

**MINUTES OF THE INTIAL ORGANIZATION MEETING  
OF THE  
BOARD OF DIRECTORS  
FOR THE  
WAYNE COUNTY LAND REUTILIZATION CORPORATION**

On August 17, 2020, at 1:05pm the Wayne County Land Reutilization Corporation (the "Land Bank"), an Ohio non-profit Corporation under Chapter 1724 and Chapter 1702 of the Ohio Revised Code, met for its initial meeting. As required by statue the following were present as required members of the Board of Directors (the "Board"):

Commissioner – Sue Smail  
Commissioner – Becky Foster  
Treasurer – Melissa Koch

The following were also present:

<p>Bobbie Beshara – Rittman Bob Breneman - Wooster Joel Montgomery - Wooster Steve Wheeler - Orrville</p>	<p>Kristin Endsley - Orrville Ron Amstutz - Commissioner Jonathan Hofstetter – Township Trustee Jamie L.C. Pience – Administrative Counsel</p>
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Commissioner Sue Smail acted as Chairman of the meeting. The purpose of the meeting was to appoint the members of the Board, discuss the Code of Regulations, and prepare and approve of an Agreement and Plan to be executed between the Land Bank and the Wayne County Commissioners' Office. After discussion, the following resolutions were adopted by the Board:

**MEMBERS OF THE BOARD**

WHEREAS, Ohio Revised Code Section 1724.03 (B) requires five (5), seven (7), or nine (9) members, including two County Commissioners and the County Treasurer (the "*ex officio* Directors"), as well as directors based on population of municipal corporations (Municipal Directors), and a director with private sector or non-profit experience (Selected Director);

NOW, THEREFORE, BE IT RESOLVED, that the *ex officio* Directors determined that the Board should have seven (7) members; and

BE IT RESOLVED, effective immediately, the following were named to the Board as Directors (or alternates) until their respective successors are duly elected and qualified or until their earlier resignation or removal:

Designation	Director Name	Alternate Name
<i>ex officio</i> Directors	Sue Smail	Ron Amstutz
<i>ex officio</i> Directors	Becky Foster	Pete Wearstler
<i>ex officio</i> Directors	Melissa Koch	Jarra Underwood
Municipal Director	Andrew Dutton	Bob Breneman
Selected Director	Bobbie Beshara	Bill Robinson

Selected Director	Steve Wheeler	Kristen Endsley
Selected Director	Jonathan Hofstetter	Greg Piatt

**ADOPTION OF CODE OF REGULATIONS**

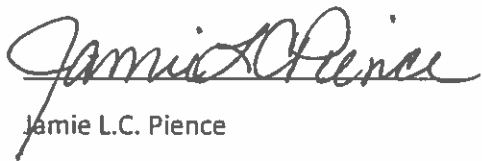
WHEREAS, the Code of Regulations as drafted was discussed and minor clerical matters need addressed, they will be circulated separately to the Board for approval.

**AGREEMENT AND PLAN**

WHEREAS, an Agreement and Plan has been requested by the Wayne County Commissioners' Office as a result of being appointed as an Agency;

NOW, THEREFORE, BE IT RESOLVED, the Agreement and Plan, attached hereto as Exhibit A, is approved to be presented to the Wayne County Commissioners' Office.

There being no further business, upon motion duly made and seconded, the meeting was adjourned at 2:02pm.



Jamie L.C. Pience

Acting Secretary of the Meeting

**AGREEMENT AND PLAN**

**OF RECLAMATION, REHABILITATION, AND REUTILIZATION OF VACANT, ABANDONED, TAX-FORECLOSED OR OTHER REAL PROPERTY IN WAYNE COUNTY, OHIO**

THIS AGREEMENT AND PLAN, entered into as of the \_\_\_\_\_ day of August, 2020 (collectively, the "Agreement"), by and between the County of Wayne, Ohio (the "County"), a county organized and existing under the Constitution and laws of the State of Ohio (the "State") and the Wayne County Land Reutilization Corporation (the "Corporation") a county land reutilization corporation organized and existing as a corporation not for profit under the laws of the State;

WHEREAS, in accordance with Section 1724.10(A)(2) of the Ohio Revised Code ("ORC"), the Corporation has been designated as the agency for the reclamation, rehabilitation, and reutilization of vacant, abandoned, tax-foreclosed, or other real property in the County; and

WHEREAS, the County and the Corporation desire to enter into an agreement pursuant to division (B) of Section 1724.10 of the ORC to provide for, among other things, a plan for the County of reclamation, rehabilitation, and reutilization of vacant, abandoned, tax-foreclosed, or other real property in the County; and

WHEREAS, the Corporation has prepared a plan (the "Plan") of reclamation, rehabilitation, and reutilization of vacant, abandoned, tax-foreclosed, or other real property in the County; and

WHEREAS, the Corporation and the County desire to incorporate the terms and provisions of the Plan into this Agreement so that this Agreement will embody and constitute the plan of reclamation, rehabilitation, and reutilization of vacant, abandoned, tax-foreclosed, or other real property in the County provided for under division (B) of Section 1724.10 of the ORC.

