



Minutes

Time: 10 am Wednesday, June 8, 2022

Place: Microsoft Teams

Board Members Present: Lance Hemmings (Chair), Deidre Tilley, Sherri Aaron, Michelle Williams

Board Members Absent: Tyler Pritchard, Patrick Coleman

Staff Members Present: Robert D Scott, Community Reinvestment Director, Natalie Bouyett, Real Estate Specialist, and Michael C Baker, Finance Manager

Call to Order: Lance called the meeting to order at 10:20AM

1. Review and approve minutes from 4.13.2022

- Michelle makes a motion to approve April 13, 2022 minutes. Sherrie Seconds the motion. None oppose. Unanimously Approved.

2. Director's Report

- We received notification from NeighborWorks they cannot move forward on properties due to funding and they will be returning properties to Land Bank. We will work on developing strategic processes for assessing properties, identifying partners and more in the future.
- Affordable Housing: City received \$79 million for Columbus to Build Back Better through American Recovery Program (ARP) grants. Over 300 properties have demo liens and over 180 have both demo and tax liens. With these new ARP grant funds, we can address affordable housing through a strategic plan of repurposing vacant lots with demo and tax liens to create 100 affordable housing units for LMI households. Plan will be fully presented at the next meeting.
- Land Bank Interest Form: Natalie presented the current form to the board to explain the new process of having individuals submit interest in properties. Deidre and Michelle requested copy of form and link to review. Section to include in the form is a document upload section where an LLC can attach a copy of Articles of Organization and Operating; a Corporation can attach Articles of Incorporation and Bylaws; and a nonprofit can attach Articles and Bylaws.

3. Property Update

- Conveyed Properties
 - 4415 16th Avenue – Greater Beallwood Baptist Church
 - 3809 2nd Avenue – Bradley Barnes
 - 2610 16th Avenue – Bradley Barnes
- Land Bank Properties



- 818 Winston Rd – Rena Hall
- 915 Winston Rd – Rena Hall
- 930 Winston Rd – Rena Hall: Amend Contract for 30 to 60 day closing.
- 2109 1st Avenue
- 2209 1st Avenue – Gretchen Castro:
 - Need to break even on our cost for closing and back taxes or liens that can't be waived. City typically forgives demo lien.
 - Sherrie: Made a motion to move forward with the sale with the conditions that the sale price exceeds cost of attaining and conveying property, and Natalie can send an email if it sells before meeting and it would be rectified during the following meeting. Michelle seconds. Unanimous.
 - Lance would like to verify this property is not part of a development plan or being used with the Housing Authority.
- 3321 Glenwood Dr – Obtain a more recent photo of the property. Market this property. Lance suggested creating an online feature that allows for a minimum opening bid of what we invested in the property with a final date so we can get multiple bids on properties.
- Property Interest Forms (Demo)
 - 4113 & 4109 Young Ave – Tabitha and Thomas Howell.
 - Need contingency contract that they would contribute up to \$7,000 to cover cost pending In Rem Foreclosure and other legal fees. May need to put up earnest money of \$500/lot or \$1,000 in. Earnest money goes towards purchase. May need 90-day contract to allow for foreclosure process of running 4 consecutive weeks in the paper. Should be ready to go on August 4th for title work and September 4th for closing.
 - Sherrie motions to proceed with potential sale pending contractual agreement and deposit of earnest money. Deidre seconds. Unanimous.
 - 2810 Peabody Ave – Michael Johnson.
 - Need to know if tax accessors office is willing to forgive. Need to understand cost of foreclosure. Mr. Johnson needs to cover cost. Need to understand our responsibility and what we can waive.
 - Board is comfortable moving forward on discovering the information as long as Rob approves of using this property for the side lot program.

4. Financial Report

- Casey reported we currently have \$61,272.47. Casey is cleaning up the financial report and will clarify line items next meeting.

5. NWC/CHI Returning Properties to LB

- Lance provided a summary on our partnership with NeighborWorks. Three years ago NeighborWorks came to us with 12 properties with 3-5 year plan to rehab and gentrify



the community. LB is happy to do our part, but they redevelop their 3-5 year plan every year such as those in N. Highland and Beallwood. LB put a limit on how long we would hold properties for 3 years. If the plan moves forward, we will hold properties, otherwise NeighborWorks needs to take them back. LB does not have unlimited funds to maintain properties and we do not need to be a warehouse of unwanted properties. Rob is talking with NeighborWorks and they will present us with a plan. Let's prepare for this discussion at the next meeting.

6. Affordable Housing Plan:

- Lance said we are happy to find a purpose for these vacant lots. These properties are hard to develop without a loss but this will be grant money so the Land Bank will not take the hit. Through this approach we could regenerate interest in communities that have been in decline over the years. It sounds like a good program and he awaits future discussion of it.

7. Schedule Next Meeting: Natalie will send out a survey to see what time works best. Date to be set once information is received.

8. Adjourn 11:40AM