

Dear Friends, Customers, and Clients,

HLIC Newsletter 62



We thank **you** for allowing us to serve **you** again and again. The market continues to present challenges in response to uncomfortably high interest rates and continually low available housing inventories nationwide. Sale prices are generally high. It continues to be a **SELLERS'** market. There were 65 active residential listings on July 6, 2022. This July 6th there were only 50 active listings in WRIST Regional MLS for Champaign county. The cumulative days on market (CDOM) has increased 16% for the first half of 2023 compared to first half of 2022.

Our traditional Fair prize for guessing the number of happy faces has been a wide screen TV. This year we will change it up by just drawing a lucky entry name. Stop by our booth at the Fair or contact your favorite Henderson agent to enter.

HLIC has still experienced strong activity in our new listings. Buyers are frequently being asked to give their "highest and best offer" on multiple offers and are often offering more than the asking price.

Search and find 7 county MLS listings at  
[www.gohendersonland.com](http://www.gohendersonland.com)

## Market Trends for Residential sales

<u>Champaign Co Auditor</u>	<u>Source</u>	<u>1st Half 2022</u>	<u>1st Half 2023</u>	<u>%Change</u>
# Units sold	Auditor	505	369	-27%
# Units sold	MLS	226	153	-32%
Total Sales Volume	Auditor	\$93,149,042	\$81,171,058	-13%
Average Sale value/unit	Auditor	\$184,454	\$219,976	+19%
Total Sales Volume	MLS	\$49,479,330	\$30,961,899	-37%
Average Sale value/unit	MLS	\$218,935	\$202,365	-7.5%
Average CDOM	MLS	61	71	+16%

### WRIST (7 local counties- Auglaize, Champaign, Clark, Logan, Mercer, Miami, and Shelby)

# Units Sold	MLS	2130	1780	-16%
Total Sales Volume	MLS	\$426,552,663	\$373,807,155	-12%
Average Sale value/unit	MLS	\$200,259	\$210,004	+4.9%
Average CDOM	MLS	62	67	+8%

Only 514 Active Residential listings on 7/6/2023 in the local 7 counties in WRIST MLS  
Compared to 629 on 7/6/2022.

## New Construction

Champaign County issued 10 residential permits in the first half of 2023 for new home construction compared to 18 issued in the first half of 2022. The total value of the first half 2023 permits totaled \$2,525,000 for a \$252,500 average cost per home. The value for the first half of 2022 permits totaled \$5,314,473 or \$295,249 average cost per home. The value of the first half of 2023 homes was 14.5% lower than the first half of 2022 homes, but included a Habitat for Humanity home that is valued at \$0 for permit purposes.



Buyers for new homes in 2023 are still faced with high material costs and supply and labor issues.

Just for fun we looked back at new home construction applications in the first half of 2008 and there were 25 and 36 in the first half of 2007. But interestingly enough the average value of the homes in 2008 was similar to current values at \$249,132. A big increase over the first half average in 2007 of \$128,340.

