

The Board of Directors of the Lake County Land Reutilization Corporation (the "Board of Directors") met in session on the **27th day of March, 2023 at 3:00 p.m.**, 8 N State St, Lower Level, Ste 10 meeting with the following Directors present:

**HOLLY BARTONE FOR
GABE CICCONE
ROBERT FOWLER FOR
KENNETH FILIPIAK
JOHN HAMERCHECK**

**TIM MANROSS
RICHARD REGOVICH
JEFF SHIBLEY
MICHAEL ZUREN**

Robert Fowler moved to approve the minutes of the December 19, 2022 meeting and Commissioner Hamercheck seconded the motion.

AYES: 5

NAYS: 0

ASBSTENTION: 1

**LAKE COUNTY LAND REUTILIZATION CORPORATION
4th QUARTER MEETING**

Monday, December 19th, 2022 @ 3:00 p.m.

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



- 1. CALL TO ORDER:** Timothy Manross, Chairman called the meeting to order at 3:02 p.m.
ROLL CALL:

**MAC CHAFER
HOLLY BARTONE FOR
GABE CICCONE
JACK CORNACHIO
KENNETH FILIPIAK
JOHN HAMERCHECK**

**TIMOTHY MANROSS
JEFFREY SHIBLEY
MARK TYLER
MICHAEL ZUREN**

- 3. MOTION TO APPROVE THE MINUTES OF THE 2nd QUARTER MEETING HELD JUNE 27th, 2022.**

Motion: Kenneth Filipiak

Second: Jack Cornachio

AYES: 9

NAYS: 0

ABSTENTIONS: 0

ODOD RESOLUTIONS

Mr. Rogers opened the meeting referencing his concern over whether the Land Bank (LCLRC) would be able to apply the ODOD demolition liens to all Resolution properties (not owned) by the Land Bank. He had reached out to Mike Frazier from the State of Ohio ODOD for his opinion. Mr. Frazier responded that no legal barriers to stop Land Bank from continuing its practice of

requesting payment for the demolition expenses were found. Mr. Rogers then continued to explain that without these liens, it is possible that the property owner could, after demolition, turn around and quickly sell the property prior to the lien's attachment. If this were to occur, the attachment would be unenforceable. To this end, LCLRC has prepared six lien resolutions for approval today. Dates and amounts are not visible today as most of the ODOD demolitions are not yet complete. The Board's approval allows the LCLRC to input the appropriate information and file accordingly, protecting the LCLRC's ability to recover its expenses.

Mr. Manross then asked for a motion to approve all six resolutions.

1) **RESOLUTION 2022-140**

A RESOLUTION LEVYING LIENS FOR EXPENSES INCURRED TO RECOVER THE TOTAL COST OF CORRECTING HAZARDOUS CONDITION OF BUILDINGS OR ABATING NUISANCE:

PP# 15D0100000120 (249 E Prospect St, Painesville City)

2) **RESOLUTION 2022-141**

A RESOLUTION LEVYING LIENS FOR EXPENSES INCURRED TO RECOVER THE TOTAL COST OF CORRECTING HAZARDOUS CONDITION OF BUILDINGS OR ABATING NUISANCE:

PP# 15C0100000140 (448 Liberty St, Painesville City)

3) **RESOLUTION 2022-142**

A RESOLUTION LEVYING LIENS FOR EXPENSES INCURRED TO RECOVER THE TOTAL COST OF CORRECTING HAZARDOUS CONDITION OF BUILDINGS OR ABATING NUISANCE:

PP# 34A010F001020 (1152 E 331st St, Eastlake)

4) **RESOLUTION 2022-143**

A RESOLUTION LEVYING LIENS FOR EXPENSES INCURRED TO RECOVER THE TOTAL COST OF CORRECTING HAZARDOUS CONDITION OF BUILDINGS OR ABATING NUISANCE:

PP# 19A093F000120 (5525 Chestnut St, Mentor-on-the-Lake)

5) **RESOLUTION 2022-144**

A RESOLUTION LEVYING LIENS FOR EXPENSES INCURRED TO RECOVER THE TOTAL COST OF CORRECTING HAZARDOUS CONDITION OF BUILDINGS OR ABATING NUISANCE:

