

MINUTES
Portage County Land Reutilization Corporation
Neighborhood Development Services, Classroom 1st Floor
Wednesday, July 13, 2016
2:30 PM

The Board of Directors of the Portage County Land Reutilization Corporation met for a regular monthly meeting on Wednesday, July 13, 2016 at Neighborhood Development Services, 1st Floor Classroom. The meeting was called to order at 2:30 PM by Chair Vicki Kline.

ROLL CALL – Lisa Reeves

Present: Vicki Kline Brad Cromes Kathleen Chandler
 Bridget Susel Ina Sayre.

Absent: Wendi O’Neal Jack Kohl

Also Present: Dave Vaughan Mike Bogo Kaitlyn McNerney
 Alecia Bencze Jennifer Robison Dan Morganti
 Lisa Reeves John Zizka Chad Murdock
 Kate DeAngelis Bob Finney Glenn Reigelman
 Jenna Adkins

APPROVAL OF OFFICIAL MEETING MINUTES

July 23, 2016 Regular Meeting Official Minutes

A few corrections were noted. V. Kline made a motion to approve the minutes of July 23, 2016 as corrected. Motion seconded by B. Cromes. Motion carried with 4 Yeas.

FORECLOSURE CONTRACT UPDATE – Alecia Bencze

A. Bencze stated that there are 13 parcels in the 28-day right of redemption period. All of these parcels will be transferred by the end of July. There are 8 journal entries submitted that are waiting to be signed. It’s been taking about 30 days however these will be ready to go by the end of August. There are 3 parcels where A. Bencze has been in talks with the attorney. Two of the 3 parcels have no mortgages but the owner wants to donate the parcel. One parcel was sold via third party transaction and \$8,294 in taxes paid because an expedited foreclosure was done. A. Bencze has started working on the parcels in McElrath. So far seven parcels have been transferred this year.

A. Bencze noted that anything that is in “blue” has been filed or has an open case. Anything that is in “purple” is on hold. Anything that is in “green” has been given by the Treasurer to file.

Everything in “gray” has been closed for one reason or another. K. Chandler suggested using lighter tone colors on the table so that when printed out it didn’t appear so dark in some areas.

REPORTS AND COMMUNICATIONS

Treasurer’s Report - Dan Morganti

D. Morganti presented the June Financial Statement. \$143.57 was received in revenue and there were \$6,627.18 in expenses.

B. Cromes made a motion to approve the June 2016 Financial Statements as presented. Motion seconded by K. Chandler. Motion carried with 5 Yeas.

NIP Update – Dave Vaughan

D. Vaughan presented an update on the NIP Program. D. Vaughan stated that \$450,000 was awarded to Portage County. Of the \$450,000 that was awarded, approximately \$117,000 has been expended. All funds must be expended by December 31, 2017.

OTHER BUSINESS

August Meeting – Vicki Kline

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

Skeels/McElrath Update – Brad Cromes

B. Cromes had developed the list some time ago and the Prosecutor’s Office has not moved forward on them because they were asked not to. B. Cromes said he wanted to have an opportunity to sit down with community leaders and go to Skeels and McElrath and lay out for them what the Land Banks vision was in conjunction with what the Health Department is doing. B. Cromes said they met a couple of weeks ago and they were positively inclined to the work the Land Bank is doing. After the meeting, someone came up to Brad and said they had a parcel that they would like to donate. B. Cromes said the donation of the land is moving forward.

D. Vaughan said he thought that by getting control of the lots, cleaning up the titles and then consolidating some of the lots are really going to move these neighborhoods. D. Vaughan noted that there will be a few expenses that the Land Bank will get stuck with some of the clean-up bills as they go through it.

Beatrice Mitchell – Parcel Donation – Chad Murdock

C. Murdock noted that there are 3 areas that need to be approved and they are as follows:

1. Acceptance of the gift by the Land Bank Board of Directors, in its sole discretion communicated to Property Owner in writing at least one day before the conveyance of the gift by Property Owner to the Land Bank.
2. Approval by the Land Bank, in its sole discretion, as to there being no encumbrances or liens on the Real Property (including real estate taxes and assessments), except those that the Land Bank agrees in writing to assume, if any; and
3. Approval by the Land Bank, in its sole discretion, that no action by any person and no action or notice of violation(s) of any law or any federal, state, county, municipal, township or other governmental agency rule, regulation, order or requirements relating to the Real Property is pending or threatened.

C. Murdock said that all 3 items above need to be approved and included in the Resolution so that it can be forwarded to the title company. B. Susel made a motion to approve the donation and approve the 3 stipulations noted in Section 1 of the Agreement. Motion seconded by K. Chandler. Motion carried with 5 Yeas.