henderson land  
investment company

# Real Estate News

## Local Real Estate News


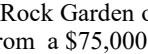








- Current mortgage interest rates are over 2% higher than August 2022. Fixed interest rates are between 6.25 and 8% for personal residences at many banks and mortgage companies for 10 to 20 year conventional loans. Variable rates can be secured between 5.5 and 6.5% for 1 to 7 year terms. Average long-term interest rates are at the highest level in twelve years.
- Except for Champaign County, May 2023 unemployment was generally lower than adjacent Counties in January 2023. The unemployment rate for **Champaign County was 2.8%** for May 2023 compared to **4.1%** in January of 2023. The May unemployment rate in Clark County was 3.3%, Logan County was 2.8%, Madison County was 2.8%, Miami County was 3.0%, Shelby County was 2.9%, and Union County was 2.6%. **Ohio's** and the U.S. unemployment rates for May 2023 were respectively **3.6%** and **3.4%** and were respectively **4.0%** and **3.4%** in January 2023.
- According to Deputy Gretchen Lapp with the Champaign County Sheriff's Office, in first half 2023, the Sheriff's Office conducted 13 Bank Foreclosure Sales (online through the RealAuction website) and 6 tax foreclosure sales (conducted in person at the Courthouse). The Sheriff's Office also conducted 11 appraisals for foreclosures assigned to private selling officers. In first half 2022 the Sheriff's Office conducted 12 bank foreclosure sales (online through the RealAuction website) and 11 real estate tax foreclosures conducted in person at the Courthouse; also Sheriff's Office conducted 9 appraisals for foreclosures assigned to private selling officers.
- Robin Edwards, Champaign County Treasurer, reports total tax delinquencies are down from 2022.
- The nine story Hull Plaza building at 4 West Main was ordered closed in March. The Springfield Health Commissioner reports that this property was dangerous and unsanitary for human occupation. No running water was the reason provided.
- Clark County cancelled funding on a \$700,000 contract for a multifamily, homeless nonprofit, project because of reimbursement of funds as well as other violations. The property address is Mulberry Street, Springfield.
- The Sheltered Inc., Springfield based nonprofit, admitted with the cuts and delays in funding that difficult decisions were made. Sheltered Inc. director said that shutting down two of its emergency shelter places and cutting staff have resulted from failure of funding.
- Phoenix Ag, Ltd. is progressing in building a 670,000 square foot building on 256 acres north west of Urbana on State Route 29. This is Phase 1 according to the zoning permit for "speculative industrial building." A second phase of 288,000 square foot has been proposed. No information for a tenant has been publicly announced.
- EV (electric vehicle) drivers can now plug in at Freshwater Farms on North US 68, Urbana. Dr. David Smith, owner, has been a big proponent of eco-friendly technology.
- The Bluffs of Enon could see 15 more lots soon in a 150 overall subdivision.
- The "Willman Furniture Sellman Improvements, Preservation Tax Program. Building" on North Main Street in Urbana, is being transformed and redeveloped. Willman LLC is being funded by JobsOhio Vibrant Communities Program and the Ohio Historic Hybrid space is planned for the first level for business incubation and for co-working space creativity. The second and third levels will be allocated to nine large apartments.. Local architect, Sarah Machert, is the designer for this redevelopment.
- **Which Ohio county fair is the best, the largest?** Many people consider the Champaign County Fair is this Fair in respect to most admissions, revenue, livestock, machinery display, amusements, 4-H, mid-way, harness races, merchants, young people activities, tractor pull, exhibitor barns, camping.
- There is a new business in Urbana in June. Bolder Outfitters and Company opened a screen printing and embroidery services at 240 Patrick Avenue. The owner is Mark Bloemhard..



## Some Recent 2023 Farm and Land Sales







Seller	Location	Buyer	Acres	Sale Price	Date
Champaign Farms	E St Rt 29, S Parkview	Welchland	180	\$,1868,370	January
Palmer	Stringtown Rd	Tru Holdings	70.7	\$840,000	January
Casto	E US 36	Cook	166	\$1,328,000	January
3 Stone	2521 US 68	Rooney	149.8	\$1,200,000	February
Kies	N St Rt 235	Windrift	77	\$1,117,558	March
Shafer	Sink Hole Rd	Davidson	39	\$413,301	March
Evans	St Rt 4	Scheiderer	110.6	\$1,661,835	April
Cook	Stickley Rd	McGuire	32.4	\$438,000	May

