

**CLERMONT COUNTY LAND REUTILIZATION CORPORATION.**  
**REGULAR MEETING**  
**June 29, 2022**

The Clermont County Land Reutilization Corporation (Land Bank) Members convened on Wednesday, June 29, 2022, at 2:00 p.m., in the Board of County Commissioners Session Room, Third Floor, County Administration Building, 101 East Main Street, Batavia, Ohio. Members present were Jeannie Zurmehly, David Painter, Bonnie Batchler, Michael Doss, and Jeff Baumgarth. Also present were Desmond Maaytah, Scott Gafvert, and Kennedy Briggs Department of Community and Economic Development; Michael Weinstein, Patriot Engineering; Rabekkah Cooper, Treasurers Office; Pat Woodside, Frost Brown Todd; and Angie Livesay, Board of County Commissioner;

Ms. Zurmehly asked for a roll call and a quorum was present.

Ms. Batchler called for a motion to assign Kennedy Briggs as Secretary pro-tem. Mr. Painter seconded the motion and it carried unanimously.

At this time, Ms. Zurmehly moved on to new business. Kennedy Briggs introduced Resolution 2022-01 accepting and appointing representative members Michael Doss as Municipal Director and Jeff Baumgarth as Township Director. Desmond Maaytah explained to the members that per the ORC Ohio Revised Code, the largest municipality in the County elect's one representative to the Land Bank Board, and townships that exceed 10,000 residents elect a representative to the Land Bank Board. Mr. Painter moved to adopt Resolution 2022-01. Ms. Batchler seconded the motion and the vote carried with Mr. Doss and Mr. Baumgarth abstaining.

Ms. Briggs introduced Resolution 2022-02 adopting the Clermont County Land Reutilization Corporation Code of Regulations, and asked Pat Woodside would address any questions. Pat Woodside explained to the members that the Code of Regulations lays out all the powers of the land bank and its board members. Mr. Woodside explained the signatory privileges assigned to the officers, executive director, and board members. Mr. Maaytah commented that there has been discussion to use the County auditor to manage Land Bank financials. Discussion took place surrounding what needs board approval and what does not. Mr. Woodside explained that the Board has the ability to limit or expand the ability of the Executive Director. Ms. Zurmehly stated that starting off she would be more comfortable with the Board being involved in all decision-making, particularly signing contracts and dispersing funds. Mr. Painter moved to adopt Resolution 2022-02. Mr. Doss seconded the motion and the motion carried unanimously. Mr. Painter then made the motion to limit the capabilities of the Executive Director from entering into contracts, purchasing property, or other decisions without the additional approval of the board. Mr. Doss seconded the motion and the vote carried.

At this time, Kennedy Briggs conducted nominations and election of officers.

Ms. Briggs asked for nomination for the Chair of the Land Bank Board. Mr. Painter nominated Jeannie Zurmehly as Chair. Mrs. Batchler seconded the motion.

Ms. Briggs asked for nomination for the Vice-Chair of the Land Bank Board. Ms. Zurmehly nominated David Painter as Vice-Chair. Mr. Doss seconded the motion.

Ms. Briggs asked for nominations for the Treasurer and Secretary of the Land Bank Board. Ms. Batchler nominated Kennedy Briggs for Treasurer and Secretary. Mr. Painter seconded the motion.

Ms. Briggs asked for nominations for the Executive Director/President of the Land Bank Board. Ms. Zurmehly nominated Desmond Maaytah for Executive Director/President. Mr. Painter seconded the motion.

Hearing no more nominations from the floor, Ms. Briggs declared the nominations closed.

Ms. Briggs asked for a motion to elect Jeannie Zurmehly as Chair of the Land Bank Board. Mr. Painter moved to elect Jeannie Zurmehly as Chair of the Land Bank Board. Mr. Doss seconded the motion and the motion carried with Ms. Zurmehly abstaining.

