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Board Members: Gary Cole, Jennifer Kuns, Doug Weisenauer, Jeff Reser, Jenny Vermillion, Kevin Myers, Bob Johnston | Barb McCullough, Manager; Cory Estes, Project Director

April 25, 2018 Meeting Minutes

Gary called the meeting to order at 3:01pm with the following members in attendance:

Gary Cole, Cory Estes, Barb McCullough, John Rostash (for Mayor Reser), Kevin Myers, Doug Weisenauer, Bob Johnston, Cindy Edwards, Jenny Vermillion, & Jennifer Kuns

The minutes from the April 11, 2018 meeting were sent for review and handed out. Doug made the motion to accept the minutes as written with a second by John, motion passed.

A financial report and a monthly expense report was presented. Motion to accept was made by Kevin with a second by Bob, motion carried.

There were no bills to be paid.

Manager's Report

Barb told the group that 9 properties need greened and we have two landscapers lined up for when the weather breaks. She send the request for disposition on the properties ready to be deeded over to the end user to NIP. The Crawford Partnership needs to release the liens we currently hold. NIP has approved, but waiting on the paperwork, then we can transfer.

Mr. Russell Long, attorney, contacted Barb regarding the property at Atwood St. to ascertain when the liens would be released for donation purposes. She also received a phone query regarding the property at 329 E. Church St., Galion. The neighbor would like to possibly rehabilitate. Could we transfer? The property has been inspected by Bob and he deems it unable to be rehabbed.

The letter from the City of Galion regarding the property at 891 Harding Way East does not satisfy NIP. NIP will not allow transfer of property if the end user will profit. If profit is to be made then CCLRC must sell the property for what was invested in the demolition and associated costs and remit those monies to NIP. Barb said she would pose the question with NIP of what if the city in turn just transfers the property to a for profit business. Some discussion followed.

Jared Miller is still interested in the 115 Fisher St., Bucyrus property for parking for his tenants. Since the end user would be a landlord, the property would have to be sold at fair market value but Mr. Miller disputes that the value on the Auditor's website is too much. Unfortunately, the only application that have been received are landlords and a business. Some discussion followed.

Barb mention to the group that with mowing season coming, that only the properties without an end user be mowed twice monthly during the rainy season and once during the dry season. Barb will furnish the cities with the lists of properties that will need to be maintained.

Properties in Crestline still need to be inspected.

Project Manager's Report

Cory informed the group that the saga on Rogers St. is still ongoing but is moving at a snail's pace and that the vehicle may be moved soon. He passed around a copy of the Mow to Own policy that the City of Sandusky uses for everyone to review. As of today, April 25, 2018, the next round of demo's RFP for the City of Galion closes on May 4th and he will "drop" the RFP for Bucyrus on the same day. There are 5-6 buildings ready to go. Preliminarily, 2 properties in Bucyrus do not have asbestos. Cory intends to hold off on Crestline and Tiro as the large house in Crestline and a house in Tiro both have asbestos either inside or on the outside. Cory said he would put out the RFP for remediation for Crestline and Tiro as soon as he receives the full report. Cory also said that to keep from having houses sitting for long periods of time, i.e. Kaler Ave., the remediation will be done at the same time demo is completed. Some discussion followed.

Estimated timeline for Cory's activities:

1st contract to end 13th of July in Galion

2nd contract to begin the 9th of July/ Bucyrus

3rd to begin late August/early September/ Crestline/Tiro

Possible 4th to begin late September/early October/ any left over to be completed

Gary will review funding in late summer to ascertain funding to purchase more properties.

Kevin asked about the issues of the Rogers St. property. Discussion followed.

Old Business

John Rostash gave a presentation on the CCLRC having a Facebook presence. The cost was \$250 per year and can be rolled into the website costs. John said he would donate his time until the old contract is up and a new one can be made to reflect the Internet website and the Facebook site. Kevin made the motion to accept John's proposal, Bob seconded, motion passed.

New Business

Bob had asked if a CCLRC property is between two landlords, could the property be split? Barb is still checking with NIP but the short and skinny is they would have to pay fair market value. Currently there are no properties in the pipeline. Once funding becomes available from the reimbursements from NIP then we can start to move forward on getting more properties. Kevin wished to have it recorded that Gary and Cory presented the work of the CCLRC to the Rotary Club luncheon. Kevin said they did a great job and answered a lot of questions and everyone was please.

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

Respectfully submitted,
Jenny Vermillion, Secretary

Next Meeting

Wednesday, May 9, 2018 at 3:00pm in the Commissioners' conference room