





2015 Champaign County Fair


Dear Friends, Customers, and Clients,

It is that time of year again...Champaign County Fair. Time for our biannual Newsletter. We thank **you**  for allowing us to serve **you** again and again. We are please to share with you that real estate sales in Champaign County are improving.

You may recall that **HLIC** offers a drawing  at the Champaign County Fair for a week's stay in any RCI facility— state side or overseas. Please complete the enclosed form and return to us at Saint Paris , Urbana, or at our Fair office. We will draw the winning name following the Fair.

**Search and find 7 county MLS listings at
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Market Trends

 2015 real estate sales for Champaign County are basically unchanged from the first half of 2014. The number of conveyances is 11 less in 2015 from 395 sales in 2014, and the total real estate sale amount is \$16,646,816 more than in the first half of 2014 and up to \$63,463,650 total sales in first half of 2015. According to the Champaign County Auditor's records the average transaction sale is \$165,270 in the first half of 2015 compared to \$118,523 in first half 2014 or 28% more value. Our regional 7 county Board of REALTORS, WRIST, records show that the average sale price increased 19% January through May 2015 more than 2014. FYI the Ohio Association of

REALTORS show the average home sale price for January through May 2015 was \$158,013 or 5.7% higher than the first half of 2014. The economy, employment and consumer confidence are positive and are presently strong enough in Ohio to encourage real estate investment.



For most of Ohio and the U.S. the sale value of homes has trended higher in 2015.

The demand for farm land continues to remain **very** strong with values over \$7000 per acre for quality farmland in many Ohio counties including Champaign County.



New Construction

What's happening with new building? Not much. From January through June 2015 in Champaign County 11 residential building permit applications were made for new custom built and modular homes. The permits total about \$2,102,000 or \$191,000 per residence. The total building permits for first half 2014 were 15 according to the Building



Regulations Department . This is a surprising 36% decrease from 2014 in new residential appli-



There was only one commercial permit in first half 2015 in Champaign County. The Dollar Tree on East U.S. 36 filed a building permit for \$500,000.

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Real Estate News





Local Real Estate News:

- Mortgage interest  rates have stabilized and may be slightly lower. Fixed interest rates between 3 and 4.5% are available for personal residences at many banks and mortgage companies for 10 to 30 year conventional loans. Variable rates can be secured between 2.5 and 4% for 1 to 5 year terms. This continues to be a **super** time to buy a home!!!! Mortgage interest rates are **affordably** low.
- Unemployment has **dropped** again in Ohio. The unemployment rate for **Champaign County dropped** to 4.2% for May from 5.5% in January 2015 while Clark County is 4.6%, Logan County is 3.6%, Madison County is 3.8%, Miami County is 4.2%, Shelby County is 4.3%, and Union County is 3.6%. **Ohio's** and the US unemployment rate for May 2015 are respectively **5.2%** and 5.3% and were respectively **6.9%** and 6.6% in January 2015. 19,300 people are employed in Champaign County in May 2015 compared to 18,900 in January 2015 according to Marcia Bailey, Champaign Economic Partnership director.  This is a 3% increase in employed people.
- 2015 first half sales tax revenue **increased** to \$2,742,024 in Champaign County—up 3.1% from the first half of 2014 sales tax revenue of \$2,659,320 according to auditor Karen Bailey. We are going in a positive direction. Sales tax revenue  makes up 50% of Champaign County's budget and is an important revenue source balancing reductions in state funding.
- The  total accrued delinquent real estate taxes for Champaign County for June 2015 were \$3,099,739 for 1586 parcels compared to \$3,113,353 12 months ago. This is less than 1% reduction in delinquent tax. Robin Edwards, our County Treasurer, **pledges to diminish** the delinquent tax which now represents 7.8% of total taxes.
- The five highest delinquent tax payers in Champaign County are: Q3 JKC Inc \$224,686; North Coast Properties \$87,272; Barbara Packer \$60,476; State of Ohio \$47,672; and Randy McGuffey \$32,595.
- The City of Urbana hopes to acquire at foreclosure and redevelop the former Q3 JMC, Inc. property at 605 Miami Street. Demolition and environmental remediation will be involved at an estimated cost of \$1.3 million.
- Attendance records were shattered at 2014 Champaign County Fair. 66,430 attendees. Livestock sales were higher even with fewer animals in the sales. Sales totaling \$547,588 resulted in many happy  py 4H and FHA members. Lets do it again!!! Please stop and visit us at our Fair office.
- In June, neighborhood residents in the Lafayette Avenue area successfully opposed Mental Health, Drug, and Alcohol Services Board of Logan and Champaign Counties purchase of a residence for a “recovery” home for drug addicts.
- Advanced Technology Products Inc. in Milford Center purchased the former Preston IGA grocery store in Mechanicsburg and is converting it into a warehouse. 6-8 employees are expected to be hired.
- The Champaign County commissioners approved an agreement with the city of Urbana to create a collaborative economic development effort making the most efficient use of limited resources and allowing for best sense of guidance and direction. A Community Improvement Corporation (CIC) was designated with the responsibility of administering and directing the economic development effort. Marcia Bailey will lead the effort.  CIC is an umbrella for Champaign Economic Partnership.
- More recently employers in Clark and Champaign Counties are now focusing on skilled workers and less on entry-level workers according to Amy Donahoe, director of hiring and employer services for the Chamber of Commerce of Greater Springfield.
- The City of Urbana and Urbana School District are discussing options on how the cost of intersections and streets for the new school building project east of Jefferson Street will be paid/financed.
- The Champaign County Common Pleas Court is now requiring a written examination as part of the application process to receive a notary public commission.
- Buckeye  Wind turbine project aka EverPower aka Terra Firma Capital Partners could be sold in a \$1.5 billion deal as reported by the Pittsburgh Post Gazette on 1 May. One reason for the sale is “yieldco” a tax vehicle that would give investors a stable and growing dividend income.
- Kevin Talebi, Champaign County Prosecutor, says ownership of the turbines is irrelevant. The owners must comply with county and township regulations.
- Local leaders and activists in Clark county do  not believe state and federal officials are listening to their health concerns on cleaning up the hazardous waste dump at Tremont City
- Dollar Tree on East US 36 plans to open in late July. The store is 9000 square feet and will employ about 20 people.
- In the first half of 2015 in Champaign County there were 57 sheriff sales compared to 60 sheriff sales in first half 2014. This is a positive 5% decrease. 







