

The Board of Directors of the Lake County Land Reutilization Corporation (the "Board of Directors") met in session on the **27th day of June at 3:00 p.m.**, 8 N State St, Lower Level, Ste 110 meeting with the following Directors present:

**MAC CHAFER
GABE CICCONETTI
JACK CORNACHIO
KENNETH FILIPIAK**

**JOHN HAMERCHECK
TIM MANROSS
JEFF SHIBLEY
MICHAEL ZUREN**

Gabe Cicconetti moved to approve the minutes of the Monday, March 28th, 2022 meeting and Jeff Shibley seconded the motion.

AYES: 7

NAYS: 0

ASBSTENTION: 0

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

Monday, March 28, 2022 @ 3:30 p.m.

8 N State St, KeyBank Building (Lower Level), Painesville OH 44077-3955

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- 1. CALL TO ORDER:** Timothy Manross, Chairman called the meeting to order at 3:31 p.m.

ROLL CALL:

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

**TIMOTHY MANROSS
JEFFREY SHIBLEY
MICHAEL ZUREN**

- 2. MOTION TO APPROVE THE MINUTES OF THE 4th QUARTER MEETING HELD DECEMBER 20, 2021.**

Motion: Kenneth Filipiak

Second: John Hamercheck

AYES: 6

NAYS: 0

ABSTENTIONS: 0

- 3. RESOLUTION 2022-138**

A RESOLUTION RECOGNIZING THE BROAD DUTY TO AFFIRMATIVELY FURTHER FAIR HOUSING AND TO RECOGNIZE THE MONTH OF APRIL 2022 AS FAIR HOUSING MONTH IN LAKE COUNTY, OHIO

Motion: Michael Zuren

Second: Jeff Shibley

AYES: 6

NAYS: 0

ABSTENTIONS: 0

4. RESOLUTION 2022-139

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.

Mr. Rogers explained that both Resolutions 2022-138 and 2022-139 are required each year in the event that the Land Bank should apply for or take advantage of either Community Development Block Grants or HOME Funds. Presently the Land Bank does not have any projects or plans that would require either funding source.

Motion: Michael Zuren

Second: Jeff Shibley

AYES: 6

NAYS: 0

ABSTENTIONS: 0

OLD BUSINESS

5. LCLRC PROPERTY UPDATE

- We have disposed of 118 parcels of land since our inception, beginning with the first two in 2015 on which we built what is now the Jack Crislip Park in Painesville Township and donated to the Township.
- The value of the sales has amounted to \$1,592,397.00 from which the Land Bank netted \$1,452,549.66.
- There are currently seven sales pending with a sales value of \$264,000.00 and our estimate of the amount we should net is \$261,000.
- Five of these pending sales are properties we have listed with Howard Hanna who, as of today, currently have 38 parcels listed with them. The estimated market value of these properties is \$291,000.00.
- Since the Land Bank enlisted the assistance of Howard Hanna in 2019 to help get these lots to market, they have successfully sold 32 parcels for just under \$450,000.00
- All but one of the NIP Program homes and mortgages were released in July. We received notice of the last release on March 15th of this year.
- Lots that have no liens attached have either been listed for sale or we are in the process of getting an estimated market value from Mac Chafer.
- Mr. Rogers pointed out that Mac has been of tremendous help to the Land Bank volunteering his services and doing a market analysis for each of the homes and providing us with a competitive price before we place the parcel on the market.
- As discussed in the past, parcels the Land Bank received with cloudy titles are cleared, appraised and then listed for sale. The number fluctuates as the Land Bank disposes of one and then receives another.

- Mr. Roger's understanding is that the County's new *In Rem Foreclosure* actions are notifying all lien holders so that the liens are addressed during the litigation as opposed to our having to resolve them once we acquire the parcel.
- As of today, the Land Bank currently has 36 parcels with cloudy title and as such cannot be sold until title is cleared.
- Of these 17 were NIP properties which originally could not be sold for a period of three years from the date of the release of mortgage associated with the mortgage/demolition funds we received from OHFA.
- With the completion of the program - properties we thought would be available for sale over the next two years have been released and we can begin the process of clearing title and making them available for disposition which is ongoing.

7. MENTOR MARSH

Mr. Rogers discussed the ongoing Marsh Project in a recent conference call with David Emerman and Bill Zewisky of Ohio's EPA. As previously reported, Great Lakes Construction was selected and is responsible for the ongoing project. The Design/Build component is now underway and moving forward as planned. Tree removal began last Friday to provide access to the area that will be cleaned up.

Interestingly, the Marsh has two different species of bats in Ohio that are considered to be endangered. These bats nest in certain trees, and of course those types of trees are the ones to be removed. To avoid further harm to these species of bats, the trees must be felled at certain periods of time so as to not affect their nesting habits. Apparently that period is upon us and enables the tree removal to begin as soon as the "pup has left the nest".

The Contractor plans to be on site in April to begin the removal and disposition of the salt contamination and the removal of ground water that is also considered to be contaminated. The Facilities Construction Division at the State will be involved with the oversight and payment for the work to be completed.

Once the contaminated materials are removed and gross grading is completed, the Natural History Museum will be involved with the planning and implementation of the final restorative efforts.

Both the Facilities Construction and the Museum advised that we will be kept aware of the progress as they move forward, but in the interim and before the contractor arrives on site to begin the work, they plan to do some public outreach similar to what was done when the Land Bank first agreed to work with the State. The intent is to hold public meetings to provide information as to the dates and times of restorative activities, thereby addressing any concerns or questions that may arise. The Land Bank will update that Board at the next meeting.

