

**CLERMONT COUNTY LAND REUTILIZATION CORPORATION.**  
**REGULAR MEETING**  
**November 1, 2023**

The Clermont County Land Reutilization Corporation (Land Bank) Members convened on Wednesday, November 1, 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, David Painter, Michael Doss, 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; Brian Shrive, Assistant County Prosecutor; Jane Erdy, Clermont County Treasurers Office; Bob Rose, and Bob Hausermann; Goshen Township.

Ms. Zurmehly called the meeting to order at 2:01 p.m. and asked for a roll call, and a quorum was present. Ms. Zurmehly requested a motion to approve the July 7<sup>th</sup>, 2023, meeting minutes. Mr. Baumgarth motioned to approve the minutes, Ms. Batchler seconded, and the motion carried with Mr. Painter and Mr. Doss abstaining. Ms. Zurmehly requested a motion to approve the September 6<sup>th</sup>, 2023 meeting minutes. Ms. Batchler motioned to approve the minutes, Mr. Painter seconded, and the motion carried with Ms. Zurmehly abstaining.

Ms. Zurmehly asked Ms. Briggs to present the Finance Report to the Board. Ms. Briggs presented to the Board that the Land Bank has brought in a revenue of \$928,710.16, including demolition grant funds, a Loan, and DTAC funds. With the Loan paid back and most Grant funds spent, the to-date cash balance is approximately \$408,000. Ms. Briggs explained to the Board that the demolition grant fund has roughly \$50,000 left to spend.

Mr. Painter asked for an update on the Board's action at the previous meeting regarding a demolition project for the Village of Moscow. Mr. Painter asked if the Board had approved using DTAC funds to tear the building down. Mr. Maaytah explained that the Board approved the addition of the property to the ODOB Demolition Grant Program. Mr. Maaytah told the Board that the Village had already torn the building down, and if the Board would like, they could reimburse the Village with DTAC funds instead of waiting for demolition funds from the State. Mr. Painter explained that the Village had most likely incurred the cost of the demolition and didn't want to leave them without reimbursement for a significant amount of time. There was then discussion around the fact that the Village was going to demolish the property with or without the grant funds, and members agreed to wait to reimburse the Village using the demo funds as originally approved rather than pay the Village using DTAC funds.

Ms. Briggs introduced the first item of New Business, Resolution 2023-07 Approval of the 2024 Land Bank Budget. Ms. Briggs explained each line item to the Board, and Ms. Zurmehly pointed out that the amount of DTAC funds in the coming year will likely be lower than the last. Ms. Zurmehly suggested changing the Budgeted \$400,000 in DTAC fund revenue to \$300,000 for 2024. Ms. Zurmehly requested a motion to approve the resolution with the

adjusted DTAC revenue. Mr. Painter motioned to approve the resolution, Mr. Baumgarth seconded, and the motion carried.

Ms. Briggs introduced the next item, Resolution 2023-08, Authorizing the Executive Director to apply for and fully execute the 2024/2025 ODOT Demolition and Site Revitalization Grant Program. Mr. Maaytah briefly reintroduced the program guidelines to the board. Mr. Maaytah explained to the Board that local jurisdictions are asked to submit projects to the Land Bank by November 15<sup>th</sup>. Mr. Maaytah said that he has received a few projects that can contribute matching funds, in which the land bank can apply for more than the guaranteed \$500,000. Mr. Maaytah told the board that the goal is to review proposed projects with the Chair of the Board and have an application submitted to the State by the end of November. Ms. Zurmehly asked for a motion to approve Resolution 2023-08. Mr. Doss motioned to approve the resolution, Mr. Painter seconded, and the motion carried.

Ms. Briggs introduced the next item, Resolution 2023-09, Authorizing the engagement of Patriot Engineering for environmental consulting for the 2024-2025 Demolition and Site Revitalization Grant Program. Mr. Maaytah explained to the Board all the work that Patriot Engineering has done for the Land Bank by assisting with the 2022/2023 Demolition Grant Program. He expressed his appreciation for the work they did throughout the year. Mr. Baumgarth asked for the updated rate sheet from Patriot Engineering and an explanation of the changes. Mr. Weinstein told the Board that most rates increased by five (5) dollars per hour. Ms. Zurmehly asked for a motion to approve Resolution 2023-09. Mr. Painter motioned to approve the resolution, Mr. Baumgarth seconded, and the motion was carried.

Ms. Briggs introduced the next item, approving the 2024 meeting schedule. With no changes, Ms. Zurmehly requested a motion to approve the 2024 meeting schedule. Mr. Baumgarth made the motion to approve, Ms. Batchler seconded, and the motion carried.

Mr. Maaytah introduced the first item in other business and gave the Board an update on the 2022/2023 Demolition Grant Program. Mr. Maaytah told the Board that the Land Bank was granted \$455,751 in demo grant funds and has, to date, spent \$405,635 of the grant funds. Mr. Maaytah told the Board that if there are leftover funds, we can utilize them to beautify the properties, such as sidewalks, bushes, or benches.

Mr. Maaytah introduced the last other business item, the Combs property update. Mr. Maaytah reminded the Board that at the previous meeting, Goshen township had requested the Land Bank Board to assist in the site's cleanup and are in the final stages of their Phase Two environmental review. Mr. Maaytah explained to the Board that the grant program will open around December 2023 and gave them a brief overview of the grant guidelines. Mr. Maaytah told the board that he had just been notified that the Ohio EPA had agreed to clean up the Parker Road site, also known as the residential site. Mr. Maaytah asked Mr. Weinstein to give the board an overview of what the Phase Two environmental of the Combs property has shown. Mr. Weinstein explained to the Board that they have installed monitoring wells all over the property to test groundwater quality and have tested multiple piles of debris. Mr. Weinstein told the Board that this cleanup would be more costly due to being unable to do a typical excavation and haul out. Due to the asbestos findings, each dumpster must be lined up and hauled to a specific dump

site. Mr. Weinstein gave the Board a ballpark estimate of the Combs property clean-up, an estimated \$3-\$5 million for all three properties. Mr. Shrive gave the Board an update on what the Ohio Attorney General's Office has told him regarding the EPA cleaning up the Parker Road property. Mr. Shrive told the Board that the Bankruptcy trustee is petitioning for abandonment of their interest in the Comb's properties, and the next step would be to petition the Court for relief of stay. A discussion was had regarding the possibility of the Land Bank taking ownership of the Combs property once it has been through the correct foreclosure process. Mr. Painter then motioned to authorize the Land Banks Executive Director and administration to take any actions necessary to advance the acceptance and acquisition of the properties commonly referred to as the Combs properties, including other properties near the Combs properties, for purposes of environmental remediation. Ms. Batchler seconded the motion, and the motion carried. Mr. Hausermann and Mr. Rose expressed their appreciation to the Board for their time and effort in pursuing the cleanup of these properties.

With no further business before the Board, Ms. Zurmehly asked if there was a motion to adjourn the meeting. Mr. Painter made the motion, and Mr. Baumgarth seconded. The motion carried unanimously, and the meeting adjourned at 3:24 p.m.

ATTEST:

Kennedy Briggs  
Kennedy Briggs, Secretary

Date: January 10<sup>th</sup> 2024

Motion to Approve:

Mr. Painter

Seconded By:

Ms. Batchler