



MINUTES

**Meeting of the Board of Directors
Monday, November 8, 2021
County Commissioners Conference Room
315 High Street, Sixth Floor, Hamilton, Ohio**

Meeting called to order:

Nancy Nix called the meeting to order at 11:30 a.m.

ROLL CALL:

Nancy Nix
Judi Boyko for Don Dixon
TC Rogers (remotely)
Joseph Mulligan
Lauren Nelson for Carla Fiehrer
Dan Acton
Ann Becker

Staff Present:

Seth Geisler
Kathy Dudley
Tim Carlson, Attorney (remotely)

Attendees:

David Fehr
Ashley Combs
Devra Wells
Nathaniel Kaelin
Denise Callahan (remotely)

MINUTES FROM THE NOVEMBER 8, 2021 MEETING

Nancy Nix presented the minutes from August 23, 2021 meeting and asked for a motion to approve.

Ann Becker moved to approve the August 23rd minutes as submitted and Joe Mulligan seconded the motion.

MOTION APPROVED



TREASURER'S REPORT

Seth Geisler presented the Treasurer's report which summarized cash inflows and outflows and the income and expense reports for Hamilton and Middletown. Those documents were previously provided board members for their review. Seth reported on bank activity for the quarter. Fairfield Township had \$100,000 of its funds returned. Income received included insurance refunds on properties transferred at the end of the NIP program and corrections of bank charges. Cash on hand is \$1,279,510.21 of which Hamilton has \$236,108.36 on deposit, Fairfield Township has \$100,000.00 leaving operating cash at \$946,401.85. Middletown has a negative balance of \$50,870.28. Dan Acton moved to approve the report and Ann Becker seconded the motion.

MOTION APPROVED.

DIRECTOR'S REPORT

Seth Geisler provided a copy of the conflict of interest policy for the board members and the signature form. The board had no questions.

Resolution 2021-3, to accept the West Chester Township memorandum of Understanding adopted by the West Chester township trustees. Dan Acton moved and Joe Mulligan seconded the motion to approve resolution. The motion passed with Ann Becker abstaining.

The land bank has begun expedited foreclosure cases to develop a pipeline for properties under the Ohio Department of Development Program which is developing its regulations. Other sources will depend on the regulations of the program.

Seth reviewed Resolution 2021-4 which included draft policies for the acquisition, demolition and disposition for residential and commercial property. The board had been presented a draft of those policies previously. These policies reflect the decision for the land bank not to acquire and rehab properties for sale, but to facilitate title clearing and demolition of properties. Board members provided feedback on the policies and other issues. Seth will provide additional changes reflecting those issues and any raised by the regulations created by the state program. The Resolution will then be introduced as a motion.

Kathy Dudley presented an overview of the Neighborhood Initiative Program. The total number of residential demolitions under the program was 318 or approximately 1,300,000 square feet of blighted property. The land bank received \$4,188,137.75 in reimbursement under the grant. The impact can be measured in savings of governmental expenditures and positive economic benefits shown by increased property values. From 2016 to 2020 Middletown realized the following savings of governmental expenditures in the NIP neighborhoods: police calls down 44%, overdose calls down 51%, fire calls (non EMS) down 6.5% and code enforcement costs on vacant properties down 36%. Since 2012, Hamilton measured a 38% decrease in vacant



structures and a 62% decrease in vacant house fires. In 2019, Hamilton saved \$76,000 in costs of securing vacant house structures and fire-fighting compared to the year prior to when the land bank started in 2012.

Positive economic benefits as shown by property values and tax valuation for just the NIP neighborhoods was determined by the Butler County Auditor's office using the 2014 to 2020 time frame of the program. Middletown neighborhoods as a whole showed a 47% increase in value. Hamilton neighborhoods for the same period showed a 27% increase.

NEW BUSINESS

CITY OF HAMILTON: no report.

CITY OF MIDDLETOWN: Ashley Combs reported they are working on properties for the next round of funding.

Nathaniel Kaelin from City of Fairfield presented an application for funds for the demolition of 6760 Dixie Highway, Fairfield, Ohio. It is a structure originally built as a residence but used as a Hair Salon for many years. The business had closed and due to growth in the area ingress and egress is problematic and in fact the parking lot is within the road easement. The City of Fairfield acquired the property and the land bank will only be using money for demolition. The asbestos survey was previously paid by the land bank.

Dan Acton moved to grant the application and allow the executive director to pay up to \$22,000 for its demolition. Lauren Nelson seconded the motion.

MOTION APPROVED.

Seth discussed the need for a match policy for the funds coming from the state program. Due to the lack of published regulations and that we will not be through the portion of funds not needing a match, the discussion was deferred until we have the guidelines.

The meeting schedule for 2022 was reviewed and will remain the second Monday of the second month of each quarter (February 14, May 9, August 8, and November 14) starting at 11:30 a.m. The dates will continue to be published on our website.

ADJOURNMENT

Motion to adjourn was made and seconded.


MOTION APPROVED.

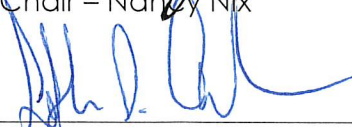
These minutes represent a summary of these proceedings and do not purport to be the entire record. A complete recording of these proceedings is contained on a digital audio file taken under supervision of the Secretary, Mary K. Dudley, and may be obtained upon written request. Any charges associated with preparing such transcript shall be borne by the person requesting. Mary K. Dudley, 315 High St., 10th Floor, Hamilton, OH 45011.

Submitted:


Mary K. Dudley--Board Secretary

Approved:


Chair – Nancy Nix


President – Seth Geisler