioners for the amount of \$950.00 for Grace's work through May 31, 2023 by Derek Allen and seconded by Jim Jahn **PASS/Fail** Tim Abraham and Jon Mason abstained due to conflict of interest.

Other New Business

- Jamie presented the ideas to the board about the possibility of purchasing properties that are known brownfield sites, such as HPM #2 and Sims Fertilizer plant, for future development opportunities.

Motion to Adjourn:

Made by Derek Allen Seconded: Randy Chilcote



Morrow County Land Bank

Meeting Minutes - APPROVED

July 26, 2023 at 1 p.m.

Board Members Present:

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

Others Present:

Morrow County Commissioner Tim Siegfried
Morrow County Director of Operations Jamie Brucker
Morrow County Assistant Prosecutor Jim Reese
Morrow County Land Bank CEO Grace Walker
Morrow County Auditor Conni McChesney
Morrow County Clerk of Courts Sheri Clever

Meeting Minutes Approval:

Motion to approve the meeting minutes from the June 28, 2023 meeting was made by Jon Mason and seconded by Jim Jahn **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 Derek Allen Seconded by Jon Mason **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

Discussion: Grace provided a brief update on each of the projects as there has not been much change since the last meeting.

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.

Discussion: Grace updated that everything has been done except sign the deed and record it. This cannot be completed till Rose returns from vacation in the next week or so.



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
 - Robert & Barbara Bonner, Hidden Lakes Lot 914/915, Mortgage on the property & Hidden Lakes Lien on property, would not recommend moving forward
 - 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, title search came back clean, would recommend moving forward with acquisition
 - Perry & Kathleen Geyer, Candlewood Lake Unit 9 Lot 93, lien from CWL was found and a title search was not pursued

Discussion: Grace reviewed each of the properties and their title search results then made recommendations of acceptance or rejection of the properties.

Motion was made for the Land bank to issue an endorsement of foreclosure through the Board of Revisions to the Treasurer's office for the Lemly, Harris, Range and Zeigler properties by Tim Abraham and seconded by Randy Chilcote **PASS/Fail**

- Earl & Karlana Bowsheer 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

Discussion: Grace updated that she is working with the Land Bank's attorney and the Auditor's office to get the property transferred to the Land Bank. There was further discussion from the Board what the bid requirements should be for the property. The Board decided that a letter to the neighboring property owners will be sent as well as posting the property's sale card on the Land Bank's website.

Motion was made to set the minimum sale price at \$5,000.00 by Derek Allen and Seconded by Jim Jahn **PASS/Fail**

- 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

Discussion: Grace updated that she is working with the Land Bank's attorney and the Auditor's office to get the property transferred to the Land Bank. There was further discussion from the Board what the sale/bid requirements should be for the property. The Board also decided that the sale card for the property should be posted on the website as well as published in the newspaper.

Motion was made to set the minimum bid requirements at \$40,000 minimum selling price and requiring either a new 1,400 sq ft minimum stick-built house or rebuilding the existing house within 24 months of purchase by Derek Allen and seconded by Tim Abraham **PASS/Fail**



Morrow County Land Bank

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

Discussion: Mr. Jahn presented the 10 parcels to the board as opportunities to foreclose with an end buyer already in place for each parcel. Grace presented the Mirche Traikoff property to the board as a property that has been forfeited to the Auditor's office after a foreclosure judgement. The Board made the decision not to pursue the Traikoff property.

Motion was made to have Grace Walker do the due diligences for the new properties brought to the Board and give a report at the next meeting before the Land Bank makes any formal decisions by Tim Abraham and seconded by Jim Jahn **PASS/Fail**

Motion to Adjourn:

Made by Randy Chilcote Seconded: Derek Allen



Morrow County Land Bank

Meeting Minutes - APPROVED

August 23, 2023 at 1 p.m.

