

Board of Directors of the Lake County Land Reutilization Corporation (the "Board of Directors") met in session on the 24th day of October, 2014 at 3:02 pm, in the 5th Floor Conference Room of the Lake County Administration Center with the following Directors present:

(Bill Margalis for)
ROBERT E. AUFULDISH
MALCOLM A. CHAFER
GABE CICCONE
(Lori Painter for)

LORRAINE M. FENDE
J. BLAIR HAMILTON
BETH KNEZEVICH
TIMOTHY S. MANROSS
DANIEL P. TROY

Mr. Chafer moved to approve the minutes of the June 26, 2014 meeting and Mr. Cicconetti seconded the motion.

AYES: 8 NAYS: 0 ASBSTENTION: 0

LAKE COUNTY LAND REUTILIZATION CORPORATION
2nd QUARTERLY MEETING
Thursday, June 26, 2014 @ 3:00 p.m.
5th Floor Conference Room
Lake County Administration Building

1. **CALL TO ORDER:** Timothy S. Manross, Chairman called the meeting to order at 3:13 p.m.

ROLL CALL: The following were present:

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

BETH KNEZEVICH
TIMOTHY S. MANROSS
DANIEL P. TROY
JOHN M. ROGERS

2. **MOTION TO APPROVE THE ANNUAL MEETING MINUTES OF THE MARCH 21, 2014 MEETING**

Motion: Fende Second: Chafer Abstention: Troy
AYES: ALL NAYS: NONE ABSTENTION: ONE

3. **MOTION TO APPROVE THE 1ST QUARTER MEETING MINUTES OF THE MARCH 28, 2014 MEETING**

Motion: Troy Second: Fende Abstention: Knezevich, Manross

AYES: ALL

NAYS: NONE

ABSTENTION: ONE

4. MOTION TO APPROVE THE FOLLOWING RESOLUTIONS LEVYING LIENS FOR EACH MOF DEMOLITION TO RECOVER EXPENSES IN TOTAL

RESOLUTION NO. 2014 – 21

A RESOLUTION LEVYING LIENS FOR EXPENSES INCURRED TO RECOVER THE TOTAL COST OF CORRECTING HAZARDOUS CONDITION OF BUILDINGS OR ABATING NUISANCE

Permanent Parcel Number 15B0180000120 (335 E Main St)

RESOLUTION NO. 2014 – 22

A RESOLUTION LEVYING LIENS FOR EXPENSES INCURRED TO RECOVER THE TOTAL COST OF CORRECTING HAZARDOUS CONDITION OF BUILDINGS OR ABATING NUISANCE

Permanent Parcel Number 15D0090000250 (87 Nebraska St)

RESOLUTION NO. 2014 – 23

A RESOLUTION LEVYING LIENS FOR EXPENSES INCURRED TO RECOVER THE TOTAL COST OF CORRECTING HAZARDOUS CONDITION OF BUILDINGS OR ABATING NUISANCE

Permanent Parcel Number 15A0060000200 (434 E Erie St)

RESOLUTION NO. 2014 – 24

A RESOLUTION LEVYING LIENS FOR EXPENSES INCURRED TO RECOVER THE TOTAL COST OF CORRECTING HAZARDOUS CONDITION OF BUILDINGS OR ABATING NUISANCE

Permanent Parcel Number 15D0080000370 (28 Axtell Ave)

RESOLUTION NO. 2014 – 25

A RESOLUTION LEVYING LIENS FOR EXPENSES INCURRED TO RECOVER THE TOTAL COST OF CORRECTING HAZARDOUS CONDITION OF BUILDINGS OR ABATING NUISANCE

Permanent Parcel Number 15D0090000020 (260 Richmond St)

RESOLUTION NO. 2014 – 26

A RESOLUTION LEVYING LIENS FOR EXPENSES INCURRED TO RECOVER THE TOTAL COST OF CORRECTING HAZARDOUS CONDITION OF BUILDINGS OR ABATING NUISANCE

Permanent Parcel Number 15C0030000010 (183 Sterling Ave)

RESOLUTION NO. 2014 – 27

A RESOLUTION LEVYING LIENS FOR EXPENSES INCURRED TO RECOVER THE TOTAL COST OF CORRECTING HAZARDOUS CONDITION OF BUILDINGS OR ABATING NUISANCE

Permanent Parcel Number 15A0090000130 (804 E Erie St)

