



MINUTES

Meeting of the Board of Directors
Monday, February 8, 2021
Commissioners 6th Floor Conference Room
315 High Street, Hamilton, Ohio

Meeting called to order:

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

ROLL CALL:

Nancy Nix
Commissioner Dixon
Dan Acton-virtual
Commissioner Rogers-virtual
Joseph Mulligan-virtual
Lauren Nelson-virtual

Staff Present:

David Fehr, Acting Executive Director
Karen Gabbard, Secretary
Tim Carlson, Attorney

Attendees:

Judi Boyko
Susan Cohen-virtual
Ashley Combs-virtual
Jim Palenick-virtual
Desmond Maaytah
Tom Vanderhorst-virtual
Denise Callahan-virtual

MINUTES FROM November 16th MEETING

Ms. Nix presented the minutes from November's meeting and asked for a motion to approve.

Mr. Acton moved to approve the November minutes as submitted and Commissioner Rogers seconded the motion.

MOTION APPROVED



TREASURER'S REPORT

Ms. Nix reported DTAC funds remain available for land bank applications. Until there is another state or federal program the land bank will be run on a smaller scale with Tim Carlson and Kathy Dudley working to complete the NIP program funds.

Ms. Nix submitted the Treasurer's report showing a balance of \$1,090,111.14.

Commissioner Rogers moved to approve the Treasurer's report as submitted and Mr. Acton seconded the motion to approve.

MOTION APPROVED.

DIRECTOR'S REPORT

Mr. Fehr reported there are no new applications to consider but may have one at the next meeting. Mr. Fehr stated prior to Ms. Dudley leaving the land bank she was successful in receiving an extension of the NIP program with the paperwork signed and approved amending the program through June 30, 2021— all reimbursement requests to be in by June 1st, to which Mr. Fehr stated his appreciation for Kathy Dudley's work on this extension of time.

Mr. Fehr reported he forwarded a video link to the Land Bank Board regarding a ribbon cutting of a Habitat for Humanity build in Fairfield Township. The lot originally was a property taken by the land bank, Mr. Fehr continued the purpose of the land bank is to get properties back into productive use and this is an example of the ultimate goal. Of returning property to the county tax roll. The link can be provided to the new board members by request.

Mr. Fehr further reported he agrees with Ms. Nix thanking Tim Carlson for his work during the transition of Ms. Dudley leaving and the future hiring of a new director stating Tim has been great to work with.

Ms. Nix requested an update from Tim Carlson. Tim reported the properties of the NIP program that are being released after three years are being transferred to the cities of Hamilton and Middletown. Mr. Carlson stated he has the January and February 2021 releases ready for the recorder as well as, he has become a part of the ALITA Program with the Ohio Finance Agency and can now get into the program. It has taken some time to get up to speed to work with Ms. Nix on the continuing deposits, etc. A decision was made for additional monies of the NIP program to be awarded to Butler County for projects done in 2020 increasing some of the parcels from \$12,500 to \$16,000 and paying a lump sum for various parcels to the checking account which will then be broken down per city to help with the pay down for each city.



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Ms. Cohen requested the reconciliation for the City of Middletown's parcels be forwarded to her and Ms. Nix states she can forward that to her. Mr. Carlson stated there is no activity as of yet for the city of Middletown, only for Hamilton at this time for the transfers after the three year mortgage is released. Mr. Fehr suggested sending the reports out to each city. Ms. Nix requested the person at Hamilton to receive one and Ms. Nelson confirmed she is the contact.

Ms. Nix reported the work that Mr. Carlson is doing in the interim is being billed to the land bank, Ms. Dudley is assisting him.

Mr. Acton states it is fine and good news to be receiving additional funds on the parcels. Mr. Acton stated to Mr. Carlson he is glad to see the disbursement of parcels being received back to the communities since he has been trying to focus on that process for a while, and feels that it is the genesis of the City of Hamilton becoming much more aggressive in the disposal of those properties which includes other possibilities rather than just green space which works out well and puts the properties back into productivity soon. Mr. Carlson replied it's approximately 22 parcels that will be going back to the city of Hamilton for the two months of January and February. Mr. Acton stated that's fantastic.

Mr. Mulligan asked during the interim of hiring a new land bank director if the need does arise to address dilapidated housing in Middletown and throughout the county, or if Middletown has a property that needs to be demolished, will that be done through David Fehr at this time? Mr. Fehr replied Middletown can submit an application as has always been done, but send it to him for now. Ms. Nix reiterated the lines of communication are open, while there isn't a new director at this time, all other aspects are the same, as well as DTAC money is available if things were to occur and there is a need in Middletown.

