

The Board of Directors of the Lake County Land Reutilization Corporation (the "Board of Directors") met in session on the **25th day of March, 2019 at 3:30 p.m.**, 8 N State St. Painesville City (KeyBank Building) Lower Level with the following Directors present:

MAC CHAFER
(Mike Manary for)
GABE CICONETTI
JERRY CIRINO
JACK CORNACHIO

LORRAINE FENDE
KENNETH FILIPIAK
TIMOTHY S MANROSS
JEFFREY SHIBLEY
RON YOUNG

Commissioner Cirino moved to approve the minutes of the Monday, December 17th, 2018 meeting and Lorraine Fende seconded the motion.

AYES: 3

NAYS: 0

ASBSTENTIONS: 6

LAKE COUNTY LAND REUTILIZATION CORPORATION
4th QUARTER MEETING

Monday, December 17th, 2018 @ 3:00 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 3:03 p.m.
ROLL CALL:

JERRY CIRINO
LORRAINE M. FENDE
J. BLAIR HAMILTON

BETH A. KNEZEVICH
TIMOTHY S. MANROSS
DANIEL P. TROY

2. **MOTION TO APPROVE THE MINUTES OF THE 3rd QUARTER MEETING HELD SEPTEMBER 25th, 2018. (One member arrived later)**

Motion: Cirino

Second: Knezevich

AYES: 5

NAYS: 0

ABSTENTIONS: 0

3. **RESOLUTION 2018-101**

A RESOLUTION LEVYING LIENS FOR EXPENSES INCURRED TO RECOVER THE TOTAL COST OF CORRECTING HAZARDOUS CONDITION OF BUILDINGS OR ABATING NUISANCE;
PERMANENT PARCEL NUMBER 15D0070000220; (233 Jefferson St, Painesville City)

4. RESOLUTION 2018-102

**A RESOLUTION LEVYING LIENS FOR EXPENSES INCURRED TO RECOVER THE TOTAL COST OF CORRECTING HAZARDOUS CONDITION OF BUILDINGS OR ABATING NUISANCE;
PERMANENT PARCEL NUMBER 15B0180000270; (325 E Main St, Painesville City)**

5. RESOLUTION 2018-103

**A RESOLUTION LEVYING LIENS FOR EXPENSES INCURRED TO RECOVER THE TOTAL COST OF CORRECTING HAZARDOUS CONDITION OF BUILDINGS OR ABATING NUISANCE;
PERMANENT PARCEL NUMBER 15D16A0000450, (484 Fairlawn Dr, Painesville City)**

6. RESOLUTION 2018-104

**A RESOLUTION LEVYING LIENS FOR EXPENSES INCURRED TO RECOVER THE TOTAL COST OF CORRECTING HAZARDOUS CONDITION OF BUILDINGS OR ABATING NUISANCE;
PERMANENT PARCEL NUMBER 15C036E000160; (1291 W Jackson St, Painesville City)**

Mr. Rogers explained that the properties have been condemned by the City of Painesville and that the City enlisted our aid to tear them down. Pursuant to the law the Land Bank certifies the costs for the demolition to the tax duplicate in hopes of one day recovering those costs when the taxes are paid or the property is sold.

MOTION TO APPROVE RESOLUTIONS 2018 -101 THROUGH 2018-104

Motion: Cirino	Second: Hamilton
AYES: 6	NAYS: 0
	ABSTENTIONS: 0

7. RESOLUTION 2018-105

**A RESOLUTION CONFIRMING THE APPOINTMENT OF JAMES M. LYONS AS LEGAL COUNSEL FOR THE LAKE COUNTY LAND REUTILIZATION CORPORATION,
AFFIRMING HIS CONTRACT AND DETERMINING HIS COMPENSATION**

Mr. Rogers explained Mr. Lyons has asked for an increase of \$250/quarter. Mr. Lyons work level has gone up significantly. Forthcoming will be a plan to remove the liens on approximately 25 parcels of land through law suits; actions to clear title. This increase will help to pay for the many hours projected to clean up the liens going forward.

