

The Board of Directors of the Lake County Land Reutilization Corporation (the "Board of Directors") met in session on the 9<sup>th</sup> day of April, 2024 at 3:30 p.m., 8 N State St, Ste 405, 4<sup>th</sup> Fl with the following Directors present.

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

**JOHN HAMERCHECK  
TIM MANROSS  
RICHARD REGOVICH  
MICHAEL ZUREN**

Gabe Cicconetti moved to approve the minutes of the Monday, December 18th, 2023, Jack Cornachio seconded the motion.

**AYES: 8**

**NAYS: 0**

**ASBSTENTION: 0**

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

**Monday, December 18th, 2023 @ 3:00 p.m.**

**8 N State St, KeyBank Building 4<sup>th</sup> Fl, Room 405, Painesville OH 44077-3955**

- .....
- 1. CALL TO ORDER:** Timothy Manross, Chairman called the meeting to order at 3:04 p.m.
  - 2. ROLL CALL:**

**JACK CORNACHIO  
(HOLLY BARTONE)  
FOR GABE CICCONE  
KENNETH FILIPIAK**

**TIMOTHY MANROSS  
JEFFREY SHIBLEY  
RICHARD REGOVICH  
MICHAEL ZUREN**

- 3. MOTION TO APPROVE THE MINUTES OF THE 3rd QUARTER MEETING HELD SEPTEMBER 25<sup>th</sup>, 2023.**

Motion: Jeff Shibley

Second: Mike Zuren

**AYES: 7**

**NAYS: 0**

**ABSTENTIONS: 0**

- 4. RESOLUTION NO. 2023 –148**

**AUTHORIZING THE RE-APPOINTMENT OF TIMOTHY S. MANROSS,  
DIRECTOR, TO A TERM CONCLUDING ON DECEMBER 31, 2026.**

Motion: Jeff Shibley

Second: Mike Zuren

**AYES: 7**

**NAYS: 0**

**ABSTENTIONS: 0**

- 5. RESOLUTION NO. 2023-149**

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: Ken Filipiak

Second: Jack Cornachio

AYES: 7

NAYS: 0

ABSTENTIONS: 0

**6. RESOLUTION NO. 2023-150**

A RESOLUTION LEVYING LIENS FOR EXPENSES INCURRED TO RECOVER THE TOTAL COST OF CORRECTING HAZARDOUS CONDITION OF BUILDINGS OR ABATING NUISANCE: **PP# 02A007B000120 (131 S Lake St, Madison Village)**

**7. RESOLUTION 2023-151**

A RESOLUTION LEVYING LIENS FOR EXPENSES INCURRED TO RECOVER THE TOTAL COST OF CORRECTING HAZARDOUS CONDITION OF BUILDINGS OR ABATING NUISANCE: **PP# 11A0070000020, 11A0070000140, 11A0070000150, 11A0070000170, 11A0070000220 (120 Johnnycake Ridge Rd, Painesville Township)**

**8. RESOLUTION 2023-152**

A RESOLUTION LEVYING LIENS FOR EXPENSES INCURRED TO RECOVER THE TOTAL COST OF CORRECTING HAZARDOUS CONDITION OF BUILDINGS OR ABATING NUISANCE: **PP# 11A0220000120, 110 (1220 Madison Ave, Painesville Township)**

**9. RESOLUTION 2023-153**

A RESOLUTION LEVYING LIENS FOR EXPENSES INCURRED TO RECOVER THE TOTAL COST OF CORRECTING HAZARDOUS CONDITION OF BUILDINGS OR ABATING NUISANCE: **PP# 16D111P000200 (4968 Orchard Rd, Mentor City)**

Motion: Mike Zuren

Second: Rich Regovich

AYES: 7

NAYS: 0

ABSTENTIONS: 0

**OLD BUSINESS**

Mr. Rogers reviewed statistics for all property demolitions and sales for 2023 and for all previous years as follows (Statistic sheet provided to Board):

**STATISTICS FOR 2023 ONLY:**

- Sold or transferred title to **21** parcels of land in 2023
- Gross Sales for parcel of land totaled **\$237,990.00**; netting **\$213,245.00**
- For year 2023 the Land Bank holds titles to **87** properties consisting of **99** parcels
- There are **6** “completed” demolitions for 2023
- Potential pre-demolition properties (already started) **1** 168 N State St, County Government project
- There are **15** parcels with title issues

**LCLRC STATISTICS SINCE INCEPTION IN 2013:**

- LCLRC has demolished **184** structures at a total cost of (approx.) \$4.9 million
  - Leroy School (under ODOD1 Program) is down (no numbers on cost to date)
- |   |            |                       |
|---|------------|-----------------------|
| MOF Program                               | 65         | \$1,180,141.39        |
| NIP, Resolution & LCLRC Demos (combined): | <u>117</u> | <u>\$3,737,981.78</u> |
| <b>Total</b>                              | <b>182</b> | <b>\$4,918,123.17</b> |

- Sold or transferred title to **138** parcels of land to date
- Gross Sales have amounted to **\$1,963,387.00**, netting **\$1,790,739.66**
- Parcels with currently pending sales have a total value of \$32,000.00. Once transferred, total sales will be \$1,95,387.00 and our net proceeds (Approx.) **\$1,817,539.66**.