Ken Filipiak offered some history of information on what improvements are already noticeable as the environmental clean-up proceeds. He explained that the Phragmites pollution will soon be gone as the salt in the Marsh water declines. Phragmites thrive in salty water. Mr. Filipiak considers this Marsh restoration project to be one of the largest in the history of Lake County. The

Mentor Marsh is considered one of the few natural marsh habitat systems around – straining and filtering the water before it enters Lake Erie.

8. 1991 HUBBARD RD GAS STATION PROPERTY

Mr. Rogers reported the purchase of the Hubbard Road property fell through at the end of December. The buyer gave us a great offer at \$115,000.00 The Land Bank prepared a contract which we signed and then delivered to Conway Title for finalization. In the interim the buyer never got back to Conway and when Mr. Rogers followed up with Mr. Patel, he advised that his funds had dried up. We are in the process of listing the property with a commercial real estate agency/agent and will be asking for a similar amount. Discussion followed.

9. 2022 PROPOSED BUDGET

Mr. Rogers explained that this year’s budget is much like previous budgets; therefore he will only highlight the most important line items.

- Land Bank 2021 revenue was just over \$1,000,000; expenses on Land Bank properties were nearly \$200,000. Our nuisance abatement expenses were \$37,000. Cooperative program expenses were \$125,264.00. Mr. Rogers continued to explain that after the estimated 21 properties that the communities had asked to be cleared, only two properties were actually released for the Land Bank’s demolition. So, much of the estimated expenses for 2021 did not come to fruition. The balance of the budget was reviewed.
- Mr. Rogers asked Commissioner Hamercheck if there might be something that the County Commissioners might do to help Townships get legal authority to remove some of the more blighted properties in Lake County. He went on to state that Villages and Cities have zoning inspectors allowing them to condemn a blighted building. The health department can also intervene or review a situation but only if the building is occupied. And, in certain situations a fire department can condemn a structure as well. It was noted that most Townships do not have building inspectors. Townships do not have authority through the police or fire departments to condemn structures. Mr. Rogers asked if the Commissioners could reach out and develop a better method with the County’s Zoning Department to help with the removal of some of the worst blighted buildings in Township neighborhoods. Statistics state that blighted buildings “in line of site” in any given neighborhood, reduce the value of the surrounding homes by 10%. So, why should the Townships be eliminated from such necessary regulations?

Discussion followed. Mr Filipiak suggested a possible buddy system, where a township might ask for assistance from the building department of another community. Mr. Hamercheck noted the request.

- **ODOD's Demolition and Revitalization Program**

- The Land Bank has have applied to Ohio's Department of Development (ODOD) for the Demolition and Revitalization Fund. Under the terms of the grant and upon application, \$500,000 will be available to all counties in the State of Ohio. Any amount in excess of the \$500,000 will require a 25% match.
- Lake County Land Bank has identified 15 parcels of both commercial and residential properties at an estimated cost of \$1,410,292.
- The Land Bank will apply for \$1,228,233.00 reflecting the 25% matching figure of \$182,059.00.
- Two of the projects from last year are included in this application. In 2021 the Land Bank budgeted \$213,312.50 for the two projects, but the money was never spent. If we are successful in getting all of the funds requested from the ODOD, then the Land Bank's overall cost will be the \$182,059.00. Without this new ODOD Ohio Development Program at hand, the Land Bank would have spent and additional \$31,254.50.

As in years past, when a new funding program is announced through the State, we advertise in the News Herald soliciting contractors interested in bidding on our projects. They must make a demolition application to CT to qualify for both residential and commercial structures; whether they are LCLRC properties or nuisance abatement projects requested by Lake County communities. The first of four publications are scheduled for February 22nd through March 15th, 2022.

The scope of our ODOD planned project is now being prepared by CT. Bid packets will be available soon and can be purchased on the CT website to all pre-qualified contractors. Those not qualified must contact CT Consultants for further information. LCLRC looks forward to hearing soon about this great opportunity.

It should be noted that there is also an ODOD Brownfield Remediation Program that is being introduced along with the Demolition Program. It offers \$150 million with \$500,000 for each qualified county project. Lake County Land Bank found no applications that would qualify for this funding.

Hearing no further questions on the 2022 Budget a motion to approve was made by Kenneth Filipiak and seconded by Mac Chafer.

Motion: Ken Filipiak

Second: Mac Chafer

AYES: 7

NAYS: 0

ABSTENTIONS: 0

- **EXECUTIVE SESSION AT 4:40 p.m. for 10 MINUTES**

A motion to adjourn to Executive Session was made by Kenneth Filipiak and seconded by Mac Chafer.

Motion: Ken Filipiak

Second: Mac Chafer

AYES: 7

NAYS: 0

ABSTENTIONS: 0

REGULAR MEETING RE-CONVENED AT 4:50 p.m. with all Members present.

SCHEDULE OF QUARTERLY BOARD MEETINGS

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

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

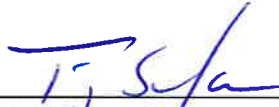
Fourth Quarter – Monday, December 19, 2022 @ 3:00 PM

Annual Meeting – Monday, March 27, 2023 @ 3:00 PM

First Quarter – Monday, March 27, 2023 @ 3:30 PM

ADJOURNED at 4:51 p.m.

APPROVED: JUNE 27TH, 2022



TIM MANROSS, Chairman

DATED: JUNE 27TH, 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.