

FAYETTE COUNTY LAND BANK BOARD OF DIRECTORS MEETING, FEBRUARY 27, 2023 10:30 A.M., 2nd FLOOR CONFERENCE ROOM, COUNTY ADMINISTRATION BUILDING

The Fayette County Land Bank Board of Directors met at 10:30 A.M. Monday, February 27, 2023, 133 S. Main Street, 2nd floor conference room, during the regular session of the Fayette County Commissioners' meeting with the following board members present: Mr. Tony Anderson, Mr. Joe Denen, Mr. Dan Dean, Ms. Penny Patton, Mrs. Brenda Mossbarger, Mr. Buck Minyo and Mr. Branen Weade. Also in attendance; Mrs. Bambi Baughn, Mr. Steve Creed, Mr. Nathan Zukowitz, Mr. Rod Bryant, Matt Runk and Mr. Jim Garland. Mr. Ben Iden attended via GoToMeeting.

Mr. Minyo moved to accept minutes of the January 23, 2023 meeting, Mrs. Mossbarger seconded the motion. Mr. Anderson called for voice vote and all being in favor, motion passed.

Ms. Patton presented the Treasurer's report with a beginning balance of \$225,458.23; after expenses and revenue the ending balance is \$218,199.95. Expenses included: \$2,300.00 Mark Miller, November and December fees, \$2,300.00 Nathan Zukowitz for January fees, PM Title \$723.40 and Aim Media. Mr. Dean moved and Mr. Minyo seconded the motion to accept the Treasurer's report as presented. Mr. Anderson called for voice vote and all being in favor, motion passed.

The Demolition and Revitalization Grant Program is proceeding. Ben Iden of Ramboll gave an update on the progress of the pending demolition of the following properties 803 N. North St, 633 Church St., 828 S. Main St., 624 Rawlings St., 304 S. North St. 722 Church St., 930/932 E. Temple St., 324 N. Main St., 704 Columbus Ave., 710 Columbus Ave. 903 S. North St. was removed from the grant, the property owner chose to do their own demolition. 8 bids were received, 5 turnkey, 1 demolition only and 2 asbestos only. The bids will be updated when we receive the asbestos removal pricing on 624 Rawlings Street. Mr. Iden will review bids and give his recommendation by March 17, 2023.

Mr. Nathan Zukowitz provided an updated list to the Board on the following properties,

Complete and ready to be transferred

304 North Fayette Completed and title in Land Bank. Ready to transfer to M. Pitstick, contract signed 2/27/2023

610 Sycamore Title clear. Ready to transfer to Land Bank from City. Contract signed 2/27/2023

Foreclosure done, waiting on Court Order to transfer into Land Bank

726 Rawlings Street No Sale, Sheriff's return made, cert filed, notice sent, Petition/Entry

637 Harrison Street No Sale, Sheriff's return made, cert filed, notice sent, Petition/Entry

Ready for Sheriff Sale

6647 Stafford Road Defendant filed an answer, had to do a Motion Summary Judgement for sale— approved, sending to sale

Willing to do a Deed In Lieu Foreclosure Process is to have a member sign form to Auditor, then Auditor approval.

1221 E. Paint Street 520 Carolyn Road 419 Western Avenue

Service Perfected. Wait through response period, then file for default or MSJ

318 Florence Street Service Perfected on Feb 6. File for default on March 6

1227 Willard Street Service made on Feb 7. File for default on March 7

Working on service issues/or waiting for return of service

803 N. North Street Gillespie—service failed, found new address

433 E. Court Street NY state LLC, alternate address found

304 S. North Street Wade

503 S. North Street Inactive out of state LLC

1226 E. Paint Street 1228 E. Paint Street SERVICE NOT PERFECTED – multi addresses found

NEW PROPERTIES Exams Complete, Ready to file

319 N. Hinde 720 S. North

DECEDENDTS IN TITLE IN ADDITION TO OTHER DEFECTS

738 E. Paint Street - only 1/4 interest found

422 Broadway Street

615 E. Paint St

310 Cherry

1004 John Street

817 Broadway

710 Clinton Avenue

Mr. Dean moved to accept the deed in lieu of foreclosure for the following properties; 1221 E. Paint Street, 520 Carolyn Road, 419 Western Avenue. Mr. Weade seconded the motion. Mr. Anderson ask for discussion and there being none. Mr. Anderson called for a voice and all being in favor, motion passed.

Mr. Denen moved to authorize to advertise in the local paper the properties that service has failed, 304 S. North St., 503 S. North Street, 1226 E. Paint Street, 1228 E. Paint Street. Mr. Weade seconded the motion. Mr. Anderson called for a voice vote and all being in favor, motion passed.

Mr. Denen moved to accept from Community Improvement Corporation 2 residential properties, with the understanding that any profit made would be split 50/50 with the Land Bank and CIC. Mr. Minyo seconded the motion. Mr. Anderson called for a voice vote and all being in favor, motion passed.

The next meeting is scheduled for March 20, 2023 at 10:30 A.M., Fayette County Administration Building, 133 S. Main Street, 2nd floor conference room.

There being no further business, Mr. Minyo moved to adjourn and Mrs. Mossbarger seconded the motion. All being in favor, meeting was adjourned.