



# 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 27, 2018

Present: Amy Hamrick, Tim Theaker, Tom Craft, Greg Weigler, Farrell Hawks, Jon Van Harlingen, J.R. Rice, Sharon May, Emily Mills, Steve McQuillin, Tony Vero, Jeff Parton, Garnetta Pender, Matt Finfgeld, Jon Burton, Marilyn John, Amanda Hike, Bart Hamilton, and Jerry Holden.

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

Mr. Finfgeld announced the retirement of J. R. Rice from Codes and Permits office as of June 29, 2018. Land Bank extended gratitude toward J.R. Rice and thanked Mr. Rice for working with the Land Bank since its inception furthering its mission in reducing blight for Richland County. J.R. Rice was presented with an award from the Land Bank. The award stated how supportive Mr. Rice was during the formative years of the Land Bank and no words could express the generosity of the sharing of knowledge or patience in working with Land Bank staff, and how much of a positive impact Mr. Rice has had on the Land Bank. The Land Bank expressed how much J.R. will be missed and wished him the best of luck in all his future endeavors. Mr. Rice thanked the Land Bank and expressed how easy the Land Bank's mission was to support. Mr. Rice explained with the Pride Levy money, the city was able to do demolitions of vacant, abandoned buildings but with the monies the Land Bank fought hard to get over the years, the amount of demolitions for Richland County has tripled, almost quadrupled. Mr. Vero consulted legal counsel that Land Bank code of regulations allow the appointment of people to Land Bank if they are needed. Mr. Rice said he is available and it is a great policy, he is welcome to be behind it and honored to be behind it. Many counties in the State of Ohio chose not to have a Land Bank because it is hard work. It takes dollars and man hours and Bart Hamilton, Amy Hamrick, Matt Finfgeld, and the County Commissioners chose to do this great thing. It's done great things for the citizens of Mansfield. It has found end users for the properties and the grass is getting mowed so there is nothing bad to say about this Land Bank in my opinion.

The Board reviewed the minutes from June 06, 2018. Mr. Vero moved to approve the minutes from June 06, 2018 without correction. Seconded by Mr. Parton and the motion passed unanimously.

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

Mrs. Hike presented the Scoreboard. Since last Board meeting Land Bank has transferred 2 NIP properties and 6 vacant lots. Currently closing paperwork is being initiated for 26 NIP properties and 8 vacant lots waiting signatures by end users to transfer.

Mrs. Hamrick updated the Board on NIP. Since last Board meeting Mrs. Hamrick has submitted \$64,983.00 for reimbursement from NIP. Total reimbursements paid to date (not including \$64,983.00) is \$1,918,665.48. To be at 75% reimbursement goal, Land Bank must have been reimbursed for \$2,936,051.09 of the monies spent on NIP demolitions. After the payment of approved invoices today, five more properties will be ready to submit to NIP.

The Board reviewed the invoices. Mr. Parton moved to pay the invoices totaling \$58,280.62. Seconded by Mr. Holden and the motion passed unanimously.

Mrs. Hamrick discussed with Board pending 2016-2017 State Audit. Skylar Mills, State Auditor is in process of preparing two year audit for Land Bank. Ms. Mills wanted all the Board of Directors to be made aware she will be contacting them via email. Ms. Mills was afraid her name would not be recognized by Board members and her email may not be answered. Mr. Holden requested Ms. Mills contact him by phone rather than email because he receives too many emails he may miss her email.

A special note to the Board of Directors. Mrs. Hamrick points out Land Bank was incorporated November 7<sup>th</sup>, 2013 and the fifth year anniversary of the Land Bank will be on November 7<sup>th</sup>, 2018. Mrs. Hamrick wanted the Board to keep this in mind so an event can be planned.

Mr. McQuillen informed Board 331 Prescott was awarded an Ohio Start Preservation Tax Credit at meeting last Wednesday, June 20, 2018. Mr. Hamilton asked Mr. McQuillen amount of tax credit 331 Prescott received. Mr. McQuillen stated 331 Prescott received up to \$221,000 in tax credits if an amount 4 times that were to be spent on the rehabilitation process. The approved application is for housing, the conversion of two apartments, however Mr. McQuillen did have discussions with NECIC about making Prescott their headquarters. Since the discussions with NECIC about Prescott, NECIC has moved locations and since Mr. McQuillen has informed NECIC of the funding to rehabilitate Prescott, NECIC is not necessarily interested in making Prescott their headquarters but is definitely interested in the residential. For now Mr. McQuillen will move forward with the clearing of the property and exterior work such as boarding the property and roofing situation. Mr. McQuillen believes this project will be a good example of how the rehabilitation of a key building can revitalize a neighborhood and he knows that is what NECIC would like to do. Mr. McQuillen thanked the Board and is awaiting the sale of Prescott to move forward with total rehabilitation of the property. Mr. Hamilton asked Mr. Burton, Land Bank's legal council, what Land Bank needs to move forward with changing current lease to a sale. Mr. Burton replied the Land Bank would have to do some kind of confirmation of the sale with Board approval. Mr. Hamilton stated Land Bank staff will figure out what needs to be done and topic will be brought to next Land Bank meeting.

