

The Board of Directors of the Lake County Land Reutilization Corporation met in session on the 25th day of June, 2018 at 3:00 at 8 N State St, KeyBank Building (Lower Level), Painesville OH 44077-3955 with the following members present:

**MAC CHAFER
GABE CICCONE
LORRAINE FENDE**

**J. BLAIR HAMILTON
TIMOTHY S. MANROSS**

Mac Chafer moved to approve the minutes of the Monday, March 26th, 2018 meeting and Gabe Cicconetti seconded the motion.

AYES: 5

NAYS: 0

ASBSTENTIONS: 0

**LAKE COUNTY LAND REUTILIZATION CORPORATION
1st QUARTER MEETING**

Monday, March 26th, 2018 @ 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 3:34 p.m.
ROLL CALL:

**MAC CHAFER
GABE CICCONE
JERRY CIRINO
LORRAINE M. FENDE
J. BLAIR HAMILTON**

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

- 2. MOTION TO APPROVE THE MINUTES OF THE 4th QUARTER MEETING HELD
DECEMBER 18th, 2017.**

Motion: Rose
AYES: 9

NAYS: 0

Second: Troy
ABSTENTIONS: 0

- 3. RESOLUTION NO. 2018-93**

A RESOLUTION CONFIRMING THE RE-APPOINTMENT OF JOHN M. ROGERS AS EXECUTIVE DIRECTOR FOR THE LAKE COUNTY LAND REUTILIZATION CORPORATION, AFFIRMING HIS CONTRACT AND DETERMINING HIS COMPENSATION

Motion: Chafer
AYES: 9

NAYS: 0

Second: Rose
ABSTENTIONS: 0

4. RESOLUTION NO. 2018-94

A RESOLUTION RECOGNIZING THE BROAD DUTY TO AFFIRMATIVELY FURTHER FAIR HOUSING AND TO RECOGNIZE THE MONTH OF APRIL 2018 AS FAIR HOUSING MONTH IN LAKE COUNTY, OHIO

Motion: Rose Second: Cirino
AYES: 9 NAYS: 0 ABSTENTIONS: 0

5. RESOLUTION NO. 2018-95

A RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR OF THE LAKE COUNTY LAND REUTILIZATION CORPORATION TO SUBMIT GRANT REQUESTS TO THE LAKE COUNTY COMMISSIONERS FOR COMMUNITY DEVELOPMENT BLOCK GRANT AND/OR HOME FUNDS.

Commissioner confirmed that this block grant request is a request before the Board for authorization for these funds. Mr. Rogers was required to attend the CDBG/Home Application Release Meeting on March 9, 2018 to qualify for application for such funds.

Motion: Fende Second: Cicconetti
AYES: 9 NAYS: 0 ABSTENTIONS: 0

OLD BUSINESS

6. LAND BANK PROPERTIES UPDATE

(Members were given a list of the current Land Bank properties to review.)

The Land Bank has sold/transferred 27 parcels, 24 of which occurred last year and one in 2018. Our sales totaled \$553,240 in exchange for sixteen of those properties, netting \$514,362.00. There are seven parcels pending transfer and eight sales agreements pending, equaling \$34,975.00. The Land Bank currently owns 153 parcels that make up 131 properties. Of those 131 properties, eleven properties were obtained in November 2017 and three were added since our last meeting.

A breakdown of parcels in our inventory include: 40 NIP parcels, 113 Non NIP Parcels. We have pending sales/transfers on 15 of the available 113 parcels. We are still faced with 27 parcels with bad liens that ordinarily would be available for sale/transfer. 71 parcels in the Land Bank have clear titles are available for sale/transfer.

7. NIP PROGRAM UPDATE

Mr. Rogers recapped the program from its inception with Phase I – a grant of \$500,000 and Phase II and additional grant of \$750,000 totaling \$1,250,000. These funds must be used by November of 2019. We demolished 27 houses initially using a total of \$492,498.80 in NIP funds. We have currently 18 blighted property structures scheduled for demolition at an estimated \$319,794.10. The combined total for both then is \$812,283.21 with a balance of unused funds amounting to \$437,716.39. Approximately 18 more residences, based on average costs will be needed for us to take full advantage of all the NIP awarded funds. There is information on a new house we received last week that may help meet the 18 additional demolitions needed.

Bids went out on March 16, 2018 for seven demolitions. The high bid was \$215,100 and the low bid was \$95,979. Because of the large variance the Land Bank awards contracts by individual houses. LCLRC saved \$7,479.00 by using this procedure. Contracts on these seven homes are being executed this week.

Additionally bids were opened Friday for the Convent and Rectory properties, formerly part of the St. Mary Magdalene Church in Willowick. Mr. Rogers was advised today that the bids are under review and BID tabs will be forwarded to the Land Bank tomorrow. There are six other NIP structures that have asbestos analysis in process. In summary the Land Bank hopes to have 25 NIP demolitions this year.

8. COMMUNITY DEMOLITIONS/NUISANCE ABATEMENTS

As discussed above the seven residences for which bids were opened on March 16, 2018, five are nuisance abatements with a cost of \$79,432.40, inclusive of soft costs and administrative expenses.

In early 2017, we had spent \$104,000 due to encumbrances from the end of the previous year's activity. Last year the Land Bank was notified of 21 homes identified by communities for nuisance demolitions for which the Land Bank expected to spend \$400,000.00. Of those 21 homes; three were foreclosures and four were community demolitions. The numbers have grown with an additional 34 potential community demolitions. The Land Bank has estimated its costs for budgeting purposes by averaging our expenses from all previous demolitions. With this approach in mind, the LCLRC hopes to spend approximately \$785,000 (allocated in budget).

