

Minutes of the Fairfield County Land Reutilization Corporation

Meeting Date: July 28, 2015 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
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, Myers, DeLeon

Individuals Present: Michael Kaper, Carri Brown, Ann Hammond

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

A. Call to Order and Welcome: Jim Bahnsen at 2:00 PM

B. The June 23, 2015 Meeting Minutes were reviewed. Motion to approve by Smith. Second by Myers. Minutes approved by unanimous vote.

C. Treasurer's Report was presented by Mr. Bahnsen, who reported a current balance of \$111,404.70 (Attachment B). The report included payments for Lancaster Hardware, supplies to secure the Lancaster Hardware building, the annual renewal for D&O insurance, and a payment to Vinton County of \$2,200 for costs on one property. Motion to approve the Treasurer's Report was made by Myers. Second by Smith. Motion passed by unanimous vote.

D. Old Business

a. An update on the NIP Grant was provided by Mr. Kaper. There will be more costs for NIP properties in the coming months. Costs are paid by the Land Bank up front and the reimbursed.

i. Property Acquisitions: 12 properties are now owned. 9 additional properties are scheduled for BOR hearing on August 13. Two properties have BOR foreclosures filed but no hearing has been scheduled yet. Six properties are currently in a Common Pleas Court foreclosure action. There is potential for 2 additional donations. Five properties may be redeemed and/or dismissed. In

total, the Land Bank could have up to 30 properties by the September 30 deadline.

- ii. **Asbestos Abatement:** Asbestos testing has been completed on 8 properties so far. All have asbestos, and no proposals for abatement have been received yet. One property could exceed the \$25,000 limit due to the extensiveness of the asbestos present. Carlie Boos was contacted to inquire about billing and possibly spreading the cost of the expensive property amongst a block of properties, but she indicated we must bill individually. Some estimates for abatement from Donna Fox-Moore are \$15-18K before demolition. We sent out RFP's for abatement and demolition (Attachment C) on July 24. Proposals are due by August 7, and we hope to begin work in August.
 - b. **Lancaster Hardware Wrap Up:** The property was transferred to Lancaster Fresh Market and is now their responsibility.
 - c. **Millersport Properties:** A draft Memorandum of Understanding (Attachment D) was presented by Mr. Kaper. Per the MOU, Millersport will maintain the properties and then bill the Land Bank. It also addresses the distribution of sale proceeds. The Land Bank will be reimbursed first for the cost of sale and the cost of maintenance. Millersport will then be reimbursed for their water and sewer assessment, and finally Walnut Twp School District will receive any residual proceeds. The Land Bank and Millersport will have an equal say in any sale approval. Mr. Kaper and Mr. Levacy attended the Millersport Village Council meeting on July 14 and provided an explanation of the Land Bank and how we intend to help with their properties.
- E. **New Business**
- a. **Gas Station Cleanup:** There is \$20M available in funding for gas station cleanup and abatement. Each site must be a Class C site, of which there are 500 eligible in Ohio. There are 4 in Lancaster, 1 in Bremen, and 1 in Baltimore. Municipalities must own the site, and the funding provides up to \$100,000 in sampling and up to \$500,000 in cleanup. A discussion about The Workingman's Friend on East Main Street in Lancaster ensued.
 - b. **Thriving Communities Lobbying:** This group is lead by Jim Rokakis and is targeting the state's Rainy Day Fund for the next round of demolition funding for Ohio's Land Banks. Their strategic summary (Attachment E) was presented. They intend to raise \$100,000 to retain Vorys Sater for 10 months of lobbying. They have raised \$70K and are asking for \$10K from larger Land Banks and \$2,500 from smaller Land Banks such as Fairfield County. Mr. Kaper noted that we would like to stay in the good graces of other Land Banks around Ohio by contributing. Mr. Bahnsen added that we already somewhat stand out because we set up the Land Bank internally. Mr. Bahnsen also added that we would like more information and suggested a presentation by Mr. Rokakis. Mr. Levacy supported an invitation to the next Land Bank meeting. Mrs. Brown suggested August 18 as there is a web conference of participants at the end of August.

F. **Around The Horn**

G. Summary of Action Steps

H. Upcoming Calendar: The September 2015 Land Bank Conference will be held September 21-23 in Cleveland at the Wyndham Hotel. There is a \$50 discount if registered by August 15.

The next meeting of the Fairfield County Land Reutilization Corporation was set for August 18, 2015 at 2:00 PM.

A motion to adjourn the meeting was made by Myers. Second by Smith. Motion passed by unanimous vote and the meeting adjourned at 2:56 PM.