NOW, THEREFORE, the County and the Corporation do hereby agree as follows:

**ARTICLE I**

***The Plan Generally***

**Section 1.1. The Plan Purposes Generally.** The Plan for the Corporation, as the sole agency for the County designated to carry out the Plan, shall be the following:

- a) To promote and facilitate the reclamation, rehabilitation, and reutilization of vacant, abandoned, tax-foreclosed, or other real property in the County to the fullest extent possible within the legal and fiscal limitations applicable to the Corporation;
- b) To efficiently hold and manage vacant, abandoned, or tax-foreclosed real property pending its reclamation, rehabilitation, and reutilization;

business establishments, or housing thereon, or causing the same to occur, for the purpose of assembling and enhancing utilization of the real property;

- c) To serve as an agent for grant applications and the administration of grants or to make applications as principal for grants to the Corporation;
- d) To engage in code enforcement and nuisance abatement, including, but not limited to, cutting grass and weeds, boarding up vacant or abandoned structures, and demolishing condemned structures on properties which the Corporation owns or in which it has legal interest whether or not subject to a delinquent tax or assessment lien, or property for which a municipal corporation or township has contracted with the Corporation to provide code enforcement or nuisance abatement assistance;
- e) To purchase tax certificates at auction, negotiated sale or from a third party who purchased and is a holder of one or more tax certificates issued pursuant to Sections 5721.30 to 5721.43 of the ORC;
- f) To be assigned a mortgage on real property from a mortgagee in lieu of acquiring such real property subject to a mortgage;
- g) To borrow money for any of the purposes of a county land reutilization corporation by means of loans, lines of credit, or any other financial instruments or securities, including the issuance of its bonds, debentures, notes, or other evidences of indebtedness, whether secured or unsecured, and to secure the same by mortgage, pledge, deed of trust, or other lien on its property, franchises, rights, and privileges of every kind and nature or any part thereof or interest therein;
- h) To mortgage, pledge, or otherwise encumber any real property acquired by the Corporation in the furtherance of its purposes;
- i) To make loans to any person, firm, partnership, corporation, joint stock company, association, or trust for the purpose of furthering the purposes of the Corporation, and to establish and regulate the terms and conditions with respect to any such loans;
- j) To acquire nonproductive land (as defined in division (F) of Section 5722.01 of the ORC) through the exercise, and as electing subdivision on behalf of the County, of the powers set forth in Chapter 5722 of the ORC;
- k) To accept a conveyance in lieu of foreclosure of any delinquent land from the proper owners thereof and to accept from the County Auditor properties escheated to the State both before and after the execution and delivery of this Agreement;
- l) To enter into agreements with municipal corporations and townships within the boundaries of the County for implementation within such municipal corporations and townships for the purposes of the Corporation and the purposes of Chapter 5722 of the ORC;
- m) To establish data bases identifying the vacant, abandoned, tax-foreclosed and nonproductive real properties within the County which are in need of reclamation, rehabilitation, and

**Section 3.4 Term of Agreement.** The term of this Agreement shall commence on the date first above written and shall continue in effect thereafter unless terminated in accordance with this Section 3.4. Each of the parties to this Agreement may terminate this Agreement and Plan upon written notice to the other party setting forth the termination date of the Agreement and Plan. The termination date (the "Termination Date") specified in the notice shall not be any earlier than the first day of the calendar month that immediately succeeds the first anniversary of the giving of written notice of termination. From and after the Termination Date no further actions, agreements, contract, liabilities or obligations shall be initiated or incurred pursuant to this Agreement and Plan, but any action, agreement, contract, liability or obligation which has been commenced, entered into, initiated or incurred prior to the Termination Date shall not be affected by such termination and this Agreement and Plan shall remain in full force and effect as to any such action, agreement, contract, liability or obligation, and the Corporation shall continue as the agency of the County under this Agreement and Plan and the designation by resolution of the Corporation as agency of the County made by the Board of County Commissioners of [COUNTY NAME] County for the purposes of full performance of all such actions, agreements and contracts, liabilities or obligations.

**Section 3.5 Notices.** All written notices required to be given by one of the parties hereto to the other party under this Agreement and Plan or under any sections of the ORC that relate to the function of the Corporation as the designated agency of the County for purposes of this Agreement and Plan shall, unless otherwise specified herein or in the ORC, be deemed duly given by delivering such written notice to the following electronic mail addresses of the intended recipient party or to the following first class mail delivery address of the intended recipient party to the attention of the proper party:

**IF TO THE COUNTY:**

*First Class Mail:*

Board of Commissioners of Wayne County  
428 W. Liberty Street  
Wooster, OH 44691

*Email: [commissioners@wayneohio.org](mailto:commissioners@wayneohio.org)*

**IF TO THE CORPORATION:**

*First Class Mail:*

Wayne County Land Reutilization Corporation  
428 W. Liberty Street  
Wooster, OH 44691

*Email: \_\_\_\_\_*

Any party may change its notice address upon written notice of such change to the other party; provided, however, that non-receipt of any notice by the recipient party shall not affect the efficacy of the notice if non-receipt was caused by a change in the recipient's notice address of which such recipient had not notified the party giving notice in accordance with this Section 3.5.