

## Minutes of the Fairfield County Land Reutilization Corporation

Meeting Date: September 15, 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, DeLeon

Individuals Present: Michael Kaper, Carri Brown, John Slater, Donna Fox-Moore, Holly Mattei, Ann Hammond, Katelyn Leslie

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

A. Call to Order and Welcome: Jim Bahnsen at 2:06 PM

B. The July 28, 2015 Meeting Minutes were reviewed. Motion to approve by Smith. Second by Levacy. Minutes approved by unanimous vote.

C. Treasurer's Report was presented by Mr. Bahnsen, who reported a current balance of \$89,065.42 (Attachment B). The report included expenses of ~\$22,000, with ~\$12,000 in title searches. A chart of accounts was also discussed. A standalone PC and Quickbooks was purchased for Mr. Kaper's use, and McLain, Hill & Rugg was retained to set up Quickbooks and the chart of accounts. Motion to approve the Treasurer's Report was made by DeLeon. Second by Smith. Motion passed by unanimous vote.

D. Old Business

a. TCI Lobbying Update (the following minutes were prepared by Treasurer's Office staff member Katelyn Leslie):

Conference Call with Jim Rokakis from Thriving Communities

- Lobbying Effort
- Bringing all the Land Banks together

- Targeting Rainy Day Fund
  - Ability to raise money
  - Contacted 2012 Attorney General & back to State General, in order to make funds available for the state
  - Making the ask from every corner & every part of the state
- 14,600 Units being demolished
- Increased demolition-cost effective for Ohio
- 25 Land Banks & 16 in the queue
- State has not come to the table
  - Effecting property values
  - Costing money
  - Needs involvement
- Also environmental component to run-down building in cities all over the state.
- Jim Rokakis has experience in County Government
  - Treasurer
- First rate lobbying team set up
- \$140,000 Total Cost of Lobbying Effort \*\*
- Asking \$2,500 for smaller counties
- Going to be working consistently for over a year & a half
- Positive vibes from government \*\*
  - Met with Ryan Smith & Tom Patton
- Working with the Governor
- Also using the upcoming convention as leverage to meet & talk with people
- Mentioned that joining with them will open opportunities for local information to be talked about
- Goal: properties to be repurposed so that taxes are being paid

Motion to participate in TCI Lobbying via Jim Rokakis made by Smith. Second by DeLeon. Motion passed by unanimous vote.

- b. An update on the NIP Grant was provided by Mr. Kaper.
  - i. Property Acquisitions: 14 properties are now owned. 6 properties have been foreclosed on and are awaiting Sheriff's deeds. 3 properties are in the final stages of acquisition (under \$5K each). One property is in the upcoming Sheriff's sale, and one property is in a 28-day redemption period ending 9/29/2015. A total of 25 properties should be owned by 9/30/2015, resulting in approximately \$100K in tax delinquency recovery.
  - ii. Asbestos Abatement: Asbestos testing has been completed on 8 properties resulting in \$53K in expenses. The Land Bank is permitted to pay one bill for all properties (hereby spreading the varying cost amongst the properties), so long as the contractor bills that way.
  - iii. Mr. Kaper acknowledged how helpful the City of Lancaster has been (especially Sean Fowler's office). Mr. Bahnsen added that we have budgeted \$350K in DTAC to be paid to the Land Bank, and we will be requesting that money soon due to expenses.

E. New Business

- a. Mr. Kaper presented Resolution 2015-06 (Attachment C), which is a general resolution stating the Land Bank's purpose and authorizing it to acquire properties and remove liens. Motion to approve Resolution made by Levacy. Second by Smith. Motion passed by unanimous vote.

F. Around The Horn

- a. Mr. Kaper thanked the Treasurer's Office staff, GIS, Map Room, Auditor's Office, Recorder's Office, Aundrea Cordle, Josh Horacek, Donna Fox-Moore and Sean Fowler for their help and cooperation in this process. Mr. Smith also expressed his appreciation on behalf of the City of Lancaster.

G. Summary of Action Steps

- a. Mrs. Brown noted that a discounted bulk advertising rate would be investigated.

- H. Upcoming Calendar: The September 2015 Land Bank Conference will be held September 21-23 in Cleveland at the Wyndham Hotel.

The next meeting of the Fairfield County Land Reutilization Corporation was set for November 10, 2015 at 2:30 PM.

A motion to adjourn the meeting was made by Smith. Second by DeLeon. Motion passed by unanimous vote and the meeting adjourned at 2:58 PM.