



www.ButlerCountyLandBank.org

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 11, 2016 at 11:00 a.m.

Attendees:

Nancy Nix	TC Rogers	Rob Wile	Berkley Rose
Michael McNamara	Tim Carlson	Kathy Dudley	Dan Horgan
Charles Young	Karen Gabbard	Kyle Fuchs	Kevin Schrock
Denise Callahan	Doug Adkins	Chasity McAnulty	Don Dixon

Ms. Nix requested a motion to approve the minutes of October 29, 2015. TC Rogers made a motion to approve the minutes as submitted. Mr. Adkins seconded. Motion passed.

Treasurer's Report

Mike McNamara gave the treasurer's report. The amount on hand is \$217,000 and first reimbursements are ready to be sent for The Hardest Hit Funds. TC Rogers questioned the turn-around for these funds which will be approximately 1- 2 weeks and the DTAC should be in late April early May. No other questions asked, Don Dixon made a motion to approve the Treasurer's Report as submitted. Rob Wile seconded. Motion passed.

Director's Report

IRS letter update – all paperwork required was submitted by year end 2015 to apply for certification as a non-profit land bank and should receive confirmation by either April or July 2016 meeting.

Oxford and Madison Townships would like to join the land bank as a result of a presentation at BC Township association. MOU's to be voted on later this meeting.

Miami University study overview given by Kevin Schrock, Miami University intern. Land bank study being conducted is to see the impact of what the demolitions have had on Hamilton and Middletown property values, the crime rate and whether or not it has deterred squatters from the empty buildings. A question was raised about the methods being used which can be wide ranging from the center of data economics but most recently the 2009 to 2012 tax values were used. Mr. Rogers suggested this type of information is current through the MLS (multiple listing service).

Hardest Hit Funds – Is on track for current round of funding and Senators Brown and Portman were instrumental in freeing up funds for states that are hardest hit. Ohio not yet projected. In speaking with Jim Rokakis, who works with these funds is expecting a sizeable amount for Ohio. There is more money to be funded and there will be a probable extension of the deadlines of the program into 2020 for the Hardest Hit Funds and they are working on rules of what the limitations will be regarding broader use of the funds for, with the goal to still eliminate and reduce foreclosures but type of residential property might expand, and where we may be able to use it geographically might expand. A question was raised regarding a change in the cap of acquisition from the current five thousand that If the rules change including multi-unit residential to be included for demolition in the future then we should see some relaxing of the rules but not sure if that will change the current application process. Jim Rokakis timeline for April will have more info regarding the IRS letter, etc.

Madison and Oxford Township MOU's – format is now a boilerplate for the MOU as well as the resolution format which is a result of Butler County Township Association meeting. The two MOU's submitted aren't for any certain projects at this time even though Madison Township had been turned down



www.ButlerCountyLandBank.org

previously for a demolition project with CDBG funds that may be eligible for DTAC funding and they may submit for that at a later time. Question was raised, once these two are accepted, how many townships will we have MOU's for and it was determined Lemon, Reily, Morgan, Milford and West Chester are the only townships left that haven't submitted an MOU. Doug Adkins made a motion to accept the MOU's submitted by Madison and Oxford Townships. Rob Wile seconded. Motion passed.

Ross Township- Dan Horgan is presenting a request for Bob Bass, Trustee, Ross Township for a demolition of a property adjacent to the Venice Castle property located at the corner of Cincinnati Brookville and Hamilton Cleves, which was recently demolished. Two parcels West are the ones to be demolished for approximately \$20,000 and CDBG could provide half of the cost if DTAC could put in the other half. Dan Horgan states this property consisting of two properties alongside the Venice Castle parcels is to make future development more likely. Ross Township purchased the two parcels in 2015 which consist of a single-family home, a couple out-buildings and some trees of which they are requesting \$10,000 from the land bank for the demolition costs. Mike McNamara states that per Bob Bass the clearing of these two parcels will put three parcels together and makes it a marketable property. After the demolition this property will be sold for development since Ross Township recently purchased an existing property to expand their township offices, as was previously discussed for this location. CDBG funds were used to demolish the Venice Castle with that intent in mind and now that the property is being prepared for sale and redevelopment there doesn't seem to be an in-kind dollar match from Ross Township, other than the purchase price of the properties of \$260,000. The end result could be somewhere in the half million dollar price range. The land bank would consider granting the \$10,000 if at the time of sale it will re-coup the DTAC funds. This offer will be tendered to Ross Township and the matter is being tabled until next meeting in April. Mr. Rogers made a motion to table this discussion until Bob Bass can attend to answer further questions. Mr. Adkins seconded. Motion passed.

Hamilton - Kathy Dudley states Hardest Hit Funds is in demolition mode, with over 40 demos and not many bills in yet. Acquisition numbers are continuing to go up, goal is 100 with this funding of Hardest Hit and also getting them now through donations. US Bank is donating three properties in various target areas. Receiving titles under expedited foreclosures that the Prosecutor's Office has pursued so, those numbers will probably be up between 80-85. Continuing to acquire through Sheriff's Sales and donations and when reimbursements are received we will again go under our maximum acquisition numbers of 5,000.

Tim Carlson confirmed as of today Hamilton has 83 including the two recorded this morning.

Middletown - Kyle Fuchs states currently have 34 properties acquired with two more being processed, There are 13 with historical clearance and asbestos surveys ordered, 21 are being processed for historical clearance and will go out for demolition next batch and once the asbestos surveys are received it will be 45-60 days before the second batch goes out for bid. Middletown is keeping their eyes open for new properties for the program and possibly extending their territory when the new rules come out.

Old Business

Rob Wile states regarding Hardest Hit Funds even though we report in unit numbers, it is dollar driven. Do we have an aggregate dollar projection on where the combination of 83 and 34 would get us. That the most efficient use of these dollars will get us to the front of the line if there is another phase of funding. With our grant at \$2 Million do we have a number of where we are on that scale?



www.ButlerCountyLandBank.org

Per Kathy Dudley, with acquisition and demo the City of Hamilton is at \$450-\$500,000 right now and She anticipates Hamilton will be between \$1 Million to \$1.2 Million and if Middletown will keep up on their numbers through that time because we can acquire probably thru June to have them down by September. We are on track to spend the \$2 Million.

New Business

Nancy Nix requests Mike McNamara to prepare a spreadsheet of progress for the next meeting that as of March 31st contains the number of properties, what have we spent and number of properties demolished. A compilation of The Hardest Hit Funds Program since its inception.

Mike McNamara states the new extensions of date and territories will help expedite the expenditure of the remaining funds and will prepare the report for the next meeting.

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

Mr. Rogers moved to adjourn the meeting, Mr. McNamara seconded. Ms. Nix adjourned the meeting at 11:50 a.m.