



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

330-287-5400
www.waynelandbank.org

Wayne County Land Reutilization Corporation Regular Meeting Minutes for October 17, 2024

PRESENT

Jonathan Hofstetter
Melissa Koch
Kevin Ungerer
Bobbie Beshara
Vince Marion

GUESTS

Zhila Pezeshkpoor
Rodney Mitchell
Tanya Sargeant
James Fox

CALL TO ORDER

Hofstetter: Called the meeting to order at 9:35 a.m.

PREVIOUS Meeting Minutes

Koch: Motion to accept the minutes from the September 20, 2024, regular meeting.

Beshara: Second
Motion passed.

TREASURER'S REPORT

Koch: Reported September ending balance \$361,256.39

Beshara: Motion to accept Treasurer's Report

Marion: Second
Motion Passed.

Koch: In October we received \$74,000 for the first Lead Safe Ohio Grant disbursement and it is getting paid out as needed.

OLD BUSINESS

Demolition:

Pezeshkpoor: Discussion on paying Lawhon for work performed.

Hofstetter: Made a motion pending an email confirmation from Pezeshkpoor that came from the state saying that we can pay the bill from Lawhon and get reimbursed later when the grant agreement is signed.

Marion: second

Motion: Passed

Lead Safe Ohio:

Pezeshkpoor: First reimbursement request has been submitted and approved. As of October 14, 2024, three projects have been completed.

MOU Contract with Wayne Metropolitan Housing Authority: XRF gun was brought in to show the board what it looks like and to explain how it works and who is trained and authorized to use it. Discussion was had about how to set a reimbursement rate for use of the gun for the different entities that are represented on the board.

Hofstetter: Made a motion to proceed with the proposed MOU contract with an addition of the hourly rate which will be received from Rodney Mitchell. Also to authorize Hofstetter the ability to sign the MOU contract when Hourly rate is added to it and make payment for the XRF gun.

Koch: Second

Motion Passed

Brownfield Remediation Program:

Hofstetter: Discussion on the upcoming auction taking place at the Fredericksburg Elementary School . Only the contents of the school can be sold, nothing that is actually part of the conveyance can be sold during this auction.

Welcome Home Ohio:

Pezeshkpoor: An application form and criteria list has been generated for this program. Pezeshkpoor suggested the possibility of creating a newspaper article to help inform the community of this program. It was decided to not do an article at this time due to the interest already being shown.

Purchase Resolutions:

Hofstetter: To complete the purchase of two properties through the Welcome Home Ohio grant a resolution is needed.

Beshara: Made a Motion to accept the resolution 2024-10-17-1 for the purchase of 313S Walnut Street, Orrville, Ohio for \$182,000.00 utilizing the Welcome Home Ohio grant and to allow Hofstetter, the chairman of the board, to be authorized as the agent to execute the purchase agreement and closing documents to effectuate this resolution.

Marion: Second

Ungerer-Yes, Marion-Yes, Koch-Yes, Beshara-Yes, Hofstetter-Yes

Motion passed

Beshara: Made a Motion to accept the resolution 2024-10-17-2 for the purchase of 1034 Pittsburgh Ave, Wooster Ohio for \$270,000.00 utilizing the Welcome Home Ohio grant and to allow Hofstetter, the chairman of the board, to be authorized as the agent to execute the purchase agreement and closing

documents to effectuate this resolution. Chairman of the board will also have the authority to sign the public funds designation letter requested by Fannie Mae and any other required Documents.

Marion: Second

Ungerer-Yes, Marion-Yes, Koch-Yes, Beshara-Yes, Hofstetter-Yes

Motion passed

Taylor Rd

Hofstetter: Nothing to report

Demolition Contractor evaluation

Fox: He provides a report on a contractor from the East Side of Ohio. Discussion on the necessity of having a preferred contractor list. Chairman will reach out to the Ohio Land Bank to understand the process and how to best use this list.

Insurance renewal

Hofstetter: Has been working on completing the renewal application. After today's meeting he will send the application in for their review.

408 W. Larwill St

Melissa: The parcel is vacant and listed on our webpage.

Dan Starcher hours

Hofstetter: Read the report submitted by Starcher. It was reported that he worked 9.25 hours from 4/1/24 - 10/10/24.

Hofstetter: Made a motion to pay Dan Starcher for his work done from 4/1/24 -10/10-24.

Kock: Second

Motion passed

NEW BUSINESS

Land bank conference

Beshara: Reported that her and James Fox attended the conference. Beshara shared a number of ideas and some key information that she learned while attending. Some of the take aways for the conference: make sure we had the right people on the board: two commissioners can sit on the board with the 3rd as an alternate, monthly and annual reports, drone use for pictures of projects, communication with the adjacent landowners on projects taking place near them were just a few of the items mentioned.

Foreclosure list

Hofstetter: Mayor Poulson originally didn't have any interest in the Smithville Community Center but they may now have an interest. Do we as a board want to handle commercial property? It was decided For Chairman Hofstetter to have a meeting with the mayor and discuss a plan for the property before moving forward as the board does not want to hold the property for insurance and maintenance reasons.

Koch: Reported on three properties possibly going into foreclosure. Parcel # 31-00079.000 Fox will be doing more research on this property as there could be potential septic issues with this property. Parcel # 59-02340.000 was tabled. Parcel # 67-01504.010 Restricted for open space, No interest in this property.

ADJOURN

Beshara: Motion to adjourn.

Ungerer: Second

Motion Passed.

Meeting adjourned at 10:48 a.m.

Next Meeting scheduled for November 15, 2024 at 9:30 a.m.

Respectfully Submitted,



Kevin Ungerer