



# Morrow County Land Bank

## Meeting Minutes - UNAPPROVED

February 28, 2024 at 1 p.m.

### Board Members Present:

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

### Others Present:

Morrow County Commissioner Jon Mason	Bruce Bowman – Chesterville Resident
Morrow County Recorder Dixie Shinaberry	Diane Weidman – Chesterville Resident
Morrow County Auditor Connie McChesney	Craig Weidman – Chesterville Resident
Morrow County Clerk of Courts Sheri Clever	Jennifer Prather – HLCA Property Owner
Morrow County Director of Operations Jamie Brucker	Tina Deskins – HLCA Property Owner
Morrow County Land Bank CEO Grace Byler	Brian King – HLCA Board of Directors
Morrow County Zoning & Planning Director Brent Russell	Tina Pangborn – HLCA Property Owner
Paula Bowman – Mayor of Chesterville	James Queen – HLCA Board of Directors
	Tinna Decker – HLCA Property Owner
	Peggy Allard – HLCA Property Owner

### Meeting Minutes Approval:

Motion to approve the meeting minutes from the January 24, 2024 meeting was made by Jim Jahn and seconded by Randy Chilcote **PASS/Fail**

Motion to approve the meeting minutes from the February 7, 2024 special meeting was made by Jim Jahn and seconded by Randy Chilcote **PASS/Fail**

### Treasurer Report:

- Current balance as of February 23, 2024 is \$497,099.84
  - Debit to Jim Jahn (mileage) for \$31.44 on February 2, 2024
  - Debit to Morrow County Commissioners (Grace’s wages) for \$925.00 on February 2, 2024
  - Debit to Tina Linder (January Title Searches) for \$1,375.00 on February 16, 2024

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 – Received the Asbestos Abatement Summary Report 2/21/2024; Capacitors should be removed with in the next 2 weeks which will complete the work for this round of funding
- HPM #2 – Waiting to receive the Phase I/II reports; Follow-up meeting with current owners and Burgess & Niple on 3/1/2024
- Demolition – work is complete and all monies have been paid out

Discussion: Grace provided an update on the current Brownfield and Demolition projects.



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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. Review Title Searches
  1. Mary Fellure; Hidden Lakes Lots 845 & 846 – Clean title search; would recommend
  2. Susan Rutter; Hidden Lakes Lot 436 – Clean title search; would recommend
  3. Helen White; Hidden Lakes Lot 448 – Clean title search; would recommend
  4. Stanley Mullenniex; Hidden Lakes Lots 989 & 990 – Clean title search; would recommend
  5. Ronald Spears; Hidden Lakes Lot 944 – Clean title search; would recommend
  6. Christina Martin; Hidden Lakes Lot 960 – Clean title search; would recommend
  7. Loyd & Gladys Keen; 7269 Twp Rd 89 – Mortgage on property; would not recommend
  8. Wilbur Zeger; v/l Twp Rd 56 – clean title search; would recommend; interested buyer is having the required survey performed
  9. Gail Dye; CWL Unit 2 Lot 395 – CWL Lien on property; if lien removed would recommend
  10. Missie Striker; CWL Unit 2 Lot 116 – Clean title search; would recommend
  11. David & Susan Brigadier; CWL Unit 9 Lot 201 – Clean title search; would recommend
  12. David & Nona Derry; CWL Unit 9 Lot 250 – Clean title search; would recommend
  13. Keith & Claudia Gronsbell; CWL Unit 1 Lot 75 – CWL Lien; if lien removed would recommend
  14. Jessie Marsh; CWL Unit 1 Lot 103 – Clean title search; would recommend
  15. Margaret Ballitch; CWL Unit 1 Lots 104 & 105 – 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 all the above listed properties with the exception of #7 by

Jim Jahn and seconded by Tim Abraham **PASS/Fail**

## New Business:

### **Properties**

- Mr. Jahn has new 12 properties that are currently tax delinquent to bring before the Board for review. See attached February Properties List for details.

Discussion: Mr. Jahn presented the 12 properties to the board as opportunities for the Land Bank to acquire. Properties #1-10 and #12 would be with the intention of going through the BOR foreclosure process and #11 would be for a property donation.

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

- Set purchase requirements for properties acquired to date through BOR. See Land Acquisition list for property details.

Discussion: The board decided to put a hold on setting any purchase requirements on the 4 Candlewood Lake properties until Mr. Jahn has a conversation with the Board of Directors at Candlewood Lake to find out what the assessments are on the properties and what they would like to see done with the lots. The board also decided to put a hold on the Edison property until after the demolition has been completed on that property through the Ohio Demolition program. They did set requirements for the 2 properties on State Route 314.



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Motion was made to set the purchase price at \$700 with no additional requirements for the property with the parcel number L32-001-00-303-01 and set the purchase price at \$7,000 with the additional requirements for the demolition of the existing shed for the property with the parcel number L32-001-00-306-00 by Tim Abraham and seconded by Randy Chilcote **PASS/Fail**

## **State of Ohio Brownfield and Demolition Grants**

- Review proposal from Burgess & Niple for application assistance and approve for the Chairman to sign the proposal. See BN Pre-Application Agreement

Discussion: Grace reviewed the proposal and what it entails with the board.

Motion was made to set aside \$7,500 for Burgess & Niple to assist with the State of Ohio Brownfield and Demolition Grant applications by Tim Abraham and seconded by Jim Jahn **PASS/Fail**

## **Hidden Lakes Redevelopment**

- Review proposal from Burgess & Niple for a Utility Infrastructure Study at Hidden Lakes and approve for the Chairman to sign the proposal. See BN Hidden Lakes Utility Infrastructure Study Proposal

Discussion: Grace reviewed the proposal with the board and what the deliverables from Burgess and Niple would be if the agreement were to be signed and the work completed.

Motion was made to set aside \$24,755 for Burgess & Niple to perform a Utility Infrastructure Study at Hidden Lakes by Tim Abraham and seconded by Jim Jahn **PASS/Fail**

## Motion to Adjourn:

Made by Jim Jahn Seconded by Randy Chilcote **PASS/Fail**