



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

330-287-5400  
[www.waynelandbank.org](http://www.waynelandbank.org)

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## Wayne County Land Reutilization Corporation Regular Meeting Minutes for November 15, 2024

### PRESENT

Jonathan Hofstetter  
Kevin Ungerer  
Bobbie Beshara  
Vince Marion  
Dave McMillen  
Steve Wheeler

### GUESTS

Zhila Pezeshkpoor  
Kristin Kerr

### CALL TO ORDER

**Hofstetter:** Called the meeting to order at 9:30 a.m.

### PREVIOUS MEETING MINUTES

**Beshara :** Motion to accept the minutes from the October 17, 2024, regular meeting.

**McMillen:** Second

Motion passed. Wheeler abstained.

### TREASURER'S REPORT

**Koch emailed :** Reported October ending balance \$289,593.31

**Wheeler:** Motion to accept Treasurer's Report

**McMillen:** Second

Motion Passed.

### OLD BUSINESS

### **Demolition:**

**Pezeshkpoor:** \$500,000 has been awarded. There are 11 properties that are going to be demolished. Every property will be reviewed to make sure all needed documents are in place.

**Hofstetter:** Received a call from OSP Jordan Hershman inquiring about using the houses that are slated for demolition in training exercises. It was decided to allow the use as long as it fits into the timeframe between when a grant agreement is signed and when a contractor starts the demolition. A release form will be drafted by Melissa Craemer Smith and will need signed before any training for liability reasons.

**Wheeler:** Made a motion to have the chairman of the board work with Melissa Craemer Smith to draft the release form for the training exercises.

**McMillen:** Second  
Motion passed

### **Lead Safe Ohio:**

**Pezeshkpoor:** As of November 15, 2024, 7 projects are now completed. Currently requesting reimbursement of \$144,703.00 for 4 of the projects. To date \$180,763.95 has been spent with \$585,236.00 left in the budget.

### **Brownfield Remediation Program:**

**Pezeshkpoor:** We have 6 contractors interested in bidding on the Brownfield Remediation projects. Pezeshkpoor also presented to the board the list of the 6 contractors to be added to the preferred contractor list as they have met all the licensing and certification requirements.

**McMillen:** Made a motion to approve the list of contractors to be added to the website as preferred contractors. See attached "exhibit A" for the detailed list.

**Marion:** Second  
Motion passed

### **Welcome Home Ohio:**

**Pezeshkpoor:** Reimbursement for two properties has been submitted. The properties that have been submitted for reimbursement are located in Wooster and Orrville with the funds expected to be received in 1-10 business days. There are clients already waiting to purchase each of these properties. The clients will have to go through a housing counseling program and financial literacy program.

### **Taylor Rd**

**Hofstetter:** Nothing to report

### **Insurance renewal**

**Hofstetter:** Sent the insurance renewal final draft information out to the board members for review prior to the meeting.

**Wheeler:** Made a motion to have the chairman move forward with the renewal as presented.

**McMillen:** second  
Motion passed

### **408 E. Larwill St**

**Pezeshkpoor:** There is interest in this vacant parcel of land. An application was submitted to Pezeshkpoor from Beth Weaver of Habitat for Humanity for this parcel and also included the Lot at 609 E Henry Street, Wooster. Habitat for Humanity would like to build single family homes on these lots.

**Hofstetter:** Koch is instrumental in helping to determine the price of the lots. Many components are considered in pricing the parcels including but not limited to the amount owed in back taxes and the fair market value to name a few.

**Beshara:** Made the motion to move forward in working with Habitat for Humanity on 408 E Larwill St. and 609 E Henry St. pending administrative approval.

**Wheeler:** Second  
Motion passed.

### **Dan Starcher hours**

**Hofstetter:** Reported that Starcher had an additional half an hour on his time sheet this month and that he will be paid quarterly. Discussion about a contract for Starcher was had.

### **Parcel 59-00965.000:**

**Wheeler:** Notified the board that the City of Orrville would like to have this parcel.

**Hofstetter:** Will notify Koch of this and have her start moving forward on transferring this parcel.

### **NEW BUSINESS**

#### **Foreclosure List:**

**Hofstetter:** Please see attached listing "Exhibit B" provided by Koch sent to the board for more details.

**Wheeler:** Asked about the status of parcel #59-02340.000.

**Hofstetter:** Will check on this parcel and report back.

#### **Ohio Land Bank Association Conference**

**Hofstetter:** Mentioned that the Ohio Land Bank Association Conference is coming up on April 14-16 in Columbus, Ohio.

### **ADJOURN**

**McMillen:** Motion to adjourn.

**Wheeler:** Second  
Motion passed.

Meeting adjourned at 10:48 a.m.

Next meeting scheduled for December 20, 2024, at 9:30 a.m.

Respectfully Submitted,



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Kevin Ungerer