

Morrow County Land Reutilization Corporation Meeting Minutes

2/14/2018

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

Attendees: Shane Farnsworth, Miles Hardesty, Dan Fowler, Corey Tieche, Hubert Hodge, Dixie Shinaberry, Dave Homer

Meeting called to order: 11:02 am

Minutes – Motion to approve as presented. 1st DL, 2nd EK. Unanimously approved

Financial Report – Balance as of 2/14/2018 (\$68,901.26) Received payments from the sale of four properties. Expenses include insurance, advertising and signs.

Motion to approve as presented. 1st EL, 2nd TW Unanimously approved.

Old Business

Update on properties sold: Clean up and demolition on the properties sold are underway. Images were shared by the new owners of their activity. Mr. Hardesty shared the number of truckloads of debris and tires that were removed from the property on County road 213. That property has been cleared and is waiting on warmer weather to begin the construction process.

County Road 57 property has removed the modular and debris. The new owner has begun the construction process for the new home.

Vine St in Fulton is in the process of being cleared. The new owner is working with DelCo water to connect and the Village for demolition and new home construction.

County Road 34 property is being cleared and the existing structure is planned to be razed in the next thirty days.

Insurance: Secretary/Treasurer Leader met with Richland County officials and learned how they secure general liability and Board/Director's insurance. CORSA is quoting \$5,000 while Richland County's is approximately \$1,700 for everything. Both types of insurance will require we list all properties under Land Bank ownership.

Motion to authorize Secretary/Treasurer Leader a limit of \$2,000 to acquire insurance for Land Bank. 1st BC, 2nd EK. Motion passed.

Target Property Approach: Treasurer Leader provided insight on how the Treasurer's office is evaluating the 2,000+ tax delinquent lots to determine the most appropriate process for tax collection or acquisition of the property. He anticipates an initial list of target properties for the Land Bank soon.

Mr. Homer from the County Prosecutor's office shared his insight on the Board of Revision (BOR) process and where we stand on those properties the Land bank submitted for consideration on round

two. The BOR was unable to come to a consensus on approving those properties for transfer to the Land Bank and the Treasurer's petition will most likely be withdrawn. Mr. Homer feels the timeline is becoming too great from our publicized meeting before the BOR.

Treasurer Leader is working diligently with all the agencies involved with tax delinquent properties to identify ways to streamline our internal processes.

New Business

County Prosecutor's Letter: The board reviewed and discussed with Mr. Homer the concerns in his letter dated January 31, 2018. It was agreed that the efforts underway by the County Treasurer and Prosecutor will help alleviate some of the confusion and problems that have surfaced. Matt Griffith providing legal guidance for the Land bank board will also help to clearly define the line between the County foreclosure process and the Land Bank's responsibilities.

The expedited process is of concern and Mr. Homer feels the upfront research currently underway will help to direct those tax delinquent properties to the most appropriate pathway for recoupment of delinquent taxes.

Ms. Shinaberry provided information from a County Recorder's training on land banks. She expressed concern that we were utilizing the County Prosecutor as legal counsel for the land bank which is in direct violation of the law. Mr. Homer explained that he was here today representing the County Treasurer and not the Land Bank or the Board. Mr. Griffith is legal counsel for the Land Bank. Mr. Homer's efforts begin with the foreclosure process and ends once the Land Bank takes ownership of the property.

Website Development: Approval not to exceed \$1,000 for the development, management and ongoing maintenance of a Morrow County Land Bank. 1st DR, 2nd DL. Motion passed unanimously.

Hidden Lakes Lots: The Hidden Lakes Home Community Association (HLCA) presented an offer to purchase the two lots owned by the Land bank. Their offer is for Lots 767 for \$300.00. The HLCA will write off the past due assessments owned on this lot of \$8,989.04 as uncollectable debt. Once purchased by HLCA, they will lease the lot and not sell it.

HLCA presented a second offer to purchase lot 437 for \$500.00. The HLCA will write off the past due assessments owned on this lot of \$2,844.00 as uncollectable debt. Once purchased by HLCA, they will lease the lot and not sell it.

Motion to sell lots 767 and 437 to HLCA for \$300.00 and \$500.00 respectively. 1st DR, 2nd EK. Motion passed unanimously. Staff will forward all pertinent information to Mr. Griffith to prepare the deeds for transfer.

Motion to adjourn.

Adjourned 12:07 pm