Local Real Estate News continued:

- The Tecumseh Land Trust recently  asked commissioners to support an application for funding to purchase 14 additional farms totaling 2600 acres. This 23,000 acres are preserved in Clark and Greene Counties.
- David Robert Wetzell, an Urbana resident, died in February and left \$3 million to establish an Animal Welfare League in Champaign County. **WOW.** His will provided the money is to be used to establish a shelter and chase a secluded farm in Champaign County. 
- More than \$1.1 million has been spent in Springfield over the last 5 years to demolish about 320 abandoned homes. Now officials are dealing with an expensive problem of maintaining the empty lots. The City spends about  \$90,000 per year on mowing about 320 vacant lots.
- In 2014 in Champaign County 32 homes were razed at an average cost of \$8,269 each or a total of \$264,629. This money came from a national settlement with major mortgage servicers. 
- A U.S. District Court judge ruled that the U.S. Fish and Wildlife Service was within its rights when it issued a "take" permit to a proposed Buckeye Wind farm that critics  said could harm an endangered bat.
- The Upper Valley Pike Mall area is hurting with Kmart, Penneys, and Macys gone. Bechtle Avenue, on the other hand, is booming less than 2 miles away. Hobby Lobby just announced it is moving from the Mall area to Bechtle Avenue.
- In January Robert Hull purchased the prominent downtown National City Bank Building and the Fairbanks Building for \$250,000. This Springfield building has 72,000 square feet. Robert Hull has plans to remodel and renovate it.
- The Federal lawsuit involving Tri-County Community Action's transportation building in Bellefontaine was dismissed for lack of jurisdiction in January. Liberty National Bank had attempted to foreclose on the building claiming Tri-County defaulted on two mortgages.
- Champaign and Clark Counties lag behind both Ohio and the U.S. in average wages in all industries. Private industry workers in Clark County earned about \$17.50 an hour average in 2013 compared to about \$22 an hour statewide according to the U.S. Bureau of Labor Statistics. Boosting wages in the long run is critical to encourage talented workers and new companies to move to our area.
- The Simon Kenton Trail is extended to Bellefontaine from Urbana. This 15.8 mile was an 8 year project. Nancy Lokai Baldwin, Simon Kenton Pathfinder president, reports that this extension represents the completion of a regional recreational and green transportation system that connects Bellefontaine on the top of Ohio with Newtown, a Cincinnati suburb, 107 miles. 
- Thanks to GrandWorks Foundation, the Urbana United Methodist Church initiative, the former which was originally the Gloria Theatre is making a comeback. The renovation project is ambitious and expensive. Several productions have already been performed at the Gloria Theatre. 
- The City of Urbana has a \$20 million upgrade and expansion project of the Water Pollution Control Facility on Muzzy Road scheduled to be completed this year.


