

The Board of Directors of the Lake County Land Reutilization Corporation (the "Board of Directors") met in session on the 28th day of March, 2014 at 3:02 pm, in the 5th Floor Conference Room of the Lake County Administration Center with the following Directors present:

**ROBERT E. AUFULDISH
MALCOLM A. CHAFER
GABE CICCONE
LORRAINE M. FENDE**

**J. BLAIR HAMILTON
DANIEL P. TROY
ANTHONY ZAMPEDRO**

Mr. Chafer moved to approve the minutes of the November 22, 2013 meeting and Mr. Cicconetti seconded the motion.

AYES: 6 NAYS: 0 ASBSTENTION: 1

**LAKE COUNTY LAND REUTILIZATION CORPORATION
MEETING
Friday, November 22, 2013 @ 3:06 p.m.
5th Floor Conference Room
Lake County Administration Building**

1. CALL TO ORDER: Daniel P. Troy called the meeting to order at 3:06 p.m.

ROLL CALL: The following were present:

**ROBERT E. AUFULDISH
MALCOLM A. CHAFER
GABE CICCONE
LORRAINE M. FENDE
(Alternate Lori Painter)
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 SEPTEMBER 26, 2013 MEETING

Motion: Manross
AYES: ALL

Second: Hamilton
NAYS: NONE

ABSTENTION: NONE

**3. RESOLUTION 2013-12 RE-APPOINTING MALCOLM A. CHAFER TO
LCLRC BOARD**

The history of the Board of Directors appointment process was reviewed by Commissioner Troy and John Rogers. The one-year term of Malcolm Chafer officially ended on October 31, 2013. Mr. Chafer's term was initially established at one year to create rolling terms between members. A three year term for Mr. Chafer is before the board today. A unanimous vote of both Commissioners and the Treasurer are required for re-appointment. An affirmative vote for the adoption of Resolution 2013-12 was passed unanimously.

Motion: Troy Second: Aufuldish
AYES: ALL NAYS: NONE ABSTENTION: NONE

4. ELECTION OF A NEW CHAIR-PERSON

Election of a new Chair-person was brought back to action, having been tabled at the last meeting due to the absence of Lorraine Fende who had announced interest in the position prior to the September meeting. Moving forward Vice-Chair, Commissioner Troy asked for nominations to fill the vacancy. The position of Chair was previously held by Mr. John S. Crocker, Lake County Treasurer - now retired. Any member of the Board may fill this position. Mr. Chafer nominated Timothy Manross which was seconded by Gabe Cicconetti. Hearing no other nominations, the nominations were closed.

Motion: Chafer Second: Cicconetti
AYES: ALL NAYS: NONE ABSTENTION: NONE

The Motion carried with Timothy Manross now the newly elected Chair of the LCLRC. Chairman Manross proceeded with the handling of the balance of the meeting.

5. MOVING OHIO FORWARD UPDATE/DISCUSSION

A. PHASE 1

A PowerPoint presentation followed with a narration by Mr. Rogers. This is the first time the Board has had an opportunity to view scenes of six of the newly demolished homes. Photos of the before and after views of the residences were shown for six of the seven structures in Phase 1. The cost of this project will approximate \$118,000.00 including both soft costs and administrative costs.

- Mr. Rogers reported Phase 1 to be nearly complete with the exception of the 8343 Lake Shore Blvd, Mentor property where a gas well was discovered under the back of the house. Resolution to this unusual situation will follow as the well will be capped sometime next week, followed by the demolition the first week in December.