Mrs. Hamrick discussed Auction results from June 22, 2018. Mrs. Hamrick stated Auction had great results, however there were no bidders on Logan Road property. There are several individuals who are interested in making offers on Logan Road and Mrs. Hamrick would like to take offers and discuss at next Board meeting. Mrs. Hamrick showed the Board a slide containing the results of all the other properties sold at the Auction and the amount the properties sold for. 611 Bon Air sold for \$7,200.00, 153-155 S Diamond sold for \$1.00, 152 W Fourth Street sold for \$3,300.00, 437 Park Avenue sold for \$1.00, 295 Newman Street sold for \$3,400.00, 94 W Fifth Street sold for \$1.00, 519 N Mulberry sold for \$125.00, and 149 Washington sold for \$1.00. Mr. Holden asked Mrs. Hamrick about not having another auction on Logan Road because he has had numerous phone calls about the property. Mrs. Hamrick said that we could take the offers and that could be something discussed at the next meeting. Mr. Holden replied that he would really like an auction to be discussed because that is what the individuals calling him are expecting is another auction. Mrs. Hamrick asked so you do not what to accept offers, you want to take the property straight to auction? Mr. Vero responded Yes but with no reserve. Mr. Finfgeld brings up point of added cost and Mr. Hamilton agrees stating the cost will be \$500.00 for auctioneers plus \$1,000.00 for legal add to be ran. Mr. Parton asked if there are any other properties available that we could add in with the auction of Logan Road? Mrs. Hamrick replied she did not believe so. Mr. Parton made a motion to hold a new public auction for 845 Logan Road with no reserve. Seconded by Mr. Holden and the motion passed unanimously.

Mrs. Hamrick updated the Board on 728 Park Avenue West. 728 Park Avenue West was a Land Bank property with three gas tanks removed from location and then sold to James Shiro for his countertop business. Mrs. Hamrick showed the Board a slide of the current progress of the rehab of the building. Mr. Parton said that Mr. Shiro was put on hold with the construction of the siding from the county because they were doing more than just siding so they are concentrating on the inside of the building. Mr. Parton also stated that the upstairs of the building has a two bedroom apartment and a four bedroom apartment that Mr. Shiro has good tenants for. They should be open for business by the end of the year. Mrs. Hamrick also showed the Board before and after pictures of demolition sites at 503 Reed Street, 266 Superior, and 159 Rae Avenue.

Mrs. Hamrick discussed the possibility of new contractor BrambleHound Land Maintenance. Mr. Finfgeld questioned BrambleHound Land Maintenance's certificate of liability insurance. Under commercial general liability it says it is effective November 30, 2018. Mr. Finfgeld asked if this information was a typo because the date it was submitted was June 7, 2018. Mrs. Hamrick said she will have to double check the information. Mr. Finfgeld responded Ezra will do a good job, it is not the work he is concerned about, he just wants to make sure Ezra is covered. Mr. Vero asked Mrs. Hamrick if Ezra had excavating experience? Mr. Finfgeld replied he works for Quality Excavating and has been great to work with. Mr. Vero asked so he is going to go out on his own? Mrs. Hamrick replied he is going to do excavating not demolition. That is the final grade, seed, and straw on the properties we need to have someone bid on to finish up for us. He has his own equipment and wants to bid on that type of work for the Land Bank. Mr. Vero made a motion to approve BrambleHound Land Maintenance as an excavating contractor providing appropriate insurance documents are provided with correct coverage dates. Seconded by Mr. Parton and the motion passed unanimously.

Mrs. Hamrick reviewed with the Board Insurance options for the Land Bank. When West Bend initially set up the policy for Land Bank the insurance company did not realize the Land Bank would be owning property for the period of time it takes to do a demolition and transfer property. They thought it would be just like the ownership of the vacant lots for all the property and the ownership would be in and out. West Bend does not want to insure properties that the Land Bank is going to hold more than a week or more. With West Bend the Land Bank is going to have to get an additional policy on top of what they have at West Bend. If Land Bank would go with the Ohio Plan Insurance, they would be willing to insure all of the Land Bank's properties with liability insurance. John Stutaman and Mrs. Hamrick discussed insurance options in great detail and looked at many different plans and plan through Ohio Plan Insurance is the Land Bank's best fit. Mr. Craft made a motion to accept Ohio Plan as new Insurance coverage. Seconded by Mrs. John and motion passed unanimously.