RESOLUTION NO. 2014 – 28

A RESOLUTION LEVYING LIENS FOR EXPENSES INCURRED TO RECOVER THE TOTAL COST OF CORRECTING HAZARDOUS CONDITION OF BUILDINGS OR ABATING NUISANCE

Permanent Parcel Number 20A006A000650 (8995 Chillicothe Rd)

RESOLUTION NO. 2014 – 29

A RESOLUTION LEVYING LIENS FOR EXPENSES INCURRED TO RECOVER THE TOTAL COST OF CORRECTING HAZARDOUS CONDITION OF BUILDINGS OR ABATING NUISANCE

Permanent Parcel Number 34A010B000260 (792 Mannering Rd)

RESOLUTION NO. 2014 – 30

A RESOLUTION LEVYING LIENS FOR EXPENSES INCURRED TO RECOVER THE TOTAL COST OF CORRECTING HAZARDOUS CONDITION OF BUILDINGS OR ABATING NUISANCE

Permanent Parcel Number 19A090K000030 (7634 Dahlia Dr)

RESOLUTION NO. 2014 – 31

A RESOLUTION LEVYING LIENS FOR EXPENSES INCURRED TO RECOVER THE TOTAL COST OF CORRECTING HAZARDOUS CONDITION OF BUILDINGS OR ABATING NUISANCE

Permanent Parcel Number 15A0270000050 (1143 N State St)

RESOLUTION NO. 2014 – 32

A RESOLUTION LEVYING LIENS FOR EXPENSES INCURRED TO RECOVER THE TOTAL COST OF CORRECTING HAZARDOUS CONDITION OF BUILDINGS OR ABATING NUISANCE

Permanent Parcel Number 15B0050000200 (127 Lusard St)

RESOLUTION NO. 2014 – 33

A RESOLUTION LEVYING LIENS FOR EXPENSES INCURRED TO RECOVER THE TOTAL COST OF CORRECTING HAZARDOUS CONDITION OF BUILDINGS OR ABATING NUISANCE

Permanent Parcel Number 20A0240000280 (7272 Euclid-Chardon Rd)

RESOLUTION NO. 2014 – 34

A RESOLUTION LEVYING LIENS FOR EXPENSES INCURRED TO RECOVER THE TOTAL COST OF CORRECTING HAZARDOUS CONDITION OF BUILDINGS OR ABATING NUISANCE

Permanent Parcel Number 15D0070000240 (245 Jefferson St)

Resolutions 2014-21 through 34 levying lien expenses for the houses demolished as described above. An affirmative vote for the adoption of Resolutions 2014-21 through 34 was passed unanimously.

Motion: Troy	Second: Knezevich	Abstention:
AYES: ALL	NAYS: NONE	ABSTENTION: NONE

- 5. MOTION TO PLACE PROPOSED RESOLUTIONS NO. 2014 – 35**
A RESOLUTION AMENDING SECTION 4.2 OF THE CODE OF REGULATIONS ON THE AGENDA FOR NEXT MEETING – Changing the Code of Regulations from “the 3rd Thursday of the 3rd Month after the close of the fiscal year – to the Annual Meeting to be held ½ hour before the regularly scheduled 1st Quarterly meeting.

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

- 6. MOTION TO PLACE PROPOSED RESOLUTION NO. 2014 – 36**
A RESOLUTION AMENDING SECTION 8.5 OF THE CODE OF REGULATIONS ON THE AGENDA FOR NEXT MEETING – Changing the Code of Regulations modifying the signatories on checking account.

Motion: Chafer	Second: Fende	
AYES: ALL	NAYS: NONE	ABSTENTION: None

- 7. MOVING OHIO FORWARD UPDATE:** Mr. Rogers explained that there was an issue with the Eastlake demolitions. Not all interested parties had been informed of the proposed demolitions at the start. This discovery has put the remaining four houses on hold. New public notices have been ordered for all houses identified. Demolitions will resume after 30 days’ notice.

Mr. Rogers highlighted an MOF handout explaining that a total of \$729,609.46 has been expensed to date. \$308,837.59 were reimbursed by the Attorney General’s office and paid to the contractors. There are an additional 36 homes identified for demolition. The Land Bank has \$434,897.00 left in our program if we use all the money approved by the Attorney General. All

houses must be down by September 30th. A PowerPoint presentation followed highlighting all the current demolitions.

