



Morrow County Land Bank

Meeting Minutes –APPROVED

March 27, 2024 at 1 p.m.

Board Members Present:

Mount Gilead Administrator Derek Allen	<u>X</u>
Morrow County Commissioner Tim Siegfried	<u>excused</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 Connie McChesney
- Morrow County Clerk of Courts Sheri Clever
- Morrow County Director of Operations Jamie Brucker
- Morrow County Land Bank CEO Grace Byler
- James Queen – Hidden Lakes resident
- Stephanie Zmuda – Morrow County Health District

Meeting Minutes Approval:

Motion to approve the meeting minutes from the February 28, 2024 meeting was made by Randy Chilcote and seconded by Jim Jahn **PASS/Fail** (Derek abstained since he was absent from the meeting)

Treasurer Report:

Current balance as of March 22, 2024 is \$495,741.31

Debit to Morrow County Auditor (transfer of deeds) for \$8.50 on March 12, 2024

Debit to Tina Linder (February Title Searches) for \$1,350.00 on March 22, 2024

Motion to approve treasurer’s report made by Jim Jahn Seconded by Tim Abraham **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 – capacitors on site are to be removed next week; BN is working on final reports
- HPM #2 – Received the Phase I and Phase II reports 3/1/2024; Final reports and reimbursement requests have been made
- 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. See *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 #1-5, 7-10 and 17 by Tim Abraham and seconded by Randy Chilcote **PASS/Fail**



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New Business:

Properties

- Mr. Jahn has new 10 properties that are currently tax delinquent to bring before the Board for review. See *New Properties - Foreclosure* for details.

Discussion: Mr. Jahn presented the 12 properties to the board as opportunities for the Land Bank to acquire.

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

- Mr. Jahn has 1 new property that have owners wanting to donate the property to the Land Bank. See *New Properties – Donation*

Discussion: Mr. Jahn presented the property to the board as an opportunity for the Land Bank to acquire through donation.

Motion was made to have the due diligence done on the property before moving forward with the donation process by Randy Chilcote and seconded by Tim Abraham **PASS/Fail**

State of Ohio Brownfield and Demolition Grants

- Review Burgess & Niple Pre-Application Agreement Amendment for asbestos testing and approve for the Chairman to sign the proposal. See BN Pre-Application Agreement Amendment.

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

Motion was made to set aside \$13,900 for Burgess & Niple to assist with the State of Ohio Brownfield and Demolition Grant applications and have the asbestos testing completed by Tim Abraham and seconded by Jim Jahn **PASS/Fail**

- Review final Brownfield & Demolition grant submission and authorize Grace to submit the application on behalf of the Land Bank to the Ohio Department of Development.

Discussion: Grace reviewed the finalized list of projects that are being submitted for the Brownfield Remediation and Building Demolition & Site Revitalization programs through the Ohio Department of Development.

Motion was made to authorize Grace to submit the applications for the Brownfield and Demolition program as presented by Tim Abraham and seconded by Randy Chilcote **PASS/Fail**

Other New Business:

- HPM #2 Discussion

Derek brought up the topic of the old HPM #2 site and inquired what was happening with the site. Jamie talked about how in the original plans for the 2024 round of Brownfield funding the Land Bank had identified this site as a potential recipient for a portion of the county's allocation. Since then, Jamie and Grace have met with the owners and Burgess and Niple trying to identify what the best next steps would be for continued cleanup. The owners stated in a meeting that they would no longer allow Burgess and Niple on their property. Jamie told them that if they would not work with Burgess and Niple then they would not receive funding from the allocated funds as the Land Bank is contracted with Burgess and Niple for the grant. However, Jamie told them that they could apply for competitive funds through the Land Bank using their own engineering firm. At this point they have not reached out to the county to do so. During one of the conversations Jamie asked if they had a sale price in mind to which they responded they did not but would entertain an offer if one was made. Jamie then told the Land Bank about the discussion the Morrow County Development Authority had at its meeting last week about HPM #2. During that meeting the idea



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was presented by Derek, who serves on both the Land Bank and Development Authority, to have multiple organizations (i.e., the Land Bank, Development Authority, the Village of Mt. Gilead, etc.) pool funds together to make an offer. Derek said that with the current owners not being from the area causes them to not have the vested interest that local groups would. The majority of the Land Bank board agreed that this sounds like a good plan with Randy stating his opinion that the property should go to the Land Bank for flip back to developable land and market it for potential future developments. A proposed offer of \$500,000 was suggested with a potential \$50,000 from the Development Authority, \$150,000 from the Village of Mt. Gilead and \$300,000 from the Land Bank. It was stated that this potential offer to buy HPM #2 would be a one-time offer and that there would be negotiations. If the current owners were to reject the offer everyone would walk away. Tim Abraham suggested tabling the idea till next month so that Vice Chairman Tim Siegfried, who was absent, could be briefed on the idea and the board as a whole could think about it.

- Hidden Lakes Discussion

Stephanie Zmuda from the Morrow County Health District asked about the Land Bank's intentions with Hidden Lakes or if there were any plans. Jamie explained that currently the Land Bank's focus is foreclosing on the lots that are tax delinquent, vacant, abandoned and have deceased owners. He said that while there was a redevelopment proposal presented to the board earlier this year, there has been no adoption or movement with said plan. The board asked Ms. Zmuda what the Health District's involvement with Hidden Lakes is and she said that since they revoked the campground license the Health District has nothing to do with Hidden Lakes anymore. She did state that the final appeal from Hidden Lakes regarding the campground license revocation has been made and they are in a holding pattern while they wait for court dates as both county judges have recused themselves from the case.

Motion to Adjourn:

Made by Randy Chilcote Seconded by Jim Jahn