

Morrow County Land Reutilization Corporation Meeting Minutes

1/10/2018

Board members: Burgess Castle, Tom Whiston, Ed Kline, Dan Rogers, Dennis Leader

Attendees: Shane Farnsworth, Ike Hickman, David Homer, Miles Hardesty, Dan Fowler, Corey Tieche, Tim Haas

Meeting called to order: 11:05 am

Minutes – Motion to approve subject to two changes; 1. Correct date and, 2. Correct word “bull” to “pull”. 1st BC, 2nd TW. Unanimously approved

Financial Report – Balance as of 12/29/2017 (\$16,675.01) Copies of all canceled checks have been delivered to Secretary/Treasurer.

Motion to accept report 1st TW, 2nd DR. Unanimously approved

Old Business

Board member Castle expressed concerns over the conditions of sale that were approved on the December 13th board meeting. Under many jurisdictions, property owners can apply for and receive a zoning permit but not begin construction. The permits can be renewed on a yearly basis resulting in no construction activity. He is wanting to ensure development occurs on the property within a reasonable timeframe. Castle is requesting to amend to not only permits pulled and construction to begin within 12 months.

Mr. Rogers concurs with a development build-out plan. The Land Bank board is concerned with future development not just purchase price. The board is very interested in the highest and best proposals with 18 months for development project to be completed. Include deed restrictions.

Board member Kline agrees that residential and vacant land should be cleaned and turned within 18 months.

Village of Fulton

Land Bank has received notice to disconnect dated December 26, 2017. Total amount owed is \$400.20.

NIP Grant Program

Paperwork to finalize the grant agreement needs to be signed and returned to OHFA.

New Business

7268 County Road 57 Mansfield, Ohio. Three offers were received; \$20,000, \$6,400, and \$1,000 respectfully. The highest offer is a cash buyer and not a 1st time home owner. They also submitted a redevelopment plan.

Motion to accept the offer of \$20,000 subject to the conditions of the Morrow County Land Bank. 1st DL, 2nd EK. Motion passed.

5577 County Road 213 Marengo, Ohio. Two offers were submitted; \$20,300 & \$31,001 respectfully. The highest offer is stating they will clean up the property within 90 days of purchase of the property and begin construction in the spring. They are a cash buyer.

Motion to accept the offer of \$31,001 subject to the conditions of the Morrow County Land Bank. 1st EK, 2nd DR. Motion passed.

203 Vine Street, Fulton, Ohio. Two offers were received: \$5,001 & \$3,000 respectfully.

Motion to accept the offer of \$5,001 subject to the conditions of the Morrow County Land Bank. 1st DR, 2nd EK. Motion passed.

8639 Township Road 34 Galion, Ohio. One offer of \$600 was made for this property.

Motion to accept the offer with stipulations of buyer has 90 days to clean up the property and 15 months to build a residential structure on the property. 1st DL, 2nd EK. Motion passed.

Target Properties

The county has approximately 2,100 delinquent parcels, approximately 500 in the candlewood Lake development and approximately 300 in Hidden Lakes campground. The County Treasurer in partnership with the Judges, County Prosecutor, Auditor and Development Office will be bringing in a paralegal to do background research on properties in order to categorize them based upon the level and types of delinquencies. This will help to determine the best path is most appropriate, i.e. foreclosure, Land Bank, etc.

Hidden Lakes

Dan Fowler, Hidden Lakes Board Officer met with the Franklin Township Trustees and Morrow County Health Department to demolish structures on five lots in hope of working with the county for acquisition.

Upcoming Meetings

- January 16th, after the 7:00 am Chamber breakfast meet with representatives from Candlewood Lake HOA to discuss next steps.
- January 17th, Land Bank Network Meeting, Richland County Longview Center (1495 W. Longview Avenue, Mansfield 44906) from 10:00 AM to 3:00 PM
- January 24, 2018, Next Board Meeting

Motion to approve corrections to For Sale signs 1st BC, 2nd EK. Motion passed

Motion to approve bill for \$12.17 to GoDaddy.com for the purchase of domain name. 1st BC, 2nd EK. Motion passed.

Motion to adjourn 1st BC, 2nd EK (12:35 pm)