Ohio Land Bank Association 2021 Membership

Mr. Fehr requested approval of membership to the Ohio Land Bank Association invoice and letter requesting due to the amount of \$500 which includes technical assistance, networking opportunities as well as tools that are offered and could be beneficial to the new land bank director. Mr. Fehr stated he does not think the board needs to approve this amount but wanted to bring it to the board's attention due to the amount being paid. Mr. Fehr states unless there are objections this will be paid for the 2021 year. Mr. Acton agrees it is a good idea.

CITY OF HAMILTON REPORT

Ms. Nelson reported she will be ramping back up the disposal of side lots since her return from leave over the winter months. There are several applications and side lots are going to be moving through that program to home-owner occupants that live next door. Ms. Nelson also reported she, Planning Director Liz Hayden, and Tom Vanderhorst identified a handful of properties that were considered good candidates for infill development in the city so their



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office issued a RFP back in November while she was on leave, with many of those lots in historic districts of Rossville, German Village and the Dayton Lane area of about 12 or more lots with only some of the responses back to be evaluated she expects their office will reissue the RFP again since they did not get responses for all of them with a few more to be added to the list. Ms. Nelson thinks it will be revamped and put out to the public again in the next few months.

Ms. Nix asked regarding the side lot purchases if Ms. Nelson is receiving those \$100 checks and if so can she provide the property addresses in the memo section of the checks, to which Ms. Nelson replies if the property is in the name of the city she receives the checks but if they are in the land bank's name Kathy Dudley was conducting those closings directly. Ms. Nix reiterates addresses need to be on the checks from both cities.

CITY OF MIDDLETOWN REPORT

Ms. Cohen reported things have been quiet and only working on side lot dispositions at this point. Ms. Cohen stated there is new staffing to report, Ashley Combs will be the new point of contact which will allow Ms. Cohen to work more in the background moving forward. Ms. Cohen reported the side lots have been a steady trickle of applications and are waiting for timelines on some of the grant lands to get the lots to the neighboring parcel owners. Ms. Nix asked if Ms. Combs would like to speak.

Ms. Combs stated she is looking forward to working with everyone. Ms. Nix welcomed Ms. Combs and instructed her to be in contact if she needs anything. Ms. Cohen asked if Mr. Palenick would like to speak.

Mr. Palenick stated yes, and he reiterates he is more than happy to be working with this group to get things accomplished. Ms. Nix welcomed Mr. Palenick.

NEW BUSINESS

Mr. Acton asked if the Ohio Land Bank Association is doing any type of advocacy for our land bank of any additional funds. Mr. Acton stated he did see an article in the paper stating the Attorney General's participated in successfully getting part of a rather large sum yet again. Mr. Acton asked if Ms. Nix knows if they are reaching out to our legislators or if that's something we can do on our own because right now they are in the middle of the budget and in looking at that, there doesn't seem to be anything that mentions land banks. Mr. Acton stated there's \$50 million dollars to publicize that Ohio is open but no mention of seed money for the land banks. Mr. Acton requested some type of concerted effort among us to reach out to some of our fantastic members in our legislature here in Ohio that the land bank should tap in to those resources to see if there is something that can be done.

Ms. Nix stated that is a very good question and very glad he brought up. Ms. Nix asked Mr. Fehr if he can answer who is there now, to which Mr. Fehr stated yes, he would pass this letter



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on to the whole group since they state in their letter they will be taking a more aggressive approach for lobbying for additional funds as well as their reference to a House Bill they are working on. Ms. Nix stated the lobbying has been going on for several years now.

Mr. Acton stated it's timely due to the budgetary process that is now underway to give the land bank some bullet points to be able to talk with Senator Lang, Jennifer Gross, Sara Caruthers and Thomas Hall some of the people working for Butler County as well as Representative Zeltwanger who are in powerful positions to help our county land bank along with the Attorney General Yost. Mr. Acton has had a chance to talk with him several times and even though it's not as much of a priority as was his predecessor he is very interested in it.

Ms. Nix agreed these are very good comments.

MEETING SCHEDULE

Ms. Nix announced the next meeting to be May 10, 2021 at 11:30 a.m. , Sixth floor Commissioners Conference Room, same format of either virtual or in person.

ADJOURNMENT

Mr. Acton moved to adjourn the meeting and Commissioner Dixon seconds the motion to adjourn.

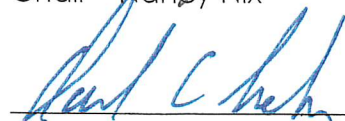
Meeting adjourned at 11:57 a.m.

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 8, 2021




Chair - Nancy Nix


Acting President-David Fehr