

Madison County Land Bank

January 25, 2024

Meeting Minutes

In attendance:

Mark Forrest

Andy Drake

Shannon Treynor

Rex Castle

Stacey McKenzie

David Kell (staff)

Amy Rees (staff)

**Welcome**

Mark Forrest welcomed everyone who could make the meeting and started the meeting at 9:58.

**Approval of November 2023 Meeting Minutes**

Mark Forrest asked for a motion to approve the November 2023 meeting minutes. Andy Drake made a motion to approve. Rex Castle seconded the motion. The motion passed unanimously.

**Old Business**

David detailed the three projects that staff is actively working on, including the two South Solon projects and the Jonathan Alder projects. The South Solon projects have documents signed that allow the land bank and contractors to access the property to clean up; all that is left is the narrative, contractor estimates and some other pieces of information. Jonathan Alder is also working on their application.

Andy Drake also updated the board on the 205 N. London property. The Village does has an estimate on the teardown of the property, which is approximately \$15,000, but they will likely get another couple bids. Andy is working with the family to find a solution for the land bank to take on the property; the ultimate end use will be to incorporate the space with adjoining properties, create green space or have a side lot program, which has been discussed before. The board discussed the need to potentially use its own funds to help the family take on the legal needs to allow for the property to be taken over by the land bank. Right now, the property is still in the family's mother's name, who has since passed. The daughters do not want to have the property anymore, but legally they are not allowed to do anything with the property until certain legal items are taken care of. Shannon Treynor estimated that fees for legal needs should be a reasonable amount and not exorbitant. Andy Drake made a motion to authorize David Kell to ask the Madison County Prosecutor for \$5,000 for money to be transferred from Prosecutor Office funds to the Land Bank. Shannon Treynor seconded the motion. The motion passed unanimously. Mark Forrest asked for a motion to allow David Kell to work with Shannon Treynor to cooperate with Mt. Sterling on using Land Bank funds to cover only legal expenses while working with the family connected to the 205 N. London property, which allow for the land bank to move forward with taking on the property and cleaning it up. Andy Drake made a motion and Rex Castle seconded the motion. The motion passed unanimously.

**New Business**

David Kell stated that the new owners of the old "Henry's" restaurant met with him after the first of the year to talk about cleanup and redevelopment of the property; the property is located at 6725 US 40 in West Jefferson. There is a program through the Ohio EPA called the "Targeted Brownfield Assessment (TBA)" program, which can be used to help fund cleanups of a property. This program is funded fully by grants and requires a public applicant. David talked to a representative at the OEPA and he talked about the program and what the role of an organization like a land bank would be. David told the board that the land bank would solely be the applicant for dollars; there would be no liability to the

land bank or cost to the land bank. David Kell asked the board to make a motion. Rex Castle made a motion and Shannon Treynor seconded the motion. The motion passed unanimously.

**Next Meeting**

The next board meeting will be February 29, 2024 in the Madison County Conference Room at the courthouse.