



**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 January 9, 2017 at 11:19 a.m.

Attendees:

Nancy Nix	Kyle Fuchs	Doug Adkins	Denise Callahan
Michael McNamara	Tim Carlson	Kathy Dudley	Dylan Bentley
David Fehr	Karen Gabbard	Don Dixon	Chasity McAnulty
Rob Wile	TC Rogers	Charles Young	

Mike McNamara conducted roll call.

1	2	3		4	5
Nancy Nix	Don Dixon	TC Rogers	Dan Acton	Doug Adkins	Rob Wile
Present	Present	Present	Absent	Present	Present

Seventh vacant. Michael McNamara, David Fehr and Karen Gabbard were present as staff.

**Chair and Vice-Chair Appointed**

Don Dixon made a motion to re-appoint Nancy Nix Chair of the Land Bank Board. TC Rogers seconded. Motion passed. Rob Wile motioned to the Board to re-appoint Doug Adkins. TC Rogers seconded. Motion passed.

Nancy Nix requested a motion to approve the minutes of the October 10<sup>th</sup> meeting. Doug Adkins moved to approve the minutes as submitted. TC Rogers seconded. Motion passed.

**Treasurer's Report**

Mike McNamara presented the Treasurer's Report for the quarter ending Dec 31. The first page was a year in review compared to the previous two years. The balance as of December 31<sup>st</sup>, 2016 was \$378,968.68. Nancy Nix asked for an explanation of the Total Expenses. Per Mike McNamara, the deficit of \$31,679.32 is not the bank balance, but the expenses exceeding the income from the Hardest Hit Funds reimbursement program. The funds are spent before reimbursed. Reimbursements are now in the pipeline from OHFA to cover the \$31,679.32 and above. Rob Wile requested the balance sheet be placed in with the income statement semi-annually for clarification. Mike stated that a quarterly balance sheet will be provided in the upcoming Treasurer's Report.

TC Rogers motioned to approve Treasurer's Report. Rob Wile seconded. Motion passed.

Mike McNamara conducted roll call for the vote.

1	2	3		4	5
Nancy Nix	Don Dixon	TC Rogers	Dan Acton	Doug Adkins	Rob Wile
Yes	Yes	Yes	Absent	Yes	Yes

**DTAC Discussion** – Mike McNamara explained the meeting packets contained a three page Analysis of DTAC Funding currently at 1 percent. This analysis was provided for the Board to make a conclusion on its own. Executive Director Mike recommended staying at the 1 percent DTAC funding for another three years. The Miami University study demonstrated Butler County is functioning well at 1 percent. Funding devices and grants have been achieved at this rate. TC Rogers stated the decline in the foreclosure rate should contribute to keeping the DTAC at 1 percent. Kyle Fuchs of Middletown stated the foreclosure crisis seems to be under control at this point. Tim Carlson stated there are fewer foreclosures and the ones he is seeing now are for much lower dollar amounts. Rob Wile suggested that if going forward at the same pace the 1 percent should be sufficient, but asked what are the best practices of the counties across the state that are at a 3 or 5 percent. The City of Hamilton still has a fair number of challenged properties at this time. TC Rogers stated it is his understanding that the counties



with the higher DTAC are utilizing the funds for development. Mike McNamara requested the 1 percent DTAC stand for now until the sunset of Hardest Hit funding 2019 when the board would re-visit the discussion. Doug Adkins said Middletown is conducting a housing study that will provide valuable housing stock information. There is an abundance of dilapidated properties still in Middletown. The 1% should be sufficient for 2017, but with the assurance this can be re-visited in 2018.

Doug Adkins made a motion to recommend the Commissioners retain 1% DTAC funding through the sunset of Hardest Hit Funds through second collection of 2019 with an annual discussion for future increase. Rob Wile second. Mike McNamara took roll call for a vote.

1	2	3		4	5
Nancy Nix	Don Dixon	TC Rogers	Dan Acton	Doug Adkins	Rob Wile
Yes	Yes	Yes	Absent	Yes	Yes

Motion passes 5-0. Resolution 2017-01

**City of Hamilton** - Kathy Dudley reported at the end of 2016 the city had attained 142 parcels through the land bank with 15-20 vacant lots that continue to be used under the original Memorandum of Understanding. Demolitions are continuing. The city received \$615,000 back from reimbursements from Ohio Housing Finance Agency. There is approximately \$225,000 pending. The city is using mostly expedited foreclosures with the changes in the foreclosure law which took effect in September, but Sheriff's sales didn't come in until January, and the city needs to look at second sales on some of the bank foreclosures. There has been no word on whether the bank will pull those or not, but now if they are advertised at the second sale, they start out at \$1 and are not bound by the appraised value. The city may end up with a lot of zombie properties if the bank decides to pull them.

**City of Middletown** - There are 13 properties demolished through the NIP so far and 11 more in process. Due to the success of the Moving Ohio Forward Grant, Middletown has had a difficult time in limited areas under NIP to acquire properties that were already demolished so two new neighborhoods were added to extend the footprint and they are waiting for more properties to become available. Currently the city has code enforcement staff out in the field to see what's available and whether properties can be received through donation, expedited foreclosure or if other tools are available.

**Other Business** - Mike McNamara introduced Dylan Bentley, a Miami University student shadowing him through the month of January. He is with the Ohio Public Leaders Program at Miami working while other students are off for J-term. He has done a lot of work this month without much downtime.

Mike reported he attended the Seven Mile Village Council meeting in December. The Village Council has requested the resolution and MOU templates and should be voting on that tonight. Once that resolution passes they will become the newest member of the land bank.

The Hardest Hit Fund areas have been expanded into two new neighborhoods in Middletown and another neighborhood in Hamilton with the addition of a neighborhood in Fairfield Township. This is one of the directives throughout the existence of the land bank is to make the powers and abilities available to whoever wants to use them in the county. This is a good example of that happening.



[www.ButlerCountyLandBank.org](http://www.ButlerCountyLandBank.org)

Nancy Nix asked Mike if anyone has been calling for financial assistance. Mike responded that he hasn't received any formal requests, but has received calls asking for information about commercial properties which are privately owned, but don't fall within what the land bank is focused on. Mike keeps their information for follow up in case other funding mechanisms become available, and he passes them on to other entities that may be able to help them. Per Mike, no formal requests from local governments currently, but in the coming months of spring when demolitions are in swing there should be more requests.

**No executive session**

The CLRC's next meeting will be held Monday, April 10th at 11:00 a.m. in the Commissioners meeting room, 6<sup>th</sup> Floor.

Mr. Adkins moved to adjourn the meeting, Rob Wile seconded. Motion passe. Ms. Nix adjourned the meeting at 11:40 a.m.