## Local Real Estate News continued

- Honda announced in December that it plans to make **hydrogen fuel cell** vehicles in Marysville for CR-Vs.
- Honda is leaping toward production of hybrids local officials say. The automaker marks its 40th anniversary and is a top area employer with more than 3,500 employees across Clark, Logan, Champaign Counties and the Miami Valley.
- The Amtrak  passenger rail map shows a Springfield stop along the new route that includes stops in Cleveland, Columbus, Dayton, and Cincinnati.
- The Hartman  Rock Garden of stone and concrete at 1905 Russell Avenue, Springfield saw growth during the pandemic with more plans for the space from a \$75,000 National Arts Foundation grant.
- Multiple city, state, and county officials along with local business and developers want to continue **growth** along  the Great Miami River. Miami Conservancy District. Their mission is to promote growth in both economic development and in recreational opportunities for residents and visitors.
- Springfield is considering rental registering penalties for non-compliance  try rules for property owners to enable the city to hold landlords more accountable by if landlords fail to maintain property safety and habitability measures.
- Residents continue their eight year fight to oppose limestone mining at quarries on 440 acres purchased by Enon Sand and Gravel in Mad River Township, Clark County. Residents are concerned about property values, traffic flow, air quality, noise, and wild life conservation. At this time Enon sand and Gravel has not filed for a conditional use permit. Several state agencies— Ohio EPA, Ohio Department of Natural Resources, and the Mine Safety Health Administration previously have said a limestone quarry will not pose a threat to safety.
- Saint Paris received a \$1.5 million state water grant. This grant will support the Village with the waterline replacement project under U.S. Route 36. The current waterline has experienced multiple breaks in the past 10 years.
- Saint Paris has been recognized as having the best tasting municipal water in the entire country by Berkley  Springs International.
- Piquero's Tapas and Wine Bar  is a new beverage and food establishment on the Square in Urbana specializing in Spanish and Portuguese wine and cuisine.
- Citizens in the Tremont City area have been fighting for removal of  non responsive for 57 years to this lethal problem. Protecting the Teays River Valley Aquafer is vital. **Help is on the way!** 30 June the Springfield News-Sun announced that barrel clean-up had begun.  51,000 barrels containing millions of gallons of toxic waste.
- Two EFO tornados touched down in mid-June in Champaign and Miami Counties causing minor damage.
- Local groups are concerned about the thousands of acres of wetlands in the Miami Valley that may not be federally protected. The Supreme Court rolled back protections under the Clean Water Act.
- Projected farm incomes earlier this summer were lower due to weather and market factors. With recent rains we believe the probability of lower crop yields is minimal. Interestingly. 2022 farm income was a record high.
- An \$8 million Springfield 34 unit townhouse project on Center Street Townes, nears completion. The Project is considered a great success for the downtown that will spark more housing.
-  Aviation is critical to local and state economies. The Springfield area is helping lead the way in educational opportunities with a new career pathway in economic development in conjunction with the Springfield Buckley Municipal Airport.
- Marker Company, a 66 year old company, originally from Bellefontaine, has four building projects in Clark County. This Company is helping build Springfield's future:
  1. Four new fire stations 
  2. The Springfield Museum addition
  3. The Global Impact Stem Academy at Clark State on the Leffel Lane Campus
  4. The National Advance Air Mobility Center of Excellence at Buckley Airport
- A revitalized Urbana attracts customers with new businesses. Sara Neer, executive of the Chamber of Commerce, quotes that "its really becoming everything we could want in a vibrant downtown where people can live, work, and play." 20 new businesses have opened in 12 months. The retail and food opportunities make downtown Urbana a thriving attraction for the county.
- Wittenberg University class enrollment for 2023 is the largest in years.
- Urbana announced 4 July that major improvements on South High Street from U.S. 36 to State Route 55 will start in July. Improvements include sidewalks and curbs, storm sewer, water and sewer, bike path, parking lane.

