

The Board of Directors of the Lake County Land Reutilization Corporation (the "Board of Directors") met in session on the **28th day of June, 2021 at 3:00 p.m.**, Zoom Meeting format with the following Directors present:

**MAC CHAFER
GABE CICCONE
JACK CORNACHIO
LORRAINE FENDE
KENNETH FILIPIANK**

**JOHN HAMERCHECK
TIM MANROSS
JEFFREY SHIBLEY
RON YOUNG**

Ken Filipiak moved to approve the minutes of the Monday, March 22nd, 2021 meeting and Mac Chafer seconded the motion.

AYES: 8

NAYS: 0

ASBSTENTIONS: 1

**LAKE COUNTY LAND REUTILIZATION CORPORATION
1st QUARTER MEETING
Monday, March 22, 2021 @ 3:25 p.m.
Virtual Zoom Meeting**

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- 1. CALL TO ORDER:** Timothy Manross, Chairman called the meeting to order at 3:25 p.m.
ROLL CALL:

**MAC CHAFER
GABE CICCONE
JACK CORNACHIO
KENNETH FILIPIAK
JOHN HAMERCHECK**

**TIMOTHY MANROSS
JEFFREY SHIBLEY
RON YOUNG**

- 2. MOTION TO APPROVE THE MINUTES OF THE 4th QUARTER MEETING HELD DECEMBER 14, 2020.**

Motion: Gabe Cicconetti

Second: Mac Chafer

AYES: 8

NAYS: 0

ABSTENTIONS: 0

- 3. RESOLUTION 2020-129**

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: John Hamercheck

Second: Tim Manross

AYES: 8

NAYS: 0

ABSTENTIONS: 0

4. RESOLUTION 2020-130

A RESOLUTION RECOGNIZING THE BROAD DUTY TO AFFIRMATIVELY FURTHER FAIR HOUSING AND TO RECOGNIZE THE MONTH OF APRIL 2020 AS FAIR HOUSING MONTH IN LAKE COUNTY, OHIO

Mr. Rogers explained that both Resolutions 2021-130 and 2021-131 are required each year in the event that the Land Bank should apply for or take advantage of either Community Development Block Grants of HOME Funds. Presently the Land Bank does not have any projects or plans that would require either funding source.

Motion: Mac Chafer

Second: Gabe Cicconetti

AYES: 8

NAYS: 0

ABSTENTIONS: 0

5. RESOLUTION 2020-131

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

Motion: Gabe Cicconetti

Second: Jack Cornachio

AYES: 8

NAYS: 0

ABSTENTIONS: 0

OLD BUSINESS

6. LCLRC PROPERTY UPDATE

Mr. Rogers explained that to date the Land Bank has disposed of 98 pieces of property, including five new parcels in 2021.

The Land Bank owns title to 125 properties consisting of 139 parcels. Of these, we have only acquired eight properties consisting of eight parcels in 2020. The number reflects a serious decline in the number of In Rem foreclosure actions from March thru February of this year, in large measure due to Covid-19.

During 2019 the Land Bank disposed of or transferred title to 30 properties, generating **\$717,950.00** in revenue and netting **\$ 563,373.12**.

The Land Bank has 36 parcels with title issues. However, Mr. Rogers was happy to report that LCLRC successfully completed its first *Quiet Title Action* in January. There had been an Offer to Purchase pending for quite some time. This property is scheduled to close in mid-April.

There are currently seven parcels pending sale and when completed, together with this property, should result in gross sales amounting to **\$51,300.00**.

Last year was the first year working with the Lake Geauga Realtors Association and in particular Rich Piraino to list properties we have available for sale. There are presently 52 properties listed with Howard Hanna. Much of last year's sales activity was due to these listings.

The total estimated market value of the 52 properties is **\$386,250.00** of which seven are pending sale.

7. MENTOR MARSH

David Emerman, the Attorney with the Ohio EPA, advised in February, that interested engineering firms and contractors need to be reaching out the Ohio Construction Facilities Commission to become a qualified candidate for consideration. This is the next step of our efforts to clean up the salt contamination in Blackbrook.

Mr. Rogers forwarded to Mr. Emerman, the engineering firms of CT Consultants and Burges & Niple, together with names of the two contractors that former Commissioner Jerry Cirino had suggested last year, as possible contacts in regard to soliciting quotes on the salt remediation plan. This next phase of the project is estimated to take between six and eight weeks at a minimum to complete the selection process. It is anticipated that later this spring or early in the summer, the Land Bank should see the project out for bidding purposes quotation.

8. 1991 Hubbard Rd Gas Station Property

Mr. Rogers stated that this project is for the most part complete. He is awaiting a final authorization from Brown Field Restoration to do a final grade clean up with a topsoil and seed application together with an asphalt overlay on the aprons. Once this is finished we can list the parcel for sale.

