

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

Date: March 23rd, 2021

Meeting Type: Regular

Location: Zoom Conference Call

Present: Lee Hubbard, Paul Haller, Charlie Hudson, Randy Evans, Donnie Willis

Guests: Gary Radabaugh

CALL TO ORDER

The meeting was called to order by Mr. Hubbard at 10:52 a.m.

MINUTES

The minutes of the January 2021 regular meeting were approved on a motion by Mr. Willis and a second from Mr. Evans.

FINANCE REPORT

- Mr. Hubbard presented the written financial report. This was approved on a motion from Mr. Willis and a second from Mr. Evans.
 - **Check #227** in the amount of \$110.00 to the Treasurer of the State of Ohio for financial statement preparation.
 - Approved on a motion from Mr. Hudson, second from Mr. Willis.
 - **Check #228** in the amount of \$250.00 to the Ohio Land Bank Association for 2020 membership dues.
 - Approved on a motion from Mr. Evans, second from Mr. Hudson.
 - **Check #229** in the amount of \$940.00 to the Treasurer of the State of Ohio for financial statement preparation.
 - Approved on a motion from Mr. Hudson, second from Mr. Willis.
 - **Check #230** in the amount of \$187.50 to Sprague Law Office LLC for legal fees for deed preparation of the sale of 2 properties – 0 Putnam Street and 122 N Michigan Avenue.
 - Approved on a motion from Mr. Evans, second from Mr. Hudson.

OLD BUSINESS

- Bridge Street – Purchase is complete, amount paid in full.
- Bi Lo Gas Station – Mr. Hubbard has received agreements from both TetraTech and ODSA in regards to the project. Plans to forward those agreements to the board members.
 - Also received another letter from the Petroleum Release Compensation Board which he will filing an objection to within the next 30 days.
- 207 Main Street – Closing date is to be determined. No action necessary.
- 75 Broad Street – Clean up is underway, awaiting word of completion.

- 1250 S Vermont & 210 N Wisconsin – Interest parties were to follow up with Mr. Radabaugh after speaking with Ryan Pelletier in Wellston. There has been zero contact.
- 256 York Street – Mr. Radabaugh has sent the owner, as well as the occupants, a letter to vacate the premises by May 25th. No response has been received nor is expected.

ACQUISITIONS/DISPOSITIONS

- Bi Lo Gas Station – Jackie Hughes interested in acquiring garage doors, etc. from the property. Board decided against allowing this and to proceed with the demolition in its entirety.
 - Request to purchase the lot once remediated. This property would then become additional yard space for the adjoining property.
 - No Fair Market Value has been established at this time. No action taken.

NEW BUSINESS

- 67 & 73 W Main Place – Owner is a double amputee with delinquent taxes on the property. He states he is willing to sell the property to the Land Bank and knows the delinquent taxes (totaling \$5,557 combined) would have to come out of what he is paid.
 - Foreclosure is also an option, but would likely take much longer
 - Owner states there are no liens on the property, but it appears Ohio Valley Bank filed for foreclosure last year but cancelled it.
 - Board determined that Mr. Radabaugh should follow up with the owner, in hopes that he'll sign the properties over to the Land Bank
- Ohio Land Bank Association Quarterly Meeting (Land Bank Playbook) – Mr. Radabaugh attended this meeting and informed Senate Bill 112 and House Bill 155. He also brought up the topic of establishing a Board of Revisions to help ensure quicker foreclosures.
- Website – If the Board would like to create a website, Mr. Radabaugh recommends modeling it after the website for the Athens County Land Bank.
 - Board showed interest and plans to follow up with pricing, etc.
- 2020 Financial Statement – Mr. Hubbard has received the financial statement from the State Auditor's office.
- Sour Run Road Gas Station – Anne Parks has reached out to Mr. Hubbard to follow up on the property. Board indicates that this will be the next gas station project, once the Bi Lo remediation is complete.

PUBLIC COMMENTS

- None.

DATE OF NEXT MEETING & ADJOURNMENT

The next regular meeting will be on Tuesday, April 27th 2021 at 10:45 a.m. via Zoom.

The meeting was adjourned at 11:46 a.m. on a motion from Mr. Hudson and a second from Mr. Haller.

Respectfully Submitted,
Amanda Williams
Administrative Assistant