



Butler County Land Reutilization Corporation
January 8, 2015

These typed minutes are a supplement to the official, recorded minutes on file with the CLRC secretary.

CLRC Chair, Nancy Nix called the meeting to order at 11:15 a.m.

Attendees:

Nancy Nix	Dan Acton	Rob Wile	Christopher Chacker
Michael McNamara	Tim Carlson	Kathy Dudley	Erin Donovan
Charles Young	Karen Gabbard	Kyle Fuchs	Don Dixon
Julie Joyce-Smith	Denise Callahan	Robert McIntyre	Shannon Hartkemeyer
Shawna Noble	Anessa Huffman	Ricky Crawford	Becky Crawford

Nancy Nix introduced Tim Carlson, land bank attorney and title preparer.

Ms. Nix requested a motion to approve the minutes of September 25, 2014. Mr. Wile made a motion to approve the minutes as submitted. Mr. Acton seconded. Motion passed.

Ms. Nix provided a treasurer's report. The amount on hand is \$112,919 with \$48,215 belonging to City of Hamilton for up-front monies. Pass thru's from the State of Ohio total \$1,549,302, in and back out for Middletown and Hamilton from 2014. The DTAC 1% funding and the forfeited Land Sales total \$62,369 received. By next meeting that amount should increase for 2015 and can be used outside the cities of Hamilton and Middletown in the land bank account that isn't restricted.

The contract submitted at the last meeting for Julian & Grube, Inc., in the amount of \$1,000 per year for land bank GAAP reporting, now noted in the minutes to be signed and executed by Nancy Nix for the next three years which follows along with the Commissioner's resolution.

No questions regarding the auditing contract or the treasurer's report. Dan Acton made a motion to approve the treasurer's report. Mr. Wile seconded. Motion passed.

Ms. Nix asked for countywide opportunities. Julie Vonderhaar of Fairfield Twp discussed possibly submitting an MOU for the five points area still in development stages.

Dave Fehr has been named to be point of contact for countywide contact.

Ms. Nix opened discussion regarding having adequate resources within Fairfield Township and all others in the county since the land bank doesn't have staff to facilitate. Raised the question, what should the land bank be doing to help. No other requests at this time.

Erin Donovan, City of Fairfield introduced the interest of demolishing a blighted property.

Hardest Hit Funds

Hamilton - Kathy Dudley introduced the BCLRC Policies and Procedures for the Hardest Hit Funds Program. Kyle Fuchs made a motion to adopt the BCLRC Policies and Procedures. Mr. Wile seconded. Motion passed.

Ms. Dudley explained the Expedited Foreclosure process of the abandoned, vacant properties whose history of utilities is non-existent and with title work done up front, the property is able to be taken quicker. Presently Hamilton and Middletown are 3-6 months behind in this process and could benefit from utilizing this process.

Ms. Nix noted the request letter of Joshua Smith and the reply of Charles Young are made part of the meeting packet as reference.

Middletown –Kyle Fuchs states his investigations have determined in order to acquire 20 properties by March 15th, 2015 and a total of 40 properties by September 15th, 2015, the City of Middletown has decided to utilize the Expedited Foreclosure Process. Once in place they will start with the tax foreclosure list. They are willing to share their number of acquired properties prior to the March 15th deadline with the City of Hamilton and then make up with their acquisitions by September 15, 2015.

Mr. Carlson suggested Kyle submit a list to his office to start the process.

Julie Joyce-Smith asked for clarification regarding the two Sheriff's sales prior to taking the property.

Ms. Dudley confirmed the Prosecutors Office wants it to go through the Sheriff's sale twice prior to taking the properties.

Mr. Dixon confirmed it must go through Sheriff's sale two times without bid, prior to taking the property.

New Business

Mr. Carlson announced the Sheriff's Office Civil Division granted leave of Jim Allen, Attorney for the Sheriff's Sales and will be off indefinitely. This will slow down the volume of Sheriff sale properties in the future.

Old Business

Mr. Wile reports as he did back in September, the City of Hamilton has it's policy for disposing of properties and took about 150 to 180 in the first round. Currently in keeping with the guidelines, have disposed of 31 properties and 4more ready to do so.

Mr. Carlson commented the Moving Ohio Forward properties that were demolished for the most part were properties dating back to the 1800-1900's that needed to be demolished.

Ms. Nix asked how the City Council views the efforts of the land bank.

Mr. Wile states they realize how it has removed blight and also realize we are not in the housing business but checks in to ask if we are doing what we said we would do. Staff has been very effective in doing so and keeping us informed with the status of the land bank.

The CLRC's next meeting will be held Thursday, April 2 at 11:00 a.m. in the Commissioners meeting room, 6th Floor.

Mr. Dixon moved to adjourn the meeting, Mr. Acton seconded. Ms. Nix adjourned the meeting at 11:55 a.m.