



Minutes - Approved

Time: Wednesday, May 17, 2023

Place: Annex Conference Room, 420 10th St.

Call to Order: Lance called the meeting to order at 12:09 PM

Board Members Present: Lance Hemmings, Deidre, Michelle, and Steve

Board Members Absent: Lauren and Chris

Staff Present: Natalie and Robert

Guests: George Humphries, Kenneth McWhorter and Denise McWhorter

1. **Review and Approve Minutes from 3.8.23 and 4.12.23:** Steve made a motion to accept the minutes from the two previous Board Meetings. Deidre seconds. None opposed. The motion is approved.
2. **Old Business:** Lance requested we move any old business from last meeting that needed a vote to the top so that anyone in attendance could present to the Board and the Board could respect their time.
 - Natalie presented the request from property owners, Kenneth and Denise McWhorter, to cancel the Security Deed on 3414 4th Ave. They have fulfilled their security deed requirements so Steve made a motion to Cancel the Security Deed. Deidre seconds. None opposed. The motion is approved.
 - Natalie presented the request from George Humphries to purchase 218 and 222 28th Ave from the Land Bank after the In Rem Foreclosure. Lance recapped George's plans from the previous meeting. Michelle made a motion to proceed with the In Rem Foreclosure and requested George provide a renovation plan. Steve seconds. None oppose. The motion is approved.
3. **Financial Report:** Natalie presented the financials. No questions.
4. **Insurance Update:** Lance informed the Board that the paperwork was turned back into the two companies he contacted and that he will continue to follow up with them for the estimate. He will send the information out to the Board if he receives it prior to next meeting.
5. **Director's Report**



- Natalie discussed the need to revise the By Laws and the Policies and Procedures. These were done prior to Covid and should be reviewed. She will send both to the Board prior to next meeting and would follow up a week before the Board Meeting next month with topics to reconsider. Lance called an Executive Meeting and said we would be meeting in the Community Reinvestment Conference Room.
 - Natalie discussed the need to review and alter the Security Deed process. It was recently found by a new attorney that the current Security Deeds are unenforceable due to the fact there is no monetary value to foreclose on. Natalie is in talks with the Center for Community Progress and other Land Banks to find a solution and will update the Board at the next meeting. Lance made a suggestion to discuss Springing Liens with the attorney.
 - **ARP Housing opportunities:** Robert presented the opportunities the Land Bank could apply for ARP funding to address Affordable Housing development. Options include purchasing rental units, constructing rental units and tiny homes. Rob and Natalie are going to seek information regarding Columbus' ordinances and definitions of Tiny Homes.
- 6. Board Attendance:** Lance discussed the importance of Board attendance and thanked the attending members for their service. He said they would need to discuss this issue at the Executive Meeting next month. He also noted that he would like to excuse Chris' absences due to the health issues he has been facing.
- 7. Property Updates**
- **Inventory Update:** Natalie presented on the properties and status in the Land Bank inventory.
 - **Bid and Proposal Forms**
 - One Bid and Proposal was presented to the Board for 3006 10th St. The Board reviewed the proposal and Michelle made a motion to sell the property to Seressa Graham at Wonder Rentals, LLC for the bid of \$5,500. Deidre seconds. None opposed. The motion passed.
 - One Bid and Proposal was presented to the Board for 1349 24th St. The Board reviewed the proposal for the community garden and Natalie stated due to the property location and the adjacent Land Bank owned property next to it, the Land Bank should sell both properties, 1349 24th St. and 2401 14th Ave., for the



total of \$5,000. Steve made a motion to sell both lots for \$5,000. Michelle seconds. None opposed. The motion is passed.

- 4019 Hickory Ave: Neighborworks purchased this property from the Land Bank in 2019 to develop an affordable housing unit. They are not moving forward with the project and are willingly returning the property back to us. Michelle made a motion to accept the property back via Quit Claim. Deidre seconds the motion. None opposed. The motion is passed.
- Two Bid and Proposals were received for 4019 Hickory Ave. Steve made a motion that Gretchen Castro be awarded the property for the purchase price of \$11,500 contingent on providing proof of financing and a development plan; and Sherrie Aaron's proposal is the backup if the first choice is to fall through. Michelle seconds. None opposed. The motion is passed.
- **Property Interest Form:** One property interest form was received from Living Faith Tabernacle. The Board reviewed the request and Steve made the motion to sell the property for the cost of closing/legal fees, not to exceed \$5,000. The sale is contingent on receiving the development plan and timeline prior to closing showing that breaking ground will occur within 6 month of the date of closing and the project will be completed within 12 months of closing. Deidre seconds. None opposed. The motion passed.
- **Judicial In Rem Properties:** A list of properties awaiting foreclosures that have been turned into the tax accessors office was shown to the board.

Call to Adjourn at 1:26 PM