

**Jackson County Lank Bank Reutilization Corporation  
Board of Directors  
Meeting Minutes**

**Date:** February 19, 2020

**Meeting Type:** Regular

**Location:** Office of the Jackson County Board of Commissioners  
275 Portsmouth Street  
Jackson, Ohio 45640

**Present:** Lee Hubbard, Ed Armstrong, Paul Haller, Charlie Hudson, Randy Evans

**Guests:** Gary Radabaugh, Kevin Aston, Sam Brady, Bill Shumate, Shawn Buschmann

**CALL TO ORDER**

The meeting was called to order by Mr. Hubbard at 10:37 a.m.

**MINUTES**

The minutes of the January 2020 meeting were presented and accepted on a motion from Mr. Hudson and a second from Mr. Haller. The vote was unanimous.

**FINANCE REPORT**

- Mr. Hubbard presented the written financial report. The finance report was approved on a motion from Mr. Hudson and a second from Mr. Armstrong.
  - **Check #201** in the amount of \$3,966.67 to the Ohio Housing Finance Agency as repayment of grant reimbursement, as well as a mowing advance due to the sale of 415 S New York Avenue.
    - This was approved on a motion from Mr. Evans and a second from Mr. Hudson. The vote was unanimous.

**OLD BUSINESS**

Mr. Hudson submitted written notice of who has been chosen as his proxy to serve on the board should he be unable to attend. He has selected Mr. Bill Shumate, Service Director of the City of Wellston. This proxy was approved on a motion from Mr. Armstrong and a second from Mr. Evans.

**NEW BUSINESS**

- Letter of Intent: Shawn Buschmann submitted a letter of intent to the board on behalf of his client, with interest of purchasing the Bridge Street properties. The board discussed this, as well as revisions to potentially be made to the LOI.
  - No action was taken. Special meeting to follow up will be held on Tuesday, March 3<sup>rd</sup> at 10:30 a.m.
- 122 N Michigan Avenue: Juan Rios has submitted request to purchase property. The board is unsure of whether it's considered a full lot or half lot, which could impact the

ability to build on it due to the City of Wellston's zoning requirements. Mr. Hudson is going to look into this further, and readdress the topic at the March 3<sup>rd</sup> Special Meeting.

- 1001 S Wisconsin Avenue: Someone reached out to Mr. Radabaugh with interest to purchase this property. However, as of the time of the meeting, he had not yet received the request in writing. No action taken.
- 4111 CH&D Road: Fair Market Value has been established at \$5,000. However, due to conditions on the property, building a house will not be possible. Mr. Radabaugh presented the idea of reassessing the FMV. Per instruction from the board, Mr. Radabaugh will contact two neighbors of the property to gauge their interest in possible purchase and the board will reassess FMV after that, if need be.
- Underground Storage Tank: Mr. Radabaugh has learned that the Ohio EPA has requested documentation from the Ohio Fire Marshall in regards to whether or not there was an fuel release at the State Street/Bridge Street gas station site.
- Mowing: Individual has contacted Mr. Radabaugh and Mr. Hubbard with interest in mowing the Water Street and Bridge Street properties as he lives nearby. Per recommendation from Mr. Radabaugh, the board will make a decision only after a letter of intent has been received. No action taken.
- Mr. Radabaugh presented an attachment with proposed properties. This is essentially a "wishlist" of what could be attainable. No action taken.
- 256 York Street: Property has been through two Sheriff's sales, but has not been purchased. In addition, the home is still occupied. While it is likely a demo candidate, Mr. Evans believes it's overpriced at \$30,000 on the Jackson County Auditor's website. Board may choose to take possession of this property. There will be continued discussion at the March meeting. No action taken.

### **PUBLIC COMMENTS**

- Kevin Aston presented one of the new signs advertising Land Bank properties. These will be the signs now placed on vacant properties in order to let people know they are available for purchase and who to contact.

### **DATE OF NEXT MEETING & ADJOURNMENT**

The next regular meeting will be on Tuesday, March 24th, 2020 at 10:45 a.m. in the meeting room of the Jackson County Board of Commissioners.

The meeting was adjourned at 11:43 a.m. on a motion from Mr. Evans and a second from Mr. Armstrong.

Respectfully Submitted,  
Amanda Williams  
Administrative Assistant