# Real Estate News







## National Real Estate News

- In a 2022 report the USDA said the average per acre valuation in the corn belt states of Illinois, Indiana, Iowa, Indiana, and Ohio was reported at \$7930 per acre up 15.3% over 2021.. 
- The EPA is proposing tougher standard for reducing deadly air pollutants stating that soot from tailpipes, smoke stacks, and wildfires would prevent thousands of premature deaths each year.
- The largest U.S. estuary, Chesapeake Bay, received a D-plus grade in evaluation by an environmental group of the Chesapeake Bay watershed—the same grade earned 2 years ago. Efforts to restore this largest estuary are struggling to reduce agricultural pollution.
- The Justice Department accused Los Angeles-based City National Bank of discrimination by refusing to underwrite mortgages in predominantly Black and Latino communities. The \$31 million redline settlement is the largest in the department history.
- New Yorkers pay the most property taxes in the country—a median of \$9091 in 2022. **TAX**
- The pain keeps coming for beaten down commercial real estate stocks. Real estate investment trusts or REIT are suffering from sharply higher interest rates which drive up borrowing costs and cut into profits and make the yields less attractive relative to government bonds,
- U.S. renewable (wind and sun) electricity surpassed coal in 2022 for the first time.
- Limits on foreign ownership of U.S. farmland has gained bipartisan support in Congress. Foreign ownership of agricultural land threatens small family farms and the overall health of the agricultural supply chain. The USDA reports that foreign persons and entities held an interest in just over 40 million acres of U.S. agricultural land in 2021. This number marked an increase of 2.4 million acres from December 2020. 
- President Biden's reversal of no approval of Alaska oil drilling draws the anger of environmentalists.
- Canadians are upset that housing has been approved in protected and ecologically sensitive land around Toronto.
- Eleven states are considering legislation for "right to repair" for farm machinery. Equipment manufacturers have put restrictions on farm-ers repairing their equipment. Colorado and other states are pushing legislation for manufacturers to provide the tools, software, parts and manuals needed for farmers to do their own repairs, thereby avoiding steep repair costs and delays that imperil crops. This is a political issue in some states. 
- Scientists are concerned about a possible Great Toxic dustbowl emerging from the Great Salt Lake. Utah has a water problem. Mega-drought and over consumption are not just threats to wildlife, agriculture, and industry. A disappearing Great Salt Lake could poison the lungs of 2.5 million people.
- State Farm Insurance and Allstate, 2 insurance giants, have announced that that they are not taking new business and home applications in California because of wildfires and soaring construction costs.
- A real estate investment fund recently defaulted on a \$350 million mortgage for two Los Angeles skyscrapers. Lenders and owners are haggling over debt according to media stories. 
- The U.S. birth rate is still below Pre-COVID levels in 2022 according to the Center for Disease Control and Prevention. Births in ages 35 and older continued to rise but there are record low birth rates for teens and early twenties. Birth rates have been declining for more than a decade but especially from 2019 and 2020.
- The tech industry is shedding office space as well as employees. This is largely a result of COVID and IT employees working from home.
- This year six lighthouses are being offered at no cost to federal, state, or local government agencies, nonprofits, and educational organizations that are willing to maintain and preserve them and make them publicly available for educational, recreational, or cultural purposes. 
- Cities are turning downtown office space into housing. Empty office space in New York City buildings is being converted to market rate rental apartments to house as many as 1000 people.
- Arizona, California, and Nevada have propose a plan to significantly reduce their water use from the drought stricken Colorado the next three years. This is a potential break through in a year long stalemate that pitted Western states against one another. The 1450 mile river provides 40 million people water in seven U.S. states, parts of Mexico, and more than twelve native American tribes. The River produces hydropower and supplies water to farms that grow most of the winter vegetables. 
- Federal regulators seized the troubled First National Bank earlier in April making it the second-largest bank failure in U.S. history and regulators promptly sold all of its deposits and most of its assets to JPMorgan Chase in a bid to stop further banking turmoil that dominated the first half of 2023. First National Bank was the third midsize bank to fail in less than two months.



