

The Board of Directors of the Lake County Land Reutilization Corporation (the "Board of Directors") met in session on the **22th day of March, 2021 at 3:30 p.m.**, Zoom Meeting format with the following Directors present:

**MAC CHAFER
GABE CICCONE
JACK CORNACHIO
LORRAINE FENDE
COMMISSIONER HAMERCHECK**

**KENNETH FILIPIAK
TIMOTHY S. MANROSS
JEFFREY SHIBLEY
COMMISSION YOUNG**

Kenneth Filipiak moved to approve the minutes of the Monday, June 22nd, 2020 meeting and Ron Young seconded the motion.

AYES: 8 NAYS: ASBSTENTIONS: 1

**LAKE COUNTY LAND REUTILIZATION CORPORATION
4th QUARTER MEETING
Monday, December 14th, 2020 @ 3:02 p.m.
Virtual Zoom Meeting**

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

**MAC CHAFER
GABE CICCONE
JERRY CIRINO
LORRAINE M. FENDE
KENNETH FILIPIAK**

**TIMOTHY MANROSS
JEFFREY SHIBLEY
RON YOUNG
JOHN ROGERS (ABSENT)**

2. The Board Chairman, Tim Manross requested a motion from the Board to excuse, Jack Cornachio and John Rogers from the meeting.

Motion: Ron Young Second: Mac Chafer
AYES: 8 NAYS: 0 ABSTENTIONS: 0

3. MOTION TO APPROVE THE ANNUAL MINUTES OF THE MEETING HELD JUNE 22, 2020.

Motion: Ken Filipiak Second: Ron Young
AYES: 7 NAYS: 0 ABSTENTIONS: 1

4. MOTION TO APPROVE THE MINUTES OF THE 2nd QUARTER MEETING HELD JUNE 22, 2020.

Motion: Ken Filipiak
AYES: 7

NAYS: 0

Second: Ron Young
ABSTENTIONS: 1

5. RESOLUTION 2020-123

A RESOLUTION LEVYING LIENS FOR EXPENSES INCURRED TO RECOVER THE TOTAL COST OF CORRECTING HAZARDOUS CONDITION OF BUILDINGS OR ABATING NUISANCE: **PP# 34B0008J001090 (1236 E 360th St, Eastlake)**

Motion: Lorraine Fende
AYES: 8

NAYS: 0

Second: Mac Chafer
ABSTENTIONS: 0

6. RESOLUTION 2020-124

A RESOLUTION LEVYING LIENS FOR EXPENSES INCURRED TO RECOVER THE TOTAL COST OF CORRECTING HAZARDOUS CONDITION OF BUILDINGS OR ABATING NUISANCE: **PP# 34A006B000380 (1464 E 330th St, Eastlake)**

Motion: Lorraine Fende
AYES: 8

NAYS: 0

Second: Mac Chafer
ABSTENTIONS: 0

7. RESOLUTION 2020-125

A RESOLUTION LEVYING LIENS FOR EXPENSES INCURRED TO RECOVER THE TOTAL COST OF CORRECTING HAZARDOUS CONDITION OF BUILDINGS OR ABATING NUISANCE: **PP# 15C035B010100 (518 Cedarbrook Dr, Painesville City)**

Motion: Lorraine Fende
AYES: 8

NAYS: 0

Second: Mac Chafer
ABSTENTIONS: 0

8. RESOLUTION 2020-126 (To Review – Previously Filed November 2020 for Year End)

A RESOLUTION RESCINDING RESOLUTION NO. 2019-116 LEVYING LIENS FOR EXPENSES INCURRED TO RECOVER THE TOTAL COST OF CORRECTING HAZARDOUS CONDITION OF BUILDINGS OR ABATING NUISANCE: **PP#15C034B000070 (223 Chestnut St, Painesville City)**

Motion: Mac Chafer
AYES: 8

NAYS: 0

Second: Jeff Shibley
ABSTENTIONS: 0

9. RESOLUTION 2020-127 (To Review – Previously Filed November 2020 for Year End)

A RESOLUTION LEVYING LIENS FOR EXPENSES INCURRED TO RECOVER THE TOTAL COST OF CORRECTING HAZARDOUS CONDITION OF BUILDINGS OR ABATING NUISANCE: **PP# 34A002D000070 (34206 Sylvia Dr, Eastlake)**

Motion: Gabe Cicconetti Second: Ken Filipiak
 AYES: 8 NAYS: 0 ABSTENTIONS: 0

10. RESOLUTION NO. 2020 – 128

AUTHORIZING THE RE-APPOINTMENT OF TIMOTHY S. MANROSS, DIRECTOR, TO A TERM CONCLUDING ON DECEMBER 31, 2023.

Motion: Lorraine Fende Second: Gabe Cicconetti
 AYES: 8 NAYS: 0 ABSTENTIONS: 0

OLD BUSINESS (Tim Manross read)

11. LCLRC PROPERTY UPDATE

Since the June meeting, the Land Bank has acquired no new properties, and transferred/sold the titles of 13 parcels, generating a net revenue of \$355,629.12.

