

The Board of Directors of the Lake County Land Reutilization Corporation (the "Board of Directors") met in regular session on the 26<sup>th</sup> day of September, 2013 at 3:00 p.m. in the Fifth Floor Conference Room of the Lake County Administration Center with the following Directors present:

**ROBERT E. AUFULDISH  
MALCOLM CHAFER  
GABE CICCONE  
BLAIR J. HAMILTON**

**BETH A. KNEZEVICH  
TIMOTHY S. MANROSS  
DANIEL P. TROY  
ANTHONY J. ZAMPEDRO**

Mr. Manross moved to approve the minutes of August 16, 2013 and Mr. Zampedro seconded the motion.

**AYES: 7                      NAYS: 0                      ASBSTENTION: Aufuldish**

**LAKE COUNTY LAND REUTILIZATION CORPORATION  
MEETING  
Friday, August 16, 2013 @ 3:05 p.m.  
5<sup>th</sup> Floor Conference Room  
Lake County Administration Building**

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**1. CALL TO ORDER:** John S. Crocker called the meeting to order at 3:05 p.m.

**ROLL CALL:** The following were present:

**MALCOLM CHAFER  
GABE CICCONE  
JOHN S. CROCKER  
BLAIR J. HAMILTON  
BETH A. KNEZEVICH**

**TIMOTHY S. MANROSS  
DANIEL P. TROY  
ANTHONY J. ZAMPEDRO  
JOHN M. ROGERS**

**2. MOTION TO APPROVE MINUTES OF THE JUNE 28, 2013 MEETING**

Motion: Troy                      Second: Chafer  
AYES: ALL                              NAYS: NONE                              ABSTENTION: -0-

**3.** Mr. Manross reported that at the next Fairport Harbor Council meeting, to be held August 20, 2013 will be written a resolution authorizing the demolition of the 509 Third St. house. He also stated that the village continues to prepare the appropriate affidavits for the 321 Sixth St. and the 419 Sixth St. homes. He believes Fairport Harbor will meet the December 31<sup>st</sup> deadline for all three homes without any delays.

#### 4. MOVING OHIO FORWARD UPDATE/DISCUSSION

##### A. MOF BIDDING OPINION

Mr. Rogers stated that he had received an opinion from the LCLRC lawyer, Jim Lyons on the contract bidding for the demolition contracts. Reading from the opinion, Mr. Lyons states that the Ohio Revised Code requires Counties to use competitive bidding for any purchase in excess of \$50,000. It is Mr. Lyons recommendation that LCLRC follow these requirements. If the land bank has several demolitions needing immediate attention, and the total cost is under \$50,000 we may proceed without a formal bidding process. However, LCLRC must inform all previous bidders from Phase 1, and include any and all new contractors requesting an opportunity to bid on the upcoming project. CT Consultants will have the authority to decide if more than one contractor is required.

The competitive bidding laws prohibit a *governmental entity* from deliberately structuring a transaction so that the competitive bidding level is not reached. It is incumbent on the LCLRC Director along with CT Consultants input to use good judgment when organizing/grouping the demolitions. Once a good bid or contract/contracts have been established, change orders may be considered as long as the change proposed is within the general scope of the original project. Change orders may not be used as a substitute for original bids. Mr. Rogers asked for approval from the board to make such decisions without the vote of the Board of Directors with each transaction to hasten the MOF demolitions.

John stated that the \$50,000 over/under clause is good news for LCLRC in its attempt to complete as many demolitions as possible before the end of the year, and that acquiring new contractors to demo quickly, efficiently and in a timely manner is most important.