# Real Estate News

## State Real Estate News

- The Huber Heights Planning Commission approved preliminary plans for a truck maintenance facility at the Technology Boulevard near Interstate 70 and State Route 235 intersection. The proposed building is 4500 square feet with 12 semi-truck parking spaces. 
- The nation's largest sports complex, Spooky Nook, is in Hamilton in Butler County. It features 1.2 million square feet of indoor and outdoor sports space, hotel rooms, entertainment venues, and food options.
- Hobart Brothers officially opened a 9000 square foot customer experience center—a playground for DIY customers.
- Plaintiffs in Ohio who are sex traffic survivors, are joining other places in U.S. and suing hotels in federal court who have ignored red flags for sex trafficking.
- Farmland has been one of the best investments in America as the per acre cost for cropland continues to rise across Ohio and the nation. But these rising costs create a barrier for family farms looking to expand and for young farmers trying to get in the industry. According to the USDA the average cost of crop ground in the U.S. in 2022 was \$5050 per acre, which was up \$630 /acre, or 14.3% from the previous year. 
- The Ohio River is named the second-most endangered river in the U.S. Pollution is the biggest issue in a report by American Rivers, a non-profit organization. 
  - The Springfield region and the Dayton region have both made the most affordable housing markets in the nation, according to the National Association of Home Builders.
- The GM plant in Brookville will become the home of a \$920 million investment in the Duramax diesel engine plant. 
- Senator Sherrod Brown has renewed a previous campaign to base the U.S. Space Command headquarters in Ohio. The logical place is Wright Pat.
- Ohio plans to spend millions in coming years for modernizing more than one third of the State's 83 highway rest areas and in replacing 33 state rest areas over the next four years.
- On the first day of new rules, Ohio received eight applications to drill for oil and gas under state lands. This concludes a 12 year old effort to drill under state lands which could included some of Ohio most pristine parks.
- Ohio-grown wines have matured into a fine business.
- Ohio-based wineries has grown to 323 up from 265 from 2116 when a previous study was done. Ohio ranks 7 for economic output of wine sales ahead of Michigan, Pennsylvania, and Illinois. 
- Ohio lost farm land in 2022...about 1/2 million acres according to USDA. Land in farms was 13.1 million acres, down 400,000 acres from 2021.
- Ohio's unemployment rate was at a 22-year low in March at 3.8%.
- Messer Construction Company gets \$116 million contract to renovate the headquarters of Air Force Materiel Command. AFMC is one of the Air Forces most important commands responsible for logistics, equipment, and weapons.
- A protest has been filed with U.S. government alleging that the U.S. Army Corp of Engineers unfairly awarded Musser Construction a large contract to renovate 29 homes at Wright Patterson Air Force Base..
- GE Aerospace celebrates a new 250,000 square foot building in Miami Valley Research Park. GE consolidated several local sites to unite design, engineering, and manufacturing functions under one roof.
- Google plans to open two more Ohio data centers to help power artificial intelligence. With one data center already near Columbus the two new locations will bring Google's total investment in Ohio to more than \$2 billion. 
- Ohio is seeing a wave of big investments by the technology industry.
- Spurred by the \$3 billion Honda/LG (lithium) battery plant, Xenia's housing and commercial development is on the rise after about 20 years of status quo.
- Gas stations in Ohio have an interest in convenience stores. WHY? LOCATION!!! There are lots of interstates. Ohio sits almost right in the center of a large amount of traffic between Honda's presence in Ohio and Indiana and you have the automotive industry in Detroit. 
- In the past year, numerous gas retailers have made announcements about expanding their stores in the Dayton region to compete with against companies already here like Speedway, 7-Eleven, Circle K, BP, Shell.
- Finding a starter or forever home in southwest Ohio can be a formidable challenge. Rising prices and low inventory are causing the problem, but exacerbating the issue is a baby boomer generation staying put in their homes....more Ohioans are opting for "aging in place".
- AES Ohio plans to serve the expected Honda EV battery plant in Xenia. AES will need to build 13 miles of 350-kilowatt power lines with 2 miles of a 69-kilowatt line and two new substations. 
- Nearly 400 storage units will be built in German Township, Clark County on 61,000 square feet of ground. KO Storage is owner.
- In 2012 the Auditor's average valuation of Ohio's farm land was \$6800/acre compared to \$7550/acre. In 2022 .Clark County valuation was \$2700/acre in 2012 com- pared to \$8000/acre in 2022. 

