



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

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WAYNE COUNTY LAND REUTILIZATION CORPORATION

DECEMBER 18, 2020 MINUTES

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

A motion to approve the Minutes of the December 10 Special Meeting was made by Steve Wheeler and seconded by Melissa Koch. Motion passed

A motion to approve the Minutes of the November 20, 2020 regular meeting was made by Jonathan Hofstetter and seconded by Becky Foster. Motion passed.

Melissa Koch gave the Treasurer's report. There was a balance of \$9910 as of November 30, 2020. Melissa paid the Rinehart Insurance invoice for \$3101. In December So the current balance is \$6809. Steve Wheeler made a motion to approve the Treasurer's Report as submitted and Jonathan Hofstetter seconded. Motion passed.

We are currently waiting on payment from Mike McClintock for the purchase of the 407 E. South Street property. The deed has been signed but Mr. McClintock is out of town so it is anticipated that the payment in the amount of \$7,000. Will be received the week of December 21st.

Sue explained that the Commissioners had sent an email out to all political subdivisions in the county explaining that they intended to increase the DTAC funding by 5% in order to fund the Land Bank. That will generate approximately \$150,000 annually. The first settlement of money from delinquent taxes should be received in March and the second in mid-August. This resolution is scheduled to be on the Commissioners' regular meeting on Wednesday December 23rd.

Sue gave an update on the 358 W. Larwill Street property. James Thomas has made an offer to purchase this property for \$5,000. It is in terrible disrepair and will take a great deal of work. Mr. Thomas proposes to convert it from its current duplex state to a single -family home starting as soon as the property is transferred and hopes for it to be completed by July of 2021. He owns many rental properties and keeps them in good repair and is very responsive to complaints. Steve Wheeler made a motion and Jonathan Hofstetter seconded selling the property to Mr. Thomas. Motion passed.

Rohrer Rental Properties agreed to purchase the 433 Garfield Avenue property in Orrville for \$6,000. Attorney Barrington has prepared a Purchase Agreement and it has been sent to Rohrer Rental's attorney.

Attorney Barrington has prepared a Purchase Agreement template for us to use for future transactions. He has been very responsive to all Land Bank matters.

A motion was made by Bobbie Beshara and seconded by Steve Wheeler to permit Melissa Koch to expend up to \$100 purchase necessary items that she may need in order to conduct the business of the Wayne County Land Reutilization Corp.

There was discussion on picking a logo and creating a website. It was agreed that we really didn't have anything to put on our website since all of our properties have been selling and we have no other inventory. We will discuss this again in January.

There was more discussion on the 426 N. Grant St. property. This property went through the foreclosure and sheriff sale process in 2018 so now has become the possession of the State. It will be offered at Auditor's sale and Sue and Melissa will check with Jarra on when this might happen.

An accountant will have to be retained to prepare the Form 990 tax return for the Land Bank and Bobbie suggested the name of Josh Carey to prepare the return.

The next regularly scheduled meeting will be Friday, January 22nd at 9:00.

Jonathan Hofstetter made a motion to adjourn the meeting and Steve Wheeler seconded. Meeting was adjourned at 9:30AM.