



# Richland County Land Bank

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

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Meeting May 17, 2018

Present: Amy Hamrick, Matt Finfgeld-Representing Bart Hamilton, Derek Whatman, Chuck Whatman, Marilyn John, Emily Mills, Tim Bowersock, John Vanharlingen, Jon Burton, Tom Craft, Tony Vero, Tim Theaker, and Amanda Hike.

Mr. Finfgeld convened the meeting at 1:05 pm.

The Board reviewed the minutes from May 2, 2018 meeting. Mr. Vero moved to approve the minutes from May 2, 2018 with the correction of an apostrophe s on the end of Shag-A-Lee's and "Mr. Vero did not what to make" should be "Mr. Vero did not want to make" at the bottom of pg. 3. Seconded by Mrs. John 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.

Mr. Finfgeld added to the agenda motion to accept \$2094.51 from the mobile home delinquency collection. Mr. Parton moved to accept \$2094.51 from the mobile home delinquency collection. Seconded by Mrs. John and the motion passed unanimously.

Mrs. Hike updated the Scoreboard. RCLRC has transferred 4 NIP properties, 12 vacant lots, and 2 rehab ready properties since last Board meeting. RCLRC is 4 NIP properties transferred away from beating the 2017 YTD record of 38 total properties transferred. RCLRC has transferred a total of 580 properties since inception leaving a total of 445 properties left on forfeited property list.

Mrs. Hamrick updated the Board on NIP. RCLRC is pending a reimbursement of \$50,131.31 from NIP. RCLRC has been reimbursed for 49% of total funds and has an available balance of \$2,009,302.77. Once seeding and straw is completed, there will be more properties that can be submitted. Due to weather only three properties have been completed thus far.

The Board reviewed the invoices. Mr. Parton moved to pay invoices totaling \$45,724.33. Seconded by Mr. Theaker and the motion passed unanimously.

Mrs. Hamrick updated the Board on the auction of historical properties. RCLRC Board members were tasked with deciding which properties to own and offer at auction. Mrs. John asked if anyone has shown any interest in these properties? Mrs. Hamrick responded 437 Park Avenue has had a lot of interest. She believes people are waiting to see what happens with the old YMCA before they commit to anything. Mr. Theaker expressed his concern with potential buyers of the historical properties and the condition that some of the historical properties are in. Mr. Finfgeld explained that historical properties already have demo orders and potential

buyers would be held to same standards through the City Planning Commission as any other property owners with demo orders. JR Rice would be asked to attend the auction as he does the sheriff sales to inform potential buyers of the conditions of buying a property with demo orders. Mrs. Hamrick stated that all potential buyers will be pre-qualified through JR Rice and the Treasurer's Office. Mrs. John asked if there was a minimum bid. Derek Whatman explained if Board decided to do an absolute sale then whatever the property brings, for example one dollar, then the property has to be sold for one dollar. If the Board sells a property with reserve they have a right to say yes or no to the bid price. Mr. Finfgeld asked if some properties could be with a reserve and some could be absolute. Chuck Whatman responded absolutely you can. Mr. Vero moved to take ownership to auction all of historical properties (149 Washington, 153 S Diamond, 94 West Fifth, 152 West Fourth, 437 Park Avenue West) and to enter into agreement with Whatman to auction properties. Seconded by Mr. Parton and the motion passed unanimously. Board then discussed 845 Logan, 611 Bon Air and 295 Newman. Mr. Vero moved to take ownership of 295 Newman to auction with no reserve through Whatman Auctioneers. Seconded by Mr. Parton and the motion passed unanimously. Mr. Parton moved to put reserve of \$2,500.00 on 611 Bon Air to be included in auction with Whatman Auctioneers. Seconded by Mr. Vero and the motion passed unanimously. Board discussed reserve for 845 Logan Road. Mr. Burton suggested to the Board they may want to hold off on making a decision about Logan because if the property sells too low it may affect the recovery amount in the litigation. Mrs. Hamrick replied that Attorney Enscoe was okay with the auction when they had talked about it. Mr. Burton asked if Mrs. Hamrick talked to Attorney Enscoe about the reserve. Mrs. Hamrick responded she did not talk to Attorney Enscoe about a reserve. Mrs. Hamrick asked Mr. Burton if we could make a motion to sell Logan at a reserve based on what Attorney Enscoe recommends. Mr. Burton responded yes. Mr. Vero moved to set reserve on 845 Logan Road based upon Attorney Enscoe's recommendation with Whatman Auctioneers. Seconded by Mr. Parton and the motion passed unanimously.

The Board discussed approving new contractor R & D Excavating. Mrs. John asked if either partner had previous experience with other contractors. Mrs. Hamrick responded when asked both replied "not really". Mrs. John expressed concern that neither contractor had any experience with demolition of houses. Mr. Parton suggested that contractors be approved for landscaping, board up, tree Removal, mowing, and debris removal services until they have proven themselves reliable and then they may be considered for demolition. Mrs. Hamrick suggests that she bring the contractors back to the next meeting. Board is unanimous with this idea.

