



# Richland County Land Bank

Court House, Lower Level One  
50 Park Avenue East  
Mansfield, Ohio 44902  
419-774-5623

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Meeting June 06, 2018

Present: Amy Hamrick, Matt Finfgeld-Representing Bart Hamilton, Tony Vero, Jon Van Harlingen, Greg Weigler, Emily Mills, Amanda Hike, Sharon May, Tom Craft, Jon Burton, Stacey Crall-Representing Marilyn John, and Jerry Holden.

Mr. Finfgeld convened the meeting at 1:07 pm.

The Board reviewed the minutes from May 17, 2018 meeting. Mr. Vero moved to approve the minutes from May 17, 2018 without correction. Seconded by Mr. Craft and the motion passed unanimously.

The Board reviewed the fiscal report and the fiscal position. Mr. Vero moved to approve the fiscal report and fiscal position. Seconded by Mr. Craft and the motion passed unanimously.

Mrs. Hike presented the Scoreboard. RCLRC has transferred 3 NIP properties, and 4 vacant lots since last Board meeting. There are 449 parcels left on the forfeited property list. 65 NIP Demolitions have been bid out and 11 Demolitions on behalf of the City of Mansfield.

Mrs. Hamrick informed the Board about the Spring 2018 Land Bank Networking Meeting. December 18, 2018 is the deadline to have 100% of properties acquired into pipeline. RCLRC must own 160 properties or we will lose \$25,000.00 for each property under 160. The Land Bank must have been reimbursed 75% of allocation, \$2,936,051.09, or we will lose all monies under this amount and have submitted \$1,017,385.61 prior to December 18, 2018. Land Bank can increase their Line of Credit at this time. It is a one-time deal so Mrs. Hamrick requested the Line of Credit increase and is awaiting the results. Mrs. Hamrick also informed the Board that there is approximately \$7,000,000.00 currently available in reserve funds. As of June 1, 2018 Land Banks that have exhausted their allocation may reserve funds at an amount of \$12,500.00 for each owned property based on availability. Land Bank will only have 90 days to have demolition completed and all reimbursement documentation submitted or Land bank will have to completely pay for demolition. Therefore Land Bank should fully expect to pay for demolition with no expectation that funds will be available for reimbursement.

Mrs. Hamrick updated the Board on NIP. RCLRC is pending a reimbursement of 50,131.33 from NIP. RCLRC has been reimbursed for 49% of total funds and has an available balance of \$2,009,302.75. As of June 06, 2018 Reimbursements paid is a total of \$1,918,665.48 and as of December 18, 2018 Land Bank needs to be at 75% to reach our goal for an amount of \$2,936,051.09.

Mrs. Hamrick encouraged Board to accept \$372.93 from 2<sup>nd</sup> Half Mobile Home Settlement 2017. Mr. Vero moved to accept the 2<sup>nd</sup> Half Mobile Home Settlement 2017. Seconded by Mrs. Crall and the motion passed unanimously.

The Board reviewed the invoices. Mr. Vero moved to pay the invoices totaling \$38,774.64. Seconded by Mr. Craft and the motion passed unanimously.

Mrs. Hamrick discussed with Board possibility of new contractor R & D excavating. R & D excavating was reviewed at the May 17, 2018 meeting, however the Board requested more information. Mrs. Hamrick was able to acquire a written reference from Josh Frances for R & D excavating. Mrs. Hamrick still expressed concern to the Board that R & D has only demolished two garages in the entirety of their demolition career of one year. Mr. Vero asked if R & D did alright with the demolition of the garages. Mrs. Hamrick stated she did get a reference from one of the clients for the garages. Mr. Vero makes a motion to approve R & D as a demo contractor. Seconded by Mr. Craft and the motion passed unanimously.

Mrs. Hamrick showed Board pictures of Madison Township Fire Department training in the soon to be demolished structure at 225 Glessner Avenue. Mr. Craft stated how grateful the Fire Department was for the opportunity to train. Mrs. Hamrick had received from the Department a "Thank you" letter showing their gratitude.

Mrs. Hamrick updated the Board on 728 Park Avenue East. Mrs. Hamrick showed the Board pictures of construction going on at 728 Park Avenue East in recent weeks. The building appears to be moving forward in the positive rehab condition.

A newly forfeited structure at 519 N Mulberry Street is in fairly rough condition, but possibly auction worthy. Greg Weigler looked at property and only concern is huge Sycamore tree a foot away from structure. Mr. Finfgeld replies that is why it is being auctioned for \$1. Electric panel is fairly new and plumbing in house is good. Foundation is good. House has no demo orders. Mr. Craft made motion to add 519 N Mulberry into public auction. Seconded by Mr. Holden and the motion passed unanimously.

