

MINUTES OF THE STARK COUNTY LAND REUTILIZATION CORPORATION
August 18, 2014

The Stark County Land Reutilization Corporation met in regular session Monday, August 18, 2014, 8:30 a.m. in the Stark County Regional Planning Commission Conference Room.

Board Members

Alex Zumbar
Janet Weir Creighton

Lem Green
Tom Bernabei

RPC Staff

Bob Nau
Sarah Peters
Dave Thorley
Jill Gerber
Beth Pearson
Lynn Carlone

Others

Jim Wallace, Treasurer Dept.
Maureen Austin, Community Building Partnership
Deana Stafford, Treasurer Dept.

- 1) **CALL TO ORDER BY SCLRC CHAIRMAN - Alex Zumbar**
- 2) **ROLL CALL**

Board Members Present:

Alex Zumbar, Stark County Treasurer/Chairman
Tom Bernabei, Stark County Commissioner
Janet Creighton, Stark County Commissioner
Lem Green, Municipal Representative

- 3) **MINUTES OF THE JULY 21, 2014 - SPECIAL MEETING**

Bernabei moved, Creighton seconded, and the motion carried to approve the minutes of July 21, 2014.

- 4) **TREASURER REPORT - Jim Wallace**

Wallace reviewed the bank reconciliation statement for the month of July ending with a checking account balance of \$140,392.68. Regarding the Star Plus funds, about \$170.00 was earned on interest for the month. Green moved, Creighton seconded, and the motion carried to accept the Treasurer's report.

- 5) **ADMINISTRATIVE REPORT**

Nau stated the RPC is working on revising the scope of services for their administrative agreement to reflect the NIP duties, plus the financial and secretarial duties. They hope to have a revised scope by the September SCLRC meeting. Nau referenced the second quarter RPC administrative service invoice of \$14,749, and pointed out that \$2,000 of that amount is for the last two weeks of May, so June was around \$12,000, and RPC had budgeted around \$10,000 per month.

Neighborhood Initiative Program Update - Dave Thorley

Thorley stated an application for Round II funding was due with OHFA on July 31. To qualify for additional funding, a minimum of 17 properties had to be titled in the Land Bank's name. That process was driven by the City of Canton, but it did not happen. One of the reasons it did not happen is because the Treasury Department kept changing the rules, and the one major rule change was that NIP funds could not be used to pay delinquent taxes. They originally planned to purchase these properties from an individual land owner and then use part of those funds to pay the delinquent taxes. When that rule changed, it made it difficult to be able to get those 17 properties titled. As a result, the deadline was not made. Right now there are 87 cases that have been given to the Prosecutor's office to start foreclosure actions, most of which will be through the Board of Revision. Ten cases have already been filed with the Clerk of Courts with a Board of Revision date of October 30. What makes that number of 87 critical is that 85 cases must be titled in the Land Bank's name by March 31 with the additional 84 cases titled by September 15. The 87 cases are in various stages of the procedure within the Prosecutor's office. There are six cases that are pending transfer through a deed in lieu of foreclosure, and three are to be a direct transfer from a property owner. It appears that four properties are coming directly from Canton's Land Bank to the Land Bank, but the paper work has not yet been submitted to be able to make that happen.

Bernabei suggested they take the most conservative approach about making the 85 cases by March 31. A fairly optimistic report was given at the SCLRC meeting on July 21 about making the necessary number for July 31 Round II funding, but it was not accomplished. He was concerned about this and asked they look at it very closely.

Thorley stated that John Anthony and he are meeting prior to their weekly conference calls which have been very productive in keeping the process moving forward. The Prosecutor hired a new attorney, Anthony Rich, who is dedicated to the NIP program and wants to see it succeed. Zumbar stated the report given at the last meeting was very optimistic based upon conversations with the City of Canton. They involved about 12 people in those conversations, and it appeared to be very plausible that they were actually going to meet the goal. But in the end, he signed off on only four properties, two of which they still have yet to get the deeds.