State Real Estate News:

- Worthington city council passed an ordinance requiring owners to contain bamboo plants on their property or face a \$100 per day fine. Bamboo rhizomes are very invasive and can be invade adjacent properties.
- The Ohio Department of Natural Resources is considering leasing a large part of Perry State Forest for strip mining coal. Supporters say that allowing strip mining would enable proper  reclamation of the land once coal is extracted and greatly reduce current acid runoff.
- Ohio's economy expanded by 2.1% in 2014 ranking the Buckeye State number 18 among all states for growth. 
- New legislation could loosen housing discrimination laws that would make certain landlords and sellers exempt from housing discrimination laws.
- The Ohio Farm Bureau seeks adjustment in land values for  calculating CAUV (Current Agriculture Use Value) to make real estate tax on agriculture and wood land more equitable.
- Trailend, the former mansion of Ohio governor James M Cox, sold in April for \$271,000. This 15,000 square foot home was in Kettering.
- Ohio remains the country's leader in Tree City communities with 242 participating cities, villages, and  townships. 29,000 trees were planted in 2014.



State Real Estate News continued:

- Two men are accused of a property scam in Kettering. On Craigslist they portrayed themselves as owners of vacant residential properties and posted them available for rent. They illegally entered the homes, met their unsuspecting victims, negotiated a rent agreement, collected cash deposits, and never met the victims again. 
- Dayton ranks second in the U.S. for development in 2014 according to Site Selection magazine.
- Ohio ranked second in the U.S. for both number of economic development projects and the number of projects per capita with 582 projects in 2014 according to Site Selection magazine. 
- Ohio oil well output doubled and production of natural gas tripled in the fourth quarter of 2014. The increase was fueled by a building boom in wells. Governor John Kasich believes this industry is thriving enough to sustain a tax increase.
- State officials are reviewing new ginseng regulations as the number of Ohioans digging and selling the medicinal root increases. The dried root is worth as much as \$800 per pound.
- Beavers are thriving again. Yellow Springs and Mason are divided communities over whether the return of the rodents is good or bad. Beavers are felling trees in parks and creating unwanted wetlands. State laws classify beavers as nuisance animals and limits what people can do with them. 
- How many employees does WalMart employ in Ohio? 47,000. It is the largest single, private employer in Ohio. A statewide pay increase has significant impact for Ohio.
- The Ohio high court says the “home rule” clause in Ohio’s constitution does not allow for blocking oil and gas drilling. The Ohio Department of Natural Resources regulates drilling not municipalities. 
- New state laws jeopardize the future of wind turbines. One is the delay of state mandates for alternative energy. A second limitation is on where the turbines can be placed.
- Large pipelines are proposed to carry Ohio shale gas across the state. ET Rover and NEXUS 42 inch pipelines drawn opposition from property owners because of proximity to densely populated areas. Companies building state pipelines have the legal right to acquire land they need through eminent domain proceedings. 
- Over the next 10 years Ohio is expected to have at least 38,000 miles of pipeline development statewide according to Buckeye Farm News.
- Owners of a \$4 million suburban mansion in Hamilton County that burned to the ground in 2014 are suing their insurance company for almost \$60 million saying the Chubb National Insurance Co. did not honor their claims.
- Ohio is losing residents in droves as boomers retire to warmer areas. This continues a long-term depopulation trend that threatens state and local economies.
- Ohio tests water at 134 beaches for E. coli during swimming season. 30% of these beaches are under swimming advisories including Caesar Creek Lake, Houston Woods, Lake Laramie, and Cowen Lake. 

National Real Estate News:

- The next fight for gay rights is expected to be housing and job bias.
- The Supreme Court ruled 5 to 4 that federal housing laws allow people to challenge lending rules, zoning laws, and other housing practices that have a harmful impact on minorities even if there is no proof that companies or government agencies intended to discriminate.
- EPA says fracking is not a “systemic” risk to polluting water but it does nevertheless pose a risk in EPA’s most comprehensive review of this controversial drilling method.
-  1 in 4 renters use **half** their income for housing costs.
- In April the U.S. Department of Housing and Urban Development announced grants to help Ohioans make good decisions about housing and avoid foreclosure. This money is meant to help low and moderate income people.
- HUD is the largest single seller of real estate in the U.S.
- The number of HUD REO (real estate owned) listings increased 18% in 2014.