The Land Bank reviewed and assigned 72 parcels to Howard Hanna with an estimated market value of \$625,000 in total in January. Since our last Board meeting in June Howard Hanna has assisted in the sale of 6 of those parcels of land. Since Howard Hanna’s contractual agreement in January – they have assisted in selling for us 20 of the 72 parcels listed with them to date netting the Land Bank revenue of \$282,124. The key is that we have returned these properties to taxpaying or productive use.

We currently own 130 properties consisting of 141 parcels that have an Auditors market valuation approximating \$3,215,950. Of these, 37 properties have cloudy title, which we hope to have cleared by mid-summer of 2021. We have begun the clearing of 276 W Jackson St, our first Quiet Title.

12. NIP PROGRAM

New statistics for December 2020,

• Original Grants (\$500,000+\$750,000+additional)	\$ 1,250,000.00
• Number of homes demolished	69*
• Demolitions/estimated costs for program once completed	\$ 1,193,474.95
• Total reimbursements received	\$ 1,125,820.95
• Early release funds added back to our Grant	(\$ 4,100.19)
• Dollar amount that was unused and returned to NIP pool	\$ 149,630.14
• NIP Demolition’s during 2020	4
• All revenue that became available November 2020	\$ 100,000.00

Important Note: NIP restrictions prohibit the sale of any NIP property until 3 years from the date that the open-ended mortgage has been filed. There are still 37 properties in this category. Again it is important to recognize that the Land Bank’s “real costs” for NIP demolitions averaged \$2,271 per structure. As we sell these parcels when time limitations cease and the

property becomes available.

13. INTRODUCTION OF CODE BLUE PROGRAM

Marian Norman, Program Manager of Lake County Community Development along with Commissioner John Hamercheck were in attendance during our meeting to introduce and request support of this worthy cause. Marian explained that Code Blue is a protocol that serves Lake County by opening day and overnight warming center locations during severe winter weather and storms. The program of over ten years now, has involved local agencies like Lifeline/211, LC Planning & Community Development and the Coalition for Housing. Several churches, the Salvation Army Painesville Citadel and the Morley Library have also contributed to its success. Due to Covid-19 the normal volunteered spaces are inadequate. 550 Blackbrook Rd, Painesville Twp. (the old LC Engineers building) instead has been offered as an option for replacement. Our funding if approved would enhance the safety and functionality of the suggested facility. A perimeter fence at \$10,000 and two automated security gates @ \$40,000 would be required. Other items to improve the building's safety include two (2) free standing, portable HEPA air scrubbers at a cost of \$8,000.

This program will help many of our less fortunate Lake Countians who are homeless to get connected to permanent housing later on. Commissioner Hamercheck stated this facility before it was the Engineer's Headquarters, was the barracks for the old Nike Site, so the structure fits the format for the Code Blue program.

Commissioner Cirino asked about liability insurance and if those entering would have to identify themselves. The response was that the insurance is still in effect as the building is still open for County use. No one has to sign in to make use of the services provided. The next question was if this project fell within the scope of the Land Bank. Chairman Manross answered that he and John Rogers had spoken of this opportunity prior to this meeting and Mr. Rogers had stated that this was well within the Land Bank's mission.

Lorraine Fende commented that the letter submitted requests \$90,000.00 and not the \$50,000.00 originally proposed. Commissioner Hamercheck reinforced the need for the funding to be the \$90,000.00 and would we please consider stretching our donation from \$50,000 to \$90,000.00. That looking at our Land Bank numbers and considering the tough times that all communities are going through that this project is unprecedented and should be approved. Discussion followed. Chairman Manross stated that our budget shows approximately \$714,000 at the end of the first quarter, so it looks like we would have the capital to take this project on.

Commissioner Cirino stated that he believes this project is within our scope and that this is more than a worthy cause and would approve of the donation at \$90,000.00 recommending the Land Bank approve this money. Mr. Cicconetti showed concern that if we contribute this very large amount, we might be setting a precedent for more requests from other non-profit agencies in the future.

Mr. Filipiak asked who is eligible to use Laketrans and what is the procedure? He spoke to some difficulties with Mentor people being able to use Laketrans to this facility. Marian said she would

be glad to work with Mentor to reach that goal. Discussion followed. Chairman Manross then asked for a motion.

Motion: Ken Filipiak Second: Gabe Cicconetti
AYES: 8 NAYS: 0 ABSTENTIONS: 0

MEETING ADJOURNED at 4:02 p.m.

SCHEDULE OF QUARTERLY BOARD MEETINGS

Annual Meeting – Monday, March 22, 2021 @ 3:00 PM

First Quarter – Monday, March 22, 2021 @ 3:00 PM

Second Quarter - Monday, June 28, 2021 @ 3:00 PM

Third Quarter – Monday, September 27, 2021 @ 3:00 PM

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

APPROVED: MARCH 22, 2021



TIM MANROSS, Chairman

DATED: MARCH 22, 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 December, 2020 of the Board of Directors of the Lake County Land Reutilization Corporation showing the adoption of the Minutes above set forth.