Thorley brought up another concern that at some point funding will run out, and they could be stuck holding property. The Land Bank can process 169 cases at the \$25,000 mark but can't take title to a whole lot more for fear of going over the available amount of NIP funding. It was not to that point yet, but it could be within the next couple of months. They will have to put a hold on how many applications are accepted, and once demolitions have been accomplished and invoices sent down for reimbursement, the amount of funding left to do more cases will be known.

Zumbar stated on September 4, a law will go into affect which changes the right of redemption period. It will move the time frame from 45 to 28 days, which will assist the Board of Revision process and also speed up how quickly those properties can be acquired. Green remembered when they bought liability insurance and had a fee per property. He asked if that was factored into the financials. Zumber stated yes, it is part of the plan as the Land Bank gets these properties into their name. Once the properties are demolished, the idea is to get them back to the city or municipality. Thorley stated the requirement is that the Land Bank hold title for a period of three years unless there is an end user such as the Side Lot Program. If there is an identified user, then the three year requirement can be waived. Green asked if that insurance fee per property is taken off the reimbursement, because that will be significant. Thorley stated that would probably be in the maintenance clause.

Zumbar introduced Deana Stafford, who has been hired to focus on the OHFA/NIP program. She has joined the Treasurer's office as Deputy Treasurer out of the DTAC Division. They have a contract in place to afford the personnel dedicated towards this program and also the Land Bank program itself as a

whole. Stafford is 75/25 percent. The costs are born by their DTAC fund, but they have utilized some other areas for contracts, but the majority of her time is spent on the OHFA/NIP program.

6) **DEMOLITION PROGRAM/SIDE LOT PROGRAM REPORT -**

Moving Ohio Forward Update - Lynn Carlone

Non-Match Approved Property Update:

Subrecipients

- 1) City of Alliance – Twenty (20) demolitions (20 units of housing) have been complete, submitted, and reimbursed by the State AG’s office, for a total demolition cost, including soft costs of \$241,468.95; 100% reimbursed to the City of Alliance. Alliance has added 5 additional properties to the MOF demolition listing (match to be made up with DTAC funding). Work is underway.
- 2) City of Canton - 5 approved demolitions (5 units of housing) completed, submitted, and reimbursed by the State AG’s office, for a total demolition cost, including soft costs of \$40,034.22; 100% reimbursed to the City of Canton. No additional demolitions utilizing non-match funding will be undertaken.
- 3) Perry Twp. – 3 approved demolitions (3 units of housing) completed, submitted to the State AG for reimbursement. Total demolition costs, including soft costs of \$19,452.03; 100% reimbursed to Perry Township. No additional demolitions utilizing non-match funding will be undertaken.
- 4) Plain Twp. - 5 approved demolitions (5 units of housing) completed, submitted to the State AG’s office for reimbursement. Total demolition cost, including soft costs of \$25,357.12; 100% reimbursed to Plain Township. No additional demolitions utilizing non-match funding will be undertaken.

Non-Subrecipients

- 1) 43 demolitions (45 units of housing) completed, submitted, and reimbursed by the State AGs office. Total demolition costs, including soft costs - \$619,466.57 (\$500.00 match credit provided by Pike Twp.) (3 - Beach City, 1 - Canal Fulton, 1 - East Canton, 20 - Massillon, 2 - Meyers Lake, 1 - Navarre, 3 - Waynesburg, 2 - Wilmot, 1 - Canton Twp., 1 - Bethlehem Twp., 1-Lake Twp , 3 - Lexington Twp., 1 - Nimshillen Twp, 1 - Pike Twp., & 2 - Tuscarawas Twp.).
- 2) 3 properties under contract for demolition, for a total of \$43,350.00 + soft costs/administration costs. (1 - East Canton , 1- Waynesburg & 1 - Nimishillen Twp.)

Match Property - Subrecipient Update:

- 1) City of Alliance - 7 demolitions (20 units of housing) completed, submitted, and reimbursed by the State AG’s office. Total demolition cost, including soft cost - \$177,457.36. A total of \$102,457.36 reimbursed to date. (As expected, the overall demolition costs exceeded the “matched” funding, \$75,000.00, provided by Alliance. This unmatched funding, \$27,457.36, was

made-up with "MOF non-match funding".) No additional demolitions will be undertaken by Alliance utilizing match funding.

