



# Morrow County Land Bank

## Meeting Minutes - APPROVED

April 24, 2024 at 1 p.m.

### Board Members Present:

|  |          |
|--|----------|
| Mount Gilead Administrator Derek Allen   | <u>X</u> |
| Morrow County Commissioner Tim Siegfried | <u>X</u> |
| Morrow County Commissioner Tim Abraham   | <u>X</u> |
| Morrow County Treasurer Jim Jahn         | <u>X</u> |
| Harmony Township Trustee Randy Chilcote  | <u>X</u> |

### Others Present:

|  |  |
|--|--|
| Morrow County Commissioner Jon Mason               | Morrow County Auditor Conni McChesney      |
| Morrow County Clerk of Courts Sheri Clever         | Morrow County Recorder Dixie Shinaberry    |
| Morrow County Zoning Director Brent Russell        | Morrow County Asst. Prosecutor James Reese |
| Morrow County Director of Operations Jamie Brucker | Morrow County Land Bank CEO Grace Byler    |
| Dave Ingegneri – Candlewood Lake General Manager   | Joe Johnson – Morrow County Resident       |
| Tom Whiston – Mt. Gilead Resident                  |  |

### Meeting Minutes Approval:

Motion to approve the meeting minutes from the March 27, 2024 meeting was made by Randy Chilcote and seconded by Jim Jahn **PASS/Fail**

### Treasurer Report:

Current balance as of April 19, 2024 is \$491,406.34

- Debit to AIM Media for \$2,970.00 on April 4, 2024
- Debit to AIM Media for \$615.00 on April 15, 2024
- Debit to Tina Linder (March Title Searches) for \$750.00 on April 15, 2024

Motion to approve treasurer’s report made by Jim Jahn Seconded by Tim Siegfried **PASS/Fail**

### Old Business:

#### **State of Ohio Brownfield and Demolitions Grants Update**

- Bennett Distributing – work is complete; BN is completing the Phase I and II reports
- HPM #1 – work is complete; BN is working on final reports
- HPM #2 – work is complete, all monies have been paid out and all reports are submitted
- Demolition – work is complete and all monies have been paid out
- 2024 Brownfield & Demo Grant applications were submitted on March 28, 2024

Discussion: Grace provided an update on the current Brownfield and Demolition projects as well as the new round of funding.

#### **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. See *March Title Search Results* for details.

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 properties listed #1-4 and 6-10 by Tim Siegfried and seconded by Tim Abraham **PASS/Fail**

### New Business:

#### **Properties**

- Mr. Jahn has new 17 properties that are currently tax delinquent to bring before the Board for review. See *New Properties – Foreclosure* and *New Properties - Donation* for details.

Discussion: Mr. Jahn presented the 17 properties to the board as opportunities for the Land Bank to acquire.



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Motion was made to have the due diligence done on all the properties presented for foreclosure and donation by Tim Abraham and seconded by Randy Chilcote **PASS/Fail**

- Forfeited Properties – There are two Hidden Lakes lots on the Auditor’s forfeited properties list that Mr. Jahn is recommending for the Land Bank to acquire them.

Discussion: Mr. Jahn presented the 2 properties to the board as opportunities for the Land Bank to acquire from the Auditor’s forfeited properties list.

Motion was made to have Grace work with the Auditor’s office on the acquisition process by Jim Jahn and seconded by Tim Siegfried **PASS/Fail**

- Candlewood Lake Properties –Establish cost for CWL lots that go through Board of Revisions

Discussion: Grace began the discussion by talking about how the Land Bank now has 4 Candlewood Lake (CWL) lots in their possession with several more to come as they proceed through the BOR process. She then turned the conversation over to Jim Jahn and David Ingegneri, General Manager for CWL. David stated that in original conversations with Jim CWL said they would be willing to pay \$1,000 for each lot that the Land Bank acquires. After some back and forth CWL did decide that they would be willing to raise that to \$1,300. Jim added to the discussion by giving his opinion on how to handle the CWL lots by selling them to CWL and have CWL sell the lots as they see fit. David said that CWL sees this strategy as being beneficial because CWL becomes the “realtor” so to speak instead of the Land Bank. This allows CWL to inform potential buyers of the assessments and fees that would be required. CWL is willing to create a range of purchase prices based off the desirability of the lot. It was mentioned that CWL did pass a resolution that they would wave assessments and maintenance fees for any lots owned by the Land Bank and that David would share that resolution with the Land Bank for their records Jim Reese suggested that the Land Bank have a written agreement between themselves and CWL for this agreement. It was also suggested that a resolution be passed by the Land Bank that would give CWL the 1<sup>st</sup> right to CWL lots that the Land Bank acquires.

Motion was made to have Grace work with the Land Bank’s attorney to draft an agreement regarding Candlewood Lakes and the purchase of lots that the Land Bank acquires through the BOR foreclosure process by Derek Allen and seconded by Jim Jahn **PASS/Fail**

- State Route 314 property – review offer made by neighboring property owner

Discussion: Grace briefly reviewed the property and what requirements were set by the board. She then presented the board with the offer made by the neighboring property owners.

Motion was made to accept Mark & Bethany Wiseman’s offer of \$7,000 with the intent to remove the existing structure and add landscaping and/or a pergola by Tim Abraham and seconded by Tim Siegfried **PASS/Fail**

## Commissioner Reimbursement

- Grace logged a total of 70 hours from January 1, 2024 to March 31, 2024. With her hours to date the Land Bank would owe \$1,750.00

Motion was made to approve reimburse the Commissioners for Grace’s hours January through March by Derek Allen and seconded by Randy Chilcote **PASS/Fail**

Motion to Adjourn:

Made by Tim Siegfried Seconded by Randy Chilcote **PASS/Fail**