

The Board of Directors of the Lake County Land Reutilization Corporation met in session on the 25th day of September, 2017 at 3:00 p.m. at 8 N State St, KeyBank Building (Lower Level), Painesville OH 44077-3955 with the following members present:

**MAC CHAFER
GABE CICCONETTI
JERRY CIRINO
LORRAINE FENDE
(REPRESENTED BY DAVE BLANOCK)**

**J. BLAIR HAMILTON
BETH A. KNEZEVICH
TIMOTHY S. MANROSS
ANDY ROSE
DANIEL P. TROY**

Mac Chafer moved to approve the minutes of the Monday, June 26th, 2017 meeting and Andy Rose seconded the motion.

AYES: 9 NAYS: 0 ABSTENTIONS:

**LAKE COUNTY LAND REUTILIZATION CORPORATION
2nd QUARTER MEETING
Monday, June 26th, 2017 @ 3:30 p.m.
8 N State St, KeyBank Building (Lower Level), Painesville OH 44077-3955**

- 1. CALL TO ORDER:** Timothy S. Manross, Chairman called the meeting to order at 3:02 p.m.
ROLL CALL:

**MAC CHAFER
GABE CICCONETTI
JERRY CIRINO
J. BLAIR HAMILTON
BETH A. KNEZEVICH**

**TIMOTHY S. MANROSS
ANDY ROSE
DANIEL P. TROY**

- 2. MOTION TO APPROVE THE MINUTES OF THE 1st QUARTER MEETING
HELD MARCH 27th, 2017.**

Motion: Rose Second: Chafer
AYES: 8 NAYS: 0 ABSTENTIONS: 0

- 3. RESOLUTION 2017-89**

**A RESOLUTION LEVYING LIENS FOR EXPENSES INCURRED TO RECOVER
THE TOTAL COST OF CORRECTING HAZARDOUS CONDITION OF
BUILDINGS OR ABATING NUISANCE
Permanent Parcel Number 02A004B000030, (683 E Main St., Madison Village, \$21,469.35)**

Motion: Rose Second: Cicconetti

OLD BUSINESS

4) 2015-2016 LCLRC State Audit

Joe Alexa, the State's Auditor, has been working with the Land Bank to complete our second State required audit. Linda will be meeting with one of the accountants tomorrow to review some of our journal entries, as has been done in the past to ensure compliancy. Mr. Alexa has advised us that the State Audit is very close to completion, and to advise the board that it will have the opportunity to meet with Joe after the audit is completed, for purposes of a post audit conference, if desired. As in the past, this meeting is not a required meeting. Previously the board's consensus was that - unless there was an issue to resolve, the Board would waive attendance. Mr. Rogers will advise if there are any concerns brought to his attention. If needed, we will arrange a meeting for those interested in attending.

5) LCLRC Properties – Phase I and II Assessments review

- **265 North State St** – The City of Painesville advised Mr. Rogers last week that the Limited Phase II analysis is close to completion and they should be receiving a report the first part of July. Mr. Rogers was told by Painesville that the recommended process will be a “closure in place”. It must be approved by BUSTER (State Agency) and will require a contractor filling the tanks with cement. This process is what we had been hoping for as a complete removal would have been significantly more expensive.
- **33 Stage Ave Commercial Building (old Lake Photo business)** - It is the Land Bank's understanding that the Phase I assessment has been completed. The City of Painesville plans to issue a work order to begin the Phase II assessment. Once the Phase I has been received and reviewed, the City has advised the Phase III work order will be issued in July.

6) LCLRC NIP UPDATES

Currently the Land Bank has three houses that are classified as NIP homes. They are in process of being demolished. Chris DeLuca from CT Consultant's was at the 7681 Holly Drive home earlier today. An asbestos analysis has been ordered for both Holly Dr. in Mentor-on-the-Lake and 1517 Glenview Ave. in Madison Twp. Bids for the third house are due today for the demolition of the 56 Safford St. home in Madison Township.

7) LCLRC PROPERTY UPDATES (Hand-outs)

At the request of Commissioner Troy, Mr. Rogers provided to the Board a quick synopsis of the houses we owned and the status of each. Mr. Rogers explained the 1st page of sold or designated to be sold properties. As of this meeting the Land Bank has disposed of 19 parcels and received a net revenue of \$458,828.54. There are pending sales that would amount to an additional \$78,125.00 of

revenue from 11 other parcels. Once completed, the Land bank will have received a gross amount of \$574,865.00 thus far in 2017. Mr. Rogers explained that the Land Bank expects to close on three more properties within the next week to ten days. One caveat that may impact the properties that we are considering is that they may not have clear title. As a result any property that we plan to petition the State of Ohio requires a title search to determine the clarity of title. This tends to cause some delay and may be a determining factor when considering an acquisition by the Land Bank.

The second sheet indicated the 43 properties of one or more parcels that are available for disposition today. These properties are listed on our website unless there are a pending sale or not available for sale at this time.