**National Real Estate News** continued

- Theme parks bounced back in 2022 from the pandemic low in 2019. Many parks shut down temporarily and reopened with restrictions. Profits and visitors increased in 2022.
- New York City is slowly sinking from weight of skyscrapers, homes, asphalt, and humanity itself. Additionally, rising oceans threaten NYC. Research estimates that New York City landmass is sinking at an average rate of 1 to centimeters per year called ‘subsidence’.
- Companies that reported “net zero, (cutting their greenhouse gas emissions) as part of the global efforts to tackle climate change, rarely supplied credible plans.
- 30 June, a Springfield News-Sun article reported that drought was hitting the central U.S. hard stressing crops and raising humans’ anxiety. Central Ohio is fortunate that rainfall has been plentiful, and that corn is presently waist high with good yield potential.
- Economic growth in early July rose to a 2% annual pace from January to March as consumers spent at the fastest pace in nearly two years.
- The average long-term U.S. mortgage rate at the end of June was 6.7 % compared to 5.7% a year ago.
- Inflation cooling in May as summer heats up is welcome news for the Federal Reserve.
- The current annual inflation rate in June 2023 is 4% according to Google.

**Miscellaneous Real Estate News**

- Notre Dame’s roof is being rebuilt using medieval techniques after fire destroyed the cathedral in 2019. Some of the structures were built off site.
- When being a landlord is easy, no one wants to sell. High rents and lack of housing have owners playing a waiting game.
- Home buyers are eager to buy but sellers are scarce creating a gridlock. In many cases sellers want to sell but are scared to sell because of steep prices and mortgage rates they would face as buyers.

Thank You Buyers & Sellers since the Last Newsletter					
NEW OWNERS		PROPERTY	SELLERS		
Neal Pence Robert & Lynsey Logsdon Collin Holycross Forrest & Debonair Sherman Collin & Austin Auckerman Richard Engle Stephen Johnson & Carmen Tyler & Brooke Spangler Lars Kronstad Chad & Latasha Hackley WJ Properties 1 LLC Henderson Properties		421 N Kenton St 1390 Rawlings Dr 424 S Walnut St 6734 CR 13 188 S SR 560 6104 E SR 29 3861 Church Rd 6568 Rosewood-Quincy 209 E Court St 3259 Tawny Leaf Ct 324 Hovey 604 E Main	Residential Supports Edward Haman Brice Creager Soloman & Rosa Eicher Terry & Melanie McKenzie Michael &Shelly Dixon Paris Capital Group LLC Toby Middleton Richard & James Ebert Derek Jennings Dale Markley Westville Grain		
NEW OWNERS		PROPERTY	NEW OWNERS	PROPERTY	SELLERS
Cook Family Trust Dagny & Ben Dunham James,John Creamer & Kim Estate of Peter Louden Estate of Helen Young Nicholas McMahan Helge Ro Tommy Lawrence DSV SPV3, LLC Carol McClure DSV SPV3 Marilyn Milbrandt		32 Acres Stickley Rd 43 Twp Rd 21 145 N Main St 2938 W St Rt 29 4117 N Hyland Ave 58 Neal Rd 400 E Church St 519 Dakota 8240 Zimmerman Rd 1321 N Lowry 8240 Zimmerman 4235 Briarwood Dr	McGuire Ag Land LLC Jose Barrios Adam & Brianna Farus Devin Murphy&Samantha Timothy Johnson Tom & Kacy Moore Storm Lattimer & Lindsay Matthew&AidenComstock Joshua Flohre Kevin O'Neill Joshua Flohre David Jennings&Michael Blake		