- 2) City of Canton – 298 demolitions (342 units of housing) completed, submitted, and reimbursed by the State AG's office. Total demolition cost, including soft cost - \$2,059,888.19. A total of \$1,029,944.00 reimbursed to date. Additional demolitions are underway, but not yet submitted for reimbursement to RPC/State AG.
- 3) Perry Twp. - No demolitions will be undertaken by Perry Twp. utilizing match funding.
- 4) Plain Twp. – Eleven (11) additional demolitions (11 units of housing) have been complete, and submitted for reimbursement to the State AG's office. Total demolition cost, including soft costs - \$74,389.33. A total of \$37,194.65 reimbursed to date. No additional demolitions will be undertaken by Plain Twp. utilizing match funding.

➤ **Total Available MOF Grant: \$2,343,607.00**

➤ **Total Reimbursement submissions to date: \$1,959,536.14**
 (Balance available to submit: \$384,070.86)
 (Administration credited to date: \$94,513.43)

➤ **Total Non-Match funding available - \$510,703.08** (\$500,000 non-match funding + \$10,703.08 match credit)

Invoiced to date: \$510,703.08

Remaining balance to be submitted for reimbursement: \$ -0-

➤ **Total Match funding available - \$1,832,903.92**

Invoiced to date: \$1,448,833.06

Remaining to be submitted for reimbursement: \$384,070.86

Zumbar asked if Canton anticipates using up the remaining match. Carlone stated they have not indicated that. A little over \$600,000 is available for their demolitions, which includes their 50% and the 50% through the MOF program. Green asked if they were tearing structures down now. Carlone stated yes they were, and September 30 is the new deadline. October 30 is the deadline for them to turn in paperwork.

Side Lot Program Update - Sarah Peters

Communities

Cities - 591

Canton: 507, Massillon: 44. Alliance: 40

Other Communities - 47

Bethlehem Twp -2, Brewster - 1, Canton Twp - 7, East Canton - 4, East Sparta - 4, Hartville - 3, Lake Twp - 1, Lexington Twp - 4, Minerva - 1, Nimishillen - 2,

Osnaburg Twp – 5, Paris Twp – 1, Perry Twp – 1, Plain Twp – 8, Sugarcreek Twp – 1, and Washington Twp – 1, Waynesburg – 1.

➤ **Total Applications Submitted: 638**

➤ **Total Number of Applications Denied: 197**

➤ **Number of Canceled Applications/Fee Refunded: 13**

➤ **Total Number Pending Approval by Community: 164**

➤ **Total Number of Approved Applications: 264**

➤ **Total Number of Approved Applications Pending Deposit Receipt / Request for Foreclosure / Completed Foreclosure Proceeding: 215**

➤ **Total Number Being Prepared for Transfer: 25**

➤ **Total Number Transferred to Date: 24**

Green asked how many cases are going to the Board of Revisions every month. Zumbar stated they typically do between 15 to 25 Board of Revisions hearings each month specifically for side lot cases. Creighton asked Peters to confirm that Louisville, North Canton and Canal Fulton have never applied for anything under the Side Lot Program. Peters stated that was correct, no applications have been submitted from those three cities. The numbers on the report reflect that 11 of the 17 townships, 6 of the 13 villages and 3 of the 6 cities have participated in the Side Lot Program.

Cost Analysis of the Side Lot Program

Peters proceeded to review the spreadsheet that broke down the costs incurred through the Side Lot Program. The total cost paid by the SCLRC for the 24 parcels transferred to date was \$27,504, with the average cost per lot about \$1,283. The total amount of fees paid by applicants for those 24 parcels was \$3,228. Each applicant pays \$137 which includes an application fee of \$100, a transfer fee of \$1 and \$36 recording cost.

