

Portage County Land Reutilization Corporation

**Reed Memorial Library
Wednesday, February 24, 2016
2:30 PM**

Meeting Minutes

The Board of Directors of the Portage County Land Reutilization Corporation met for a regular monthly meeting on **Wednesday, February 24, 2016** at Reed Memorial Library. The meeting was called to order at **2:45 PM** by Co-Chair Brad Cromes.

ROLL CALL – Lisa Reeves

Director's Present – Brad Cromes, Wendi O'Neal and Bridget Susel.

Directors Absent – Vicki Kline and Kathleen Chandler.

Also Present - Dave Vaughan, Mike Bogo, Jenna Dorris, Kaitlyn McNerney, Dan Morganti, Theresa Steinlechner, Chad Murdock, John Zizka, Chris Moravec, Alecia Bencze, Sabrina Christian Bennett, Todd Peetz, Lisa Reeves, Scott Rainone, Glenn Reigelman, Deeann Barkett, Janet Esposito, Adam Bey and Victor Grimm.

APPROVAL OF OFFICIAL MEETING MINUTES

Due to lack of Board Members for a quorum, the January 14, 2016 Special Board of Directors Meeting and the January 20, 2016 Board of Directors Meeting Minutes will be approved at the March 23, 2016 Board of Directors Meeting.

MOVING OHIO FORWARD PROGRAM – Todd Peetz discussed the background of the Moving Ohio Forward Grant. It was an Ohio Attorney General Grant based on bank foreclosure penalties. Portage County received \$812,000 with the first \$500,000 was free and the remaining \$312,000 had to be matched. The Land Bank used \$312,000 of DETAC funds to cover the matching. The Land Bank was new at the time of MOF and there were different thoughts on how the MOF Program should be handled. One idea that the Land Bank moved forward with was that if you were a willing partner and did not make the Cities, Townships and Villages go through the court ordered process then you would not have an assessment put on your property for the demolition. Out of the roughly \$1.2 Million, about \$500,000 should have been assessed to properties that did not willingly sign-off on the demolitions. As part of the process the Prosecutor's Office created a Memorandums of Understanding (MOU) that stated the money is coming from the Land Bank and that Regional Planning would Administers the Grant. Once the units were demolished, Regional Planning would inform the Cities, Townships and Villages of the cost. Per the MOU the Cities, Townships and Villages would put the cost as an assessments on the properties. Per the Ohio Revised Code 505.86 the assessment should be immediately added once the City, Township or Village has applied the assessment and gives to the Auditor to put on the taxes.

Project was completed by December of 2014. In early 2015, NDS as the Land Bank administrator discussed with the Land Bank which properties had received assessments. As a result of those discussions, Regional Planning contacted the communities and reminded them that per the MOU's they needed to place the assessments. There were several assessments that were placed in the March, April, May time line that first made it onto the September 2015 and January 2016 tax bills. It appears there are (4) properties that have since sold. Of those, (2) had assessments placed by the Township, however, the sale of those properties were completed between the time the Township submitted the assessment to Auditor and the assessment showed on the tax record. The other (2), one in Ravenna City and one in Ravenna Township sold never having an assessment filed. Currently, there is over \$318,000 that has been assessed. There are (7) properties combined in Ravenna City and Ravenna Township that need assessments placed and (1) in Shalersville. Shalersville actually went to court to change the assessment to at time of sale.

MOVING OHIO FORWARD PROGRAM LIENS – Attorney Chad Murdock – discussed options regarding removal of the liens on the (4) properties that have sold. There are certain steps that will need to be taken to get the liens released. This may take a court order and Chad will need the Board to provide a Resolution to proceed on these (4) properties. Chad stated that it would not be in the best interest of the Land Bank to release all the properties from the liens. The assessment is going to force the owner to do one of two things. Either pay it or not pay it. If they don't pay it this can be a mechanism to foreclose. It was stated that regarding the (4) properties would need to go through the Townships to initiate the process to release the liens. Chad stated that this may take some time to work through and asked that homeowners be patient. Director B. Susel recommended the assessments be removed allowing for easier sale of the properties to get them back on the tax rolls. Director B. Cromes asked NDS to prepare a list of demolished properties that should be acquired by the Land Bank as well as which properties should have the assessments removed. Director W. O'Neal does not feel we can pick and choose which properties should keep the assessments. She feels assessments should stay on all the properties.

VISION AND MISSION STATEMENT DISCUSSION – Dave Vaughan – Scott Ralnone discussed the ideas that the Land Bank would like to include in the vision and mission statement. Scott is requesting (2) dates for a meeting to discuss with the Board. The dates chosen are March 4, 2016 at 8:00 a.m. and March 11, 2016 at 8:00 a.m. at the offices of Neighborhood Development Services, Inc. The Board would like this finalized by the end of March.

FORECLOSURE PROCESS CONTRACT UPDATE – Jenna Dorris – presented an update of the properties that are through the foreclosure process and those that are currently in the process.

501(c)(3) APPLICATION – Attorney Chad Murdock announced that he and Kaitlyn McNerney are still working to complete the application and expect it to be ready for Director V. Kline to sign.

SOFTWARE COMMITTEE AND DATES – Dave Vaughan – in looking at the process it appears that mapping capabilities may be required. Dave is looking for a couple of Board members to sit through some demos. Director B. Cromes asked about using the GIS system. Director B. Susel suggested having Joe Reichlin, the GIS Manager for the county sit in on some of the meetings. W. O’Neal also suggested that Regional Planning Commission have a representative (Claudia James) at those meetings.

REPORTS AND COMMUNICATIONS

Treasurer’s Report – Treasurer Dan Morganti presented current Financial Statements. These will have to be approved at the March meeting due to lack of a quorum.

Property Inventory – Jenna Dorris – the properties listed on the website are what is available for sale.

BOARD STRUCTURE/MEMBER NOMINATION – Director B. Cromes – stated that Jack Kohl has agreed to join the Board. Nominations and votes will have to be addressed at a future date.

OTHER BUSINESS

Annual Meeting – Dave Vaughan – he has sent a memo to the Board requesting ideas/dates for the Annual Meeting. Director B. Cromes recommended adding the discussion to the March Agenda.

Habitat for Humanity – Sabrina Christian Bennett – discussed how Habitat for Humanity can partner with the Land Bank to get properties back on the tax roll. Director B. Cromes discussed the acquisition/rehab/re-sale program that the Land Bank is working on. He suggested that Sabrina reach out to Dave Vaughan or Jenna Dorris to see what is available. Dave Vaughan suggested that Habitat for Humanity look at the Land Banks website.

NEXT MEETING DATE

The next meeting of the Portage County Land Reutilization Corporation will be on Wednesday, March 24, 2016 – 2:30 PM at Reed Memorial Library.

ADJOURNMENT

Director B. Susel made a motion to adjourn. Director W. O'Neal seconded the motion. Motion carried with 3 Yeas, 0 Nays.

We do hereby certify that the foregoing is a true and certified record of the Board, the official meeting of February 24, 2016 adjourned at 3:35 PM.

Vicki Kline

David Vaughan

Chairman

Secretary/Administrator