

**HAMILTON COUNTY LAND REUTILIZATION CORPORATION
BOARD ORGANIZATIONAL AND SPECIAL MEETING MINUTES**

Monday, January 9, 2012

4:30 PM, Hamilton County Administrative Offices, Room 610, Cincinnati, OH

I. CALL TO ORDER

Robert Goering, Incorporator and Director called the Hamilton County Land Reutilization Corporation (HCLRC) Board of Directors meeting to order at 4:34 p.m.

BOARD MEMBERS PRESENT:

Goering, Robert
Hartmann, Greg
Honerlaw, Joseph
Monzel, Chris
Portune, Todd
Qualls, Roxanne
Quarry, Mark
Rolfes, Carolyn

EXCUSED:

Weidman, Tom

GUESTS:

Aluotto, Jeff – Hamilton County Administration
Anness, Charlie – Hamilton County Prosecutor's Office
Brunner, Laura – Port of Greater Cincinnati Development Authority
Coolidge, Sherry – Enquirer
Gilbert, Chris – Springfiled Township
Johnson, Melissa – Port of Greater Cincinnati Development Authority
Karimi, Marjorie – Port of Greater Cincinnati Development Authority
Kinsky, Todd – Hamilton County Administration
Lonneman, Michael – Hamilton County Treasurer's Office
Schafer, Ray – Port of Greater Cincinnati Development Authority
Sigman, Christian – Hamilton County Administration
Thomas, Robin – Thriving Communities Institute
Thomas, Susan – Port of Greater Cincinnati Development Authority
Weingartner, Tana – WVXU
Wood, Emily – FOX 19 News

Mr. Goering welcomed guests and stated this is a very interesting project that is being worked on and that has been called for throughout the community. In cooperation with the Hamilton County Commissioners, Treasurer's office and detailed assistance from Jeff Aluotto, Hamilton County Administration, we are able to move forward.

1. HCLRC Membership

Appointment of Representative Members

Mr. Goering asked Mr. Aluotto to review Resolution 2012-1.

Mr. Aluotto stated that Resolution 2012-1 is a resolution accepting the appointment of the municipal and township representatives to the Hamilton County Land Reutilization Corporation (HCLRC). These are representatives that have been appointed by the Largest Municipality and a Township with a population of over 10,000.

Mr. Aluotto stated at this point in time the only formal Board members of the HCLRC are the Treasurer and the three Hamilton County Commissioners ("ex officio members"). Members will be added as they are appointed via today's resolutions. Resolution 2012-1 appoints both Vice Mayor Roxanne Qualls from the City of Cincinnati and Trustee Joe Honerlaw from Springfield Township as board members of the HCLRC.

Motion: Robert Goering moved to approve Resolution 2012-1 to accept the appointment of Municipal Representative Director, Vice Mayor Roxanne Qualls, City of Cincinnati, and Township Representative Director, Joseph Honerlaw, Springfield Township to the HCLRC Board. The motion was seconded by Greg Hartmann and was approved unanimously.

Secretary Pro Tem of Corporation

Motion: Robert Goering moved to nominate Laura Brunner, Port of Greater Cincinnati Development Authority as Secretary pro tem. The motion was seconded by Todd Portune and was approved unanimously.

Appointment of Additional Directors

Mr. Aluotto stated that Resolution 2012-2 appoints additional directors of the Corporation. Mark Quarry is recommended by the Hamilton County Municipal League, Tom Weidman is recommended by the Township Association, and Carolyn Rolfes, a Hamilton county resident and having private-sector and non-profit experience in the rehabilitation of real estate or acquisition of real estate. The additional appointments are through staggered terms (Mr. Quarry's term ends 12/31/2013; Mr. Weidman's term ends 12/31/2014; and Ms. Rolfes' term ends 12/31/15).

Mr. Aluotto said Resolution 2012-2 completes the formation of the HCLRC Board.

Motion: Greg Hartmann moved to approve Resolution 2012-2 to appoint additional members to the HCLRC Board. The motion was seconded by Todd Portune and was approved unanimously by the ex officio members.

2. Land Banking Presentation, Robin Thomas, Thriving Communities Institute

Mr. Goering introduced Robin Thomas of Thriving Communities Institute.