The estimated amount to be paid by the SCLRC for the 154 parcels currently in the foreclosure process was \$176,485, with the fees to be paid by the applicants totaling about \$21,098. The estimated amount to be paid by the SCLRC based upon 250 current potential applications was \$286,502, with the fees to be paid by the applicants totaling about \$34,250. The total amount the SCLRC could be expending on the Side Lot Program based upon the aforementioned numbers was estimated to be \$490,492. This information was based upon the applications that were received as of August 15.

Nau stated this process was done in an attempt to get a better understanding of the costs associated with the program. The numbers are substantial, and moving forward it certainly has budgetary implications. The intent of the Side Lot Program is to get delinquent properties back into productive use and clearly that is within the mission of the Land Bank. The question has come up if the \$100 application fee is appropriate. They did look at the fees being charged by other Land Banks around the state. While Cuyahoga County and others are \$100, there were some that are \$500. If the fee is raised, then people won't be as inclined to pursue it, but it depends on how much the Land Bank wants to underwrite,

because basically they are losing \$1,200 on each side lot transfer. As a budget is done for the coming years, that is a substantial investment. Green stated that he was not surprised with the numbers. When this was originally discussed, the rough estimate was about \$1,000 per lot. The surprise is that there are 600 applications, which is a mark of success in some ways. The number the applicant pays is legitimately open to debate. He didn't believe anyone in the state had any fixed notion on the amount, and this \$100 fee was just copied from Lucas County. During the months he was handling the Side Lot Program, he got the impression there would be some resistance if the fee got much higher than \$100. There are many people that are on a fixed income. Another factor is that the Auditor's appraisal staff has a fixed value of under \$1,000 on many of these lots, but it should be under \$100 because the lots have no value on the market. It is a budgetary question; is the Land Bank willing to accommodate this expenditure for what is being achieved. Nau added that Massillon has a Side Lot Program and their fee is \$1,000, but it is not active.

Zumbar stated that as the Treasurer, he wanted to see the properties put back into productive use. Clearly the program is making headway and is demonstrating success. In terms of the fee being \$100, that is a policy decision that the board has to entertain and discuss at a later time, perhaps at the work session/retreat when the new township member is on board. Looking at Massillon's statistics, they are not moving their properties at \$1,000, but \$100 may be too low. He understood the SCLRC has to underwrite some of these costs and was willing to entertain that discussion at a later time. There has to be some amount the board can agree to in an attempt to recoup some of these dollars, because he didn't see the Land Bank as a perpetual funding source to underwrite these. The success of this program is based upon the Land Bank coming forward and putting up the funds to tear down houses. He saw the function and role of the Land Bank as getting into rehabilitation of homes in the future. These dollars are going to slowly evaporate and the Land Bank's source of funding is going to be utilized for administrative services and other potential grant funding that is out there. These are all policy directive decisions that need to be discussed.

Green thought there could be some value in being able to vary the scale. There are some places where the Land Bank could never get any more than \$100, but sometimes a business man may want a parcel for parking for his apartments. He is willing and able to pay \$1,000 for a lot, and to him it has commercial value. If they could find some way to exploit the ones that are commercially valuable, that would help underwrite the costs. The problem is that some of these lots will never change their status unless somebody does something about it. That is the fundamental premise that is used to justify the notion of underwriting their acquisition for essentially nothing.

Nau stated they have had some inquiries about the Vacant Lot Program. Initially the decision was made to keep that program on hold temporarily until the Side Lot Program was stabilized. With the Vacant Lot Program, some of those lots are fairly valuable, and certainly \$100 isn't appropriate for that, but perhaps something closer to the Auditor's appraised value. It lends itself for flipping properties and investment. The Land Bank has the ability to acquire those properties, and they provide a potential revenue stream for them to do rehab and other things. Green envisioned the program permitting someone that wants a vacant lot to approach the Land Bank about purchasing it. It could then be taken to a committee that would consider its characteristics and apparent commercial value and then ask the applicant what they would give for it. The committee could then make a recommendation but would have no authority to make the deal. Nau believed there would need to be some guidelines in place because this shouldn't be done on a case by case basis. Green stated he had some cases where the Vacant Lot Program was used to acquire property when they didn't qualify under the Side Lot Program requirements. If an applicant is tax delinquent on his own property, he doesn't qualify under the Side Lot Program, so he asks a relative to make application for the property under the Vacant Lot Program. Bernabei expressed his appreciation for the report because it generated good discussion and tells the future and liability associated with this program.

