



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 11:03 a.m on June 29, 2015.

Attendees:

Nancy Nix	Dan Acton	Bruce Henry	TC Rogers
Michael McNamara	Tim Carlson	Kathy Dudley	David Fehr
Charles Young	Desmond Maaytah	Kyle Fuchs	Mike Dingeldein
Don Dixon	Doug Adkins	Caroline McKinney	Bob Bass

Ms. Nix requested a motion to approve the minutes of April 23, 2015. Mr. Rogers made a motion to approve the minutes as submitted. Mr. Dixon seconded. Motion passed.

Treasurer's Report

Mr. McNamara provided a treasurer's report. Reconciliation statements were provided to everyone by Mr. McNamara. Cash on hand is \$244,909.79. Making up this total... there was an \$80,000.00 deposit from the City of Hamilton, \$121,000.00 from the DTAC settlement last month, and \$38,000.00 from last year's DTAC settlement.

An Audit performed by Julian & Grube showed no findings or concerns and was a clean audit.

Presentation by Ross Township

Bob Bass presented an application for 2273 Cardinal avenue property in Venice Gardens. Property is vacant and in tax foreclosure and is eligible for purchase by Land bank. Ross Township requesting \$500 for title work, \$5000 for demolition of home which is in poor condition, \$2500 for removal of a large tree overhanging the property, and \$5000 for sewer tap in fees. Ross plans to deed the property to Habitat for Humanity for construction of a new home. Ross Township will take less than the requested amount as long as the funding for demolition of the house is included. Mr. McNamara stated if the project is awarded that the title work would be performed by the land bank attorney. Mr. Rogers and Mr. Dixon suggested the land bank not get into tree removal on these type projects.

Director Report

Mike McNamara reports he attended the state land bank conference last week on June 18, 2015. All land banks that want to participate in IRS letter update, the cost is just under \$6000 and forms and payments have been submitted. IRS verification letter should be complete by end of year for anyone that donates to land bank.

Hanover Township is looking at joining the Land Bank as they have some properties they would like to address. The do not have a MOU as of yet. Bruce Henry made comments that they will pursue joining the land bank and Mr. McNamara will attend the next Hanover Township Trustee Meeting.

Met with political science professors from Miami University in reference to the Land bank Study by Miami University Study. Study will start when students return in fall. Local Government Innovation Fund application is due September 14. Miami will help with application and they do not think the study will be that costly. Miami would like to partner by having an intern follow Mr. McNamara and the board will be updated as to the progress of this item.



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Hardest Hit Funds: 56 properties were sent out last week. Met with representative from Hardest Hit Funds state if geographies need to change somewhat it is not a problem.

Mr. McNamara has not heard of any future funding opportunities available at this point for land banks or demolition.

New Land Bank Participants

Two county jurisdictions requesting to join the land bank have submitted their Memorandum of Understanding. Fairfield Township and Liberty Township represented at meeting today by Caroline McKinney. Mike McNamara states both have followed the MOU template as previous new participants that were approved.

Dan Acton requests a motion to approve Fairfield Township MOU as presented. Mr. Adkins seconded. Motion passed. Dan Acton also requested a motion to approve Liberty Township's MOU as presented. Doug Adkins seconded. Motion passed.

City of Hamilton

Hamilton is exploring additional avenues besides just tax foreclosures such as banks discharging properties. All properties that City currently has title to have been tested for asbestos and they have demolition bids out for additional properties and this appears to be the prime time to perform demolition.

Hamilton states the asbestos abatement costs are different for each property based on where and how much asbestos is found so there is no way to determine an average cost per property at this time. Average demolition costs for Hamilton are between \$8,000 and \$12,000. Hamilton thinks 80 structures will cover it.

City of Middletown

Middletown has Hardest Hit funds 17 properties, 7 through expedited foreclosure, 4 more properties working on now, looking at expanding eligible areas in City and will get 3 or 4 by doing this. Focusing on acquisition now and demolition will come later.

Applications

Application from City of Hamilton is to demolish one residential structure and one commercial building which is part of the 6 unit Porcellana building complex. Assistance from Land bank is requested at \$16,500 which is 12% of the project costs for this portion of the demolition. Mike Dingedign states that 34 parking spaces will be created for the downtown Main Street area once demolition is completed.

Mr. Dixon made a motion to approve the request of \$16,500 for City of Hamilton for demolition of the residential structure in the 200 block of Main Street Property. Mr. Adkins seconded. Motion passed.

Mr. Rogers made a motion to approve a request from Ross Township for the revised amount of \$5000 for demolition of the 2273 Cardinal Avenue Property. Mr. Adkins seconded. Motion passed.

New Business



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Mr. McNamara has been meeting with multiple non-profits such as community gardening groups and Habitat for Humanity to seek their input and judge their willingness to receive any lots that local jurisdictions may not have a current need for.

The CLRC's next meeting will be held Monday, August 31 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 11:29 a.m.