Mr. Aluotto stated Hamilton County contracted with Thriving Communities Institute in September 2011 to help Hamilton County get the Hamilton County Land Reutilization Corporation (HCLRC) up and running. Ms. Thomas is from Cuyahoga County and has a tremendous amount of experience in doing this type of work. Thriving Communities Institute will help the Board to understand the nuts and bolts of getting all of this work done.

Ms. Thomas stated she began working with Jim Rokakis at Thriving Communities Institute this past summer and one of their mandates is to work with counties throughout the state of Ohio in establishing county land banks.

Ms. Thomas gave the Board a brief presentation of what a land bank can do. She said that while the statutory work is almost complete, there still remains a lot of work to be done on the land bank which includes setting goals and priorities.

Ms. Thomas said that the initial land bank legislation was authorized in 2008 which was for Cuyahoga County only, and initially, was only to be a two-year piece of legislation. The Cuyahoga County Land Reutilization Corporation was established in 2009; the law was amended in 2009 to allow smaller counties (population of 60,000 or more) to establish a county land bank.

Currently, there are land banks in Cuyahoga (Cleveland), Lucas (Toledo), Montgomery (Dayton), Trumbull (Youngstown), and Mahoning (Canton) counties. Hamilton County is currently being established; Erie, Summit and Stark counties are starting to look at land banking. Butler County has also expressed an interest, as well as Franklin county.

Ms. Thomas explained that a county land bank is a community improvement corporation (CIC) which has been legislatively permitted for a number of years. However, this is a "special breed" of that CIC in that it is not a county agency; however, it does have some governmental authorities and it is committed to a public purpose. The HCLRC is a private-non-profit Board, separately incorporated and not the County of Hamilton. There are however, representatives from the county and other representatives per statute from other parts of the county.

Ms. Thomas said that over the years the housing foreclosure crisis has increased. Land banks were created to respond to this crisis allowing land banks to acquire vacant properties giving deference to the cities in which they were created.

Ms. Thomas stated that the legislative part of the HCLRC moved fairly quickly and is currently at the Board creation in the process. The Board consists of the county treasurer; three commissioners; two city representatives; two township members; and, a private citizen with private sector or nonprofit experience in rehabilitation or real estate acquisitions.

The next step is the Board will create a plan for adoption by the County Commissioners. Once the plan is adopted, the Board will implement various programming activities. She said that although the legislative piece of the HCLRC moved fairly quickly, the actual determining of the programming activities will take anywhere from six to eight months.

Ms. Thomas stated future discussions will include the budget and where the money comes from. At the request of the county treasurer, the county commissioners have provided for funding of the land bank by increasing the Delinquent Tax and Assessment fee (DTAC). Currently, 5% of delinquent collection remains with the county and is split between the Treasurer and Prosecutor's offices for use in collecting delinquent taxes. The statute permits an additional 5% of those delinquent taxes to be held for the county land bank. The County Commissioners approved that increase the end of 2011 to be used for funding the HCLRC.

Ms. Thomas explained that the land bank can acquire property through tax foreclosures, government supported enterprises (e.g. Fannie Mae and Freddie Mac) and HUD. Other means are through donated land, bank real estate owned (after foreclosure), or via deed in lieu of foreclosure. It is then the land banks responsibility to determine the best use for the property. Some of those uses could be to mothball the property; resale to a responsible qualified buyer/rehabber; hold for strategic assembly and economic development; use in programs for additional side yards, infill housing, green space and urban gardens; or, demolish.

Ms. Thomas concluded her presentation and Mr. Goering thanked Ms. Thomas for her time and efforts.

3. Code of Regulations

Mr. Goering stated the proposed Code of Regulation (Code) has been circulated. The Code can be amended by the Board in the future if so desired.

Motion: Todd Portune moved to approve Resolution 2012-3 to adopt the Code of Regulations. The motion was seconded by Greg Hartmann and was approved unanimously.

4. Agreement and Plan

Mr. Goering stated the form of Agreement and Plan has been circulated and may be tweaked in future meetings.

Mr. Aluotto stated that when the Commissioners took formal action through a resolution to create the HCLRC and to designate the powers and authorities of the Board into the body of the HCLRC, it also formally requested that the HCLRC develop an Agreement and Plan that would serve as an agreement between the Board of Commissioners and the HCLRC that contemplates the HCLRC acting as the formal entity for carrying out the land bank authority of the Ohio Revised Code on behalf of the BOCC.

