

The Board of Directors of the Lake County Land Reutilization Corporation (the "Board of Directors") met in session on the **28th day of March, 2022 at 3:30 p.m.**, in the lower level of 8 N State St, 110.

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

**TIM MANROSS
JEFF SHIBLEY
MICHAEL ZUREN**

**LAKE COUNTY LAND REUTILIZATION CORPORATION
4th QUARTER MEETING MINUTES
Monday, December 20th, 2021 @ 3:00 p.m.**

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- 1. CALL TO ORDER:** Tim Manross, Chair called the meeting to order at 3:06 p.m.
ROLL CALL:

**MAC CHAFER
GABE CICCONETTI
KENNETH FILIPIAK**

**TIMOTHY MANROSS
MICHAEL ZUREN**

- 2. MOTION TO APPROVE THE MINUTES OF THE 3rd QUARTER MEETING HELD SEPTEMBER 27, 2021.**

Motion: Mac Chafer

Second: Michael Zuren

AYES: 4

NAYS: 0

ABSTENTIONS: 1

- 3. RESOLUTION: 2021-134
A RESOLUTION ACKNOWLEDGING THE RE-APPOINTMENT OF MALCOLM A. CHAFER TO THE BOARD OF DIRECTORS.**

Motion: Tim Manross

Second: Kenneth Filipiak

AYES: 5

NAYS: 0

ABSTENTIONS: 0

- 4. RESOLUTION: 2021-135
A RESOLUTION ACKNOWLEDGING THE RE-APPOINTMENT OF JACK CORNACHIO TO THE BOARD OF DIRECTORS.**

Motion: Tim Manross

Second: Kenneth Filipiak

AYES: 5

NAYS: 0

ABSTENTIONS: 0

- 5. RESOLUTION: 2021-136**

A RESOLUTION ACKNOWLEDGING THE RE-APPOINTMENT OF JEFF SHIBLEY TO THE BOARD OF DIRECTORS.

Motion: Tim Manross

Second: Kenneth Filipiak

AYES: 5

NAYS: 0

ABSTENTIONS: 0

6. RESOLUTION: 2021-137

A RESOLUTION OF APPRECIATION FOR FORMER LAKE COUNTY LAND REUTILIZATION CORPORATION BOARD MEMBER AND FORMER LAKE COUNTY TREASURER LORRAINE FENDE FOR THE DONATION OF \$300,000.00 THAT WILL BE USED BY THE LAND BANK FOR DEMOLITION PURPOSES.

When asked where this money was coming from, Mr. Rogers explained that these funds were provided by the Treasurer's office and it is his understanding that certain funds that pursuant to statute exceed a certain dollar amount the Treasurer is authorized to transfer an amount not exceeding a certain value established by certain fund levels of a prior year. Lorraine Fende advised that because of her management together with her belief of the importance of the Land Banks ability to help Lake County Communities, she decided to transfer \$300,000 to the Land Bank. Mr. Rogers verified with our Law Director, Jim Lyons and the revised code before agreeing to accept the funds with the stipulation that they would only be used for demolition purposes. This resolution was prepared at the request of the Board at our previous board meeting in September.

Motion: Mac Chafer

Second: Kenneth Filipiak

AYES: 5

NAYS: 0

ABSTENTIONS: 0

7. ODOD Building Demolition and Site Revitalization Program and ODOD Brownfield Remediation Program (*Hand-outs disbursed to Board*)

The Ohio Department of Development has announced the launching of two programs to help fund both brownfield remediation and demolition and revitalization projects throughout Ohio. \$350 million has been set aside for a Brownfield program and another \$150 million for a Demolition and Site Revitalization. This money has been made available through the 2021 state biennium budget bill, House Bill 110.

The ODOD's Brownfield Remediation Program provides for an initial outlay of \$1 million per county, these funds are available to a variety of entities including Land Banks. The maximum amount per project is 10 million. After the first 1 million has been disbursed to each county, subsequent projects will require a 25% match. The first applications are to be submitted by January 31, 2022. At this time the Mentor Marsh clean-up does not meet the criteria for this program.

The ODOD's Demolition and Site Revitalization program provides an initial outlay of \$500,000.00 to each of Ohio's 88 counties. In counties where a Land Bank is established, the Land Bank is to be the lead entity, otherwise other designated government entities will take the lead. After the initial outlay is allocated, the remaining funds will then be made available on a first come first serve basis through June 30, 2022.

While the initial funding does not require matching funds, those projects in excess of the first \$500,000 will require a 25% match. Earlier programs of which we were involved such as the NIP program required the Land Bank to pay the entire amount for a given project up front and then be reimbursed for up to \$25,000 and any excess being the responsibility of the Land Bank.

This new program is somewhat different because Land Banks will be held to the cost estimates submitted with the application. And all projects funded above the ODOD's initial outlay will require a 25% match. Based on the resources we have at our disposal and the projects under consideration we should be well positioned to meet the match requirement. Indeed, our match requirement should be less than the amounts we allocated in last year's budget for two specific projects that did not come to fruition and are to be included in this application.

