

The Board of Directors of the Lake County Land Reutilization Corporation (the “Board of Directors”) met in session on the **24th day of June, 2024 at 3:00 p.m.**, 8 N State St, Ste 405, 4th Fl with the following Directors present.

**GABE CICCONE
JACK CORNACHIO
KENNETH FILIPIAK
JOHN HAMERCHECK**

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

Jack Cornachio moved to approve the 1ST Quarter minutes of the Tuesday, April 9th, 2024 meeting and Jeff Shibley seconded the motion.

AYES: 6

NAYS: 0

ASBSTENTION: 1

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

Tuesday, April 9th, 2024 @ 3:00 p.m.

8 N State St, KeyBank Building 4th Fl, Room 405, Painesville OH 44077-3955

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- 1. CALL TO ORDER:** Timothy Manross, Chairman called the meeting to order at 3:14 p.m.
 - 2. ROLL CALL:**

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

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

- 3. MOTION TO APPROVE THE MINUTES OF THE 4th QUARTER MEETING HELD DECEMBER 18, 2023.**

Motion: Gabe Cicconetti

Second: Jack Cornachio

AYES: 8

NAYS: 0

ABSTENTIONS: 0

- 4. RESOLUTION 2024-154**

A RESOLUTION LEVYING LIENS FOR EXPENSES INCURRED TO RECOVER THE TOTAL COST OF CORRECTING HAZARDOUS CONDITION OF BUILDINGS OR ABATING NUISANCE: PP# 15D0070000150 (172 Second St, Painesville City)

Motion: Gabe Cicconetti

Second: Jack Cornachio

AYES: 8

NAYS: 0

ABSTENTIONS: 0

- 5. RESOLUTION NO. 2024-155**

A RESOLUTION LEVYING LIENS FOR EXPENSES INCURRED TO RECOVER THE TOTAL COST OF CORRECTING HAZARDOUS CONDITION OF BUILDINGS OR ABATING NUISANCE: **PP# 15D016B000480 (563 Lawnview Ave, Painesville City)**

Motion: Gabe Cicconetti

Second: Jack Cornachio

AYES: 8

NAYS: 0

ABSTENTIONS: 0

6. OLD BUSINESS

ODOD Department of Development updates:

Mr. Rogers reviewed the following numbers for all three ODOD programs, reminding the Board that if the Land Bank is successful with all of its grant requests, the amount the Land Bank would receive would be upwards of \$14,600,000.00 in funds:

Phase 1 ODOD Program – 15 Projects

Total Project Costs	\$1,393,328.94*
Initial Guarantee	\$ 500,000.00
Balance	\$ 893,328.94
Match	\$ 190,368.65
Balance of Grant	\$ 702,960.00

**As to this grant our projects, as submitted, were estimated to cost \$1,393,328.94. Our grant award amounts to approximately \$1,202,960.00.*

Phase 2 ODOD Program – 16 Projects

Total Project Costs	\$2,559,390.85*
Initial Guarantee	\$ 500,000.00
Balance	\$2,059,390.85
Match	\$ 502,926.05
Balance of Grant	\$1,556,464.80

**As to this grant, the projects submitted are estimated to cost \$2,559,391.00. If the projects submitted are funded in their entirety, the award would amount to \$2,056,465.00.*

Phase 1 Brownfield Program – 6 Projects

Total Project Costs	\$28,769,537.60
Application Request	\$11,305,918.60
Initial Guarantee	\$ 1,000,000.00
Match	\$23,706,691.00
Balance of Grant	\$10,305,918.60

If fortunate enough to see this application entirely funded, the Land Bank will receive \$11,305,918.60.

Discussion followed on specific projects throughout the county including the 120 Johnnycake building, 5 Hight St, Fairport Harbor water plant and the abatement of 1230 Lost Nation Rd. a former gas station site. John Rogers pointed out that if we do not get all the funds requested, we will still proceed with the government requested demolitions with a 50/50 split as is usual with these kinds of projects – still a savings to these communities. The Land Bank hopes to hear from the state this month.

A meeting with Mr. Rogers and Senator Cirino was held last week - which included developers for a project in downtown Willoughby, and the developers for the ABB building in Wickliffe, together with city officials of both communities. The objective was to educate all on the possibility of other “Transformative Funds” set aside by Governor DeWine. These funds are outside the ODOD programs that may be available if our ODOD requests are passed over. Mr. Rogers felt this was a good meeting for all considering the frustrations developing from the continued delays of the Department of Development.

7. **NEW BUSINESS – 2024 Budget** (Budget provided to the Board)

Mr. Rogers began with review of the 2024 budget – see summary below:

Revenue and Expense Stream

- Reduced DTAC Funds
- Interest income is much better
- Individual Projects identified – if unfunded government projects continue as a 50/50 split
- Abandoned Gas Station Grant – we have requested the transfer of the Gas Station at 3389 N Ridge Road in Perry Township to the Land Bank
- Abatement of property at 1230 Lost Nation Rd abandoned gas station

Office Expenses, Insurance, Chargebacks and Depreciation Expense

- Nothing of significance anticipated

Professional fees

- This year will include the addition of the State Audit for 2021-2022 that should have happened last year. This audit by the State was delayed we were told due to lack of staffing within the Auditors Office.

Employee related and payroll expenses

- Aside from adjustments, the figures continue to include funding for a third employee.

Benefits The same breakdown as last year.

- IRA for Linda
- Life insurance for Linda
- Same for employee once hired.

Cooperative Collaborations – this is a big-ticket item this year.

- The prices reflect anticipated expenses and will hopefully be offset by the ODOD grants.

LCLRC Owned property

- Similar to last year’s budget.
- Mr. Rogers will meet with Jim Rokakis regarding the States Home Funding Program to see if we are in a position to apply for funds.

LCLRC Property Demolitions

- As is done every year, the Land Bank budgets for approximately 10 demolitions of structures acquired by the land bank. The demolition figures are based on the ongoing average since we began operations.

Nuisance Abatements

- These are estimated figures based on the properties identified by communities needing to be abated. As is always the case, it is up to the community to provide us with the Resolutions after condemnation has occurred.

Mr. Rogers addressed Mr. Cicconetti’s (Painesville Township) letter requesting financial support for the Clyde C. Hadden Park at 150 Everett Rd, behind the old Hadden Grade School. The Park Committee is requesting funds to help with funding a pavilion, pickle ball court and playground. Mr. Cicconetti on behalf of the Township is asking for \$50,000 - \$75,000.00. Mr. Rogers said he would like to hold off on any decision to fund this request until we hear from the State on our funding requests and/or the bid results outstanding before making any recommendations to the Board. Once we have further information he will advise the Board and request their approval as these dollars were not included in this year’s budget.

Discussion followed and then a motion to approve the 2024 budget:

Motion: Ken Filipiak

Second: John Hamercheck

AYES: 8

NAYS: 0

ABSTENTIONS: 0

MEETING WAS THEN ADJOURNED

SCHEDULE OF QUARTERLY BOARD MEETINGS

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

Annual Meeting – Monday, March 24, 2025 @ 3:00 PM

First Quarter – Monday, March 24, 2025 @ 3:30 PM

APPROVED: JUNE 24, 2024


TIM MANROSS, Chairman

DATED: JUNE 24, 2024


LINDA S. FREDEBAUGH, Clerk

The undersigned Clerk certified that the foregoing is a true and correct transcription of the minutes of the meeting held April 9, 2024 of the Board of Directors of the Lake County Land Reutilization Corporation showing the adoption of the Minutes above set forth.