



MINUTES

**Regular Meeting of the Board of Directors
Monday, November 20, 2017
Commissioners 6th Floor Conference Room
315 High Street., Hamilton, Ohio**

Meeting called to order:

Nancy Nix called the meeting to order at 11:00 am.
Michael McNamara took roll.

ROLL CALL: Nancy Nix
TC Rogers
Don Dixon
Anu Mital
Doug Adkins
Rob Wile
Dan Acton

Staff Present: Michael McNamara, Executive Director
Karen Gabbard, Department of Development
David Fehr, Department of Development
Tim Carlson, Attorney

Attendees: Kyle Fuchs
Denise Callahan
Kathy Dudley
Jennifer ekey
Erin Lynn
Greg Kathman
Todd Farler

MINUTES FROM JULY 17 MEETING

Mr. McNamara presented the minutes from the July 17, 2017 meeting and asked for approval.

Mr. Wile moved to approve, and Mr. Adkins seconded the motion.

MINUTES APPROVED by VOICE VOTE



TREASURER'S REPORT

Mr. McNamara presented the finance report including the typical expense report.

The report included statements from July, August, September, and October.

Also included was a budget with a multiple year outlook for long term planning purposes

Mr. Adkins moved to approve, and Mr. Wile seconded the motion.

Roll call: Nix – Yea
 Dixon – Yea
 Mital - Present
 Adkins – Yea
 Wile – Yea
 Rogers - Yea

ABSENT: Dan Acton

MOTION APPROVED 5-0-1

2018 MEETING DATES – RESOLUTION 2017-14

Mr. McNamara presented the proposed meeting dates for 2018. The meeting dates and times were amended to read:

February 1, 2018	GSC – 6 th Floor	11:00 am
April 9, 2018	GSC – 6 th Floor	11:00 am
July 9, 2018	GSC – 6 th Floor	11:00 am
November 19, 2018	GSC – 6 th Floor	11:00 am

Mr. Adkins moved to approve, and Mr. Mital seconded the motion.

MOTION APPROVED BY UNANIMOUS VOICE VOTE

MOU – CITY OF FAIRFIELD



Mr. McNamara presented the Memorandum of Understanding for approval between the Land Bank and the City of Fairfield. Mr. McNamara invited Greg Kathman and Erin Lynn from the City of Fairfield to speak on the MOU. The city is looking forward to being part of the Land Bank although they do not currently have an immediate need. They recognize that the need may arise, and they may need the Land Bank at some point.

Mr. Wile moved to approve, and [inaudible] seconded the motion.

MOTION APPROVED BY UNANIMOUS CONSENT

MADISON TOWNSHIP PROJECT

Mr. McNamara presented a project proposal from Madison Township that has been waiting since just after the July 2017 Board meeting. Mr. McNamara invited Madison Township Administrator Todd Farler to speak on the matter.

Mr. Farler discussed the property at 8159 Myers Road. Although the projected cost is approximately \$12,000, and the township has already spent \$958 on the environmental study, the Township is seeking \$10,500 for the demolition of the blighted structure. The Township will cover costs of vehicle clearing.

Mr. Dixon moved to approve, and Mr. Adkins seconded the motion.

MOTION APPROVED BY UNANIMOUS CONSENT

Ms. Nix brought up the point that the project had been waiting for approval for four months and many parties had been involved with evaluating the project in advance to determine if the Land Bank could proceed without Board approval. Mr. McNamara believed that the terms of the MOU for each jurisdiction implied that he could act on these projects without Board approval for each one, but it was not common practice yet to do so.

Mr. McNamara said that he would work with Land Bank attorney Tim Carlson to present a solution at a future Land Bank meeting.

EXECUTIVE DIRECTOR'S REPORT

Mr. McNamara presented a copy of an op-ed written by Hamilton County Treasurer Rob Goering extolling the virtues and successes of land banks for the Board's information.

Mr. McNamara also reported that the amount of Hardest Hit funds spent so far was \$1,295,000.00. This represents 93 properties demolished with an average demolition cost of \$13,931 with 84 properties from Hamilton and 9 from Middletown. 11 additional properties were being reviewed for demolition by OHFA.



McNamara stated that he had been working with West Chester to eventually join the Land bank. He originally spoke with Judy Boyko and continued with interim Administrator Larry Fronk. The issues will likely be on hold until the new Administrator is in place.

McNamara closed the report by distributing a report published by summer intern Zach Hazard based on a survey of all Ohio land banks. 80% of land banks responded. The report is a comparative analysis of land banks so that Butler County (and other counties) can see how they are performing in relation to other counties.

CITY OF HAMILTON REPORT

Kathy Dudley reported that the city is continuing demolitions of 160 accumulated properties with additional properties out for bid. Dudley complimented the Prosecutor's office for their work on Expedited foreclosures. Dudley reported that we should meet the $\frac{3}{4}$ spend down requirement due by end of 2018 with the help of Middletown and Fairfield Township.

CITY OF MIDDLETOWN REPORT

Mr. Adkins presented his "Middletown Housing Presentation" to the Board. Within 12 to 18 months, Mr. Adkins hopes to present a sophisticated strategy to Council and the Land Bank Board that will address the housing issues in Middletown.

Doug Adkins has talked with other land banks working to re-build their cities by making vital good options that must be met by the person doing the renovation work with their own funding. Maybe doing this pilot program and then try on a permanent basis by utilizing the land bank's tools but not their funding.

Rob Wile agrees the City of Hamilton has been implementing this type of work which is necessary for the good of Butler County by having the City of Middletown and Hamilton as strong cities.

Tim Carlson comments he has clients he feels would be very interested in this program to renovate homes.

Mr. Dixon suggested that the County may be able to assist through the land bank after 2020 when the general obligation debt is retired.

NEW BUSINESS

Mr. McNamara pointed out that this was the last meeting for City of Hamilton's representative Rob Wile. Mr. Wile thanked everyone for the opportunity and commented that he will miss the position on the board.

Chair Nancy Nix thanked Mr. Wile for his service and commented that he had been a valuable member. He will be missed.



ADJOURNMENT

Ms. Adkins moved to adjourn the meeting, and Mr. Mital seconded the motion to adjourn.

MOTION APPROVED by VOICE VOTE

Meeting adjourned at 11:50 a.m.

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, Karen Gabbard, and may be obtained upon written request. Any charges associated with preparing such transcript shall be borne by the person requesting.

Hamilton, Ohio
February 1, 2018

Chair – Nancy Nix

President – Michael McNamara