8. **TOWNSHIP TAX LIEN AGREEMENTS** Liens to the tax duplicate are typically prepared by the Land Bank for all properties in a municipality. Townships however, are different. The law states Townships have their own authority to place the liens against properties. In reaction to this law the Land Bank has prepared an agreement between all five townships and the Land Bank to ensure reimbursement of funds will come back to the Land Bank. The Township trustees will approve their own resolutions. When moneys are paid to the Township on each property, they will be returned to the Land Bank for other future property improvements.
9. **MEMORANDUM OF UNDERSTANDING UPDATE** Memorandums of Understanding have been distributed to all 23 communities for board approval and signatures. This document will provide the basic guidelines for future property acquisitions either by the Land Bank or the community. A PowerPoint presentation followed explaining each of the demolitions and the costs incurred.
10. **LCLRC COOPERATIVE EFFORTS** The Merrick Hutchinson School was demolished Monday, June 23rd. The Village of Grand River gave the Land Bank, Mr. Rogers and the Board of Directors a resolution thanking us for our funding efforts and assistance in the demolition process. The PowerPoint program showed highlights of the school demolition. The sand stone name plaque was saved - found to be whole after a 50 drop to the ground. The Village plans to place the name plaque on the park grounds in the future. There was a time capsule embedded in stone that was also, removed and will be opened at a special town hall meeting. The town was pleased with the findings, as several pieces of history were saved.

The old Holiday Inn demolition in the City of Painesville will be going out for bid soon, as will the Dworken and Bernstein office building. The Land Bank is participating in the financial support of both community projects.

Mr. Rogers will be meeting with the Painesville Township trustees to review in depth the public park project in Painesville Township. The Land Bank is looking to start this project in the fall of this year. A \$65,000 application has been submitted to CDBG for partial funding of the park. A decision on our request is expected July 8th of this year. Commissioner Troy explained that the CDBG committee is actually the County Commissioners. He explained that of the 2.3 million in requests, there are only 1.5 million in funds available. If we do not get all the funds requested, Mr. Roger's will be asking the LCLRC board for the difference.

11. **NEW BUSINESS** Mr. Roger's is attending a Neighborhood Initiative (NIP) Program application training session next week. If our application is approved, the Land Bank has an opportunity to

win \$500,000 in grant funding. The caveat is that the grant must be used only on properties that are owned by the Land Bank.

Commissioner Troy asked about the DTAC funds and how they are being used. Mr. Rogers explained that the DTAC funds cover administration costs, the Merrick Hutchinson School, Dworken & Bernstein and the Holiday Inn demolitions. Some money will be used to cover the 50/50 match funds necessary to complete the MOF program. No MOF money can be used on the bigger projects as the buildings are not residential structures.

There was brief discussion concerning the Unionville Tavern. Mr. Rogers explained that the historic restaurant has a large tax debt and additionally the building is in serious need of repair. He has been in contact with the Tavern preservation committee discussing options. There are no funds available from the LCLRC in 2014 to assist in this project. He will let us know of any new information as he gets it.

Mr. Rogers talked about the opportunity for the Land Bank to begin acquiring buildings and properties as a result of the foreclosure process. Attorney Charles Deeb has been asked to review the laws on all acquisitions so that all the interested parties may have a better understanding of the procedure – more specifically who will be offered the properties and in what order. The Land Bank looks forward to such acquisitions next year so that we may continue to remove blight from our neighborhoods.

Mr. Rogers reported we are very close to getting our Charitable Organization 501 (C) (3) status. With the “not for profit” status we would be able to buy HUD homes at a discount. Then possibly with the extra savings we could then rehab the building and sell the property to a new owner.

4. SCHEDULED MEETINGS IN THE FUTURE

The following dates are posted:

Third Quarter – Thursday, September 25, 2014 @ 3:00 p.m.

Fourth Quarter – Friday, December 19, 2014 @ 3:00 p.m.

Annual Meeting – Thursday, March 19, 2015 @ 3:00 p.m.

First Quarter – Friday, March 27, 2015 @ 3:00 p.m.

Second Quarter – Thursday, June 18, 2015 @ 3:00 p.m.

With no further business Chairman Timothy Manross asked for a motion to adjourn.

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

The meeting was adjourned at 3:57 p.m. by unanimous vote.

APPROVED: 10/24/14


TIMOTHY S. MANROSS, Chairman

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 October, 24, 2014, of the Board of Directors of the Lake County Land Reutilization Corporation showing the adoption of the Minutes above set forth.

Dated: OCTOBER 24, 2014


LINDA S. FREDEBAUGH, Clerk