





reimbursements cannot exceed \$25,000/home. Once the balance of \$95,633.00 is received, the first phase of NIP program will have been completed. The remaining \$8,000.00 will roll over into the second Phase. We were asked by Madison Village to demolish a condemned home at 56 Safford St. We recently received notice that the home and property will be donated to us. Once we acquire the property NIP programs funds will be available. This new property will be the first of the new \$750,000.00 Second Phase NIP funding to be utilized.

## **8) IN REM FORECLOSURES PENDING**

Mr. Rogers stated that presently we have 197 letters from Prosecuting Attorney's office identifying *In Rem* foreclosures, and he estimates approximately 50% of these cases will resolve themselves. Of the balance, approximately 15 – 20% of the remaining properties will likely be acquired by the Land Bank. Many if not most of those properties will be suitable for the NIP program.

## **9) COMMUNITY DEMOLITION PROGRAM**

The Land Bank has demolished 19 homes in 2016 – 15 NIP homes and 4 condemned homes for various communities. Mr. Rogers stated we have presently four properties in line for demolition, along with the possibility of four additional structures we learned of this week.

## **10) COMMUNITY COLLABORATION DEMOLITIONS**

1) The Land Bank has completed its assistance with the City of Painesville of the demolition of the City's Parking Garage located at 66 S. St. Clair St. The LCLRC agreed to pay 50% (not to exceed \$294,500.00) towards this project. The total cost of the project amounted to \$611,273.50. The City's contribution was \$316,773.00. Mr. Rogers delivered the check last Tuesday and announced that the City sends its appreciation to all the Land Bank Board Members for our willingness to help them remove this structure located in the heart of Painesville.

2) The City of Eastlake had approached the Land Bank about helping to remove the old NIKE/Senior Citizen's Center building at 33505 Curtis Blvd. The estimated cost for demolition was \$106,072.00 plus the asbestos survey bringing the total estimate to \$108,000.00. It was hoped the Land Bank would donate the entire cost, as the City was not in a position to participate at this time. As our Board was not in agreement to pay the entire amount, the Land Bank was willing to fund approximately \$2400.00 for an asbestos survey. Any additional donations from LCLRC would be decided after the analysis. Mr. Rogers suggested to Mayor Morley that a possible solution would be to have the Land Bank pay the estimated \$100,000 for the demolition and place a 0% interest mortgage on the property that would yield the return of \$50,000 back to the Land Bank when the property is sold. This would make way for the blighted building to come down, while the Land Bank would ultimately get a return on their investment. Jim Lyons our attorney was in agreement with this idea. Mr. Rogers asked the Board to approve this concept, which he would then take back to the City. Discussion followed.

Commissioner Troy spoke to a history of other communities asking for assistance and all have in the past contributed at least some amount of money to the project. It was suggested that there might also be a potential buyer in the wings. More discussion concluded that we should wait for the City to continue their negotiations before making any further decisions.

## **11) LCLRC WEBSITE**

The LCLRC website was launched and reviewed at the last meeting. We have sent out to all community officials and the Board of Realtors an email, via Constant Contact, pointing to our new site. Additionally, the News-Herald did an article on our behalf. As a result, the site has yielded 6,673 previews with an average time spent on the web being about 5 minutes/view. We have been advised that this is good news for a new site. We are reminded that these numbers reflect a narrow target market audience.

New marketing ideas would include listings in the MLS listing system, which would mean listing with a realtor/or agent. Mac Chafer had suggested this concept to John earlier this month. If we give several vacant lots to one agent, they might offer property sales commissions at a discounted rate. Mr. Rogers is looking into all the facets of this idea. He is also considering listing the two renovated properties to an agent for better market penetration.

## **12) LAND BANK PROPERTIES UPDATE**

- a) Mr. Rogers reported that the four properties on E Jackson St are soon to be transferred back to the County. They plan to begin the construction of the new facility on that site. These parcels were cleared of blighted homes using NIP funds in July of 2015 and July 2016. Normally the required time before disposition of NIP properties is three years from the date of the filing of the NIP Open Ended Mortgage. However, a letter was sent to OHFA asking for an early disposition in an effort to assist the County in the scheduling of land preparation and financing. A letter from the County along with the deeds and legal descriptions will be required for approval. Agreement between OHFA and the Land Bank is expected any time now.
- b) We have agreements involving ten parcels that the Land Bank has offered for sale. Three of the five have lien issues yet to be resolved as some of these liens were not identified during the foreclosure process and must be cleared before the properties can be sold.
- c) Three other parcels will be transferred rather than sold. One to the City of Painesville along the Grand River. The City has indicated that it may negotiate with Lake Metroparks to maintain the property. A property in Willoughby Hills is to be transferred to Lake Metroparks as it abuts other Metroparks land. The third is a parcel located in Willoughby that the City has advised it would like to own for access and service for drainage on the property.
- d) The Land Bank has been notified by the City of Painesville that the 265 N State St property may have two underground storage tanks on the site. This property was not listed on the BUSTR website prior to this notification. The City informed us they have grant funding that will be used for the Phase One and possibly Phase Two to pay for the analysis and removal of the tanks. No further action on the part of the Land Bank can be accomplished until this issue has been resolved.
- e) Another property that the City of Painesville has asked us to consider acquiring is located at 33 Stage Ave. This is the old Lake Photo property and it appears that it may also have some environmental concerns that might need to be addressed. Painesville believes that the grant monies they have will be able to provide for at least the first phase assessment and monies towards a second phase assessment if needed. Discussion followed. Mr. Rogers will keep us informed as to all the new information going forward on both parcels.



The Board having no further business to discuss, adjourned 4:02 pm.

Motion: Moran                      Second: Fende  
AYES: 6                              NAYS: 0                      ABSTENTIONS: 0

**16) SCHEDULED OF FUTURE MEETINGS**

The following dates are posted:

**First Annual Meeting** – Monday, March 27, 2017 @ 3:00 p.m

**First Quarter** – Monday, March 27, 2017 @ 3:30 p.m.

**Second Quarter** – Monday, June 26, 2017 @ 3:00 PM

**Third Quarter** – Monday, September 25, 2017 @ 3:00 p.m.

**Fourth Quarter** – Monday, December 18, 2017 @ 3:00 p.m.

APPROVED: 3/27/17

  
TIMOTHY S. MANROSS, Chairman

The undersigned Clerk certified that the foregoing is a true and correct transcription of the minutes of the meeting held December 19, 2016, of the Board of Directors of the Lake County Land Reutilization Corporation showing the adoption of the Minutes above set forth.

DATED: 3.27.17

  
LINDA S. FREDEBAUGH, Clerk