



[www.ButlerCountyLandBank.org](http://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 at 11:00 a.m. on October 29, 2015.

Attendees:

Nancy Nix	Dan Acton	Michael McNamara	Kathy Dudley
T.C. Rogers	Charles Young	Don Dixon	Doug Adkins
Rob Wile	Mike Juengling	Larry Stetser	Ed Dulle
Denise Callahan	Desmond Maaytah		

Nancy Nix requested a motion to approve the minutes of August 31, 2015. Doug Adkins made a motion to approve the minutes as submitted. Don Dixon seconded. Motion passed.

### **Treasurer's Report**

Mike McNamara provided the treasurer's report. Land Bank Finance Report was provided showing Income & Expenses for 2014 as well as 2015 year to date. The September bank statement was provided as well as copies of checks paid during the statement period. Mike explained improvements made to the Finance Report that now show 2014 income and expenses as well as 2015 year to date. Mike explained future improvements to the report will segregate incomes into Moving Ohio Forward, NIP, etc. to better show where income streams begin and end. Closing balance as of Friday was \$522,368.28.

Don Dixon made a motion to approve the Treasurer's Report as submitted. Mike Juengling seconded. Motion passed.

### **Director Report**

- a. Mike has checked with Thriving Communities Institute due to a new donation coming in from US Bank. It will probably be mid-way through 2016 to receive IRS letter. A number of documents have been provided to US bank to satisfy their needs.
- b. Wayne Township will discuss later in meeting their MOU approval and a demolition project they are proposing.
- c. Miami University study article from Journal News was provided to the board which discusses the current status of the study. Mike sates Miami University Students are meeting on this and he should have a study between March and May of 2016.
- d. Hardest Hit Funds requirement was for 80 properties acquired by September 30, 2015. The Land Bank surpassed this with a total of 88 properties. Currently property count is into mid 90's and all compliance reports were submitted in October 2015.
- e. Vorys Update- Middletown and Hamilton provided \$1250 each for a total land bank \$2500 contribution for this lobbyist. Discussions taking place with them about pushing for select future income streams for land banks.
- f. Legislative imitative update- Have been working with Margie Condit through the legislative service commission for cleanup language to the land bank bill which may be included in budget fix bill this year or early next year.
- g. Mike met with Paul Stump from Liberty Township on a house that was in need of demolition. Paul credits the Land bank with assisting this one to work out without any direct assistance from the Land Bank.



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### **New Land Bank Participation**

Ed Dulle and Larry Stetser presented desire for Wayne Township to enter into a Memorandum of Understanding with the Land Bank. Mr. Dulle stated their proposed project is at 5966 Wayne Milford Rd. which is a house vacant for 5 years with back taxes which is open and has neighbor complaints. The request for demolition is \$7250.00 for complete demolition of house.

Don Dixon made a motion to approve Wayne Township's participation in the Land Bank. Second by Dan Acton. Motion passed.

Don Dixon made a motion to approve Wayne Township's demolition application for \$7250.00 Second by Dan Acton. Motion passed.

### **City of Middletown**

Middletown is at a number of 24-25 properties for NIP. Middletown is ramping up the demolition and would have the process moving quicker over the next months. There are no further benchmarks for this program until the end date. Middletown handled everything that was eligible and Hamilton is picking up the remainder.

### **City of Hamilton**

Hamilton has 62 under Hardest Hit program and is still taking properties outside neighborhoods of Hardest Hit Area. Hamilton is continuing to work on properties from Moving Ohio Forward that are now vacant lots and taking to land bank to dispose of through a side lot program. Hamilton's total property count for year is around 74-75. All but 2 properties have asbestos surveys completed and currently have active demos, have 16 demolished, contracts awarded on another 16, and remainder are in the bid process. Hamilton is receiving donations from several banks including US bank. The City Manager signed off on a tax form for banks requesting an IRS letter. Mr. McNamara can sign off on others. OHFA is stating that Butler County may be able to get about 150 total demos looking at the current costs. Demolition can occur before the October 2016 benchmark. Hamilton is continuing to perform expedited foreclosures with help from Prosecutor's Office.

### **Move to Executive Session 11:21a.m.**

Rob Wile made a motion to move to Executive Session to discuss pending or court action. Second by Doug Adkins. Roll Call Vote: Nix- Yes, Dixon- Yes, Rogers- Yes, Acton- Yes, Adkins- Yes, Wile- Yes, Juengling- Yes

### **Return from Executive Session 11:42 a.m.**

### **Next Meeting Schedule**

The next meeting will be the annual meeting in January 2016. Meeting dates for 2016 were voted on at a previous meeting.

Doug Adkins moved to adjourn the meeting, Don Dixon seconded. Ms. Nix adjourned the meeting at 11:45 a.m.