PP# 19A091C000630 (5688 Chagrin Dr, Mentor-on-the-Lake)

6) **RESOLUTION 2022-145**

A RESOLUTION LEVYING LIENS FOR EXPENSES INCURRED TO RECOVER

THE TOTAL COST OF CORRECTING HAZARDOUS CONDITION OF BUILDINGS
OR ABATING NUISANCE:

PP# 15B005A000090 (339 Willow Dr, Painesville City)

Motion: Ken Filipiak

Second: Commissioner Mark Snyder

AYES: 9

NAYS: 0

ABSTENTIONS: 0

OLD BUSINESS

Property Update

Mr. Rogers reported that since its inception the Land Bank has demolished of 185 structures. The cost to demolish these structures is approximately \$4.7 million dollars. Where demolitions were a collaborative effort with community, the community share was \$555,140.25. The demolition expenses to date then approximate \$5.25 million.

To date, the LCLRC has disposed of a total of 114 properties consisting of 131 parcels. Disposition was either by sale of the property or donations to various entities.

Sales thus far, have generated \$1,675,397.00, netting the LCLRC \$1,527,496.66 – the difference being \$147,900.34.

Since our last meeting in June, we have acquired five new parcels:

1. 28 Indianola Ave, Painesville Twp – slated for demolition
2. 1826 Red Bird Rd, Madison Twp – LCLRC is presently determining if this historic property (1811) is salvageable.
3. 38492 Beachview Rd, Willoughby – pending sale \$10,000.00
4. Hoyt St, Painesville City – pending sale \$9,800.00
5. 325 E Main St, Painesville City – demolished

The LCLRC is working on two further possible acquisitions.

1. One is 550 Fairlawn Dr, Painesville City – a condemned house that is slated for demolition. Tax Ease has offered to donate this property to us.
2. The second is on Hubbard Rd in Madison Twp. As is our common practice on all properties that we are considering, we order a title search before acquisition in an effort to see what if any liens may exist, or clouding title on the land in question.
3. Pending sales include both the Beachview Rd and Hoyt St properties along with four additional parcels pending in Painesville, Willowick, Wickliffe and Eastlake for a total value of \$43,195.00.

Currently 39 parcels have cloudy titles. While we have been able to clear title on a number of the parcels, the total number fluctuates each year as the Land Bank acquires and transfers new parcels. All of the State of Ohio tax liens have been released through our efforts. Mortgages, Federal Tax liens and Medicaid liens are still pending as they are the most difficult to resolve. Until they are resolved we cannot dispose of them.

ODOD RESOLUTIONS

Mr. Rogers stated (information circulated earlier to Board), that the LCLRC was notified of our success in obtaining the ODOD State of Ohio’s Department of Development Demolition and Revitalization Program Grant. The application as submitted identified 15 projects consisting of approximately 17 structures.

The estimated cost for these projects	\$1,393,330.00
The award from the ODOD	\$1,214,663.00
LCLRC’s share is projected to be	\$ 178,667.00

As of this December meeting, the LCLRC has one additional house and the Leroy School building left to demolish. The Mentor Uptown and Burr ridge Projects are on hold until brownfield remediation is completed.

The delay of the school building has been due to attempts to evaluate and possibly salvage some of the structure by Leroy Township for other uses. After a number of site visits, CT Consultants performed an evaluation of the cost of renovation and the time frame required. A decision to move forward with the demolition was relayed to the Land Bank two weeks ago from the Trustees.

As an aside, the LCLRC had previously budgeted funds to assist with the Mentor Uptown and school building projects. Originally our budgeted share for Uptown was \$86,000.00 and the school at \$125,000.00 for a total of \$211,000.00. With the addition of the ODOD Program in place, the LCLRC will recognize a savings when completing these projects. With this grant assist the LCLRC will be able to deliver a significant amount of work in return. Land Bank grants awarded to date are \$2,729,368.00. Discussion followed.

MENTOR MARSH UPDATE

Mr. Rogers stated he has not heard anything on the completion of the Marsh. However, Ken Filipiak stated that the City of Mentor had been informed that to date all the salt trailings have been removed. There is some minimal restoration to the area yet, to be completed.