9. Quiet Title Actions

As discussed earlier the Land Bank has successfully litigated our first Quiet Title Action. This month we forwarded the next seven properties on our list to be cleared, based on importance, (i.e. any and all parcels having interested buyers).

10. 2021 Proposed Budget

Mr. Rogers began by stating that this year's budget is very conservative as to both anticipated revenues and expenses.

Revenue side – Mr. Rogers anticipates seeing approximately \$1.2 million in revenues. Two line items that have not been seen before reflect adjustments made for last year that amount to **\$1,030,977.00**. This figure involves donated inventory and forfeited property.

For 2021, without these two categories, the expected revenues would be just over \$1 million or **\$1,005,437.89**. That figure, together with our carry forward balance from last year, provides a preliminary funds available figure of **\$3.9 million**. Subtracting our Reserve of **\$924,405.18** for 2021, the funds available balance is **\$3,005,431.82**.

Expense side - For the year 2021, the amount budgeted is **\$2,271,773.24** and if all goes according to plan the Land Bank's should have a carry forward balance estimated at **\$1,658,063.76**.

Principle activities – The Land Bank has proposed three Cooperative Collaborations as are listed on Page 4 of the budget totaling **\$303,312.50**. These includes the old school building in LeRoy township at \$125,000.00, the Mentor Avenue Uptown Corridor demolition/development project at \$88,312.50 and the Lake County Warming Center, as passed by the Board last December for \$90,000.00. Discussion followed.

Land Bank owned properties – the one possible and significant acquisition would be a home that Mr. Rogers is looking at is relatively new home that is in probate after his being contacted by the Lake County Probate Court. As is the case every year, LCLRC allocates \$500,000.00 for possible renovations if opportunities avail themselves either as the result of acquisitions or forfeiture. The home the Probate Court is discussing, would require some upgrading, but is a solid entry level home. Physically, it is located diagonally across the street from the Jack Crislip Park which the Land Bank built in 2015 and returned to the local neighborhood in Painesville Twp.

Land Bank demolition of properties – Since the beginning of the year, the LCLRC has demolished three structures and is in the process of demolishing a fourth. The budget allows for an additional 11 structures or a total of 15 homes this year. Estimates for the specific categories listed are based on the average costs we have incurred for each demolition since the beginning the LCLRC. The number of homes we have demolished equates to 157.

Nuisance Abatement Demolitions – These demolitions are complete on behalf of the various Lake County communities. There are 30 homes that have been identified this year by 8 different communities for the LCLRC to demolish. All figures for the outlined categories are also based on a running average.

New computer equipment – This line item was budgeted for 2020, but was not purchased. While we are able to continue with our existing equipment and software, the Land Bank is now into our 9th year and today we are faced with a few aging problems. IT suggests we update soon.

Land Trust – At the June 22, 2020 meeting Mr. Rogers presented a proposal to the “then” Board asking the Land Bank to consider providing seed funding for a **Land Trust**.

Mr. Rogers again, asked to bring this topic to the table for review and approval. As proposed, the Land Trust would be organized and incorporated in the State of Ohio, as a separate and distinct

entity. It would seek a 501(C)(3) designation from the IRS similar to what the Land Bank has. The proposal would be for the Board to approve transferring five parcels of land and \$600,000 in funds to this new organization. In turn, the Land Trust would begin building affordable homes on these parcels, in effect, reutilizing vacant parcels that were formally blighted and nuisances.

Discussion followed. Jack Cornachio spoke in favor of this new concept and his willingness to move forward in support of the idea. Stating that he, "as a long time real estate business man, thinking outside the box is exactly what the mission of Land Banks should be". Others wanted more information.

Chairman Manross suggested that John reach out to Hope Paxson, the VP of Programs and Housing at the Franklin County Land Trust for the next meeting. With her experience involving Land Trusts, Ms. Paxson might assuage the Board about this new and unfamiliar option. All agreed.

Having no further business before the Board, Chairman Manross asked for a motion to adjourn.

Motion: Jack Cornachio	Second: Ken Filipiak
AYES: 8	NAYS: 0
	ABSTENTIONS: 0

MEETING ADJOURNED at 4:25 p.m.

SCHEDULE OF QUARTERLY BOARD MEETINGS

Second Quarter - Monday, June 28, 2021 @ 3:00 PM – via continued Zoom format.

Third Quarter – Monday, September 27, 2021 @ 3:00 PM – meetings return to normal.

Fourth Quarter – Monday, December 20, 2021 3:00 PM

Annual Meeting – Monday, March 28, 2022 @ 3:00 PM

First Quarter – Monday, March 28, 2022 @ 3:00 PM

APPROVED: JUNE 28TH, 2021



TIM MANROSS, Chairman

DATED: JUNE 28TH, 2021



LINDA S. FREDEBAUGH, Clerk

The undersigned Clerk certified that the foregoing is a true and correct transcription of the minutes of the meeting held March 22, 2021 of the Board of Directors of the Lake County Land Reutilization Corporation showing the adoption of the Minutes above set forth.