

Minutes of the Fairfield County Land Reutilization Corporation

Meeting Date: March 8, 2016 at 2:00 PM

Location: Fairfield County Commissioners' Hearing Room

Members of the Board:

James Bahnsen, Fairfield County Treasurer, Statutory Director/Chair
Mike Kiger, Fairfield County Commissioner, Statutory Director
David Levacy, Fairfield County Commissioner, Statutory Director
Steve Davis, Fairfield County Commissioner, Selected Director
Brian Kuhn, City of Lancaster, Municipal Director/Vice Chair/Designee
Harry Myers, Jr, Violet Township, Township Director
Zack DeLeon, Secretary/Selected Director

Board Members Present: Bahnsen, Levacy, DeLeon, Myers, Kuhn

Individuals Present: Michael Kaper, Donna Fox-Moore, Holly Mattei, Paul Martin, Josh Horacek

Quorum: Five of seven Board Members were present. Quorum was attained.

A. Call to Order and Welcome: Jim Bahnsen at 2:02 PM

B. The January 12, 2016 Meeting Minutes were reviewed. Motion to approve the minutes by DeLeon. Second by Myers. Minutes approved by unanimous vote.

C. Treasurer's Report

- a. The Monthly Activity Report was presented by Mr. Bahnsen, who reported a beginning balance of \$187,188.90 (Attachment B). Expenses of \$400 to Brian Boltz for the Fairfield Homes agreement and \$122.80 for advertising were discussed. Motion to approve by DeLeon. Second by Myers. Motion passed by unanimous vote.

D. Executive Director's Report

- a. Board Openings: Mr. Kaper reported that, per the Land Bank bylaws, three board positions have 2-year terms which expire on February 14, 2016. Davis and DeLeon have agreed to renew their terms if approved. Motion by Levacy to approve extension of the terms. Second by Kuhn. Motion passed by unanimous vote.
- b. NIP Update: Mr. Kaper reported on NIP properties in process. Six more properties are up for demolition, which brings the Land Bank total to 21. Those six will be completed in the next 4 to 6 weeks and then we will apply for reimbursement. The Land Bank has received reimbursement for seven properties and has applied for

eight more. We have enough available funds (\$103K) for four to five more demolitions, and there should be enough time left in this round to complete these.

Mr. Kaper also reported that OHFA received notification regarding the Hardest Hit Fund and an additional \$97M in available funds. The deadline to apply for \$250M more is March 11, 2016. They will be notified in April and then notify land banks as to available funds. The suggestion was made to consider reassessing our target areas within Fairfield County in case these funds are designated for target areas only. Another suggestion was made to consider targeting commercial and industrial properties. Mr. Kaper indicated he thinks we will likely see some of the \$97M, and probably some of the \$250M as well if awarded.

- c. Clarence Miller Building: Mr. Kaper reported that the deed has been transferred, and Fairfield Homes Inc has made application for funding as well as historic designation for credits in the application. Fairfield Homes does not have to have the historic designation in order to have funding approval, and the historic designation will not likely be determined until later in June. Mr. Kaper led a tour of the building with OHFA representatives, which was positive. Donna Fox-Moore said Community Action thinks the project will score very high, and the OHFA representative said the bricks, mortar, and location are excellent.
 - d. The Land Bank had a mid-February visit from a PhD from Japan (Nobuhisa Taira). He is studying land banks and was interested in us as a smaller land bank.
- F. Around The Horn
- a. Mr. Kaper reported two phone calls from earlier in the day. One was regarding property at Fairfield Beach and will be addressed. The second was about one of “our” trees falling on a neighbor’s property. Mr. Levacy suggested that before transferring property to a neighboring owner, they should be required to sign an agreement to clean up the property.
- G. Summary of Action Steps (none noted)
- H. Upcoming Calendar: The next meeting of the Fairfield County Land Reutilization Corporation was set for April 12, 2016 at 2:00 PM.

A motion to adjourn the meeting was made by DeLeon. Second by Kuhn. Motion passed by unanimous vote and the meeting adjourned at 2:30 PM.