



## MINUTES

**Meeting of the Board of Directors  
Monday, May 9, 2022  
County Commissioners Conference Room  
315 High Street, Sixth Floor, Hamilton, Ohio**

**Meeting called to order:**

Nancy Nix called the meeting to order at 11:30 a.m.

**ROLL CALL:** Nancy Nix  
Don Dixon  
TC Rogers  
Tim Naab (Hamilton)  
Zack Ferrell (Middletown-by video conference)  
Dan Acton  
Ann Becker

**Staff Present:** Seth Geisler  
Kathy Dudley  
Tim Carlson, Attorney

**Attendees:** David Fehr  
Judi Boyko  
Lauren Nelson  
Liz Hayden  
Tom Vanderhorst  
Eileen Chiles (West Chester)  
Denise Callahan (remotely)  
Nicole Sczurek  
Chastity McAnulty

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### **MINUTES FROM THE MAY 9, 2022 MEETING**

Tim Naab moved to approve the February 14, 2022 meeting minutes as submitted and Ann Becker seconded the motion.

MOTION APPROVED



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## **TREASURER'S REPORT**

Seth Geisler presented the Treasurer's report which included an overview of the cash inflows and outflows for January through April of 2022, the bank statement for April 2022 showing an ending balance of \$1,237,391.03, and the 2021 Basic Financial Statements prepared by Julian & Grube. As a financial control staff is now requiring two signatures on all checks.

Dan Acton moved to approve the report and Tim Naab seconded the motion.

## **MOTION APPROVED**

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## **DIRECTOR'S REPORT**

Seth reported the Fairfield demolition at Seward and Route 4 is completed. There are 48 projects in the Ohio Department of Development pipeline. Several tax foreclosures were terminated by the payment of back taxes (approximately \$19,000). We are still waiting on the approval process with ODOD. However, the contractors for both asbestos surveys and demolitions are in place.

There are additional projects the land bank is working on including the land survey for Harding Jones Paper Mill, a dry cleaners in Middletown, and a gas station with demolition of building in Morgan Township.

The state land bank conference attendees (Seth Geisler and Kathy Dudley) related how other land banks are using mapping tools for evaluating different processes and working with other county entities to leverage resources. There is frustration statewide with the pace of the ODOD program.

Seth raised the issue of using DTAC money for costs for projects and building the pipeline for the ODOD program. The board expressed no objection.

Due to the size and current condition of 401 Crawford, Middletown, the cost of demolition is likely to go over the \$80,000 limit of the executive director's authority. After discussion, Dan Acton moved to authorize the executive director to approve the demolition in excess of \$80,000. Tim Naab seconded the motion.

## **MOTION APPROVED**



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Seth Geisler presented Resolution 2022-02—the Memorandum of Understanding to join the land bank approved by the Milford Township Trustees. Tim Naab moved to approve and Dan Acton seconded the motion

MOTION APPROVED

**NEW BUSINESS**

CITY OF HAMILTON: Lauren Nelson presented that the city is continuing to work on the Durana Hybrid project and other residential projects while they await the state action.

CITY OF MIDDLETOWN: Zach Ferrell requested information on 24 N. Grimes which was mentioned by staff and he will research that issue.

Motion to go into executive session for the potential future acquisition of property. Motion was made by Tim Naab and seconded by Ann Becker. The board then went into executive session The board resumed the regular meeting.

**ADJOURNMENT**

Motion to adjourn was made and seconded.

MOTION APPROVED.

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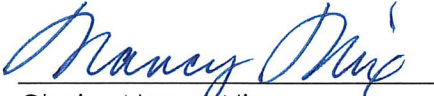



These minutes represent a summary of these proceedings and do not purport to be the entire record. A complete recording of these proceedings is contained on a digital audio file taken under supervision of the Secretary, Mary K. Dudley, and may be obtained upon written request. Any charges associated with preparing such transcript shall be borne by the person requesting. Mary K. Dudley, 315 High St., 10<sup>th</sup> Floor, Hamilton, OH 45011.

Submitted:

  
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Mary K. Dudley--Board Secretary

Approved:

  
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Chair – Nancy Nix

  
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President – Seth Geisler