8. COLLABORATIVE PROJECTS

LCLRC has one outstanding collaborative project **Coe Office building**. The Land Bank's obligation with the Lake County Port Authority is 50% - budgeting \$60,000 last year. The project has been halted due to a significant amount of asbestos having been identified that has been unanticipated. Mr. Rantala of the Port Authority has asked the Land Bank to consider an increase of its contribution towards the overall costs of the project from the original \$60,000 to \$129,000. This figure would equal 50% of the expected costs. Mr. Rogers has included this revised amount in this budget pending Board approval. Discussion followed. Gabe Cicconetti asked if the back of the existing property was viable due to the river edge being so close. The consensus was to ask Mr. Rantala from the Port Authority to attend the next Board meeting to further discuss this additional need.

557 E 305th St., Willowick is moving forward with the transfer agreement in the Port Authority's possession. We have been advised of a crack in the basement foundation wall that will be inspected before the transfer of title.

There are two houses, one in Painesville City and the other in Madison Twp., that have we have been approached about sharing in the costs. The funds allocated would pay 50% of the costs.

WRCC, who had originally inquired about the **29735 Green Rd., Willowick** property, has advised us that our offer was not satisfactory. Mr. Rogers will now look to an architect and the Land Bank's renovating the home. Mr. Rogers will then consider asking WWCDC, CT Consultants, Burges and Nipple or others for proposals to oversee the renovation before sale.

9. LCLRC PROPERTY DEMOLITIONS

Mr. Rogers reported two major projects that will be completed this year. The 33 Stage Ave demolition – the City of Painesville has used their grant monies to obtain an environmental analysis. Once completed the information will be provided to CT Consultants to prepare bid specs and to solicit bids.

The 1991 Hubbard Rd service station project is moving forward. So far the Ohio EPA has paid for the preliminary analysis which identified five tanks on the property. Further analysis determined that petroleum products had found their way or leached into the surrounding ground area. This finding makes this project eligible of funds available from the Ohio Abandoned Gas Station Clean Up Fund – initially \$100,000. If more money is needed once this amount is spent, an additional \$500,000 from other funds may be available.

Linda, working with the company hired by the State - Brownfield Restoration, Inc., is preparing the application for the next step. This company will be responsible for oversight of the project.

The Department of Justice in conjunction with Lake County Soil & Water is interested in attaining the Callendar property owned by the Land Bank. Adjacent to our parcel is a land owned by an Osborne Company. Lake County Soil & Water is working to have a section of this property donated to the land bank which would at some point into the future be transferred to the Lake County Soil & Water or a similar organization for marsh land conservation.

Mr. Rogers was in receipt of a letter he received regarding the demolition of buildings owned by both the Willoughby-Eastlake School and the Wickliffe YMCA. A plan is in the works to recreate the two if not three campuses. Once completed the intent is for the YMCA and the Willoughby High School building to be conjoined. Demolition costs alone are estimated at \$4 million. They have asked for our assistance, specifically \$500,000.00. (See attached letter outlining estimated costs.) The ensuing discussion resulted in the Board's decision to deny the request.

10. BUDGET HIGHLIGHTS

The 2018 budget as proposed was provided to the board and reviewed in its entirety. Total revenues expected from all sources are estimated to approximate 1.5 million dollars for the year. Our average revenue over the last four years was \$1,345,517. The Land Bank has sold properties worth \$553,547.00. Without this amount our revenues would have been \$920,152.00. Expenses in 2017 totaled \$637,773.00. Historically, our average has been \$1,018,500.00. The large difference was due to the lack of demolitions. This year those houses on hold will be addressed. Mr. Rogers continued to review of all line items.

After a complete review, the Chair motioned for approval of the 2018 Budget.

Motion: Rose Second: Cirino
AYES: 9 NAYS: 0 ABSTENTIONS: 0

11. EXECUTIVE SESSION

At the request of Mr. Rogers, Andy Rose offered a motioned to go into Executive Session for the purpose to discuss legal matters and a potential acquisition of land.

Motion: Manross Second: Rose
AYES: 9 NAYS: 0 ABSTENTIONS: 0

The Board went into Executive Session at 4:30 pm.

At 4:42 pm, the Board emerged from executive session to reconvene.

Chairman Manross brought the meeting back to order at 4:42 p.m. and asked that the Roll be called.

ROLL CALL:

MAC CHAFER	BETH A. KNEZEVICH
GABE CICONETTI	TIMOTHY S. MANROSS
JERRY CIRINO	ANDY ROSE
LORRAINE M. FENDE	DANIEL P. TROY
J. BLAIR HAMILTON	

The Board having no further business to discuss, considered a motion to adjourn.

Motion: Rose Second: Fende
AYES: 9 NAYS: 0 ABSTENTIONS: 0

MEETING ADJOURNED at 4:27 p.m.

14) SCHEDULED OF FUTURE MEETINGS

The following dates are posted:

Second Quarter – Monday, June 25, 2018 @ 3:00 PM

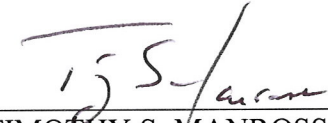
Third Quarter – Monday, September 17, 2018 @ 3:00 p.m.

Fourth Quarter – Monday, December 17, 2018 @ 3:00 p.m.

First Annual Meeting – Monday, March 25, 2019 @ 3:00 p.m.

First Quarter – Monday, March 25, 2019 @ 3:30 p.m.

APPROVED: JUNE 25, 2018


TIMOTHY S. MANROSS, Chairman

The undersigned Clerk certified that the foregoing is a true and correct transcription of the minutes of the meeting held March 26th, 2018 of the Board of Directors of the Lake County Land Reutilization Corporation showing the adoption of the Minutes above set forth.

DATED: JUNE 25, 2018


LINDA S. FREDEBAUGH, Clerk