Board Members Present:

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

Others Present:

Morrow County Commissioner Tim Siegfried
Morrow County Director of Operations Jamie Brucker
Morrow County Land Bank CEO Grace Walker
Morrow County Recorder Dixie Shinaberry
Gregory Adkins, Candlewood Lake Representative
Kevin McCray, Candlewood Lake Representative
Dave Ingegneri, Candlewood Lake Representative
Rose Bingham, Hidden Lakes Representative
Theresa Click, Hidden Lakes Representative
Tina Pangborn, Hidden Lakes Representative

Public Comment:

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

Discussion: The representatives from both associations and the Land Bank board discussed several points concerning the Land Bank's acquisition of properties within the associations. The first point of discussion was association fees, to which both associations said that they are willing to waive the fees for the Land Bank for the short-term transition period. Next, the board asked about whether the associations are willing to release any liens that are found on properties. Both have released liens on properties that the Land Bank is working on acquiring and are willing to continue to do so. Hidden Lakes and Candlewood Lake Associations are both also willing to waive maintenance/mowing fees for the short-term transition period for the Land Bank. Treasurer Jim Jahn and Jamie Brucker explained to the representatives the process of how the expedited foreclosure process works. Treasurer Jahn also said that he will work with both associations and communicate with them monthly on what properties within their respective associations are going before the Land Bank board. Both associations also stated that they would be willing to purchase lots within their associations if no other offers/bids are made.

Meeting Minutes Approval:

Motion to approve the meeting minutes from the July 26, 2023 meeting was made by Jim Jahn and seconded by Randy Chilcote **PASS/Fail**



Morrow County Land Bank

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 Derek Allen and seconded by Jon Mason **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

Discussion: Grace provided an update on the status of each Brownfield and Demolition projects.

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.

Discussion: Due to the property being land locked, the board decided not to set any purchase requirements at this time. However, they did authorize Grace to send a letter to adjacent property owners to see if there is any interest in buying the property.

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



Morrow County Land Bank

- 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

Discussion: Grace reviewed each of the properties and their respective title search results with the Board. There was discussion regarding the Long property and how to handle it with the required survey before next transfer. Jim Jahn offered to reach out to the adjacent property owners to gauge interest and if there is interest have the interested buyer pay for the survey. Due to mortgages and/or liens being present the Hoffman, Whitmer and Proitsis properties were not accepted. If the lien is removed from the Proitsis property, the Board is willing to reevaluate their decision and potentially accept the property and to move forward with an expedited foreclosure.

Motion was made for the Land bank to issue an endorsement of foreclosure through the Board of Revisions to the Treasurer's office for the Vogel, Cleveland, Youngblood, Javens, Cox and Goble properties by Derek Allen and seconded by Jim Jahn **PASS/Fail**

- 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

Discussion: Grace updated the Board about the acquisition of both the Blair and Bowsher property and how each have been advertised. It was decided that a Land Bank yard sign would be placed on the Blair property. Jamie also said that he would talk to the IT Department about getting the sale page for the Land Bank on the homepage for the County's website. There was also discussion about advertising the Blair property on the Commissioner's Facebook as well as other office's Facebook. Jamie also made the suggestion to list the Blair and future properties on Zillow as another way to advertise.

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.

Discussion: Mr. Jahn presented the 13 parcels to the board as opportunities to foreclose with an end buyer already in place for each parcel.

Motion was made to have Grace Walker do the due diligences for the new properties brought to the Board and give a report at the next meeting before the Land Bank makes any formal decisions by Tim Abraham and seconded by Derek Allen **PASS/Fail**



Morrow County Land Bank

Letter from Fulton

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

Discussion: Council President Steve Fissell sent an email to Commissioner Jon Mason regarding the Minnie Osborn property. Mr. Mason shared the email with the Board as asked by Mr. Fissell in his email. The Board discussed the email and the potential for the project that would remediate the site and make it ready for redevelopment. It was decided that the Board with the assistance of Grace and Jamie would put together an action plan for the property that would utilize grant funding that is being made available by the Ohio Department of Development.

Future State of Ohio Brownfield and Demolitions Grants

Discussion: Jamie discussed the next round of funding for Brownfield and Demolition programs and how the Land Bank will be the lead applicant for this round. He also explained how the programs will work with funding over the next two years.

Motion was made to have Grace Walker and Jamie Brucker write a letter and send it out to the townships and villages within the county to get their input for potential Brownfield and Demolition projects in their jurisdictions by Derek Allen and seconded by Jim Jahn **PASS/Fail**

Motion to Adjourn:

Made by Derek Allen Seconded: Tim Abraham



Morrow County Land Bank

Meeting Minutes –APPROVED

September 27, 2023 at 1 p.m.

