

Approved at the May 26, 2015 Land Bank Board Meeting

Minutes of the Fairfield County Land Reutilization Corporation

Meeting Date: March 30, 2015 at 11:00 AM

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
David Smith, City of Lancaster, Municipal Director/Vice Chair/Designee
Harry Myers, Jr, Violet Township, Township Director
Zack DeLeon, Secretary/Selected Director

Board Members Present: Bahnsen, Kiger, Levacy, Smith, DeLeon

Individuals Present: Carri Brown, Bob Clark, Brian Kuhn, Donna Fox-Moore, Michael Kaper, David Scheffler, Holly Mattei, Travis Markwood, Jon Slater

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

A. Call to Order and Welcome: Jim Bahnsen

B. The February 17, 2015 Meeting Minutes were reviewed. Motion to approve by Kiger. Second by Smith. Minutes approved by unanimous vote.

C. Treasurer's Report was presented by Bahnsen, who indicated a balance forward of approximately \$122,000. Motion to approve by Smith. Second by Kiger. Motion passed by unanimous vote.

D. Old Business

- a. An update on the NIP Grant was provided by Mr. Kaper. The Land Bank is required to have 12 properties owned by March 31, 2015, which will not happen. One occupied property has been redeemed, and there was a warning of code enforcement concerns. It is located in the vicinity of other properties in need of repairs and/or demolition. Mr. Kaper reported meeting with Chad Smith, a representative of Senator Brown's office, and was referred to Joe Weider, who handles Land Banks for the state. Mr. Weider indicated that our challenges in regards to deadlines are not unique, and that other land banks have also struggled. Mr. Kaper also talked with Carly Boos of the Ohio Housing Finance Agency, who said not to get "worked up" over the deadline. She indicated there will be no land banks who will have all funding revoked due to not having acquired 12 properties. Land banks may regain their funding for the September 2015 deadline by acquiring

25 properties or more. Mr. Smith asked if there is downside to having more than the required number of properties. Mr. Kaper answered that it would be good to have a few extra properties, as we have enough funding for approximately \$25,000 per property, while we anticipate the actual cost to be approximately \$21,000 per property. He further stated that the Land Bank will use the assets in stages, with 3 to 5 properties be rehabbed at a time. Carri Brown noted that if the timing is not working to our advantage, the County could possibly help, as there is approximately \$300,000 in DTAC funds. Mr. Kaper reported that every property must have a mortgage, and Fairfield National Bank is willing to supply a mortgage for \$1 per property. Mr. Kaper presented Attachment B, a mortgage from Lorain County provided by Carly Boos. Mr. Kaper said one to two properties are being identified each week, and a discussion about Fairfield Beach ensued. He recommended a strategy of starting near the community center and moving out, and Mr. Levacy recommended Fairfield Beach Rd as a target area.

- b. An update on the Lancaster Hardware Building was presented with an introduction by Holly Mattei. She introduced business owners Jarrod Freisner and Nita Amy, as well as supporter Brad Grzywalski. Mrs. Mattei presented the project history and the proposed concept, which is an interior market space with a common commercial kitchen. Travis Markwood presented a building history, prospective partners, and proposed amenities. Mr. Freisner spoke in support of the project on behalf of his cosmetic product business, which requires a commercial kitchen. Mr. Grywalski and Ms. Amy spoke in support of the project, and Ms. Amy recommended a visit to the 400 Market in Columbus. David Scheffler presented a work plan for the project and asked the Land Bank to move forward with the project. A motion was made by Mr. Levacy to start the process of acquisition of the property. Second by DeLeon. Motion passed by unanimous vote.
- c. The 2015 Budget was presented by Mr. Bahnsen. A motion to approve the budget was made by Smith. Second by Levacy. Motion passed by unanimous vote.

E. New Business

- a. Resolutions: Mr. Kaper inquired to the National Community Stabilization Trust (NCST) about the Land Bank applying to be an approved buyer, and asked if the Land Bank would be willing to purchase properties or if they would prefer to only have them donated. The discussion revealed that the Land Bank would prefer to only accept donated properties. Mr. Kaper presented Resolution 2015-01, authorizing the Director to execute documents to accept properties donated through the NCST. Motion to approve Resolution 2015-01 by Levacy. Second by Smith. Motion passed by unanimous vote. Mr. Kaper also presented Resolution 2015-02, authorizing the Director to offer up to \$5,000 to remove liens on individual properties to expedite sales. Motion to approve Resolution 2015-02 by Smith. Second by DeLeon. Motion passed by unanimous vote.
- b. General: Mr. Kaper was contacted by Jennifer Sitterly about donating 824 Washington Avenue, which was originally on the NIP list. The neighboring property, 828 Washington Avenue, was demolished through the NIP. The delinquent taxes are approximately \$8,000, which would be eliminated by a deed in lieu of foreclosure. A discussion was held about having a title search first, and the donation acceptance

would be conditional upon the results of that search. A motion was made by Smith to approve the acquisition under the condition stated. Second by DeLeon. Motion passed by unanimous vote.

The next meeting of the Fairfield County Land Reutilization Corporation was set for May 26, 2015 at 2:00 PM.

A motion to adjourn the meeting was made by DeLeon. Second by Levacy. Motion passed by unanimous vote and the meeting adjourned.