606 West Spruce Avenue, Ravenna – Dave Vaughan

D. Vaughan stated that 606 West Spruce is really 608 West Spruce. This is a piece of property in the City of Ravenna. D. Vaughan said they had executed a rehab on this house years ago and NDS on behalf of the City of Ravenna foreclosed against it. The City also placed a mortgage on it. There are 3 liens owing to Tax Ease in the amount of \$6,501.06. The property has gone to Sheriff Sale on 2 occasions and there have been no bids made equal to two thirds of the value of the property. Tax Ease has indicated that in consideration of the payment of its three liens in full it will release its position. Once the position has been released then the Prosecutor's Office has indicated that foreclosure action could be dismissed. This will allow the Prosecutor's Office to bring the expedited foreclosure action so that the property could be acquired by the Land Bank. D. Vaughan said the house needs to be demolished. D. Vaughan said that if we move this to the top of the foreclosure list then we can use \$5,000 of the NIP funds to acquire the property in order to pay off the taxes plus another \$1,500 from the DETAC and then demolish the house using the NIP funds. Bob Finney said they have been working on trying to demolish this house for about 5 years but there just wasn't the mechanism in place to make it happen and it wasn't owner occupied. The owner is deceased.

~~B. Cromes asked if the City would be willing to contribute towards the \$1,500 that remains in order help the Land Bank to acquire the property. Bob Finney said he would need to go to City Council and ask them to appropriate the money. D. Vaughan questioned B. Cromes if this was the precedence he wanted to set. B. Cromes questioned D. Vaughan if the Land Bank asked for partnership? B. Susel felt that if it was for a public purpose that it would make sense to require the community to contribute. D. Vaughan felt that it would be an issue if they went to each community and asked for them to contribute towards every demolition. B. Susel stated that~~

~~communities typically find funding to support what is basically not for a public purpose and is typically done 100% using grant funding because it isn't serving a public purpose. B. Susel felt that it would be a good idea to take it back to the Policy Committee and to come up with some methodology for when a community would need to contribute.~~

~~B. Susel made a motion to move forward with this property. Motion seconded by K. Chandler. Motion carried with 5 Yeas.~~

Old Forge Road

The property is located in Brimfield Township and they applied through the Demolition Assistance Program. D. Vaughan questioned C. Murdock where they were at with this property. C. Murdock said the Prosecutor's Office thought they needed to jump through one more hoop before he would sign off that everything is complete, which is an advertisement in the newspaper. C. Murdock said they were at least a month out.

D. Vaughan said the utilities on the property have already been surveyed and they will be ready to proceed with the demolition once they receive approval.

Deed – Re-Surveyed

D. Vaughan stated that when they go through the foreclosure process the deeds they end up with are in metes and bounds. D. Vaughan said they have been having some problems with the Tax Map Department in getting the deeds approved. If it's a metes and bounds description and there is a court order, then the Tax Map Department marks it "deficient". D. Vaughan said that eventually they have been able to get the deeds approved and recorded however they won't be able to transfer the property out of the Land Bank's name until the property has been re-surveyed. B. Cromes asked if that would be a cost that the Land Bank would just pay or if the cost could be transferred on for someone else to pay. D. Vaughan said that if it was a side lot then they are just going to eat the cost but on the larger parcels where they are for sale the cost will be added into the sale price.

Sewer Invoices

D. Vaughan said they are receiving delinquent sewer bill on for some of the lots. D. Vaughan questioned if there was a way out of paying the sewer bills. V. Kline said they would need to look into this. B. Susel suggested having the Water Resources Director coordinate with the Land Bank to come up with a reasonable policy and then present it to the Commissioners for review/approval.

MOF Liens – John Zizka asked for an update on the removal of MOF Liens. Attorney C. Murdock stated that the Prosecutor's Office is still in the stage of figuring out which direction to go. He said other counties have faced this issue and via a resolution through their auditor they were

able to remove the liens. The Portage County Auditor is reluctant to do this. C. Murdock said he will follow up on it.

Vision Statement

Director Brad Cromes said he would like to see the Vision Statement at the top of the agenda as well as on the website.

ADJOURNMENT

B. Cromes made a motion to adjourn the meeting at 3:18 p.m. Motion seconded by B. Susel. Motion carried with 5 Yeas.

We do certify that the foregoing is a true and certified record of the Board, the official meeting of July 13, 2016.

Vicki Kline
Chairman

David Vaughan
Secretary/Administrator