



Wayne County Land
Reutilization Corporation
C/O: Wayne County
Commissioners
428 W. Liberty Street
Wooster, Ohio 44691

330-287-5400
www.waynelandbank.org

MINUTES
OF THE FIRST
WAYNE COUNTY LAND REUTILIZATION CORP.
9/28/20

Present: Bobbie Beshara, Steve Wheeler, Andrew Dutton, Jonathan Hofstetter, Melissa Koch, Becky Foster, Sue Smail

Treasurers Report was read and approved for audit. Jonathan Hofstetter mad a motion to approve, Bobbie Beshara seconded. Motion passed.

Rittman and Wayne County have each made their contribution of \$2500. To the Land Bank to cover any legal fees that we may have, preparation of our tax return at the end of the year and other miscellaneous expenses that we may encounter.

Discussion was held regarding opening a checking account and who should be signatories. It was decided that Apple Creek Bank had the best deal with number of checks, etc. Melissa Koch as Treas. and Sue Smail as Chairman will be the signatories. Only one signature will be required for checks. Becky Foster made a motion to open the checking account at Apple Creek Bank with Melissa and Sue as signatories. Jonathan Hofstetter seconded. Motion passed.

Increasing DTAC (Delinquent Tax and Assessment Collection) was discussed as a means of funding the Land Bank. Currently our DTAC rate is 5% with half of that going to the Treasurer's office and half to the Prosecutor's Office to cover their employee expenses of collecting the delinquent taxes. We are permitted to add up to another 5% which can then be dedicated to funding the Land Bank. A request would have to be made to the Commissioners to increase this funding. Currently the DTAC collections are approximately \$150,000. A motion was made by Becky Foster and seconded by Melissa Koch to request the Commissioners increase the DTAC rate by 5% and that this increase be used to fund the Land Bank. Motion passed.

Sue Smail stated that she was notified by Deb Cline of the Prosecutor's Office via Journal Entry, that there were two properties available for forfeiture located in the City of Wooster. These properties had gone through the proper foreclosure process, the last of which were two Sheriff sales and nobody purchased them. One of the properties is located at 407 E. South St. and its back taxes were \$32,520.02 with an appraised value of \$7,070 and the other is located at 358 W. Larwill Street with back taxes in the amount of \$25,069.37 and an appraised value of \$61,400. Both properties are owned by the same entity – Icarus Investments. Sue explained that we had 10 days to respond to the Prosecutors Office via Petition that we wanted to receive these properties. Andrew Dutton from the City of Wooster will ask their legal counsel if he can prepare the Petition for us. Becky Foster made a motion and Melissa Koch seconded that we accept these properties.

Smail also stated that she had already received notice from Attorney Doug Drushal stating that he had a potential buyer for the South Street property.

Melissa Koch presented the group with a spreadsheet identifying properties in Wayne County and their place in the foreclosure process.

Andrew Dutton presented us with 4 properties located in the City of Wooster that are potential Land Bank properties – possibly through the BOR (Board of Revision) process.

There being no other business, Jonathan Hofstetter made a motion to adjourn and Steve Wheeler seconded.