NIP Update - Sarah Peters**City of Canton**

- Total Number of Properties Identified on an Active List for Acquisition: 195
- Number of Properties submitted for Board of Revision for foreclosure: 82
- Number of Anticipated Properties to be Acquired through Direct Purchases or Deed in Lieu of Foreclosure: 12+/-
- Total Number of Acquired Properties under NIP: 0

Other Communities - Participation Pending

Zumbar stated the reason some of these properties no longer qualify for the program or are dropping off the list is because the property owner has come in and paid the taxes or they are found to not be in a targeted sector. It should have been examined more closely by the City of Canton before the Treasurer's office received it. If they qualify at that point in time, they will be put into the Board of Revision process.

Revisions to the Side Lot Disposition Program Guidelines

Peters reviewed the Side Lot Disposition Program Guidelines that showed the proposed revisions marked in red. Concerning the revision in Section C. Pricing, the policy currently states that properties would be priced at \$100 *inclusive* of all recordable fees. Peters pointed out that the applicants are actually paying some of the recording fees, so they wanted to revise that to say *plus* all recordable fees. The applicant is required to pay the \$100 deposit, the recording fee of \$36 plus the \$1 transfer fee. Green stated but this doesn't contemplate that if they must pay *all* recordable fees; they would also pay for recording the sheriff's deed to the Land Bank. Zumbar stated but that is not included at this time. Green stated in that case, it should say *plus the recording and transfer fee for the applicant's deed*.

Creighton referenced Section D.4.(iv), regarding how priority will be given when there are multiple adjacent property owners, and asked how someone's claim that they have maintained the property could be verified. Carlone stated that was put as the last item in priority because it is difficult to determine. Creighton stated that would have been one of her arguments for the \$100 fee, because if someone really takes care of something for years, there is a lot of time, money and sweat equity that goes into that.

Green moved, Creighton seconded, and the motion carried to adopt the revised Side Lot Program Disposition Program Guidelines as presented with the change to be made in Section C. under Pricing as discussed.

7) PUBLIC SPEAKS

Zumbar noted that no one signed up for public speaks.

8) NEW BUSINESS

- a. Appointment of Township Representative

Zumbar stated he had drafted a letter to the Secretary of the Township Association asking for potential nominees from their organization, but as yet have not received any interest in the position. Nau stated he had spoken with Mike Lynch, President of the Township Association, at their last meeting. He indicated they had solicited requests, but there has been no response. It may take a recruiting approach. Creighton stated she was attempting to contact someone regarding that appointment and would make sure to follow up.

- b. RPC May/June invoice - \$14,749.22

Bernabei moved, Creighton seconded, and the motion carried to approve the RPC May/June invoice.

- c. RPC June MOF invoice - \$4,286.16

Bernabei moved, Creighton seconded, and the motion carried to approve the RPC June MOF invoice.

- d. RPC July MOF invoice - \$2,237.96

Bernabei moved, Creighton seconded, and the motion carried to approve the RPC July MOF invoice.

- e. FER Title Agency invoices - \$800.00

Zumbar noted there were two invoices at \$400.00 each. One is for the NIP program and the other is for the MOF program. Bernabei moved, Creighton seconded, and the motion carried to approve the two FER Title Agency invoices.

- f. Clerk of Court BOR hearing invoices - \$510.90

Bernabei moved, Creighton seconded, and the motion carried to approve the Clerk of Courts BOR hearing invoices.

- g. Press News invoices - \$2,507.70

Bernabei moved, Creighton seconded, and the motion carried to approve the Press News invoices.

- h. Phil Schandel invoices - \$5,075.00

Bernabei moved, Creighton seconded, and the motion carried to approve the Phil Schandel invoices.