Miscellaneous Real Estate News:

- Online home sales are edging closer to reality. They will start with the sale then it will spread throughout everything connected to real estate said Carrrole Rodini of Bamboo Consulting.
- The vacation home market is sizzling. Ageing baby boomers are boosting sales according to trade group annual survey. 2014 had a 57% increase in vacation homes over 2013. 
- Rents are expected to continue rising. The average rent has climbed 14% to \$1124 since 2010 according to commercial property tracker Relsw Inc. 
- Lumber Liquidators Holdings Inc. said it was suspending sales of all laminated flooring from China. The U.S. Department of Justice is seeking criminal charges over the possibly hazardous products.
- Mobile banking has resulted in branch closings for major banks. Fifth Third plans to close 100 branches. In 2014 75% of all the bank’s consumer deposits were made in person at a branch. Now it is 64% and dropping. Consumers are using their mobile phones and ATMs.

HLIC News

Team Henderson News:

Our biggest **HLIC** news is that listing numbers and sales numbers are soaring thanks in part to people like you!

HLIC will soon have the first Urbana business Solar project at 606 Scioto which will include a solar awning. The USDA is offering a grant to encourage small businesses and farmers to install renewable energy systems. This grant pays for 25% of the project and another 50% is paid back by the Federal Investment Tax Credit (until 2016) and MACRS depreciation tax savings. Brett Henderson, Director of project Development for Solar Power and Light in Centerville, is our project manager, and he would be pleased to provide you with extensive information on solar projects. He can be reached at brett@SPLSolar.com. **HLIC** is really anxious to see this project become a reality!

Our Community Thank You Yoga Classes were great fun this Spring. Lee was excited to see 31 people from ages 15 to 82 show up for the first night at the Urbana Senior Center. As a conscious Corporation, **HLIC** holds the intention of having a positive impact on our community.

Bob and Barbara Jordan have gone to several fishing spots with family and friends since our last newsletter. Barbara is enjoying not getting up so early in the day to drive a school bus.

Karen made the decision June first to once again be a full time real estate agent. The Village of Saint Paris really misses her, and we are really glad to have her back. Tim has officially retired and helps her with her real estate adventures.

Judy feels fortunate to be very busy with listings and sales. She is riding her bicycle a whopping 15 miles most days. Additionally she is gardening, reading on her front porch and training her psychotic cat. :o) She is grateful for the support and friendships she continues to receive.

The Dunham's continue to **not** have any dull moments. Their children are growing too fast. Dagny is carrying their 9th child, who is due late December. That brings the count up to 11. They are still trying to plan for family mission trips. In February Dagny returned from a mission trip to Peru with many stories.

improving his chess skills. All of the older children are doing either a basketball or soccer camp this summer as well as music lessons. Ben should have their house at 510 Boyce Street ready to sell in a week or two. The Dunham's are blessed beyond measure.



Roseberry's are enjoying family, horses and cattle on the farm this summer. Their grandkids now number 4 with the addition of Tanner in May weighing in at 9.5 pounds. Gina has been blessed with great real estate sales so far this year with several clients selling and then buying. She is enjoying her repeat clients and the great new ones.



Lee is grateful to have made it through

- trips to California, Oklahoma, and Coshocton,
- thirteen new **hlic** listings,
- three World House Choir performances,
- her 70th birthday
- and a visit from Jade and Chase for 10 days during the month of June.



Lee is looking forward to a trip to Georgia this month to cheer for Jade who will be competing in the NBHA Youth World Horse Championships.



For those following Stephen's barn project, it is almost completed. He has moved tools and some equipment inside. Ryan, Riley, Rosey, Daisy,



Ben and Stephen ran the Flying Pig 1/2 Marathon in May and are registered to run the Columbus 1/2 Marathon in October. Stephen and Lee visited the Oklahoma Hendersons in July to witness Troy's change of command. Troy is assigned to Davis Monthan Air force Base outside of Tucson. Here he will be officially promoted colonel and will leave his family at Drummond, Oklahoma for 12 months. We returned to Ohio with two Henderson grandchildren—Jade and Chase. They visited The Farm for 10 days. Brett is scheduled in September to run a triathlon—swim, bike, run—at Deer Creek State Park. This will be his second triathlon. What an endurance feat!!!