- Commissioner Troy asked if the three 300th St., Wickliffe homes were owned by the City of Wickliffe. Mr. Rogers responded no, that they were privately owned, and that the LCLRC Legal Counsel, Jim Lyons will ultimately be preparing liens against the properties to recoup the cost of the demolitions to the Land Bank. Moving Ohio Forward funds do not have to be returned to the State's Attorney General.
- The 430 Wetmore property has a dilapidated fence along the perimeter of the property. The LCLRC in concurrence with Painesville Township will remove the fence. It was pointed out that the program's contract calls out for all impediments within 5 feet of the house to be removed with any demolitions. Regardless of whether or not this cost will be reimbursed with MOF funds, the Land Bank has authorized its removal.
- Discussion followed on the process by which the Land Bank could take ownership of a demolished property. Using the Wetmore privately owned property as an example, John explained that the property taxes have been delinquent since 2010. So, it is likely the county will begin the foreclosure process at some point in the future. He believes that there must be a minimum of two sheriff's sales. If the property is not sold, Painesville Township or the Land Bank could choose to acquire the parcel for future use.
- The 1315 Manatee property in Madison Township was reviewed. Mr. Rogers stated that the property owner is very happy with the demolition. The value of the property is nearly double the cost of the demolition. In this situation, the owner was grateful for the help from the Land Bank to administer all the necessary steps to improve both the property and the neighborhood.

B. PHASE 2

Mr. Rogers reported Phase 2 contract will be signed next week. This Phase will consist of four homes in the communities of Mentor-on-the-Lake, Willowick and Fairport Harbor. Of the three bidders', Medico System's bid was \$66,740.00 and OBO's Demolition & Construction's bid was \$73,432.50. CT Consultants recommended that Pillar Excavating of Fairport Harbor be awarded the contract with a bid price of \$44,640.00. A motion by the board and approval of the Phase 2 expenditure was requested and passed. The contract will be signed next week.

Motion: Troy

Second: Aufuldish

AYES: ALL

NAYS: NONE

ABSTENTION: NONE

- Mr. Manross asked if both the Fairport Harbor homes will be included in the Phase 2 demolitions. Mr. Rogers explained that one of the houses is still

occupied and would be able to be taken down 90 days after the individual residing in the home has vacated the residence. In the meantime, the house located at 419 Sixth St. will be demolished in this phase.

C. PHASE 3

Twelve homes are tentatively scheduled for demolition in early February including homes from Painesville City, Willoughby Hills and Mentor-on-the-Lake. Asbestos surveys are almost complete and a bid package will be going out to all contractors in December. Commissioner Troy asked how much of the MOF money had been spent to date. Mr. Rogers estimated that with all three phases approximately \$370,000.

- Commissioner Troy asked why we are not seeing any of the Eastlake City homes on any of the phases to date. Mr. Rogers said he has met with city officials at Eastlake a number of times and that the loss of their zoning official caused some delay. The city has since hired Mr. Jim McReynolds as their new zoning inspector and Mr. Rogers has met with him and given him all the necessary forms to process the MOF program. All of the Notices of Violation have been sent and public notice is in effect. All eleven homes should be ready for demolition in February 2014. Mr. Rogers will be meeting with the newly elected mayor, Dennis Morley in January when he takes office, to educate him on the MOF program.
- Jason Boyd, Lake County Administrator has asked Mr. Rogers about a house that is owned by the Lake County Port Authority and is sitting on the old Coe Manufacturing property. This house needs to be leveled. Mr. Rogers suggested the Port Authority donate the property to the land bank. We would demolish the house and at some point when there is a viable economic plan for the property it could be sold or transferred.
- Mr. Chafer asked how many of these properties that are in the MOF program are privately owned. Mr. Rogers stated that most are privately owned. Mr. Chafer asked what Mentor-on-the-Lake intended to do with the 7395 Primrose Property. Mr. Rogers said he does not know, but if the three parcels to this property were combined, it could be an attractive parcel on which to build and would then be restored to the tax base.
- Commissioner Troy stated that most of the privately owned properties have been allowed to deteriorate. It was his understanding that the purpose of the Land Bank participating in the MOF program was to improve the property, and to also have enough control to do something productive with the properties. Mr. Rogers responded by saying the MOF program is for demolition only and that

we are grateful for the opportunity to participate in the MOF program. The Land Bank's participation in land purchases will begin at some point in the future. Our efforts up until now have been to capture the best of MOF program and its funding. Mr. Rogers has begun legal research on creating the Memorandum of Understanding between the Land Bank and the communities of Lake County. This document will outline an understanding between the Land Bank and other communities to enable easier acquisitions. The MOU document will be ready for use after a review by our legal counsel.

