



Butler County Land Reutilization Corporation

May 29, 2014

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 11:02 a.m.

Attendees:

Nancy Nix	Don Dixon	Dan Acton	Doug Adkins	Mike Juengling
Peggy Bange	Chasity King	Michael McNamara	David Fehr	Jody Gunderson
Karen Gabbard	Kathy Dudley	TC Rogers	Julie Joyce-Smith	Tim Werdmann

Nancy Nix requested a motion to approve the minutes of March 27, 2014. Mr. Rogers made a motion to approve the minutes as submitted. Mr. Adkins seconded. Motion passed.

Ms. Nix provided a treasurer's report. The opening balance and ending balance were the same as last meeting at \$2,333.46, because everything is a pass-through. Mr. Adkins made a motion to approve the treasurer's report. Mr. Dixon seconded. Motion passed.

DTAC Funding

A spreadsheet was presented showing the DTAC (Delinquent Tax Assessment and Collections Fund) proposal. A map was presented identifying properties with tax bills delinquent for 2 years or more.

Ms. Dudley stated there is a request to allow one-percent of the DTAC funding to flow through the Land Bank. Ms. Dudley stated the map shows properties tax delinquent for two years and you can see it's a county-wide problem.

The city has been able to partner with private entities like banks through the Land Bank to deal with problem properties. The Land Bank has helped acquire and demo properties as part of the South Hamilton Crossing project.

Ms Dudley stated that the DTAC funding would help show the county has some "skin in the game" when it asks others for funding.

Ms. Nix explained the funding formula. Mr. Rogers inquired about the funding percentage.

Mr. Dixon stated he thought it was the only program having an impact on this problem and would be in favor of the DTAC funding. He would like to see a 3 year sunset.

Ms. Dudley stated a model MOU (memorandum of understanding) is needed as communities join in.

Ms. Nix stated there will still need to be a lot of details worked out.

Mr. Dixon made a motion for the Land Bank to request the Butler County Board of County Commissioners allow an additional 1% of the DTAC funding to be given to the Land Bank with a provision that the funding have a 3 year sunset and re-valuate the funding at that time. Mr. Adkins seconded the motion. Motion passed.

Mr. Juengling asked how will local communities be impacted.

Ms. Nix stated the school district will take a hit initially, but we would try to turn properties back to productive use which will pay off in the long run.

Ms. Nix stated the Land Bank Board will need to work out a program to determine how funding will be distributed.

Mr. Acton suggested we work with the Prosecutor's Office to develop a boilerplate MOU so we don't have a variety of styles.

Mr. Acton asked if there would be a sub-committee or screening committee to review applications.

Mr. Juengling asked if there would be a local match required.

Mr. Acton asked when a property is finally disposed of; do the proceeds go back to the Land Bank or the city's general fund. Ms. Dudley stated it goes back to the City of Hamilton.

Ms. Nix asked about costs of expanding the Land Bank. Ms. Dudley stated there would be costs such as liability insurance, property insurance, and attorney costs.

Mr. Acton asked if we could overlay HUD poverty rates on the map.

Mr. Juengling asked for an excel spreadsheet of properties in West Chester.

Mr. McNamara stated he would send him the list.

Hardest Hit Funding Application

Mr. Adkins stated he thought that they had addressed the issues for Round 2 funding including updating the maps.

Ms. Dudley stated July 31st, 2014 is the submission date and they should have enough extra points.

Discussion of presentation to cites and townships

Ms. Dudley stated they would like to make a presentation to township personnel and township trustees. We would highlight some of the success of the Land Bank. We will create a presentation with some pictures.

Doug Adkins stated he thought they had taken down 314 houses and we have more than enough in round two waiting and we've got another 50 in code compliance because we threatened to take down.

Media Exposure

Ms. Nixed asked Ms. Dudley to explain their position on media exposure. Ms Dudley stated they would like to put everything on their web site. Every time they tried to get media coverage there seemed to be anonymous opinions. They didn't see a need for a media push at this time. Mr. Adkins stated that they get thanked by the people that live on the street most impacted.

Auditor's Office

There were no new items to report from the Auditor's Office.

The CLRC's next meeting will be held **July 24th, 2014 at 11:00 a.m.** in the Commissioners meeting room, 6th Floor.

Mr. Adkins moved to adjourn the meeting, Mr. Juengling seconded. Ms. Nix adjourned the meeting at 11:58 a.m.