

Minutes of the Fairfield County Land Reutilization Corporation

Meeting Date: May 10, 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, Brown (for Davis)

Individuals Present: Michael Kaper, Sean Fowler, Holly Mattei, Paul Martin, Josh Horacek, Ann Hammond

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

A. Call to Order and Welcome: Jim Bahnsen at 2:01 PM

B. The April 12, 2016 Meeting Minutes were reviewed. Motion to approve the minutes by Levacy. 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 net ordinary income of \$70K+ YTD (Attachment B). Reimbursements of \$103,571 through the NIP and demolition reimbursements of \$57K+ were discussed, and the balance sheet indicated approximately \$207K in available cash. Also noted and not included in the balance sheet is the last reimbursement of ~\$120K which is still coming.
- b. The Audit, which was substantiated by emailed attachments, was sent to the state for approval, and a management discussion is still required in the footnotes. Motion to approve the Treasurer's Report by Myers. Second by DeLeon. Motion passed by unanimous vote.

D. Executive Director's Report

- a. NIP Update: Mr. Kaper provided an update on our current round of funding, or the award previously received. 21 properties have been demolished, for which we have either received reimbursement or requested it. There are 3 more properties to take down. Approximately \$230K has been received to date with another \$120K coming

soon, and we have \$46-50K remaining to spend by 10/1/17. Mr. Kaper also provided an update on the *new* NIP round of funding. \$97M has been received by the state through the Hardest Hit Fund, for which there is no need to reapply. Our pipeline and drawdown will be reviewed, however. These funds must be spent by 2020 and must be for the same target areas, although we can apply to expand these areas or identify new ones. A recommendation was made at the Land Bank quarterly meeting to reduce target area size for a greater percentage impact. The same criteria (residential) will be used as the previous round. Commercial properties are not eligible, but properties with 4+ units may be eligible depending on how parcel numbers and addresses are assigned. Submittal requirements are to be finalized by in June 2016.

In addition, \$98M has been added by Ohio, which may be divided amongst existing and new land banks. Mr. Levacy added that we should leave nothing on the table in the pursuit of additional funds.

- b. Old Business:
 - i. Workingman's Friend: A discussion on this site and potential BUSTR implications ensued. Mr. Kaper indicated that the property owner must cooperate with the process or the Land Bank must own the site. The owner is currently delinquent on taxes by \$20K+, so tax foreclosure may be an option. The Land Bank would not be responsible for cleanup if the site is dirty, but it could be a significant problem for resale purposes.
 - ii. Code Enforcement: Mr. Kaper led a discussion about structured code enforcement with input from Mr. Fowler. A pilot program in one township - possibly Walnut - was recommended, and a concern about the program management cost (employee vs. contract) was noted. Mr. Levacy noted that properties which are uninhabitable are a safety concern. A general consensus was reached that this could be a good tool for the Land Bank, but we need to understand the costs. We also need a set of standards, such as the International Property Maintenance Code. A suggestion was made to form a committee consisting of representatives of the Land Bank, RPC, Walnut Township, Mr. Horace, and Mr. Fowler to make recommendations for the next steps. Mr. Bahnsen summed up the discussion and the Land Bank will move forward.
- F. Around The Horn
 - a. Mr. Levacy said he is asked about the state of Buckeye Lake everyday. He reported that a meeting was scheduled for 5/11/16 at 6 PM for an update on the project's progress. He stated that hopefully Phase I is complete and they can start letting water back into the lake. Mr. Levacy is participating in a 3-county task force for the lake, and a meeting has been scheduled with the developer of Easton, who owns a property at the lake.
 - b. Mrs. Mattei reported that the RPC is currently working on the Neighborhood Revitalization Program application for Fairfield Beach, and they need to identify a structured affiliation with the Land Bank as part of their strategy for maximum scoring. As suggested by Mrs. Mattei, Mr. Kuhn made a motion for the Land Bank to

agree and commit to demolish at least one structure during the fiscal year 2016 CDBG grant period. Second by DeLeon. Motion passed by unanimous vote.

- c. Mr. Horacek indicated he is researching a potential requirement whereby it would not be adequate to avoid foreclosure by bringing taxes current, but rather the property owner would be required to meet property condition and building codes as well.
 - d. Mr. Fowler expressed thanks and appreciation to Mr. Kaper and the Land Bank for their work in the City of Lancaster.
- G. Upcoming Calendar: The next meeting of the Fairfield County Land Reutilization Corporation was set for June 14, 2016 at 2:00 PM.

A motion to adjourn the meeting was made by Myers. Second by DeLeon. Motion passed by unanimous vote and the meeting adjourned at 2:40 PM.