# HLIC News

## Thanks in part to people like you, HLIC continues to prosper.

- The biggest news from **HLIC** this season is that we have a new real estate agent, Pat Bass. For the past 6 years Pat Bass has served business owners throughout Central Ohio as a Business Advisor and Broker, specializing in Mergers and Acquisitions, providing owners with an Opinion of Value, negotiating with buyers, and ultimately guiding business owners through the process of successfully selling their businesses. Having acquired his real estate license, Pat will now be able to extend services to business owners who own their commercial property and to Ohio residents looking to buy or sell residential property. Pat serves his community on the local YMCA, Veteran, Urbana City, and his church boards.
-  The free **HLIC** Community thank you. Beginner yoga classes are scheduled to start 18 August at the Champaign Senior Center at 7 PM. You must let Lee know you plan to attend. If you miss any class but the first one, you agree to donate \$20 to the Senior Center
- Tim and Karen celebrate the spring and summer. Two of their favorite things to do happen gardening and camping. The garden is starting to look good after a slow start. They went Day and had a wonderful time. More trips will come, but they have no plans for a major helping sellers sell their homes and buyers find perfect homes to buy. This can be a challenge in this “interesting” real estate market. Tim and Karen send blessings to all.
- Judy is enjoying another growing season with herbs, vegetables and several flower beds. She recently entertained out of state family for a long weekend. She is now looking forward to contacting new buyers and sellers to see what she can bring together. Life is truly good.
- Gina has kept busy since our last Newsletter. She enjoys cheering for five grandchildren on multiple sports teams in addition to her real estate business. Gina is always looking for new clients and helping repeats and referrals. 500-pound calves were hard to come by this spring, so she purchased cows ready to calve and a bull. Look for Gina in the sheep barn at the Clark County fair, the **HLIC** booth in the Merchants Building at the Champaign County fair, and in the cattle barn at the Miami County fair.
- Dagny and her eldest daughters had a blast visiting Cancun with her mom Lee and her niece Jade. Ben and the kids have been busy working on the church that they are turning into a new home for their family in DeGraff. They plan to have play soccer at Ohio Christian University with her brother Riley this fall.
- Jim and Melisa are enjoying the time they spend in their kayak. They are excited about doing some weekend travels flower garden. She is grateful to her clients and hopes everyone has a wonderful time at the Champaign County Fair.
- Susan’s grandson Noah married his beautiful bride, Makensie, in April. Noah then graduated from Ohio Christian University in May. Susan’s granddaughter Kayla graduated from UHS and will be attending Ohio State University in the fall. Susan and Charley have also been decluttering and purging items that they don't need. They recommend minimizing to everyone!
- Missy and Joe are doing well and thank everyone for a generous year with auctions and real estate sales. As you may have read in an earlier Newsletter, they have traded houses with their son. They now live in a much smaller home which Missy has redecorated. Joe is building a new barn to store the property that they did not sell or give away when they moved. Moving has given Joe an appreciation of the stress sellers endure.
- Meg has been enjoying this year by traveling and spending time with her family. She is proud to be a part of the upcoming expansion of Urbana Brewing Co to involve the building next door, and the renovation of the Willman Building which will include a co-work space and 9 luxury lofts spear headed by her fiancé, Jamon Sellman.
- Since the last Newsletter, Bob and Barbara traveled to Nashville to visit with Katie and Kryder, and also visited Chel-Indiana. Bob and Barbara plan on visiting Garrett and Tanner in Brook-ings, South Dakota, this fall.
- Now that he passed his real estate test, Pat is enjoying summer fun with his beautiful wife Dionna, an Urbana native, and his 5 amazing children. Michael of Columbus, Michala of Cincinnati, Pryce, 15, Sophomore at Urbana High School, Addison, 14, Freshman at Urbana High School, and Landon, 10 at Urbana Elementary.
- Lee and Stephen are grateful for the success of Stephen’s surgeries and is looking forward to sending him off to join an Trail in August. Stephen is anticipating shuffling the Air Force half marathon in September.