This new program will allow us to attach liens for our demolition expenses to those properties that we tear down on behalf of communities, which have been condemned and are treated as nuisance demolitions.

At the moment we have eleven projects we are reviewing for the ODOD program. The Land Bank sent an e-mail blast out to all Lake County governmental entities asking for proposals for inclusion. Previously, Land Banks were limited to assistance for only residential structures that were vacant and blighted. But, this program allows for commercial structures and possible redevelopment costs. All formal demolition applications are due on or before February 28, 2022.

Projects for possible inclusion are the Mentor Uptown project, the Leroy Twp School we've previously discussed, together with a series of blighted homes from various Lake County Communities. The Land Bank's objective is to enter all demolition costs and administration fees on the first application, in hopes that the ODOD will grant us the full amount requested (expected to be much higher), instead of only applying for the first half million and then having to reapply for the balance. A full report of the ODOD application by the Land Bank will be made available at the next meeting.

8. NIP Program Update

We have completed the NIP program and received our last reimbursements totaling \$78,649.10 earlier this year. The total program expenses amounted to \$1,373,026.76 and the Land Bank received reimbursements amounting to \$1,204,470.00. 69 residential structures were demolished by the Land Bank under this program including several multi-family structures, all of which were owned by the Land Bank (NIP protocol). Using our actual costs divided by 69 demolitions, the Land Bank's expenses averaged \$2,443.00 per structure.

You may recall that the program required liens to be attached in the form of a mortgage and for us to hold and maintain each property for three years. Late last month we were advised that all 37 remaining liens have been released on June 27, 2021, less one. Thus, we now are in the

process of identifying those properties that have clear title so that we can proceed with sales to our prospective buyers.

Since 2013 when the Land Bank began operations, we have:

1. Demolished 176 structures with a total cost approximating \$4.3 million
2. Sold or transferred title to 106 parcels of land
3. Gross Sales have amounted to \$ 1,508,397.00, netting \$ 1,376,844.66
4. Currently the Land Bank holds titles to 119 properties consisting of 132 parcels and
 - Parcels are currently pending sales with a value of at \$ 392,652.55. Once these transfer, total sales will be \$1,901,045.99 and our net proceeds approximating \$1,769,492.21;
 - 30 NIP mortgage liens have been released by OHFA with one remaining;
 - 41 parcels have title issues;
 - 83 properties are or will be listed for sale shortly.

9. LAND TRUST Update

Mr. Rogers continues with drafting the necessary documents for the creation of the Land Trust discussed during past meetings.

10. 1991 HUBBARD Rd Gas Station

Mr. Rogers believes the Land Bank has sold the Hubbard road property. We were advised that the estimated market value for the corner lot was between \$75,000 and \$85,000. Before turning the property over to a realtor, there have been four prospective buyers inquiring about the property. As we have typically done with similar situations in the past, all interested parties were notified by certified mail advising the prospective buyers that the property was going to be up for sale, that our asking price was \$85,000 and that if they wished to purchase the property, they were asked to submit a formal offer by a certain date. Of the four, one person made a formal offer of \$115.5K which was accepted. Closing should occur by the end of the month.

11. MENTOR MARSH Project

Mr. Rogers was informed By David Emerman, that the contract was actually let by the Ohio Facilities Construction Commission two weeks ago. Great Lake's Construction is the General Contractor on the job. Mr. Rogers had inquired about the feasibility of using some of the *Brownfield Remediation Program* funds for the project as at the time of our agreement there was going to be a need for some extra funding. The overall estimated cost then was going to approach \$15 million. David advised that the contract actually came in approximately \$2 million less than

\$15 million. David advised that the contract actually came in approximately \$2 million less than what was originally estimated. That figure may actually help to offset the restoration of the marsh area which was not originally included.

Mr. Rogers has reached out to Bill Zawiski (David Emerman's replacement) to discuss the funding, and if the remediation monies might be a viable option to help with funding the restoration component. No response yet, from Mr. Zawiski.

Having no further business, the meeting was adjourned.

Motion: Tim Manross

Second:

AYES: 5

NAYS: 0

ABSTENTIONS: 0

MEETING ADJOURNED at 3:41 p.m.

SCHEDULE OF QUARTERLY BOARD MEETINGS

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

First Quarter – Monday, March 28, 2022 @ 3:30 PM

Second Quarter - Monday, June 27, 2022 @ 3:00 PM

Third Quarter – Monday, September 26, 2022 @ 3:00 PM

Fourth Quarter – Monday, December 19, 2022 3:00 PM

APPROVED: MARCH 28, 2022


TIM MANROSS, Chairman

DATED: MARCH 28, 2022


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 28, 2022 of the Board of Directors of the Lake County Land Reutilization Corporation showing the adoption of the Minutes above set forth.