The Board discussed approving the extension of time. Mrs. Hamrick said all of the contractors want extensions of time to finish work and she is being completely fair to all contractors. Quality Excavating has been working basically non-stop, however they only have 25 % of their work done. Page Excavating has given about three days work in the last two months and that was this past Friday, Saturday, and Sunday. We gave them extensions. Mrs. Hamrick asked the Board if they wanted to stop the extensions of time. The Board unanimously replied yes. Mr. Vero made a motion to stop all extensions of time. Seconded by Mr. Craft and the motion passed unanimously. Mr. Craft brought up point that penalty also needs to be addressed. The penalty is too cheap and there is no reason for the contractors to perform. Mr. Rice offered his opinion by request that the Land Bank started out at withholding 10% and moved it to 20% thinking that would get their attention but it has not. He believes that withholding 40% might be a better number to get the contractors attention. Mrs. Hamrick would like to review the contract, bid documents, and sit down with Mr. Rice and go through documents thoroughly to make changes before we bid out any new properties. Mr. Vero asked if Land Bank was at the point where we need to mention

performance bond for the existing contracts that are not getting completed because we do not get a cent until they are completed. Mrs. Hamrick believes after she sends out email to all contractors they are receiving penalty on all of their properties per day they are not completed the contractors will be more motivated. Mr. Vero requested that Mrs. Hamrick have at the next meeting a recommendation for adjusting Land Banks payment plans.

Board approved demolition repairs on Land Bank properties. Mr. Vero made a motion to approve BrambleHound Land Maintenance on condition they get commercial liability insurance and registered with the City of Mansfield, contracts for demolition repairs on 58 Helen, 44 Lind, 46 Lind, 309 Altamont, 313 Altamont, 368 Altamont, 240 Clairmont, and 246 Clairmont. Seconded by Mr. Craft and the motion passed unanimously.

Mr. Burton discussed with the Board Land Bank's contractual relationship with Garrison. Letter was sent to Garrison giving a ten day notice with no response. Mr. Burton notified the Board they need to have a Board action terminating Land Bank's contractual relationship with Garrison. Mrs. John made a motion to terminate Land Bank's contractual relationship with Garrison due to default. Seconded by Mr. Vero and the motion passed unanimously.

Owner of 100 Marion Avenue would like to donate property as died in lieu of tax foreclosure. There are two parcels and two applicants. Both applicants decided among themselves that each would take one parcel. Mrs. John made a motion to transfer parcel number 027-01-074-04-000 to Rex Gilbert for \$299.00 plus recording fees and transfer parcel number 027-01-074-03-000 to New Beginning Gospel Baptist Church for \$89.00. Seconded by Mr. Vero and the motion passed unanimously.

Six vacant lots on Crandall and Dillon did not sell at Sheriff Sale for a combined total of \$20,856.03. Applicant Crystal Tower would like to build six 600 square foot homes for veterans on these parcels. Mrs. Hamrick asked Mr. Rice if he received a call from Crystal Tower. Mr. Rice replied he did meet with them. Mr. Parton asked if Mr. Rice had seen their plans? Mr. Rice replied they call them tiny houses but really they were small houses. The room sizes met the Ohio code requirements, the kitchen size, all the minimum sizes were met so they are just small houses. Mr. Rice asked Crystal Tower why Mansfield instead of Sandusky where you are located and Crystal Tower's reply was the price of the land was more affordable in Mansfield. Mrs. Hamrick provided proof of Crystal Tower's 501(c)3 status in meeting packets along with an article from the Sandusky register about her current non-profit organization. Mr. Parton made a motion to transfer Crandal and Dillon parcel to Crystal Tower Women's and Children's Shelter for \$89.00 per forfeiture for a total of \$356.00. Seconded by Mr. Holden and the motion passed unanimously.

Land Bank owns property at 222 Jefferson that Board approved on September 2017 to hold until State Route 30 Interchange was decided. When property was first discussed, Land Bank did have applicant for property. At this time Land Bank has received a second application. If second application is considered Mrs. Hamrick believes Board must also consider first applicant as well or continue to hold the property until State Route 30 Interchange is decided. Mrs. John does not know how Land Bank can move forward until the Interchange is decided. Mr. Hawks, the applicant does not believe there would be any difference because they have already decided that those two parcels will not be affected by the change. Mr. Hawks believes that the only reason they took his two parcels was because they had to either put up an embankment wall or slope the dirt out and those would be the only properties that would be affected. Mr. Hawks had residential buildings on those lots he was rehabbing and when the state needed those properties he stopped the rehab of those buildings and lost the potential of \$1,000.00 per month in rental income. The reason he looked across the street is Mr. Rice informed him the parcels were zoned industrial and he was looking to build a garage that maybe a hobbyist would need storage for and things of that

nature. Mr. Hamilton said he would really feel better about a decision once the 30 Interchange has been decided. Mrs. John stated she has been to several State Route 30 meetings and it is different every time she goes. Board decided to get more information and bring back to next meeting.

Land Bank owns property at 24 W Arch Street that received application. Mr. Holden moved to transfer 24 W Arch Street to Brent and Jennifer Brasseur for \$199.00 plus recording fee. Seconded by Mr. Parton and the motion passed unanimously.

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

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

The next Land Bank meeting will be held on July 18, 2018 at 1:00 pm in the law library.

Mr. Hamilton asked for motion to adjourn meeting at 2:10 pm. Mr. Parton moved to adjourn meeting. Seconded by Mrs. John and the motion passed unanimously.