



# Morrow County Land Bank

## Meeting Minutes - APPROVED

January 24, 2024 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 Commissioner Tim Siegfried	<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 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  
Morrow County Clerk of Courts Sherri Clever  
Morrow County Assistant Prosecutor Jim Reese  
Tina Pangborn – Hidden Lakes Association  
Peter Thompson – Morrow County Resident  
James Stover – Morrow County Resident

### Organizational Meeting:

Motion to appoint Derek Allen as the 2024 Chairman of the board was made by Tim Abraham and seconded by Jim Jahn **PASS/Fail**

Motion to appoint Tim Siegfried as the 2024 Vice-Chairman of the board was made by Randy Chilcote and seconded by Jim Jahn **PASS/Fail**

### Meeting Minutes Approval:

Motion to approve the meeting minutes from the December 27, 2023 meeting was made by Tim Abraham and seconded by Randy Chilcote **PASS/Fail**

### Treasurer Report:

Current balance as of January 19, 2024 is \$499,431.28

Debit to Tina Linder (December Title Searches) for \$1,200.00 on January 22,2024

Motion to approve treasurer’s report made by Tim Abraham seconded by Tim Siegfried **PASS/Fail**

### Old Business:

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

- Bennett Distributing – work is complete
- HPM #1 – asbestos abatement is completed; there is some cleanup work to be done but is slated to be finished by the end of January/early February



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- HPM #2 – testing is complete; Phase I/II reports should be completed this week; Remediation Action Plan is set to be complete end of the month; Meeting with current owners and Burgess & Niple on 1/24/2024
- Demolition – work is complete and all monies have been paid out

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

## 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. Joyce Spinosi; CWL Unit 11 Lot 24 & 25; clean title; would recommend
  2. Louis Kimberlin; CWL Unit 3 Lot 162; CWL Lien; if lien removed would recommend
  3. Woodrow Tharp; CWL Unit 1 Lot 101; CWL Lien; if lien removed would recommend
  4. Shraime Newman; Hidden Lakes Lot 157; Clean title search; would recommend
  5. Debra Miley; Hidden Lakes Lot 160; \$600,000 lien; would not recommend
  6. Jackie Grohe et al; Hidden Lakes Lot 161; clean title search; would recommend
  7. Joseph Ray Jaggars; Hidden Lakes Lot 99; HL Lien; if lien removed would recommend
  8. Randy Rettig; Hidden Lakes Lot 924; clean title search; would recommend
  9. Judith Edgerely; Hidden Lakes Lot 496; \$5,000 mortgage; would not recommend
  10. Louella Blanton; Hidden Lakes Lot 228, 238 & 239; Lot 228 & 239 clean title search, would recommend; Lot 238 has a mortgage on the property, would not recommend
  11. Raymond Bundy; Hidden Lakes Lot 453; mortgage on property, would not recommend
  12. Gary & Heather Wells; Hidden Lakes Lot 838 & 839; 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 properties #1,3,4,6,7,8 and 12 by Tim Siegfried and seconded by Randy Chilcote **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 property #10 Lot 228 and 239 only by Jim Jahn and seconded by Tim Abraham **PASS/Fail**

## New Business:

### Properties

- Mr. Jahn has new 14 properties that are currently tax delinquent to bring before the Board for review. See attached January Properties List for details.

Discussion: Mr. Jahn presented the 14 properties to the board as opportunities to foreclose through the BOR. Mr. Reese also informed the board that the Prosecutor's Office will not be able to continue with filing BOR cases at the current rate due to other obligations, they are only able to do 6 per month. The board asked Grace to reach out to their attorney and see if they would be able to fill in the gaps and what the cost would be.

Motion was made to have the due diligence done on all the properties presented except #8 (Wilbur Zeger) by Tim Abraham and seconded by Randy Chilcote **PASS/Fail**



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## **Commissioner Reimbursement**

- Grace has logged a total of 37 hours from October 1, 2023 to December 31, 2023. With her hours to date the Land Bank would owe \$925.00

Motion to approve reimbursing the Commissioners for Grace's hours October through December was made by Jim Jahn and seconded by Randy Chilcote **PASS/Fail**

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

- Review the attached Brownfield & Demolition Project List and approve list for grant allocation. Discussion: Grace presented the Brownfield and Demolition Projects that had been submitted either by Townships and Villages or added by the Development Office. The board agreed upon a preliminary priority list of Brownfield projects. That list is as follows: 1) Mt. Gilead Cherry Street Building – Asbestos Abatement 2) Old Sims Fertilizer Plant – Phase I and II pending owner cooperation 3) HPM #1 – demolition, continued asbestos abatement and continued cleanup 4) HPM #2 – underground storage tank removal. If the owners at the Sims Plant are not willing to work with the Land Bank for this project, the funds that would be used are to be redirected to HPM #1 first and then HPM #2 second as needed.

The board approved of all the projects on the list for demolition. The board asked Grace to talk to the engineers and Ohio Department of Development about doing demo and cleanup on lots at Hidden Lakes that have deceased owners and therefore will not have access agreements.

## **Milage Reimbursement**

- Mr. Jahn would like the board to approve milage reimbursements for Land Bank related activities (i.e.; Ohio Land Bank Association meetings)

Motion was made to allow milage reimbursement for Land Bank related activities when using personal vehicles by Tim Abraham and seconded by Randy Chilcote **PASS/Fail**

## **Hidden Lakes Special Meeting**

- Special Meeting for the Land Bank board scheduled for February 7, 2024 at 1:00pm for Hidden Lakes Redevelopment Plan presentation by Grace Byler

Discussion: Grace let the board know when the Hidden Lakes Special Meeting was and where it would be held. This meeting will be an informational meeting with no decisions being made.

## Motion to Adjourn:

Made by Tim Siegfried Seconded: Randy Chilcote