The Agreement and Plan that has been circulated is a document broad in scope that includes everything under the Ohio Revised Code that a land reutilization corporation is allowed to do through its powers and authorities.

Ms. Thomas stated that the Agreement and Plan of other Ohio county land banks are identical to the HCLRC Agreement and Plan.

Motion: Chris Monzel moved to approve Resolution 2012-4 to accept the Agreement and Plan with Hamilton County, Ohio and authorizing the execution and delivery of the Board of County Commissioners for approval and execution of Agreement and Plan. The motion was seconded by Joe Honerlaw and was approved unanimously.

Mr. Portune stated that it is understood that with regard to the Regulations, the Agreement and Plan will also be supplemented and amended from time to time. Presently, it is broad in its general scope, and as the Board gets into greater detail, there will be a more focused and strategic plan and direction for the HCLRC.

5. Port of Greater Cincinnati Development Authority Role and Administrative Agreement

Mr. Aluotto stated that since the Board of Commissioners began discussions on the formation of the HCLRC and empowered by the Ohio Revised Code with the ability to do so, the Commissioners have included in their strategic plan the idea of utilizing and leveraging the Port Authority as the entity for carrying out the executive and administrative duties of the HCLRC.

Mr. Aluotto said it is appropriate for there to be a motion and approval authorizing the HCLRC to approach Hamilton County Administration to facilitate and work with the Port Authority on behalf of the HCLRC to negotiate an agreement with the Port Authority to serve as the HCLRC executive director.

Laura Brunner said the Port Authority's proposal is, that within the next 30 days, the Agreement will be executed. The HCLRC will also be asked to approve a preliminary budget. During the 30-day timeframe, the Port Authority will meet with each HCLRC Board member to determine their expectations. In sixty days time, the Port Authority will come back with recommendations of goals and then work on the policies and procedures.

Ms. Brunner said that once the Agreement is executed, the subsequent 30 days will be focused on community outreach to determine what the communities' expectations are and what can reasonably be accomplished.

Mr. Portune stated that the suggestion of working with the Port Authority in this role is not new. The legislative history of the Restated and Reformed Port Authority, jointly approved by the Board of County Commissioners and City of Cincinnati Council in 2008, contemplated that the Port Authority would serve in this capacity should a land bank be created and was a critical element of the Reformation.

Mr. Goering requested a motion authorizing the Board of County Commissioners and Hamilton County Administration to work on negotiating a contract with the Port of Greater Cincinnati Development Authority.

Motion: Carolyn Rolfes moved to authorize the Board of County Commissioners and Hamilton County Administration to work on negotiating a contract with the Port of Greater Cincinnati Development Authority. The motion was seconded by Roxanne Qualls and was approved unanimously.

6. Election of Chair and Vice Chair

Motion: Robert Goering moved to nominate Greg Hartmann as the Chair of the Hamilton County Land Reutilization Corporation. The motion was seconded by Todd Portune and was approved unanimously.

Greg Hartmann stated that the representation of the City of Cincinnati, Hamilton County, the township representative and private sector is an incredible opportunity to collaborate regionally, and provides another tool to foster job growth in this region.

Mr. Hartmann said that as Mr. Portune pointed out, land banks have been talked about for a long time and that Mr. Portune has done a lot to push this through, as well as Roxanne Qualls and her efforts with the City.

Motion: Greg Hartmann moved to nominate Joe Honerlaw as the Vice Chair of the Hamilton County Land Reutilization Corporation. The motion was seconded by Chris Monzel and was approved unanimously.

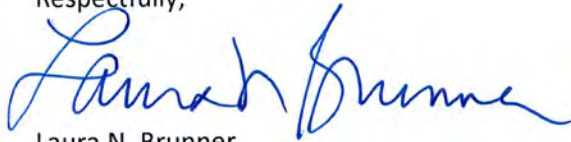
7. Establish Meeting Dates

The next meeting date is scheduled Wednesday, February 15, 2012, 4:30 PM at the Hamilton County Administration office, Conference Room 610.

8. Adjournment

Motion: Greg Hartmann moved to adjourn the HCLRC Board of Directors meeting at 5:05 PM. The motion was seconded by Chris Monzel, and was approved unanimously.

Respectfully,



Laura N. Brunner
Secretary