Ms. Briggs asked for a motion to elect David Painter as Vice-Chair of the Land Bank Board. Ms. Zurmehly moved to elect David Painter as Vice-Chair of the Land Bank Board. Mr. Baumgarth seconded the motion and the motion carried with Mr. Painter abstaining.

Ms. Briggs asked for a motion to elect Kennedy Briggs as Treasurer and Secretary of the Land Bank Board. Ms. Batchler moved to elect Kennedy Briggs as Treasurer and Secretary of the Land Bank Board. Mr. Painter seconded the motion and it carried unanimously.

Ms. Briggs asked for a motion to elect Desmond Maaytah as Executive Director/President of the Land Bank Board. Ms. Zurmehly moved to elect Desmond Maaytah as Executive Director/President of the Land Bank Board. Mr. Painter seconded the motion and it carried unanimously.

At this time with elections over, Ms. Briggs returned to discuss the next resolutions.

Resolution 2022-03 to adopt the Clermont County Land Reutilization Corporation Ethics and Conflict of Interest Policy was explained to the board by Mr. Woodside. Mr. Painter made a motion to adopt Resolution 2022-03. Ms. Batchler seconded the motion and the motion carried unanimously.

Mr. Maaytah introduced Resolution 2022-04 adopting the Clermont County Land Reutilization Corporation public records policy. Ms. Batchler made a motion to approve Resolution 2022-04. Mr. Painter seconded the motion and the motion carried unanimously.

Mr. Maaytah began discussing Resolution 2022-05 for approval of the Clermont County Land Reutilization Corporation Agreement and Plan with the Clermont County Board of Commissioners. There was also a discussion about the tax foreclosure processes. Mr. Painter

moved to approve Resolution 2022-05. Mr. Baumgarth seconded the motion and the motion carried unanimously.

Ms. Briggs introduced the next resolution. Resolution 2022-06 authorizes the Executive Director to accept a loan from either the Clermont County CIC or the Clermont County Port Authority. Mr. Maaytah explained the terms of this loan with the directors of the two boards. Mr. Painter motioned to accept Resolution 2022-06. Ms. Zurmehly seconded the motion and the motion carried unanimously.

Ms. Briggs introduced Resolution 2022-07 to authorize the engagement of Legal Counsel with Frost Brown Todd LLC. Mr. Woodside discussed that once an engagement letter is created it will need the approval of two board members with one being the Chair. Ms. Batchler made a motion to accept Resolution 2022-07. Mr. Painter seconded the motion subject to the creation of an agreement letter between Frost Brown Todd and Clermont County Land Reutilization Corporation. The motion carried unanimously.

Mr. Maaytah introduced Resolution 2022-08 authorizing the application for and acceptance of the Ohio Department of Development Building Demolition and Site Revitalization program grant funds. Mr. Painter moved to accept Resolution 2022-08. Mr. Doss seconded and the motion carried unanimously.

Mr. Maaytah introduced Resolution 2022-09 authorizing the engagement of Patriot Engineering as an environmental consultant for the Ohio Department of Development Demolition and Site Revitalization program grant funds. Michael Weinstein, regional Environmental Manager of Patriot Engineering introduced himself and the services he and his team would provide. Mr. Painter moved to approve Resolution 2022-09. Ms. Zurmehly seconded the motion and the motion was carried unanimously.

Ms. Briggs began a brief discussion about the topics listed under other business including; Establishing a bank account and signatories, funding, Budget, Directors' and Officers' Insurance, Title company, and policies regarding acquisition and disposition of land.

The Board members discussed when the next Clermont County Land Reutilization Corporation Board meeting will be and decided upon August 16<sup>th</sup>, 2022 at 2 pm.

With no further business before the board, Ms. Briggs asked for a motion to adjourn the meeting. Ms. Zurmehly moved to adjourn the meeting and Mr. Painter seconded the motion. The motion carried unanimously and the meeting adjourned at 3:40 pm.

ATTEST:

Kennedy Briggs  
Kennedy Briggs, Secretary

Date: 8-16-2022

Motion to Approve:

Director Painter

Seconded By:

Director Batchler