Board Members Present:

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

Others Present:

Morrow County Commissioner Tim Siegfried
Morrow County Director of Operations Jamie Brucker
Morrow County Assistant Prosecutor Jim Reese
Morrow County Land Bank CEO Grace Walker
Morrow County Recorder Dixie Shinaberry
Morrow County Zoning & Planning Director Brent Russell

Meeting Minutes Approval:

Motion to approve the meeting minutes from the August 23, 2023 meeting was made by Jon Mason and seconded by Randy Chilcote **PASS/Fail**

Treasurer Report:

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

Motion to approve treasurer's report made by Jim Jahn seconded by Jon Mason **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

Discussion: Grace Walker provided a project update for the 3 Brownfield projects and the Demolition project. All projects are underway and will hopefully be completed or near completion by the end of the year. Grace also discussed the letters that were sent out to the townships and villages asking for their input



Morrow County Land Bank

on potential projects for the next round of Brownfield and Demolition funding. It was also mentioned that the Morrow County Commissioners designated the Land Bank as the applicant for the next round of funding as well.

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
- Discussion: The Board discussed what to make the minimum purchase requirements and that Grace would send out letters to the adjacent property owners updating them on the property.
- Motion was made to set the minimum sale price at \$5,000.00 with a sealed bid due by the October Land Bank meeting by Jim Jahn and seconded by Derek Allen **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 Title Searches
 - David Choulat, Candlewood Lake Unit 5 Lot 24 - clean title search; recommend acquisition
 - 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

Discussion: Grace reviewed each of the properties and their title search results then made recommendations of acceptance or rejection of the properties.

Motion was made for the Land bank to issue an endorsement of foreclosure through the Board of Revisions to the Treasurer's office for the Choulat, Sanders, Colarosa, Copenhefer, Spencer,



Morrow County Land Bank

Moyer, Conley, Durst Lot 987, McKee and Proitsis properties by Derek Allen and seconded by Jim Jahn

New Business:

Bowsher Property Update

- Open and accept or reject offers

Discussion: There were 2 bids submitted for the property. The first was from Jane Vernon-Morehouse with a cash offer of \$3,100. The second bid was from Randy Steck with a cash offer of \$3,800. With both bids being under the minimum purchase price of \$5,000 the Board rejected both offers.

Motion was made to send out a second round of letters to the adjacent property owners with a lowered minimum purchase price of \$3,000 with a sealed bid being due by the October 25, 2025 meeting by Jim Jahn and seconded by Randy Chilcote **PASS/Fail**

Blair Property Update

- Open and accept or reject offers

Discussion: There were 5 bids submitted for the property. The first was Amy Klugh with a bid for \$41,000 and a plan to clean up the property and rehab the existing house. The second bid was from Greg Cecil with a bid of \$51,000 and a plan to clean up the property and build a new 1400 SF house. The third bid was from Jacob and Mikayla Hennell for \$40,000 with a plan to build a 1440 SF house. The fourth bid was from Jeff Loudermilk for \$40,000 with a plan to clean up the property, demo the existing house and rebuild using the existing foundation. The fifth bid was from Mark and Shannon Coniglio for \$62,500 with a plan to build a new 2400 SF house.

Motion was made to approve the offer from Mark and Shannon Coniglio for \$62,500 contingent upon their ability to provide proof of financing to purchase the property by October 6, 2023. If they are unable to meet this requirement the Board will reject their offer and accept the offer from Greg Cecil for \$51,000. The Board also authorizes the Chairman to sign all closing documents by Derek Allen and seconded by Jim Jahn **PASS/Fail**

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.

Discussion: Mr. Jahn presented the 10 parcels to the board as opportunities to foreclose with an end buyer already in place for each parcel.

Motion was made to have Grace Walker do the due diligences for the new properties brought to the Board and give a report at the next meeting before the Land Bank makes any formal decisions by Derek Allen and seconded by Jon Mason **PASS/Fail**

Motion to Adjourn:

Made by Randy Chilcote and seconded by Jim Jahn



Morrow County Land Bank

Meeting Minutes - APPROVED

October 25, 2023 at 1 p.m.

