

Perry County Land Reutilization Corp
Minutes
January 18, 2024

1. Call to order: Drew Cannon_(A)_ Derek Householder_(P)_ David Hansen_(P)_ Chris Wilson_(P)_ Ben Carpenter_(A)_ Theresa Moore_(P)_ Steve Landerman_(A)_ Eric Emmert_(P)_ Mike Boley_(A)_

2. Approval of Minutes:

Suggested motion: Derek Householder moves, Theresa Moore seconds, approval of previous minutes. Board passes.

3. Public Comments/Discussion:

Scott Moore – Corning asked if we knew how the Land Bank of Ohio funds were dispersed? If the Board heard any updates on HB33?

4. Approval of Agenda:

Suggested motion: Derek Householder moves, David Hansen seconds, approval of agenda. Board passes.

5. Approval of Treasurers Report:

Reported balance of \$52,661.25 (Grant/Health Dept) and \$4606.06 (General Fund)

Suggested motion: Theresa Moore moves to approve of Treasurers Report., Derek Householder seconds, Board passes.

6. Discussion of election of officers.

David Hansen gave the board a brief overview of how the Land Bank was formed. Board discussed ORC 1724.03 and what mandated officers are needed for the Land Bank to operate. Two County Commissioners, County Treasurer, Representative for the largest municipality and a representative from the largest township.

Derek Householder moves to use two signatures on checks, Eric Emmert seconds. Board Passes.

David Hansen moves to make Eric Emmert Treasurer, Theresa Moore seconds. Board Passes.

Derek Householder moves to accept Steve Landerman's resignation, Chris Wilson seconds. Board Passes.

David Hansen moves to appoint Dan Kinsel (new commissioner) to fill the vacant seat and to fulfil statutory requirements. Derek Householder seconds. Board passes.

Davis Hansen moves that the Chair and Treasurer be the signors of checks, Derek Householder seconds. Board Passes.

7. Old Business:

Discussion of 323 Zanesville Rd Roseville Oh 43777

The McPeak's (in attendance) were awarded this property at the previous meeting. Due to the Land Bank failing to have a meeting and awarding the property for two years the McPeak's asked if they would be able to alter their bid to account for the additional building deterioration. Eric Emmert moved to put the property back up for bid The old way and to allow the McPeak's to bid again, Chris Wilson seconds. Board passes.

Chris Wilson moves that this property be listed for bid until 4 days before next meeting. Eric Emmert seconds. Board passes.

Discussion of 327 Elizabeth St New Lexington Oh 43764

After the last meeting it became known that we missed a bid packet for this property. Since the Board already awarded this property to Habitat for Humanity it was discussed that we would put this property back up for bid. Ken Oehlers (H2H) was fine with this decision. Stated the organization did not want to take a property away from another potential build. Eric Emmert moves to rebid property, Chris Wilson seconds. This property falls under the 35% of appraised value. Board passes.

Derek Householder moves for a 5-minute recess, David Hansen seconds. Board passes.

8. **Call to order:** Drew Cannon_(A)_ Derek Householder_(P)_ David Hansen_(P)_ Chris Wilson_(P)_ Ben Carpenter_(A)_ Theresa Moore_(P)_ Dan Kinsel_(A)_ Eric Emmert_(P)_ Mike Boley_(A)_

9. New Business:

Discussion of how to get rid of property.

Handouts were presented from other Land Banks and how their bid packets look versus how ours looks. Discussed having a side lot program.

Board sets minimum bid amount. Going with a set Percentage of the appraised value?
Accepting any bid?

Discussed using 35% of appraised value for residential properties and 50% appraised for commercial properties. Discussed whether it would be easier to set a minimum amount?

Derek Householder moves to set a minimum of 35% of the appraised value. Eric Emmert seconds. Board passes

10. Discussion of bank account one signature or two and who are they?

Previously discussed in meeting under a different topic. Board passed a motion to have two check signors and they would be the Chair and Treasurer.

11. Discussion of bid packets. Documents Attached.

Eric Emmert to table packets until the Board can review all options. Chris Wilson seconds. Board passes

12. Discussion of time for opening and closing of bids.

David Hansen moves that bid packets become "open" as soon as they are listed on the webpage and listed for 21 days. Theresa Moore seconds. Board passes.

13. Discussion of properties to put up for bid. Documents Attached.

Eric Emmert moves to purchase yard signs up to \$500, Theresa Moore seconds. Board passes. David Hansen moves to have a blanket resolution to dispose of 5 properties.

14. Health Department update.

No Health Department representative in attendance.

15. Proposed next meeting.

March 1, 2024, at 11:00am in the Perry County Commissioners Office

16. Adjournment.

Derek Householder moves, Eric Emmert seconds. Board passes.