

112 East Mansfield Street  
Suite 207  
Bucyrus Ohio 44820

  
Crawford County  
Land Reutilization  
Corporation

Ph: 419-562-7861  
FAX: 419-562-3171  
Email: cclb@crawford-co.org

**Board Members: Gary Cole, Jennifer Kuns, Doug Weisenauer, Jeff Reser, Jenny Vermillion  
Barb McCullough, Manager; Cory Estes, Project Director**

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### July 12, 2017 Meeting Minutes

Gary Cole called the meeting to order at 3:07pm with the following members and guests present:

- Gary Cole
- Jennifer Kuns
- Jeff Reser, Bucyrus City
- Doug Weisenauer
- Jenny Vermillion
- Barb McCullough, CCLRC Manager
- Cory Estes, Landbank Project Director
- Cindy Edwards
- Bob Johnston, Galion City
- John Rostash, Bucyrus City

Minutes were distributed. Motion was made to accept the minutes by Doug, with a second by Jeff. Motion carried with Jennifer in abstaining.

Financial report and bills to be paid were presented. Motion to accept was made by Jeff with a second by Doug, motion carried.

#### Old Business

The acquisition of the following properties are still in process and have not been received to date.

- 411 S. Union St., Galion
- 969 Harding Way East, Galion
- 178 Sixth St., Galion
- 329 E. Church St., Galion
- 608 Kaler Ave., Bucyrus

Gary told the group that another six properties did not sell at the 2<sup>nd</sup> tax sale on June 23<sup>rd</sup> so we have the potential to again acquire the following properties.

- 232 Wiley St., Bucyrus
- 420 S. Wiley St., Crestline
- 117 N. Henry St., Crestline
- 1323 Woodlawn Ave., Bucyrus
- 1202 Reid St., Bucyrus

346 E. Payne Ave., Galion

Gary stated that 4 of the 5 properties offered at Tax Sale on July 7<sup>th</sup> did not sell and would be offered a second time on July 21<sup>st</sup>. Those properties being the following.

1005 E. Mansfield St., Bucyrus

302 S. Wiley St., Crestline

701 N. Columbus St., Galion

536 S. Poplar St., Bucyrus

Gary gave status on the two properties on S. Rogers St. There has been no communication with the landowner. Gary did have a conversation with Mike Weiner who told him that the landowner's attorney hasn't been in contact either. NIP has stated that we can tear down the entire garage as it sits on two separate parcels but we would need to seed the area. Gary informed the group that the S. Rogers St. properties could be foreclosed and have the 28-day redemption provision applied.

Updates on the contracts, the asbestos abatement 1<sup>st</sup> round and the asbestos abatement 2<sup>nd</sup> round have been released and are in the works. The first round of demolition RFP has been advertised. Cory presented his thoughts on bidding by community versus an all-encompassing bid. Bids that have been received for demolition were reviewed and discussion followed. Both Gary and Cory recommended GMC Excavation for all four communities. The motion to accept as recommended was given by Doug with a second by Jeff, motion carried. A letter will be sent to all bidders in reference to the results of the bid applications. Cory told the members that all the utilities have been contacted to disconnect. Cory gave witness to the fact that he learned to contact the utilities as properties are acquired so that no one has to wait 30 days for the utilities to be disconnected and that he would be fine tuning the bid packets.

#### New Business

The property at 112 Wiley St., Bucyrus is still in progress and communications are still being relayed between the mortgage company and the CCLRC. Some brief discussion followed. Discussion on the empty lots in the CCLRC holdings proceeded as there are neighbors who would like to have the small parcels. One in particular is located at 611 Rensselaer St., Bucyrus. The owner cannot be reached and the property is delinquent in taxes and we may exercise the foreclosure with the redemption provision. Doug made the motion with a second by Jennifer to transfer the empty lots to the adjacent neighbors who wish to own them. Motion passed. Gary explained to the group that the mobile home located at 975 Allen St. was classified as real estate but has not foundation. Typically mobile homes without foundations are considered personal property. NIP is allowing for the trailer to be torn down IF considered real estate. Cory updated everyone on the burnt out house at 321 E. Warren St. which is situated next to a CCLRC house. We did not lose our house but may get the two adjacent because they suffered fire damage. The church would like to get all three properties if possible for the intention of expansion. Cory said that he has planted the seeds in the owners' minds, hopefully they take root.

Motion to adjourn was made by Doug, with a second by Jeff. Meeting was adjourned at 3:52pm.

Respectfully submitted,  
Jenny Vermillion, Secretary

Next Meeting

Wednesday, July 12, 2017 at 3:00pm in the Lower Level conference room