8. RESOLUTION 2018-106

A RESOLUTION CONFIRMING THE APPOINTMENT OF DOUGLAS L. HEISER AS PUBLIC ACCOUNTANT FOR THE LAKE COUNTY LAND REUTILIZATION CORPORATION, AFFIRMING HIS CONTRACT AND DETERMINING HIS COMPENSATION

Ms. Fende asked about the particulars of each of the contracts, the responsibilities and time billed. Discussion followed.

MOTION TO APPROVE RESOLUTIONS 2018 -105 and 2018-106

Motion: Cirino	Second: Knezevich
AYES: 6	NAYS: 0
	ABSTENTIONS: 0

OLD BUSINESS

9. LCLRC PROPERTY UPDATE

The land bank currently holds title to 139 properties consisting of 160 parcels. Of these, 48 are NIP properties which will become available for sale three years from the date of reimbursement and recording of the OHFA grant mortgage. Total income from all 40 sold properties to date is \$627,422.00 with costs of \$37,911.00 leaving a net income of \$589,501.00. We have agreements or transfers pending on ten parcels which should yield additional revenue amounting to \$59,325.00 once completed. Mr. Rogers then explained our plan to clear title on approximately 32 properties with cloudy liens through law suits. Since our last meeting we have acquired four properties and transferred three. Mr. Rogers expressed his frustration with continued title issues. In one instance LCLRC has actively attempted to clear title for over four years to no avail.

10. NIP PROGRAM

On December 13th we received a confirmation from the NIP program coordinators that we were in conformance with our contractual obligations for the 12/2018 re-allocation. As such our award to date will not be reallocated for non-use. Our original award of \$1,250,000 was based on the land bank acquiring 50 residential units in targeted areas with our reimbursement requests before years end amounting to 75% of that amount or \$937,500.

To date we have acquired and demolished 56 units. The costs to the Land Bank to demolish these structures was \$1,139,572.63. We have or will be reimbursed a total of \$969,486.45 with the difference or \$170,086.10 the amount of land bank funds expended. Most of the 48 parcels remain in our inventory. All properties are available for sale three years after the date of our filing of an OHFA open-ended mortgage. We fully anticipate being able to recover the amount leveraged in this program and more when the properties are sold.

Still available for use in 2019 is the \$280,513.55 balance of our original grant. Based on the average cost of the demolitions expended to date, we will need to acquire and demolish an additional 11 eligible homes before years end.

11. MENTOR MARSH PROJECT

All necessary documents were executed on November 19th, 2018 and were submitted to the Court. The Court has issued a decree and has solicited public comment for a 30 day period. We anticipate the transfer of title to this property before years end.

Mr. Rogers met with representatives of the OEPA on Thursday December 6th while in Columbus and was advised that they have identified approximately one million additional dollars to the already established figure of \$10,700,000.00 for this project, if needed. A scheduled meeting at the Mentor Civic Center was held last Tuesday evening. Area residents with questions about what is being done with the property were invited for a Q&A at Mentor's Civic Center. Mr. Rogers has a call into one of the attorneys from Ohio in attendance of the meeting to review any issues that may have arisen, as he was unable to attend.

12. 1991 HUBBARD RD – MADISON BEVERAGE/GAS STATION

Environmental Management Services or EMS is the demolition contractor for the 1991 Hubbard Road Gas Station project. Demolition began on Nov 28th. To date the two islands and all four tanks have been removed. Core samples for measuring ground water contamination were taken after the removal of the tanks. The results of those tests are forthcoming. The demolition of the service station/beverage center should begin by the end of next week. There is concern that there is additional unspecified asbestos in the roofing not identified initially when the sampling was taken. After testing is completed, all asbestos will be remediated and the building should be gone by the following week. Additional ground water core samples will be taken over the next few months. Apron and sidewalk repair along with landscaping will be completed in the spring. Once the core sampling tests prove negative for any contamination, the property will be ready for sale.

13. COE MANUFACTURING BUILDING DEMOLITION

The Coe Demolition project overseen by the Lake County Port and Economic Development Authority (LCPEDA) is completed. The land bank's agreed upon share of the project was \$128,500. Our first check for \$78,639.50 was delivered to the LCPEDA on August 3, 2018 and a second amounting to \$49,860.50 was delivered on November 19th for the remaining balance.

