

CLERMONT COUNTY LAND REUTILIZATION CORPORATION.
REGULAR MEETING
July 12, 2023

The Clermont County Land Reutilization Corporation (Land Bank) Members convened on Wednesday, July 12, 2023, 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, Bonnie Batchler, and Jeff Baumgarth. Also present were Desmond Maaytah, Scott Gafvert, Leonard Kendall, and Kennedy Briggs Department of Community and Economic Development; Michael Weinstein, Patriot Engineering; Pat Woodside Frost Brown Todd; and Shawn Carvin, Ohio Land Bank Association.

Ms. Zurmehly asked for a roll call, and a quorum was present. Ms. Zurmehly called for a motion to approve the Minutes of the March 1, 2023, Board Meeting. Ms. Batchler moved to approve the 3/1/2023 minutes. Mr. Baumgarth seconded, and the motion carried.

Ms. Zurmehly called on Ms. Briggs to discuss the finance report. Ms. Briggs updated the Board on the amount of DTAC funding that was collected by the Land Bank, as well as the amount that has been spent on ODOD Demolition Grant Funding.

Mr. Maaytah introduced Shawn Carvin, Executive Director of the Ohio Land Bank Association, to give a presentation to the Board. Mr. Carvin gave a thirty-minute presentation to the Board on how to utilize Land Banks. Mr. Carvin explained to the Board that The Land Bank Association is always available to answer any questions or assist in any way they can.

Ms. Briggs introduced the first new business item, Resolution 2023-02, Authorizing the Clermont County Port Authority Loan repayment. The Loan was \$150,000 with 0% interest, and payments were requested to start in August 2023. The Board discussed whether they would like to repay the Loan in full due to the recipient of DTAC funds or pay half now. Ms. Batchler motioned to pass the resolution, adding that the Board repay the Port Authority the total amount of \$150,000. Mr. Baumgarth seconded, and the motion carried.

Ms. Briggs introduced the next item, Resolution 2023-03, Authorizing the renewal of Liability insurance. Mr. Baumgarth made the motion to pass the resolution as well as authorizing any necessary and recurring expenses. Ms. Batchler seconded, and the motion carried.

Mr. Maaytah introduced Resolution 2023-04, Authorizing the Abandoned Gas Station Application. Mr. Maaytah presented to the Board the location of the abandoned gas station located in Goshen, OH. Mr. Weinstein explained to the Board that this is a Class Two site with a confirmed release, and the underground tanks have been removed. Mr. Maaytah told the Board that this was an opportunity to apply for a state grant to help remediate and clean up the property. There was discussion regarding this property's history and the Abandoned Gas Station Grant Program process. Mr. Baumgarth made the motion to pass the resolution. Ms. Batchler seconded, and the motion carried.

Mr. Maaytah gave an update to the Board on the Ohio Department of Development Demolition Funds. Mr. Maaytah told the Board that the State has allowed Land Banks to use leftover grant monies to add demolition projects, and he suggested that the Board consider the Williamsburg Township Church as an addition. Mr. Weinstein told the Board that approximately \$59,000 remaining could go to additional demolitions.

Mr. Maaytah introduced other business, starting with the Combs property discussion. Mr. Maaytah wanted to make the Board aware of a request made by Goshen Township for the Land Bank to pursue ownership of the Combs properties to access grants for the cleanup of the property. Mr. Maaytah explained that Goshen Township is currently receiving a Phase II on the property, which will determine if the property is eligible for Ohio Department of Development Brownfield Funds.

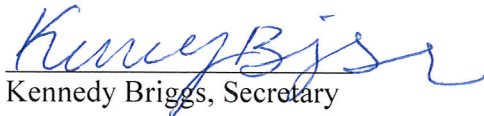
Mr. Maaytah also discussed with the Board a request the Land Bank received from Pierce Township to assist with demolishing a 100 Pond View Drive structure. Mr. Woodside explained that the property is in receivership, which limits what anyone can do. Ms. Zurmehly explained that this property currently has litigations in Hamilton County, and until those are resolved, there is little the Board can assist the township with.

Mr. Maaytah told the Board that there is now a for sale sign on the Land Banks property on Grissom Drive and that we are starting to receive some calls interested in purchasing the property. There was a discussion regarding determining the sale price of the property.

Mr. Maaytah introduced the last other business item, the 2024 ODO Demolition Grant. Mr. Maaytah explained that the application should be coming out around October. Ms. Zurmehly asked if an email would be sent to the communities requesting them to send in lists of properties. Mr. Maaytah told the Board that project requests will be sent to the communities. Mr. Baumgarth recommended that the Board develop a vetting process for determining which properties are chosen for the Demolition Grant.

With no further business before the Board, Ms. Briggs asked if there was a motion to adjourn the meeting. Mr. Baumgarth moved to adjourn the meeting, and Ms. Batchler seconded the motion. The motion carried unanimously, and the meeting adjourned at 3:35 p.m.

ATTEST:


Kennedy Briggs, Secretary

Date: 11/1/2023

Motion to Approve:

Mr. Baumgarth

Seconded By:

Ms. Batchler