The Board awarded the abatement estimates for 282 Sheridan, 138 Home, 112 Hedges, 239 S Diamond, and 222 E First. Mr. Theaker moved to award these projects to Page Excavating. Seconded by Mrs. John and the motion passed unanimously.

Mrs. Hamrick discussed plans for 200, 210, and 220 Ohio Street. Mrs. Hamrick received approval from NIP to be reimbursed for \$54,000.00 for greening funds to put into the park at Ohio Street. RCLRC is working with City of Mansfield and Rex's Landscaping to design Fitness Park.

A forfeited vacant lot on E Dickson Avenue did not sell at sheriff sale for \$9,337.15. Mr. Parton moved to take ownership of East Dickson Avenue, Parcel Number 027-05-022-01-000, and transfer to Richland Newhope Industries for \$89.00 recording fee. Seconded by Mr. Vero and the motion passed unanimously.

A forfeited vacant lot at 524 Daisy Street did not sell at sheriff sale for \$5,741.11. Mr. Parton moved to take ownership of 524 Daisy Street and transfer to Kezia Franklin for \$299.00 plus recording fees. Seconded by Mr. Vero and the motion passed unanimously.

A forfeited vacant lot on Crestview Drive did not sell at sheriff sale for \$ 12,566.03. Mr. Parton moved to take ownership of Crestview Drive, Parcel Number 042-31-211-12-000, and transfer to Fred and Linda Sharp for \$199.00 plus recording fees. Seconded by Mr. Vero and the motion passed unanimously.

A forfeited vacant lot at 137 W Dickson Avenue did not sell at sheriff sale for \$10,821.05. Mr. Parton moved to take ownership of 137 W Dickson Avenue and transfer to Renaissance Performing Arts, Association, Inc. for \$89.00 recording fees. Seconded by Mrs. John and the motion passed unanimously.

A forfeited property with a structure at 511 S Diamond Street did not sell at sheriff sale for \$5,326.28. Mr. Craft moved to take ownership of 511 S Diamond, demolish using NIP funds, and transfer to David and Teresa Yoder for \$350.00 plus recording fees. Seconded by Mr. Theaker and the motion passed unanimously.

The Land Bank owns property at 158 S Foster Street where end user has been found. Mrs. John moved to transfer to Robert Lloyd for \$199.00 plus recording fees. Seconded by Mr. Parton and the motion passed unanimously.

The Land Bank owns a property at 128 Lexington Avenue that was a prior gas station. City of Mansfield demolished using EPA grant funds and city funds. Investment property owner James Smardgeff has applied for property. Mrs. Hamrick explained to the Board EPA will not give Land Bank a Letter of No Further Action until Land Bank and Mr. Smardgeff agrees to the Environmental Covenant with the State Fire Marshal of Ohio. Mr. Bowersock reviewed the Environmental Covenant with the Board. Mrs. Hamrick explained that Mr. Smardgeff will have to file a report every five years with BUSTR that none of the covenants have been broken. Mr. Finfgeld questioned whether Mr. Smardgeff is okay with doing these reports and the Environmental Covenant. Mrs. Hamrick responded Mr. Smardgeff has a copy of the Environmental Covenant, he has read over the Environmental Covenant, and has not expressed any concern. Mr. Vero moved to enter into Environmental Covenant with State fire Marshal of Ohio provided the covenant references the correct county of Richland County and not Summit County, once Environmental Covenant is filed with the Richland County Recorder's office and the Land Bank receives the Letter of No Further Action transfer 128 Lexington Avenue to James Smardgeff for \$299.00 plus recording fees. Seconded by Mr. Parton and the motion passed unanimously.

The Land Bank owns property at 478 W Fourth Street that went to highest bid on April 13, 2018. Owner Occupant James Bently did not submit a bid. Owner Occupant Lenore Melton bid \$733.00. Mrs. John moved to transfer to Lenore Melton for \$733.00 plus recording fee. Seconded by Mr. Parton and the motion passed unanimously.

A forfeited vacant lot on Leiter Road went to highest bid on May 2, 2018. Owner Occupant Zachary Resar did not submit a bid. Owner Occupant Tyler McNeely bid \$500.00. Mrs. John moved to transfer Leiter Road, Parcel Number 020-16-161-01-003, to Tyler McNeely for \$500.00 plus recording fees. Seconded by Mr. Parton and the motion passed unanimously.

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

Mrs. Hamrick informed the Board of the next Land Bank Partners Network Meeting which will be held Wednesday, May 30, 2018 from 10:00am until 3:00pm at the Mansfield Fire Museum. Attendees must RSVP.

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

The next Land Bank meeting will be held on June 6, 2018 at 1:00pm in the Law Library.

Mr. Fingeld asked for motion to adjourn meeting at 1:59pm. Mr. Vero moved to adjourn meeting. Seconded by Mr. Parton and the motion passed unanimously.