##### **MOTION TO AUTHORIZE THE EXECUTIVE DIRECTOR OF THE LCLRC TO MANAGE SAID BIDDING PRACTICES AS DETERMINED BY LAW WITHOUT REPEATED APPROVAL BY THE BOARD OF DIRECTORS.**

Motion: Troy

Second: Zampedro

AYES: ALL

NAYS: NONE

ABSTENTION: -0-

##### B. MOVING OHIO FORWARD UPDATE/DISCUSSION:

Mr. Rogers along with Phyllis Dunlap of CT Consultants reviewed the bidding process for the six properties included in Phase 1:

- 1315 Manatee Ave., Madison Twp. – total cost \$15,350.00
- 8343 Lake Shore Blvd, City of Mentor – total cost \$23,070.00
- 7395 Primrose Dr, Mentor-on-the-Lake – total cost \$10,950.00
- 1426 E 300<sup>th</sup> St., City of Wickliffe – total cost \$13,150.00
- 1428 E 300<sup>th</sup> St., City of Wickliffe – total cost \$12,650.00

1430 E 300<sup>th</sup> St., City of Wickliffe – total cost \$10,650.00

for a grand total of \$85,820.00. Medico Systems, Inc. is the winning bidder over the only other bidder, Bauman Enterprises, Inc. CT Consultants and LCLRC are in the process of reviewing all the required documents from Medico. Some required instruments regarding insurance information were missing and are forthcoming. All documents should be delivered to CT Consultants by next week.

Commissioner Troy asked why the bids were so much higher than the original estimates of \$8,500. Ms. Dunlap explained that CT Consultants reviewed all entity zoning requirements throughout Lake County and selected the most aggressive; i.e. Wickliffe requires that all demolitions include the removal of footers/foundations and that the space be backfilled with dirt. This additional cost was then added to all previous estimates, thereby increasing each house's total bid.

Mr. Rogers stated he will coordinate the first home demolition with the local news media. Attorney General, Mike DeWine has been invited. John stated if our AG was in attendance, it would be very good press for the LCLRC. Any board members who are interested in attending should notify Linda after the meeting.

In a discussion this week with Matt Lampke of the Attorney General's Office, Mr. Rogers reaffirmed that Lake County will need all of the allotted \$800,000 promised through the Moving Ohio Forward program. Mr. Lampke was in agreement.

In a further note, John stated that the LCLRC must focus on our immediate task of completing successfully the MOF program; that we will be holding off on any land bank acquisitions until we are in a more comfortable position.

## **5. OPEN DISCUSSION/430 WETMORE AVE. PAINESVILLE TOWNSHIP**

Painesville Township Solicitor, Werner Barthol asked for direction on the required paperwork for the Wetmore property. He recognizes the importance of demolishing this property as soon as possible, as it has become a threat to the local neighborhood. Mr. Rogers said he will assist Mr. Barthol. Mr. Rogers also affirmed the need to keep all receipts of expenditures used in the demolition process of each individual home. Without this documentation the LCLRC and any entity involved will not be properly reimbursed from the state.

6. Mr. Rogers recently met with Sabrina Waytes of Western Reserve Community Development and Jason Boyd to discuss preliminarily, a future working relationship. A second meeting is planned next month.
7. Mr. Crocker stated that the settlement of the second half of Lake County DTAC funds has been determined to be approximately \$185,600.00. A letter from the Treasurer's office requesting this appropriation to the LCLRC will be made this week. These funds will then be deposited into the LCLRC account after the appropriation is approved.

8. A copy of the LCLRC financials was included in each member's packet for review at their discretion.
9. Mr. Crocker humbly announced his retirement from the Lake County Treasurer's office and as such is stepping down from the LCLRC Board of Trustees. He generously thanked all board members for their hard work and dedication making the LCLRC possible. He believes this organization can be of great value to all of Lake County and its residents. Lorraine Fende, the new Lake County Treasurer will be attending the next board meeting replacing Mr. Crocker. It will be the responsibility of the Board of Directors to elect a new Chairman at the September meeting.

There was no further business.

**Mr. Hamilton** motioned to adjourn the meeting.

**Ms. Knezevich** seconded the motion.

The meeting was adjourned at 3:37 p.m. by unanimous agreement.

APPROVED: \_\_\_\_\_


9/26/13

  
DANIEL P. TROY, VICE-CHAIR - LCLRC

The undersigned, Secretary of the Lake County Land Reutilization Corporation, certified that the foregoing is a true and correct transcription of the minutes of the meeting of Thursday, September 26, 2013, of the Board of Directors of the Lake County Land Reutilization Corporation showing the adoption of the Minutes above set forth.

Dated: \_\_\_\_\_

9.26.13

  
LINDA S. FREDEBAUGH, Clerk  
Lake County Land Reutilization Corporation