NEW UPCOMING PROJECTS

- **Chicago Title Building:** Mr. Rogers reported that the Commissioner's office has requested that the LCLRC assist in the demolition of the Midland Building at 168 N St. Clair St. We have agreed to oversee the entire project with the County reimbursing the LCLRC for its 50% share of the costs when completed.
- **Fairport Water Department:** The LCLRC will be sharing in the expense of removing the antiquated Fairport Harbor Water Treatment Plant at 5 Water St. Fairport Harbor has entered into an agreement with the City of Painesville for water service in the future. Overall, the entire project is expected to exceed \$3 million dollars. The demolition of the Water Plant alone is approximately \$650,000.00 which will be part of the 2023 budget.
- **Old Painesville City Hotel grounds:** The City of Painesville identified additional ground contamination where the Holiday Inn was located, behind the Land Bank office. This property was demolished in 2014. Mr. Rogers reported the estimated costs to clean this separate section of the field have not yet been recognized, but stated that the LCLRC and the City of Painesville will share the costs as the contaminated soils are still part of the original contract from October

2014. No time schedule has been established for the clean-up.

- **120 Johnnycake Ridge Rd, Painesville Twp:** has been identified for demolition by Painesville Township officials for some time. The land in question includes a massive unfinished house and barn that both need to be razed.

Mr. Rogers broached the subject once again, about the difficulties the Townships face when condemning run-down blighted dwellings. Cities and Villages have the authority through their zoning, building, health and other departments to condemn structures found to be dilapidated and unsafe. Most have standards for timely repairs and improvements to be put in place for owners to correct any zoning violations. If not completed in a timely manner, the city then has the right to demolish the structure. The Lake County Townships however, depend on their Fire Departments, the County Health Department or the County's building/zoning department to force property owners to address unsafe blighted structures. Unfortunately, for the sake of townships they have a difficult time when trying to enlist the aid of other agencies and as a result, nothing gets done.

Furthermore, when we demolish a structure in a township, the township is responsible for attaching liens for our work. Then when the Auditor distributes the taxes to the various taxing entities, the money we are attempting to recover must first go to the Township itself before the township forwards the funds to the LCLRC, a very cumbersome process.

This complicated process could be remedied for a smoother operation for both the Townships and the LCLRC. Mr. Rogers again, asked that the Commissioners make an attempt to work with the Townships with possible zoning enforcement and solutions to help keep those neighborhoods up to the building codes as required by law and smoothing the paperwork process when they are not compliant. Discussion followed.

LAND TRUST UPDATE

Mr. Rogers has completed the Code of Regulations and has also, started a white paper as requested by the Board. Mr. Rogers is trying to get down to Columbus to get a better feel for how the Franklin County Land Trust is set up. He explained that at some point Mr. Rogers will have the proper

information to present to the Board. He again, explained the basics of Land Trusts.

Mike Zuren spoke of the need for a Prison Rehabilitation Housing opportunity. Ken Miller of the Public Defender's Office has suggested that a facility for re-entry housing involving a minimum of six months to a year to be of tremendous help in re-establishing the former prisoners' re-entry back into the community. Tanisha Grant Watson, of the Jordan Community Resource Center in Euclid operates a 32-bed facility in Euclid. Mr. Zuren asked Board members, that if they are available, to consider attending a meeting February 1st to discuss this need and get involved. He distributed handouts.

MEETING ADJORNED

SCHEDULE OF QUARTERLY BOARD MEETINGS

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

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

Second Quarter - Monday, June 26, 2023 @ 3:00 PM

Third Quarter – Monday, September 25, 2023 @ 3:00 PM

Fourth Quarter – Monday, December 18, 2023 @ 3:00 PM

APPROVED: MARCH 27TH 2023


TIM MANROSS, Chairman

DATED: MARCH 27TH 2023


LINDA S. FREDEBAUGH, Clerk

The undersigned Clerk certified that the foregoing is a true and correct transcription of the minutes of the meeting held December 19th, 2022 of the Board of Directors of the Lake County Land Reutilization Corporation showing the adoption of the Minutes above set forth.