

Minutes of Meeting of Fairfield County Land Reutilization Corporation

Date: January 10, 2017

Time: 2:00-3:00pm

Location: Fairfield County Commissioner's Office

Members of the Board:

James Bahnsen, Fairfield County Treasurer/Chair
Mike Kiger, Fairfield County Commissioner
David L. Levacy, Fairfield County Commissioner
Steve Davis, Fairfield County Commissioner
Brian Kuhn, Mayor of Lancaster
Harry Myers, Jr., Violet Township
Zack DeLeon, Selected Director/Secretary

Board Members Present: Bahnsen, Kiger, Levacy, Kuhn, Myers, and Carri Brown (for Davis)

Individuals Present: Michael Kaper, Katelyn Leslie, Ann Hammond, Sean Fowler, Josh Horacek, Amy Brown-Thompson, Holly Mattei, Paul Martin

Quorum: Six of seven Board Members present and quorum was attained.

I. Call to Order and Welcome. Jim Bahnsen called the meeting to order at 2:01 pm.

II. Previous Meetings Minutes.

The December 13, 2016 meeting minutes were reviewed. Dave Levacy suggested one minor adjustment to the minutes – amend the \$50K reference to carry forward funds found at the top of page two (2) to the actual number of \$50,027. The Minutes were amended as noted.

Motion to Approve as amended: Harry Myers

Second: Carri Brown

Motion Approved 6-0.

III. Designation of a Vice Chair

Discussion was held regarding designation of a Vice-Chair to handle business in the absence of Chairman Bahnsen. Dave Levacy was nominated and agreed to serve as Vice Chair. A further mention was made of having a person other than Secretary Zack DeLeon take the meeting minutes, allowing Zack the freedom to participate more in the meeting. It was agreed to retain a person (outside the

Board Members) to take notes at the meetings, and have Zack DeLeon review and present the minutes at each meeting.

Motion to Appoint Commissioner Dave Levacy Vice Chair: Harry Myers

Second: Brian Kuhn

Motion Approved 5-0 (Levacy abstained)

IV. Treasurer's Report

Jim Bahnsen presented the monthly activity report detailing financial activity from the date of last month's meeting (December 13, 2016) through January 10, 2017.

Motion to Approve the Treasurer's Report as Presented: Brian Kuhn

Second: Harry Myers

Motion Approved 6-0

V. Executive Director's Report

A. NIP

Mr. Kaper reported 4 properties were currently undergoing testing for asbestos as part of the demolition program. One of the properties includes a barn that is a safety hazard, requiring immediate attention. Based upon the emergency status of the barn, Mr. Kaper (working with Donna Fox-Moore) determined it was necessary to approve the asbestos testing, remediation and demolition contracts on that property without going through the bidding process. Carri Brown asked if we were required to go through the bidding process. Mr. Kaper answered that we are not required to, but we generally do go through an RFP process as a good business practice. This particular case, with the barn, requires quicker action than a proposal process allows for.

Mr. Kaper also reported OHFA has made some revisions to the NIP Guidelines. Donna Fox-Moore and Mr. Kaper will participate in a January 25 conference call to learn more.

B. 1125 Zimmer Street

Mr. Kaper reported reaching a tentative agreement (pending Board approval) to purchase the property at 1125 Zimmer Street for \$9,000. The property will be included in the NIP demolition program. Mike Tharp has expressed an interest in accepting the lot on behalf of the Lancaster Parks Department.

Motion to Approve Granting \$9,000 Purchase Authority to Executive Director Kaper for the Zimmer Street property: Dave Levacy

Second: Carri Brown

Motion Approved 6-0

C. 128 N. Ohio Avenue

Mr. Kaper is currently working with Fairfield County Job and Family Services to reach a reasonable purchase value on this property. The Fairfield County Auditor has reduced his valuation of the building on the property from \$22,770 to \$2,720. Mr. Kaper reported this is the lowest value the Auditor will place on a structure. Zack DeLeon is assisting the Land Bank with the preparation of a Brokers Opinion as further proof of the currently inflated value on the property. It is estimated the entire process will take 2 to 3 months.

D. Workingman's Friend

Jim Bahnsen recently spoke to Lancaster Law Director Randall Ullom regarding the status of a nuisance action against the owner of the Workingman's Friend. Per Law Director Ullom, his focus is currently on pursuing pending criminal charges against the owner. Any nuisance action will need to wait until the criminal phase is complete.

Mr. Kaper reported he spoke to a contractor to get a rough estimate on the cost to remove the existing building and superstructure. The contractor believes that work, as well as some additional work on the pump islands, could be completed for less than \$7,000.

E. Clarence E. Miller Building

Fairfield Homes has not committed to pursuing funding in 2017 for this project. The option to purchase has not been executed for 2017 – Fairfield Homes has not paid the \$6,000 agreed option price. Dave Levacy mentioned involving Community Action as a potential partner.

F. Fairfield Beach

The Land Bank continues to work towards acquiring properties in the Fairfield Beach area, with the ultimate goal to utilize a contractor with heavy equipment to clear the lots. The process is just starting, and will be ongoing.

VI. The next Land Bank Board meeting was set for February 14, 2017 at 2:00 pm in the Commissioner's hearing room.

Motion to Adjourn: Harry Myers

Second: Brian Kuhn.