Board Members Present:

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

Others Present:

Morrow County Commissioner Tim Siegfried
Morrow County Director of Operations Jamie Brucker
Morrow County Assistant Prosecutor Jim Reese
Morrow County Land Bank CEO Grace Byler
Morrow County Recorder Dixie Shinaberry
Morrow County Clerk of Courts Sheri Clever
Morrow County Clerk of Courts Deputy Clerk Mary Meadows

Meeting Minutes Approval:

Motion to approve the meeting minutes from the September 27, 2023 meeting was made by Jim Jahn and seconded by Jon Mason **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 Derek Allen and seconded by Jon Mason **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



Morrow County Land Bank

- Future funding – Demolition grant application opens October 31, 2023 and closes April 1, 2024; Brownfield grant application details are still being determined

Discussion: Grace provided an update on the current Brownfield and Demolition projects, and also updated on the future Brownfield and Demolition funding coming from ODOT. There have been responses from Canaan Township and Chester Township for demolition projects and talk from Lincoln Township and the Village of Chesterville for demolition projects but no property submittals as of the meeting.

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

Discussion: Grace updated that the Coniglios and the Chairman have signed the Purchase Contract Agreement. The next step is to have Matt Griffith draw up the final closing documents as well as the deed. Once these documents are done a closing date will be set sometime before November 30, 2023.

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. Mark & Vickie Geygan, CWL Unit 1 Lot 36 – clean title search; would recommend
 2. Abdessadaq Simon Raoudah, 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

Discussion: Grace reviewed each of the properties and their title search results then made recommendations of acceptance or rejection of the properties. The Sexton and Bettes properties were dismissed due to the issues discovered through the title search. In light of recent events involving Hidden Lakes, the board had some discussion on whether to move forward with acquiring properties with in Hidden Lakes.

Motion was made for the Land bank to issue an endorsement of foreclosure through the Board of Revisions to the Treasurer's office for the Geygan, Raoudah, Kina, Knapp, Jurec properties by Derek Allen and seconded by Jim Jahn **PASS/Fail**

Motion was made for the Land Bank to issue an endorsement of foreclosure through the Board of Revisions to the treasurer's office for the Bradshaw property by Tim Abraham and seconded by Jim Jahn
Roll Call Vote Mr. Abraham...No, Mr. Mason...Yes, Mr. Allen...No, Mr. Jahn... Yes; with no majority, issue was tabled to next month's meeting

New Business:

Bowsher Property Update



Morrow County Land Bank

- Open and accept or reject offers

Discussion: There were 3 bids submitted for the property. The first was from Jane Vernon-Morehouse with a cash offer of \$6,000. The second bid was from Randy Steck for \$4,025. The third bid was from Burgess Castle for \$3,866.

Motion was made to accept the offer from Jane Vernon-Morehouse for \$6,000 by Derek Allen and seconded by Jim Jahn **PASS/Fail**

Powers Property Update

- Open and accept or reject offers

Discussion: There was 1 bid submitted for the property from Roy Wyatt for \$10,000.

Motion was made to accept the offer from Roy Wyatt for \$10,000 by Derek Allen and seconded by Jim Jahn **PASS/Fail**

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.

Discussion: Mr. Jahn presented the 10 parcels to the board as opportunities to foreclose with an end buyer already in place for each parcel. The Board decided to table the Bundy, Wells and Bartley properties till next month because of the complications currently surrounding Hidden Lakes.

Motion was made to have Grace Walker do the due diligences for the Sanders, Hambley and Chesley properties brought to the Board and give a report at the next meeting before the Land Bank makes any formal decisions by Derek Allen and seconded by Tim Abraham **PASS/Fail**

Motion was made to have Grace Walker do the due diligences for the Clingan and Reeder properties brought to the Board and give a report at the next meeting before the Land Bank makes any formal decisions by Tim Abraham and seconded by Derek Allen **PASS/Fail**

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

No Discussion was had

Motion was made to reimburse the Commissioners for Grace's hours by Derek Allen and seconded by Tim Abraham **PASS/Fail**

Attorney Update

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

Discussion: Grace informed the board that she had received a letter on behalf of the Land Bank from the Land Bank's attorney Jon Burton, that he will be retiring at the end of the year. Grace has reached out to Richland County Land Bank to see what they are planning to do, as the Morrow County Land Bank has an agreement with Richland County for legal services. Richland County's Land Bank will be staying with the firm and work with one of the other partners. The board had no issues with that and agreed that that would be the best course of action.