- i. OHFA-NIP Round II Funding

Zumbar stated this has already been addressed by Nau and Thorley.

- j. Partners Environmental Consulting Inc. Professional Services Contract

Zumbar stated the reason he selected Partners Environmental Consulting is because they had come back in to meet with himself, Chris Nichols, members from RPC and Brant Luther. The Land Bank had received a request from the Commissioners to take a look at the potential underground storage tank removal project on Walnut Avenue. He had toured the site with Jon Garvey from Partners Environmental Consulting. They would like RPC to also include this with their list of brownfield projects, but right now the Land Bank is eligible to apply for a zero percent interest loan to remove this tank. The other piece is that it is a 50% forgivable loan as well. In conversations with Bob Nau, Brant Luther and Chris Nichols, they are looking at tearing down that structure this fall. As such, the County is going to be handling that demolition, more so than SCLRC or RPC. He believed that Joe Underwood is working to accomplish the specs and getting everything lined up to see what

is going to be required to get that demolished. Once that is completed, they will then be able to put a timeline for remediation and/or removal of this underground storage tank.

Zumbar stated that he got an estimate of cost involved in applying for potential projects that are considered brownfield remediation or petroleum remediation projects throughout the county. In addition to the 497 Walnut Ave property being discussed, there was 110 North Prospect Ave. in Hartville where there could be a potential underground storage tank as well. He was waiting to hear back from the Mayor as to whether or not they can confirm there is a tank there. If not, an assessment still must be done, but the Land Bank is ideally suited to help them with obtaining any grant funding. The other item is at 1811 20th Street, Canton, which is the former Convoy Containers site now owned by Howard Trickett. This site had the sulfur incident which caused the evacuation of that neighborhood in 2013. These were just a couple of properties that were on his radar, and he had been approached about potentially seeing if there was anything that could be done from the Land Bank's perspective to see what kind of funding is out there. The total cost Partners Environmental Consulting has put forward in this proposal is not to exceed \$7,500. Any additional costs would have to be approved by the board.

Nau wanted to clarify that RPC received a brownfield assessment grant from the US EPA of \$600,000 and most of that process is to do an inventory of brownfield sites in Stark County. These three properties will be part of that, but there will be a big list from throughout Stark County. Tim Warstler has indicated he has many properties documented with underground tanks. Zumbar stated once RPC has completed the brownfield list, it would go along with an approved list of contractors as well. Nau stated that was correct, and part of that process is to appoint a committee to evaluate these properties. RPC will do an RFP to get two or three approved environmental consultants to go ahead and do the phase I and II environmental assessments.

Bernabei asked how this company was selected and were other proposals received. Zumbar stated the other potential company was BJAAM out of Canal Fulton. He did not approach BJAAM. They had met with Environmental Consulting about a year ago when they initially had heard about brownfield remediation applications, and they came back a second time after they saw that RPC was able to successfully obtain that particular grant. He asked them to propose a potential contract to see what it would cost for the 497 Walnut project, plus a couple of other projects, just to see if there is anything out there to qualify for. Nau stated after RPC received the grant, numerous phone calls from environmental consultants were received. RPC has a list of about eight companies that have indicated interest in the RFP process. RPC will go through a formal RFP process to narrow it down to two or three companies. Zumbar stated if this would go forward, a separate contract would be entered into to do the project. It doesn't mean that Environmental Consulting is going to do the contract, but at that point the board would issue an RFP for removal of any potential underground storage tank or remediation thereafter. Assessment must be done first. This is the first part of getting that project started.

Green asked who the moving force was in this and did the city approach the Land Bank. Zumbar stated the moving force on 497 Walnut Avenue is the County Commissioners. The 1811 20th Street site is from the City of Canton, and he had spoken to Jason Reese about that one. The EPA is all over this with the sulfur problem and chemicals. There is really no documentation proving there is a tank at 110 Prospect Avenue in Hartville, but there is some belief there was a tank because it is the location of the former fire department.

