

Minutes of Fairfield County Land Reutilization Corporation

Meeting Date: November 10, 2015, 2:30 PM

Location: Fairfield County Commissioner's Hearing Room

Members of the Board:

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

Board Members Present: Smith, Kiger, Levacy, and Myers

Individuals Present: Brian Kuhn, Jack Mattlin, Carri Brown, Ann Hammond, Sean Fowler, Josh Horacek, Donna Fox-Moore, Michael Kaper.

Quorum: Four of Seven Board Members were present. Quorum was attained.

I. Call to Order: David Smith, Board Vice Chairperson

Mayor Smith welcomed special guest Brian Kuhn, Mayor-Elect of the City of Lancaster, who was also instrumental in the formation of the FCLRC.

II. Review and Approval of Minutes from the September 2015 business meeting.

Move to Approve: Kiger.

Second: Levacy.

Minutes approved by unanimous vote of board.

III. Review and Approval of Treasurer's Report

Michael Kaper provided a brief summary re: Monthly Activity. The demolition process has resulted in increased checking account activity. Items of interest – a \$250,000 transfer made from the DTAC Fund to the Land Bank; Land Bank is now using QuickBooks; in the Financial Statement checks number 1051-1059 have been voided.

Move to Approve: Myers

Second: Levacy

Treasurer's Report approved by unanimous vote of board.

IV. Old Business

a. NIP.

- i. Included as Attachment C to the Agenda was the OHFA Notification regarding the status of the NIP Award, which remains \$400,000.
- ii. The Land Bank acquired 24 properties prior to the September 30 NIP Deadline, which was one property short of the required 25.
- iii. According to Mr. Kaper, the \$400,000 award will be sufficient to cover the cost of demolition on our existing inventory. He could not guarantee there would be money remaining from the \$400,000 award to cover acquisition and/or demolition of additional properties. However, 2 of our current inventory are possible rehabilitation opportunities rather than demolition. It is probable the Land Bank will be able to complete the required demolition on the current inventory for less than \$400,000.
- iv. Eight demolitions are complete, with an average total project cost of \$19,000 per property. This includes an average \$6000 asbestos abatement cost. Seven additional properties have been placed out to bid with contractor responses due November 16. Asbestos abatement needs are minimal at these properties, so total project costs are expected to be lower.
- v. General discussion ensued regarding the possibility of additional NIP funding (to which Mr. Kaper stated there should not be any expectation of additional funding given the program demolition deadline date of June 2016). It was mentioned by Mr. Levacy and Mayor Smith that we need to expend the entire \$400,000.
- vi. Mr. Kaper discussed the option to purchase a distressed property on Eagle Avenue in Lancaster. The original asking price was \$20,000, due to pending action for Lancaster Code violations the owner has expressed an interest to drop the price. Mr. Kaper feels it's possible to get the property for \$5,000. But there's no guaranty there will be NIP funds available to cover all or even part of the demolition. So Mr. Kaper would like approval from the Board to move forward on the acquisition of this property as well as two others, all of which would fit into the mission of the Land Bank. We can prioritize the demolition of properties moving forward to handle those most in need, and there is DTAC funding available to continue the demolition program.

- vii. A motion was made by Mr. Levacy to allow up to \$5000 to purchase additional properties for potential inclusion in the NIP. Harry Myers seconded the motion. It was approved 4-0.
- b. Thriving Communities Lobby Effort. Mr. Kaper reported he held a brief conversation following the last meeting with Mr. Rokakis, who expressed optimism regarding additional funding.
- c. Working Man's Friend. Mr. Kaper recognized Jack Mattlin from the Lancaster Fire Department. Mr. Kaper and Mr. Mattlin plan to meet following the Board Meeting to discuss the Working Man's Friend and moving forward on some type of plan.
- d. Additional Properties – Mr. Kaper mentioned interested parties in Fairfield Beach, New Salem and Waterloo (Violet Twp.) have allowed us to move forward on getting vacant and delinquent tax parcels into foreclosure. As long as we have an end plan, we will move forward on those properties.

V. Action Steps (Carri Brown)

- a. Continue to work on the clean-up and redevelopment of the Working Man's Friend site.
- b. Carri Brown recommended assembling a work group for strategic planning.

VI. Upcoming calendar

- a. Carri Brown referenced a November 12 Commissioner's Meeting to address RFP's received on the Clarence Miller Building. One or more RFP might include Land Bank participation.
- b. Mayor Smith reminded the members of the Board the Mr. Kuhn will be replacing him in 2016 as Mayor of the largest County Municipality. This might necessitate a reorganizational meeting.
- c. Jon Slater, Michael Kaper and Josh Horacek will be making a Land Bank presentation on November 18 at the Annual County Auditor's Meeting.

VII. Adjournment - The meeting adjourned at 3:30 pm.

Motion to Adjourn: Levacy

Second: Smith

The next regular board meeting will take place Tuesday, December 15, 2015 at 2:00 pm.