**10. OHIO DEPARTMENT OF DEVELOPMENT (ODOD2) BROWNFIELD PROGRAM REVIEW**

There are three parcels of land in Willoughby (previously a gas station located there) that is being offered to the Land Bank. The present owner purchased the parcels through a sheriff’s auction not knowing that there was an enforcement action issued by the EPA on the parcels. We will make application to the ODOD Brownfield program to see if a grant for funding for a Phase One Assessment can be made. If approved, we will be able to identify what needs are to be done to the property, then take title to the property and clean it for future development. Land Bank’s today are the only entities earmarked to receive Brownfield funding in this manner.

Mr. Rogers continued to review all the remaining five Brownfield project applications that were submitted before the end of the year, including Mentor Uptown, the old ABB building in Wickliffe, Willoughby Union High School redevelopment, 170 Main St in Painesville City and a parcel clean-up on Blackbrook Rd. Approximately \$175 million will be available in State Fiscal Year (FY) 2024. \$1 million is set-aside for each of Ohio’s 88 counties. The six Brownfield projects will go forward ONLY if approved by the ODOD program. All entries were submitted December 5, 2023.

## **11. OHIO DEPARTMENT OF DEVELOPMENT (ODOD1) DEMOLITION AND SITE REVITALIZATION PROGRAM REVIEW**

This program provides \$150 million state wide with \$500,000 set-aside per county. The remaining funds will be provided on a first-come, first-served basis until June 30, 2024. LCLRC will be submitting 16 projects for funding. Any projects submitted over the ½ million will be subject to a 25% match. All applicants must agree to pay ½ of the 25% match if approved. Because of the unknown dates of the ODOD awards forthcoming, the Land Bank has agreed to move forward on all the demolition programs regardless of grant funds, with the exception of three properties (still in negotiation). It is understood between the applicant's and the LCLRC that applicants will be obligated for at least ½ of the total cost of the project. If any grant funds are awarded to the Land Bank, after we have begun the project, the LCLRC will in turn credit the applicants back. Mr. Rogers continued his review of all 16 project applications. Applications will be submitted December 20, 2023.

## **12. LCLRC BANK INTEREST UPDATE**

Mr. Rogers pointed out that our deposits from the Treasurer's Office have not been nearly as large as in the past years, but because of the sound investments that the LCLRC made in new financial institutions we have significantly earned appreciative interest. 2022 fiscal year total interest was \$4,224.00 but, this year through the end of November we have collected nearly \$90,000.00.

Mike Zuren added an update on the delinquencies over the past few years. The total foreclosure figures were at about 27-28 million. He stated the County delinquencies since 2021 are down about \$6 million dollars. The money the Land Bank receives in DTAC will not be coming back to the numbers we have been so used to. The auditor's office has been working with "Save the Dream" grant funding. Discussion followed. Mr. Zuren will ask his assistant Karen Potter to attend our next meeting to help assuage any specific questions that we may have.

The discussion then turned to the ODOD2 Brownfield applications into the State system. Rumor has it that the program is based on a first come first serve basis – although not confirmed by any of the ODOD state officials at the Land Bank network meeting December 8<sup>th</sup>. It was explained that the Cuyahoga Land Bank had a bit of an advantage due to information made available to them on the first Brownfield funding last year 2022. Work is being done for the next round of entries in 2024 to make sure all Land Banks are able to enter applications in an efficient and appropriate amount of time. The first come, first serve rules are being discussed with the Land Bank Association now. With all entries having to be made almost simultaneously, there is a marked disadvantage for the smaller landbanks. We will wait for the results and continue discussion and preparation for the next round.

**ADJOURNMENT**

Motion: Tim Manross

Second: Ken Filipiak

AYES: 7

NAYS: 0

ABSTENTIONS: 0

**SCHEDULE OF QUARTERLY BOARD MEETINGS**

*Annual Meeting* – Monday, March 25, 2024 @ 3:00 PM

First Quarter – Monday, March 25, 2024 @ 3:30 PM

Second Quarter - Monday, June 24, 2024 @ 3:00 PM


Third Quarter – Monday, September 23, 2024 @ 3:00 PM

Fourth Quarter – Monday, December 16, 2024 @ 3:00 PM

APPROVED: 4.9.24

  
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TIM MANROSS, Chairman

DATED: 4.9.24

  
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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 18th, 2023 of the Board of Directors of the Lake County Land Reutilization Corporation showing the adoption of the Minutes above set forth.