

The Board of Directors of the Lake County Land Reutilization Corporation (the “Board of Directors”) met in session on the **30th day of September, 2024 at 3:00 p.m.**, 8 N State St, Ste 405, 4th Fl with the following Directors present.

**MAC CHAFER
JACK CORNACHIO
KENNETH FILIPIAK (LATE)
JOHN HAMERCHECK**

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

Jack Cornachio moved to approve the 2nd Quarter minutes of the Tuesday, June 24th, 2024 meeting and Mike Zuren seconded the motion.

AYES: 7 NAYS: 0 ASBSTENTION: 1

**LAKE COUNTY LAND REUTILIZATION CORPORATION
2nd QUARTER MEETING
Tuesday, June 24th, 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:** Gabe Cicconetti, Vice-Chairman called the meeting to order at 3:05 p.m.
 - 2. ROLL CALL:**

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

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

- 3. MOTION TO APPROVE THE MINUTES OF THE ANNUAL MEETING HELD APRIL 9th, 2024.**

Motion: Jack Cornachio

Second: Michael Zuren

AYES: 6 NAYS: 0 ABSTENTIONS: 1

- 4. MOTION TO APPROVE THE MINUTES OF THE 1ST QUARTER MEETING HELD APRIL 9th, 2024.**

Motion: Jack Cornachio

Second: Jeff Shibley

AYES: 6 NAYS: 0 ABSTENTIONS: 1

- 5. RESOLUTION 2024-156**

A RESOLUTION ACCEPTING THE DESIGNATION AS THE AGENT FOR THE VILLAGE OF PERRY FOR THE INDUSTRIAL, COMMERCIAL, DISTRIBUTION, AND RESEARCH DEVELOPMENT IN THE VILLAGE AND

FOR THE SALE OF APPROXIMATELY 163 ACRES OF LAND KNOWN AS "CHAMPION FARMS;" APPROVING A PURCHASE AND SALE AGREEMENT WITH NEWPORT EQUITIES, LLC RELATING TO THE SALE OF THE PROPERTY; AND TO AUTHORIZE THE LAKE COUNTY LAND REUTILIZATION CORPORATION OFFICERS TO SIGN ANY DOCUMENTS RELATED TO THIS TRANSACTION ON BEHALF OF THE CORPORATION.

PP# 04A0280000010, 04A0360000010, 04A0360000190, 04A0360000200, 04A0360000210, 04A0360000270

Mr. Rogers explained that the Land Bank was asked by Perry Township if we would be the facilitator of a purchase agreement whereby the Perry School System would give the Township of Perry 164 acres of land in conjunction with 34 acres of JEDD land another 22 acres of property contiguous with all. The Land Bank would also act as the agent on behalf of the community, thereby selling the land to a buyer out of California. The total 220 acres would be developed into a facility housing a data center. Mr. Rogers brought in another solicitor; Mr. David King who does transactional law as Mr. Lyons is already the counselor for Perry Township. Mr. Rogers requested the approval of the Board. Discussion followed.

Motion: Rich Regovich

Second: Ken Filipiak

AYES: 7

NAYS: 0

ABSTENTIONS: 0

OLD BUSINESS

6. RECOMMENDATION FOR APPROVAL OF A \$50,000 DONATION TO THE CLYDE C. HADDEN MEMORIAL PARK, PAINESVILLE TOWNSHIP FOR RECREATIONAL EQUIPMENT AS NEEDED.

Mr. Rogers delivered this check last week with an email approval of all Board members earlier as well as some discussion at our last Board meeting. This vote today is only a formality to place in record.

Motion: John Hamercheck

Second: Gabe Cicconetti

AYES: 6

NAYS: 0

ABSTENTIONS: 1

7. ODOD Department of Development updates:

Mr. Rogers reviewed the following numbers (approximate) for all three ODOD programs.

Phase 1 ODOD Program – 15 Projects

Total Project Costs	\$1,393,330.00
Initial Guarantee	\$ 500,000.00
Balance	\$ 893,330.00\$
Match	178,667.00
Balance of Grant	\$ 714,663.00
Total Grant for Phase I	\$1,214,663.00

Phase 2 ODOD Program – 16 Projects

Total Project Costs	\$2,563,614.00
Initial Guarantee	\$ 500,000.00
Balance	\$2,063,614.00
Match	\$ 515,903.00
Balance of Grant	\$1,547,711.00
Total Grant for Phase II	\$2,047,711.00

Phase 2 ODOD Brownfield Program – 6 Projects

Total Project Costs	\$31,052,664.00
Application Request	\$ 6,724,797.00
Initial Guarantee	\$ 1,000,000.00
Match	\$23,616,785.00
Balance of Grant	\$ 5,724,797.00

Mr. Rogers remarked that we are working out details on the Uptown Mentor projects. Uptown has found some soil contamination from a previous dry cleaner under one of the buildings. Thus, we will be reconfiguring our requests to the State ODOD for possible funding from the Brownfield Grant program as well as the Demolition program. If we are successful in getting all our requests granted, we will receive funding for ODOD Phase 1 – 1.2 million, while ODOD Phase 2 – 2.05 million. There are concerns on the Uptown project that they might not meet the deadlines required by ODOD. If that happens, we will not get the funding. Thus, we are preparing an application for an extension on this project. Discussion followed.

8. STATE AUDITORS REPORT REVIEW

The Land Bank has received the State Auditor’s review. We successfully met all our obligations requested. However, we did get a ding because our HINKLE report to the state being late. A new policy was apparently put into place after Covid in 2022. They no longer sent a link to the upload system. We were unaware of the new policy. Therefore we were unable to find the sight through the new ID/ME system. Linda learned of this with the late notice. She immediately entered our report. Lesson learned – if you don’t see a reminder, please dig until you find an answer. With this review the Audit completion letter was signed by all Board members.

9. 3389 N RIDGE RD GAS STATION – BROWNFIELD APPLICATION

The Land Bank has received this property with the intent to clean up the grounds surrounding this parcel. It is an old gas station that has been abandoned for years. The Land Bank will apply for funding not only for testing but also remediation, likely in the next go around of Brownfield Funding in late fall. Discussion followed.

10. 197, 215 N ST CLAIR ST, 216 W JACKSON ST – DEMOLITIONS

These three buildings have been added to the new Safety Center area required for renovation. The terms are that the County will fully reimburse us for our assistance in the demolition, unless of course we are able to get new funding from the State of Ohio later this year. Discussion followed.

MEETING WAS THEN ADJOURNED

Motion: Ken Filipiak

Second: Jack Cornachio

AYES: 7

NAYS: 0

ABSTENTIONS: 0

SCHEDULE OF QUARTERLY BOARD MEETINGS

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

Second Quarter - Monday, June 23, 2025 @ 3:00 PM

APPROVED: SEPT 30, 2024


TIM MANROSS, Chairman

DATED: SEPT 30, 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 June 24th, 2024 of the Board of Directors of the Lake County Land Reutilization Corporation showing the adoption of the Minutes above set forth.