NEW BUSINESS

14. BOARD MEMBERSHIP

Both Mr. Hamilton and Ms. Knezevich have recently advised the Land Bank that they are not seeking re-appointment to the Board of Directors for new terms. Their willingness to volunteer and participate on this Board since its inception is greatly appreciated and we cannot thank them and all the Board Members for their continued input and support over the years.

A solicitation for individuals interested in serving on the board will be advertised in the News-Herald shortly. Just a reminder that the two sitting commissioners and the treasurer are required to agree unanimously on any appointments pursuant to the Ohio Revised Code.

The Land Bank has received notice of interest from two individuals to date.

In light of the recent election, this will be also, Commissioner Troy's last meeting. Mr. Rogers thanked him for his true interest, participation and support of the Land Bank. He along with former Commissioner Sines and Aufuldish were strong supporters of the Land Bank at its onset - when requested by the former Lake County Treasurer John Crocker. Mr. Rogers thanked all the members for their continued participations and support.

Chairman Manross commented as well, thanking Commissioner Troy for his true dedication and concern for this organization and its achievements. He wished him well in whatever endeavors may be in front of Commissioner Troy.

NEW BUSINESS

15. COMMUNITY REBUILDERS, LLC PRESENTATION

A presentation by Mr. Gene Mulligan, Project Manager for Community Rebuilders, LLC. was next on the agenda. Community Rebuilders is a licensed general contractor with offices in the communities of Willoughby, Cleveland, Shaker Heights and Rocky River. The company's mission is to take distressed properties, repair them and in turn offer them back to low income families. Mr. Mulligan handed out brochures for the modular home styles that the company is constructing. He explained that most 1,000 sq. ft. homes range in Cuyahoga County at about \$250,000 and take five to six long months to build. Whereas, this new concept takes a much shorter amount of time. Grand Rapids, Michigan is now experiencing many Community Rebuilder type homes today.

Ms. Fende asked about the size of the lots. Mr. Mulligan stated a standard lot for the modular home should be approximately 40 – 45' x 150' or more in depth. The company is offering a 1000 sq. ft. Cape Cod style home at \$180,000 - \$190,000. While a 2-Story Colonial would be about 2,000 sq. ft. with a price point of around \$200,000. Mr. Mulligan believes this modular structure is almost 30% cheaper to build than a typical stick building taking many more months to complete. Once a foundation is poured, the modular elements are installed and locked down in one day. In another 3-4 weeks flooring, painting and detailing will complete the job to make ready for move-in. The modular units come complete with roof, Tyvek and walls when delivered. Modules are built in Pennsylvania. Mr. Rogers offered to supply a list of the Land Bank's most current available properties, and suggested that he and Mr. Mulligan sit down and review some of our lots.

16. FINANCIALS (Copies of Revenue & Expense and Balance Sheet provided to the Board)

17. CHAIRMAN OF THE BOARD RECOGNIZES VISITORS

John Muzic, 45 Coventry Dr, Painesville asked about the status of the 265 N State Street property. Mr. Rogers responded by saying the Land Bank has received a "no further action status" on the property tank closed in place and has met the State's requirements. He remarked that Ms. Melyn timer had already asked for the paperwork stating same and it has been sent. Mr. Muzik is asking that the property be advertised to all Lake County residents when it is up for sale, or it should be demolished.

Faith Andrews, Concord resident is looking forward to attending more of the Land Bank meetings.

The Board having no further business to discuss was asked by the Chair for a motion to adjourn.

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

MEETING ADJOURNED at 3:39 p.m.

18. SCHEDULE OF FUTURE MEETINGS

The following dates are posted:

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

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

Second Quarter – Monday, June 24, 2019 @ 3:00 PM

Third Quarter – Monday, September 23, 2019 @ 3:00 p.m.

Fourth Quarter – Monday, December 16, 2019 @ 3:00 p.m.

APPROVED: 3.25.19


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 17, 2018 of the Board of Directors of the Lake County Land Reutilization Corporation showing the adoption of the Minutes above set forth.

DATED: 3.25.19


LINDA S. FREDEBAUGH, Clerk