

Spencer Township Special Meeting April 24, 2019

Chairperson of the Board, Shawn P. Valentine called the meeting to order.

Roll Call

Trustee Michael B. Hood	present
Trustee Teresa M. Bettinger	present
Trustee Michael B. Hood	present

Pledge to the Flag

The purpose of the meeting is property acquisitions in the Township.

Trustee Valentine informed the audience the purpose of the meeting was for property acquisition in the Township.

Trustee Hood made a motion to go into executive session at 12:01pm to discuss property acquisition, Trustee Bettinger seconded. Roll call vote: Trustee Hood: yes, Trustee Bettinger: yes, Trustee Valentine: yes.

Trustee Hood made a motion to come out of executive session at 12:21, Trustee Bettinger seconded. Roll call vote: Trustee Hood: yes, Trustee Bettinger: yes, Trustee Valentine: yes.

Trustee Valentine explained no decisions were made in executive session and the property acquisition of 9751 Oak Place was discussed.

Trustee Bettinger made a motion to purchase property at 9751 Oak Place in Holland, Ohio for \$40,000 plus closing costs. Trustee Valentine seconded. Roll call vote: Trustee Hood: abstain, Trustee Bettinger: yes, Trustee Valentine: yes.

Trustee Valentine explained the Township's improvement plan's goal is to rid the Township of dilapidated properties that lower property values.

Trustee Bettinger explained this is a long-term project.

There was discussion regarding property acquisition within the Township and the long term increased property value benefits from potential development.

There was discussion on having a Township Board representative attend Public Auctions on behalf of the Township. Trustee Shawn Valentine will be the designee and Fiscal Officer Dawn McDonald will be the secondary designee in the event Trustee Valentine is not able to attend.

Title work has to be done before any auction and a \$5000 check has to be in hand in earnest Trustee Valentine explained at public auctions.

The Land Bank will bestow properties upon end users or charge a nominal fee when properties have gone up for foreclosure. Trustee Bettinger explained the Land Bank receives dollars from the Federal government.

Trustee Hood made the motion to have Trustee Valentine act as the designee and Fiscal Officer, Dawn McDonald, act as the secondary to attend Sheriff Sales for properties that come up on mortgage or tax foreclosures. Trustee Bettinger seconded. Roll call vote: Trustee Hood: yes, Trustee Bettinger: yes, Trustee Valentine: yes.

Open to the Public

Jackie Dale, resident, asked if the Township was planning to purchase property outside of Spencer Township. Trustee Valentine explained no the Board is not interested in property outside the Township.

Mrs. Dale also stated when the Township purchases property it pulls from the tax base. Trustee Valentine explained the current homes do not generate much in tax dollars when you consider homestead exemptions and the like. Trustee Valentine explained initially it would draw from the tax base, but long term the Township will benefit from the development opportunities.

Mrs. Dale asked if the Township plans to demolish all the property it is purchasing. Trustee Valentine stated yes and then the Township would sell them as buildable lots. The Township is not getting into the real estate business both Trustee Bettinger and Valentine stated.

Mike Varanese, resident, asked if the taxpayers had any say so on the property purchasing by the Township. Trustee Valentine said yes, the taxpayers do have input.

Jeff Davis, property owner in Spencer Township, asked if the Township was buying properties before they were available for auction. Trustee Valentine stated the Township has been working with the Lucas County Land Bank.

Mr. Davis asked if houses could be repaired would the Township not demolish. It was explained there is currently buildings on the recently purchased Shaffer Road property that could be sold and moved.

Jack Gulvas, resident, asked if a realtor would list the properties. It was explained eventually a realtor or development company could be enlisted.
Trustee Bettinger: yes, Trustee Valentine: yes.

X

Dawn E. McDonald
Fiscal Officer

X

Shawn P. Valentine
Chairperson of the Board of Trustees

X

Michael B. Hood
Vice Chairperson of the Board of Trustees

X

Teresa M. Bettinger
Trustee