The third sheet indicates reimbursements of the 26 NIP Land Bank properties. These parcels will be available for disposition *after three years from the date of the Open-ended OHFA Mortgage release*. At the beginning of the year, the LCLRC held title to 27 parcels. Four parcels were transferred to the county for development purposes and we obtained three additional forfeited properties which will be demolished.

A question was asked why Land Banks are required to hold these properties for three years. It was explained that the NIP Program is an add-on to the existing HHF Program. To modify the HHF legislation would be too difficult, and it was determined that attaching this program to the existing plan made more sense.

Gabe Cicconetti asked what was happening with the 73 Riverside Dr. property we presently own. Mr. Rogers explained this property was an MOF property and therefore could be sold immediately. The Land Bank is in conversation with Lake-Geauga Habitat for Humanity to sell for the construction of a new home. Gabe suggested they could make available a list of these properties for the Township to review. Mr. Rogers thanked Gabe for the suggestion and stated “that is exactly why the Land Bank has been asking for an LCLRC link to all community websites.” Discussion followed.

8) COLLABORATIVE COMMUNITY PROJECTS

- **County Administration (Painesville City Senior Center) demolition** - The County began site preparations for this demo a little over a week ago. As of today, the building has been demolished and site cleanup is ongoing.
- **Madison Village Water Tower demolition** - This water tower is located at the intersection of Rt. 90 and Rt. 534. You might recall the famous carousel painted on the on the facade many years ago. Dwayne Bailey advised Mr. Rogers earlier this month that there is a committee in Madison that is attempting to save this structure; and if any movement occurs to remove the structure, it will not be until this coming fall.
- **Lake County Dev & Port Authority (Coe Admin Building demolition)** - The Port authority is currently seeking a second bid for the demolition of this building. Mr. Rogers has been advised that a contract recommendation will be presented to the Port Authority’s Board in July for consideration and approval.

9) LCLRC RENOVATION FINANCIALS (Hand-outs)

Mr. Rogers reviewed the hand-out explaining the final figures for the two houses the Land Bank has renovated and has now sold to home buyers.

668 N St. Clair St., Painesville City was sold for \$85,000 - With the help of the Western Reserve Community Development's participation our net after all costs was \$56,849.50 to the Land Bank. Special funding included \$10,410.81 from HOME funds. The Land Bank did pay for the Settlement Costs amounting to \$3,589.38 as agreed upon.

352 Clarmont Rd, Willowick City was sold for \$132,000 – WRCDC acted at the General Contractor on this project. Funding included CDBG Funds of \$45,000.00 and HOME Funds of \$74,722.00. After all construction and settlement costs of \$11,755.67, our net profit was \$73,626.38.

NEW BUSINESS

10) 1991 Hubbard Rd, Madison Township (Old Gas Station demolition) – Mr. Rogers has been asked by the Township of Madison to assist in the possible purchase and/or demolition of this property. When cleared of all contamination it would then be sold to an interested party. The Land Bank might have some ability to procure special funding from the State. Discussion followed as to what happens to the property if we are unable to assist. Meaning it would stay with the State of Ohio Auditor's Land Bank. No decision was made. Further information will be obtained for the next meeting.

11) PUBLIC PARTICIPATION – A question was asked by Mr. John Muzik as to why the City of Painesville was participating in the 265 N. State St. building that is owned by the Land Bank. Mr. Rogers explained that the City has the ability to apply for special funding for such cases in their community. Arzella Melnyk asked if we had yet been told whether the Non-profit Organization has received the required funding to take this property. Mr. Rogers indicated he has not been informed of status of the organization. Brian Massie asked for information on the location of the supposed tanks on the 265 N. State St. property. Mr. Rogers advised he believed that the submersible tanks that held gasoline and fuel oil are located outside of the front of the building and are believed to empty. The Phase II information has not been made available to the Land Bank. Mike Fade asked if his property (Old D'Abate Store Property) was on the list of Land Bank properties. Mr. Rogers advised him that it was not, and that he should go directly to our website for more information. David Bennett is concerned that the tanks at this location have polluted the ground around the 265 N. State St. site. Mr. Rogers explained the sampling is done to ascertain what if any contamination may have occurred through the Phase I and II analysis. Once completed, the Land Bank will be made of any concerns and advised as to what steps are necessary to resolve the tank issue in compliance with State requirements.

MEETING ADJOURNED

The Board having no further business to discuss, adjourned 4:35 pm.

Motion: Knezevich Second: Cicconetti
AYES: 8 NAYS: 0 ABSTENTIONS: 0

14) SCHEDULED OF FUTURE MEETINGS

The following dates are posted:

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

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

First Annual Meeting – Monday, March 26, 2018 @ 3:00 p.m

First Quarter – Monday, March 26, 2018 @ 3:30 p.m.

Second Quarter – Monday, June 24, 2018 @ 3:00 PM

APPROVED: 9/25/17


TIMOTHY S. MANROSS, Chairman

The undersigned Clerk certified that the foregoing is a true and correct transcription of the minutes of the meeting held June 26th, 2017 of the Board of Directors of the Lake County Land Reutilization Corporation showing the adoption of the Minutes above set forth.

DATED: 9/25/17


LINDA S. FREDEBAUGH, Clerk