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



Morrow County Land Bank

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?

Discussion: Grace informed the board of the situation at hand and discussed the details that Morrow County Prosecutor Tom Smith had provided to her.

Motion was by to return the funds to the Auditor by Derek Allen and seconded by Jim Jahn **PASS/Fail**

Other New Business:

- Clerk of Courts Sheri Clever and her deputy clerk Mary Meadows discussed the properties that are going through the BOR expedited foreclosure process and what those incurred costs will look like. The Clerk said that each property with only 1 defendant will cost approximately \$350. There is also \$50 fee for each additional defendant. The Clerk's office will invoice the Land Bank for each of these cases.

Motion to Adjourn:

Made by Derek Allen Seconded: Jon Mason **PASS/Fail**



Morrow County Land Bank

Meeting Minutes - APPROVED

November 22, 2023 at 1 p.m.

Board Members Present:

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

Others Present:

Morrow County Commissioner Tim Siegfried
Morrow County Director of Operations Jamie Brucker
Morrow County Assistant Prosecutor Jim Reese
Morrow County Land Bank CEO Grace Byler
Morrow County Recorder Dixie Shinaberry
Morrow County Zoning & Planning Director Brent Russell
Morrow County Auditor Conni McChesney
Aden Troyer – Troyer Hardwood LLC

Meeting Minutes Approval:

Motion to approve the meeting minutes from the October 25, 2023 meeting was made by Jon Mason and seconded by Jim Jahn **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 Tim Abraham Seconded by Jon Mason **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, 2024;
Brownfield grant application opens December 5, 2023 and closes April 1, 2024

Discussion: Grace provided an update on the current Brownfield and Demolition projects, and also updated on the future Brownfield and Demolition funding coming from ODOT.



Morrow County Land Bank

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

Discussion: The Blair property will be closed on next week with the Bowsher and Powers Property closing about 2 weeks after that.

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

Discussion: Grace reviewed each of the properties and their title search results then made recommendations of acceptance or rejection of the properties. The following Hidden Lakes discussion ensued after the review of the properties.

Tim Abraham commented that he would like to back off of pursuing Hidden Lakes properties till more information on what is going to happen is available and a plan has been created. Jamie Brucker updated Randy Chilcote on the situation that is currently going on at Hidden Lakes with the revocation of the campground license by the Morrow County Health Department. Jim Jahn said that he believes the Land Bank is the most economical way to assist in the clean up of Hidden Lakes through BOR foreclosures on the vacant and abandoned properties. Jim Reese reviewed his redevelopment plan that was presented to the board in late 2023. Dixie Shinaberry informed the board that there are transfers of Hidden Lakes property happening in the Recorder's Office almost daily and that some of those transfers are with the Hidden Lakes Community Association. Jon Mason stated that while he believes that the Land Bank is the most efficient way to help, he has reservations on moving forward until a plan is in place. Per Mr. Jahn there are approximately 100 delinquent properties with deceased owners and an additional almost 600 lots with tax delinquency. Jim Reese said that if the Land Bank wants to do anything, the easiest options are foreclosure or eminent domain, but recommends against using eminent domain unless absolutely necessary. Aden Troyer spoke up and said that he owns a development company and if there was a plan in place he might be interested in investing and helping to redevelop the Hidden Lakes area.



Morrow County Land Bank

Motion was made for the Land Bank to issue an endorsement of foreclosure through the Board of Revisions to the Treasurer's office for the Sanders, Hambley, Chesley, Bartley, and Reeder properties by Jim Jahn and seconded by Tim Abraham **PASS/Fail**

Motion was made for the Land Bank to issue an endorsement of foreclosure through the Board of Revisions to the Treasurer's office for the Bradshaw property by Jim Jahn and seconded by Jon Mason 3-1 **PASS/Fail**

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.

Discussion: Mr. Jahn presented the 10 parcels to the board as opportunities to foreclose with an end buyer already in place for each parcel. It was noted that #6, the White property, has an outstanding mortgage on the property and was dismissed from the list. Jim Jahn said that he would work with Hidden Lakes to get the lien on the Martin (#9) property removed.