Bernabei asked if the \$7,500 was for all three properties or for each property. Zumbar stated it was for all three. There may additional properties that will be identified in the future, which will probably come off that list. Bernabei asked Nau how this was interrelated with what RPC is doing. Nau stated it is not really related at all. It could be a potential cost savings if Partners Environmental can apply for grant money to remove those tanks at zero percent interest with 50% forgivable, because that is a substantial expense for the county. A phase I environmental assessment has already been done for the Walnut Ave. property and it is very likely there are at least two or three tanks there, so to do a grant application to get funding to remove those tanks could save the county money. He didn't believe there have been any environmental assessments done on the other two properties, so they are mixing and matching issues. RPC will do an inventory of all these properties, but that is just step one, and step two is to do the phase II where physical testing of the properties are done.

Bernabei asked Zumar how the second and third items got on the list as opposed to a dozen to hundred other ones. Zumar stated there are plenty more, but Environmental Consulting took the first three that he had sent out in an email. They have been working with them for the past couple of weeks. He spoke with some of the other individuals that had approached him in the past about potential help with projects. That is basically the people that have contacted him and those are the projects that he sent to Environmental Consulting as potential remediation project or for seeking sources for grant funding. Bernabei asked Nau if these projects will be on RPC's list also. Nau stated they will be. Zumar stated he just wanted to get the application started and see if there is funding available, so they don't miss any potential deadline. Creighton asked if it will only be for those three projects that were submitted to him. Zumar stated it was just by word of mouth. From the Commissioners in a letter on the Walnut Avenue, the 110 Prospect came from Mayor Currie out of Hartville, and the 1811 20th is documented from the newspapers and also from Jason Reese approaching him about it.

Bernabei stated he was uncomfortable with the process of how these three properties got on the list and the other 100 projects in the county didn't get on the list for assistance from the Land Bank. Zumar stated it doesn't mean they won't get assistance from the Land Bank. The first step is to see if there is anything available for funding, because there are a lot more underground storage tank removal projects. He knew Nau was working on that listing, and he was sure they will have something within the next month. Nau stated it would take longer than that, and the Brownfield grant doesn't start until October 1. Bernabei asked why the Commissioners are even asking the Land Bank to fund \$2,500 for this study as opposed to doing it themselves. Zumar stated the Land Bank was able to assist the county with the Walnut Property. Land Banks are able to apply for that particular type of grant. They looked at the options that were out there. There is a revolving loan fund, which is where the zero percent loans would be coming from, and there are other grant sources from the EPA or Brownfield remediation, but those may not be ideally suited for this project. Bernabei asked if only the Land Bank would be eligible for these grant funds. Zumar stated Land Banks were one entity that is eligible, but in addition municipalities, counties, townships, regional planning, port authorities, and non profit can apply. When applying for those other grants, now you are competing against all those entities that have applied for those projects.

Creighton stated Environmental Consultants is not the only company that does this, but they were chosen because they approached Zumar. Zumar stated they approached him last year and they came back again. They are noted as experts in the field. They are out of Cleveland but have an office in Ravenna. Bernabei stated because the Land Bank will be doing the type of work that requires the continual use of environmental entities, the Land Bank could piggy back on the list RPC will get through their RFP process, or put together their own list. He was troubled by the process and how these three projects got on the list and could seek funding from the Land Bank when there are other projects that didn't get on, despite the fact the Commissioners will be benefited by the amount of \$2,500 by the Land Bank doing this. Bernabei moved, Creighton seconded, and the motion carried to table this process.

k. Work Session / Retreat

It was decided the board should wait until the township representative is appointed to schedule a work session.

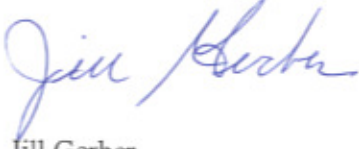
9) OLD BUSINESS

There was mention of the survey that board members were asked to complete and return to Nau. The board members were encouraged to get their completed surveys back to Nau as soon as possible.

10) NEXT MEETING - September 15, 2014 at 8:30 a.m.

11) **ADJOURNMENT**

Respectfully submitted,



Jill Gerber
RPC Office Manager