

CLERMONT COUNTY LAND REUTILIZATION CORPORATION.
REGULAR MEETING
September 6, 2023

The Clermont County Land Reutilization Corporation (Land Bank) Members convened on Wednesday, September 16, 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 Bonnie Batchler, David Painter, 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; Pat Woodside Frost Brown Todd; Alicia Morlatt, Clermont County Metropolitan Housing Authority; Bob Rose, and Bob Hausermann; Goshen Township; and Teresa Hinnners, Wayne Township.

Ms. Briggs acknowledged that the Chair, Ms. Zurmehly, was absent and the Vice Chair, Mr. Painter, would conduct the meeting. Mr. Painter called the meeting to order at 2:04 p.m. and asked for a roll call, and a quorum was present. Mr. Painter acknowledged that the minutes on the agenda for approval will need to be approved at the next meeting due to not having a quorum of members who attended the prior meeting.

Mr. Painter called on Ms. Briggs to discuss the finance report. Ms. Briggs updated the Board on the amount spent on ODOD Demolition Grant Funded projects and day-to-day operating expenses. There was a discussion about the amount of DTAC funds the Land Bank received and an acknowledgment that a portion of the DTAC funds collected is from the Vistra and the Zimmer Power Plant located in Washington Township.

Mr. Painter introduced Resolution 2023-05, adjusting the 2023 Land Bank Budget. Ms. Briggs explained that the adjustment was necessary to repay the Clermont County Port Authority loan. Ms. Batchler motioned to pass the resolution, Mr. Doss seconded, and the motion carried.

Mr. Painter introduced Resolution 2023-06 Authorizing a Loan to the Clermont County Metropolitan Housing Authority. Mr. Maaytah explained to the Board that these funds are to assist the Housing Authority in securing land for the future development of the Veterans Village. Ms. Morlatt presented to the Board that the Veterans Village is a collaboration between the Housing Authority and the County Commissioners and explained briefly what the project entails. Mr. Maaytah explained that funds are needed to get the property under contract and to perform Phase 1 environmental on the property. Mr. Maaytah told the board that these funds will be paid back to the Land Banks as long as the project gets approved by HUD, so there is a small risk of not getting reimbursed. Mr. Woodside clarified that the agreement is not to exceed \$5,500. Mr. Baumgarth motioned to pass the resolution, Ms. Batchler seconded, and the motion carried.

Mr. Maaytah introduced to the Board Ms. Hinnners; she explained that the properties in the now-dissolved Village of Newtonsville are in such disrepair that the building is beginning to fall and could potentially fall into the SR 131. The township found that residents, including children, lived in the second building without working sewer or water and holes in the ceiling. Ms. Hinnners explained that there was an outcry from residents to get the two buildings taken

down. Mr. Maaytah said that the Land Bank would do the due diligence before accepting ownership of the properties and would most likely apply for demolition funds from the state in the upcoming round of grant funds. Ms. Hinners expressed that this is an urgent matter and that the township would not like to wait until spring for the properties to be torn down. Mr. Doss motioned to accept the donation of 844 & 852 Wright St. in Newtonsville, OH, contingent upon the release of ownership of the property and restitution of any back taxes, fees, or liens against the property. Ms. Batchler seconded, and the motion carried.

Mr. Painter introduced the next item, the addition of the Williamsburg Church, located at 3224 Twin Bridges Rd, to the 2022/2023 ODOD Demolition Grant, up to \$25,000. Mr. Maaytah explained to the Board that this was a project brought to the Board by the Williamsburg Trustees at a previous meeting, in which they would like the unsafe structure demolished to construct a pavilion for the Cemetery in the back. Mr. Baumgarth motioned to add the Williamsburg Church to the 2022/2023 ODOD Demolition Grant for up to \$25,000. Ms. Batchler seconded, and the motion carried.

Mr. Painter introduced the next item, Addition of 314 Third. St. Moscow, OH, to the 2022/2023 ODOD Demolition Grant, up to \$25,000. Mr. Maaytah explained to the Board that this property had caused the township some issues over the years, and due to a chunk of the DTAC funds coming from the power plant located in Washington Township, it seemed fitting to assist them by using the remaining ODOD Demolition fund. Mr. Painter explained to the Group how DTAC funds work and that when property owners pay taxes late, the Land Bank benefits rather than the township receiving their usual share of property taxes. Mr. Doss motioned to add 314 Third St. Moscow, OH, to the 2022/2023 ODOD Demolition Grant up to \$25,000. Mr. Baumgarth seconded the motion, and the motion carried.

Mr. Maaytah gave the Board an update on the 2022/2023 ODOD Demolition Grant Program, explaining that all demolitions are almost complete. He told the Board that the 2023/2024 ODOD Demolition Grant program application will open at the end of October. So, he is contacting all villages, cities, and townships to receive demolition projects to submit for the next round.

Mr. Weinstein gave the board an update on the environmental testing done at the Combs properties. He explained that what was found was 17,500 cubic yards of debris buried on the property, the waste containing asbestos, PAHs, and heavy metals, with some leaches into soils. Mr. Weinstein explained to the board that in the current ODOD Brownfield guidelines, the removal or clearing of solid waste is ineligible. Hence, we need to get clarification from the state. Mr. Woodside expressed the need to get clarification on the rules from the State before taking ownership of the properties. Mr. Weinstein estimates the cleanup would cost around \$2.8 million. Mr. Maaytah emphasized that it is crucial to hear from the state if the property is eligible for brownfield grant funds to minimize the risk of taking ownership without the funds to clean up the property. Mr. Rose explained to the Board that Goshen Township has been dealing with this property for over 15 years and is requesting the Land Bank Board start the ownership process sooner rather than later. Mr. Rose expressed that he feels the land bank has the expertise to return this property to productive use and asks that the Board strongly consider taking ownership of the

properties. Mr. Hausermann expressed his appreciation for the Land Bank assisting the township with the property.

Mr. Maaytah gave the Board an update on the Grissom Rd property. He explained that the for-sale sign in the yard prompted some interest, and no price negotiations have been made yet.

With no further business before the Board, Mr. Painter asked if there was a motion to adjourn the meeting. Ms. Batchler made the motion, and Mr. Baumgarth seconded. The motion carried unanimously, and the meeting adjourned at 3:06 p.m.

ATTEST:

Kennedy Briggs
Kennedy Briggs, Secretary

Date: 11/1/2023

Motion to Approve:

Ms. Batchler

Seconded By:

Mr. Painter