Motion was made to have Grace Walker do the due diligences for the Barnes, Baer, Brooks, Jackson, Smith, Mason, and Kimball properties brought to the Board and give a report at the next meeting before the Land Bank makes any formal decisions by Jim Jahn and seconded by Tim Abraham **PASS/Fail**

Motion was made for Grace to work with the Auditor's office to acquire the Offenberg property from the Forfeited Properties list by Randy Chilcote and seconded by Tim Abraham **PASS/Fail**

Motion was made to have Grace do the due diligences for the Hidden Lakes properties that were presented to the board last month by Jim Jahn and seconded by Tim Abraham **PASS/Fail**

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. ODOT and the National Land Bank Network and there will be a discussion/presentation on affordable housing strategies.

Discussion: Grace opened the invitation to the board to attend the networking meeting. Jim Jahn mentioned that he would be interested in attending.

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.

Discussion: Grace reviewed the projects that have been submitted to the board. It was emphasized that if there is any chance of pursuing competitive grant funds the sooner the application is submitted the better. Motion was made to have Grace work with Burgess and Niple to prepare the application for the FY2024 Brownfield and Demolition grants by Tim Abraham and seconded by Jim Jahn **PASS/Fail**

Motion to Adjourn:

Made by Jim Jahn Seconded: Randy Chilcote



Morrow County Land Bank

Meeting Minutes - APPROVED

December 27, 2023 at 1 p.m.

Board Members Present:

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

Others Present:

Morrow County Commissioner Tim Siegfried
Morrow County Director of Operations Jamie Brucker
Morrow County Land Bank CEO Grace Byler
Morrow County Recorder Dixie Shinaberry
Morrow County Zoning & Planning Director Brent Russell
Morrow County Auditor Conni McChesney
Joe Johnson – Kana Properties LLC

Meeting Minutes Approval:

Motion to approve the meeting minutes from the November 22, 2023 meeting was made by Jim Jahn and seconded by Jon Mason **PASS/Fail** (Derek Allen abstained due to absence)

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 Tim Abraham Seconded by Jim Jahn **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

Discussion: Grace provided an update on the current Brownfield and Demolition projects, and also updated on the future Brownfield and Demolition funding coming from ODOD.

Property Update

- Closed on the 3 properties sold

Discussion: Grace updated that the 3 properties the Land Bank had sold this fall had their closings since the last meeting.

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

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
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

Discussion: Grace reviewed each of the properties and their title search results.

Motion was made for the Land Bank to issue an endorsement of foreclosure through the Board of Revisions to the Treasurer's office for the Baer, Brooks, Jackson, Smith, and Kimball properties by Derek Allen and seconded by Tim Abraham **PASS/Fail**

Motion was made for the Land Bank to issue an endorsement of foreclosure through the Board of Revisions to the Treasurer's office for the Martin property pending the removal of the Hidden Lakes lien by Derek Allen and seconded by Randy Chilcote **PASS/Fail**

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.

Discussion: Mr. Jahn presented the 9 parcels to the board as opportunities to foreclose through the BOR.

Ohio Land Bank Association

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

Discussion: Grace informed the board that the Ohio Land Bank Association restructured their membership dues and that our Land Bank will now have to pay \$600 to continue our membership.

Motion was made to approve the payment of annual membership due for the Ohio Land Bank Association by Derek Allen and seconded by Tim Abraham **PASS/Fail**

Other New Business:

Discussion: Hidden Lakes and the issues that they are currently going on there were brought up. Tim Abraham said that after thinking and sometime having passed, he has changed his stand point and agrees that the Land Bank will be critical in resolving the issues. Jim Jahn believes that as a county we need to have a plan together and that it will take many different groups to make any change or have an impact on Hidden Lakes.

Furthermore, after doing some research, Mr. Jahn found that there are approximately 100 lots in Hidden Lakes that have deceased owners, 30 of which the Land Bank is working on foreclosing through the BOR.

Additionally, there are approximately 500 lots that are delinquent on their taxes. He is currently working with the board at Hidden Lakes to compile a list of abandoned properties. Jamie Brucker mentioned that there was interest from an undisclosed business in purchasing the sewer system at Hidden Lakes. Finally, Grace informed the board that with the help of the staff in the Development Office, a redevelopment plan for Hidden Lakes has started to come together. She offered to set up a special meeting for the board in January to present that plan.

Motion to Adjourn:

Made by Derek Allen Seconded: Randy Chilcote