Mrs. Hamrick reviewed with the Board the Demolition Progress Sheet. Mrs. Hamrick explained Garrison had some of the latest demolitions and if the Board looked at 240 Clairmont the neighboring house was damaged during the demolition and house has yet to be repaired. She has emailed, called, texted asking him he wanted an extension of time with no response. This has gone on for a year now with no resolve. Mrs. Hamrick asked Mr. Burton if she receives no responses what she is going to do about finishing up these specific jobs. Mr. Burton said to give Garrison a notice, letting them know they are in default of contract, and proceed to award the jobs to someone else. Mr. Finfgeld asked because we are holding twenty percent from the contractors, if the twenty percent is not enough to complete the job, do we go after the bond. Mr. Burton replied yes. That was the purpose of the bond. Mrs. Hamrick moved forward in the discussion to explain she prepared the Demolition Sheet so the Board could compare where each demolition contractor stood in the completion of their jobs so that when the extension of time requests are reviewed they would be able to make an informed decision.

The Board discussed approving extension of time. The Board agreed due to the Fire Department training 225 Glessner and 144-146 Arthur Demolition was delayed. Mr. Holden moved to grant an extension of time from May 18, 2018 until June 29 2018 for Quality Excavating for 225 Glessner and 144-146 Arthur. Seconded by Mr. Vero and the motion passed unanimously. 313 Bulkley was ridden with the neighboring property owner's chattels and was not removed until recently. Mrs. Hamrick explained the house was already demolished and the Board felt July 29<sup>th</sup> was a little extreme amount of time since house was already on the ground. Mr. Vero moved to grant an extension of time from May 18, 2018 until June 29, 2018 for C. Eshelman Concrete. For 313 Bulkley. Seconded by Mr. Holden and the motion passed unanimously. Next the Board discussed the weather element of the extensions of time. The Board decided to award the contractors an extension of time until next Board

Meeting and review any further extensions at that time based on progress. Mr. Vero moved to grant extension of time due to wet weather, for completion of jobs, to Masters, Quality, Page, and Eshelman until June 20, 2018. Seconded by Mr. Holden and the motion passed unanimously.

The Board approved change orders. 313 Bulkley had concrete pad installed by neighboring property owner. Mr. Craft moved to have additional concrete removed from 313 Bulkley for \$500.00 by Eshelman Concrete. Seconded by Mrs. Crall and the motion passed unanimously. 24 E Arch Street needs trees removed along lot line. One tree limb fell on neighboring property owner's roof. Could be Land Bank's trees or neighbor's trees. Trees are divided right down line. Mr. Craft moved to have trees removed along lot line from 24 E Arch Street for \$2,000.00 by Quality Excavating. Seconded by Mr. Holden and the motion passed unanimously.

The Board awarded the abatement estimates for 478 W Fourth Street. Mr. Vero moved to award project to Great Lakes. Seconded by Mr. Craft and the motion passed unanimously.

The Board awarded the Demolition packages for the June 05, 2018 Bid Opening. Mr. Vero moved to award demo package 2018-11 to Ron Barnes. Seconded by Mr. Craft and the motion passed unanimously. Mr. Vero moved to award demo package 2018-12 to C. Eshelman Concrete. Seconded by Mr. Craft and the motion passed unanimously. Mr. Vero moved to award package 2018-13 to Quality Excavating. Seconded by Mr. Craft and the motion passed unanimously. Mr. Vero moved to award demo package 2018-14 to C. Eshelman Concrete. Seconded by Mr. Craft and the motion passed unanimously. Mr. Vero moved to award package 2018-15 to Quality Excavating. Seconded by Mr. Craft and the motion passed unanimously.

A forfeited vacant lot on Lemley Avenue in Lucas did not sell at sheriff sale for \$900.19. Mrs. Crall moved to take ownership of Lemley Road, parcel number 055-39-196-13-000, and transfer to Thomas and Terryann Militello for \$199.00 plus recording fee. Seconded by Mr. Vero and the motion passed unanimously.

A forfeited vacant lot on Poth Road in Mansfield did not sell at sheriff sale for \$625.22. Mr. Vero moved to take ownership of Poth Road, parcel number 026-11-020-01-001, and transfer to Michael and Patricia Bays for \$199.00 plus recording fees.

A forfeited vacant lot on South Foster Road in Mansfield did not sell at sheriff sale for \$17,654.58. Mr. Vero moved to take ownership of South Foster Street, parcel number 027-06-003-09-000, and transfer to Value Housing for \$299.00 plus recording fees.

The Board approved all profit and loss per property. Mr. Holden moved to approve the profit and loss. Seconded by Mr. Vero and the motion passed unanimously.

Mr. Finfgeld asked all in attendance if there were any comments or miscellaneous. No response.

The next Land Bank meeting will be held on June 20, 2018 at 1:00 pm in the law library.

Mr. Finfgeld asked for motion to adjourn meeting at 1:50 pm. Mr. Vero moved to adjourn meeting. Seconded by Mr. Holden and the motion passed unanimously.