6. PAINESVILLE TOWNSHIP SYCAMORE/PONTIAC PARK

Three parcels of land located in the Painesville Township area have been generously offered from an estate to the Lake County Land Bank. This gift of land would be the first acquisition for the Land Bank. Two of the three parcels are contiguous and are at the corner of Sycamore and Pontiac Roads. With the volunteer help of CT Consultants, Mr. Rogers is contemplating the idea of a small neighborhood park with children's play equipment on this space. A PowerPoint presentation including a conceptual drawing of a pavilion, playground and surroundings were shown for the board to review. There is a possibility that the neighborhood (if low-income) could qualify for CDBG grant money. Funds would be applied for in the spring. Details of the wooded lots and possible improvements were presented and discussed. The third parcel located on Bellevue Ave is vacant and sitting between two homes. Mr. Rogers believes the two homes on either side of the parcel might be interested in splitting the lot, thus increasing their property size and values. A motion by the board and approval of the acquisition of the three parcels was requested and passed.

Motion: Chafer

Second: Troy

AYES: ALL

NAYS: NONE

ABSTENTION: NONE

7. LCLRC FINANCIAL STATEMENTS

Mr. Rogers provided the current Profit and Loss Statements and the Balance Sheets for review. There was no discussion.

8. PAINESVILLE CITY OLD HOLIDAY INN HOTEL DEMOLOTION

Mr. Rogers has been working with the City of Painesville and the Attorney General's Office on funding to demolish the old hotel building on Main St. The present quote to take down this building is now at \$607,800 which is half the amount that was quoted two years ago of approximately 1.2 million. Mr. Rogers has requested from the state the use of the matching money from the MOF program to help fund the \$600,000 needed. The city is looking for an additional \$300,000 in funding from the Land Bank. If the LCLRC is able to get the go-ahead from the State, we would use DTAC funds to fulfill the balance of the request.

9. GRAND RIVER OLD SCHOOL DEMOLITION

Mr. Rogers has spoken to Grand River Mayor Chris Conley about the demolition of the old school at 512 River St, Grand River. Mayor Conley conveyed that he has had some discussions with individuals that suggest Mr. Don Shula may be willing to share in the cost. If that were to be the case, along the lines of the MOF program the LCLRC could be in a position to match any donation. It is estimated that the cost to take the building down is approximately \$250,000. Any interest would require a letter of commitment to the project from Mr. Shula. The balance could be available from the Land Bank, since MOF funding is not in the offing. If the school had not turned the property over to Grand River Village, and had instead given it to the Land Bank, arguably the LCLRC could have funded the project in total. With the (501)(C)(3) application for the Land Bank now in place, it might behoove Mr. Shula to give the Land Bank the money for demolition. Mr. Rogers will update us on this topic as new information becomes available.

10. REQUESTING QUARTERLY LAND BANK MEETINGS

Mr. Rogers has requested that monthly meetings be changed to meetings as needed. The Board agreed. He also stated the first LCLRC Newsletter will be going out soon which will include photos of all houses that have been demolished and will also, feature an introduction of our board members.

There was no further business.

Mr. Troy motioned to adjourn the meeting.

Mr. Zampedro seconded the motion.

The meeting was adjourned at 3:44 p.m. by unanimous agreement.

APPROVED: 3/28/14

Daniel P. Troy
DANIEL P. TROY, Vice-Chair

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 held Friday, November 22, 2013, of the Board of Directors of the Lake County Land Reutilization Corporation showing the adoption of the Minutes above set forth.

Dated: 3.28.14

Linda S. Fredebaugh
LINDA S. FREDEBAUGH, Clerk