



MINUTES

Board of Directors Meeting

November 13, 2019

The Land Bank Center, 845 Parsons Avenue,
Columbus, OH 43206

Prior to the start of the meeting Stephen Funk of Roetzel & Andress, LPA reported on the Supreme Court Case No. 2018-1307 and two related Federal Court Cases. Oral arguments took place at the Ohio Supreme Court the morning of November 13, 2019.

The meeting was called to order by Gus Frangos at 12:44 PM with the following Directors present

- ✓ Patrick Bravo
- X Shawn Carvin
- ✓ Eddy Eckart
- ✓ Deb Flora
- ✓ Gus Frangos
- ✓ Rachel Gilroy
- ✓ Mike Grauwelman
- ✓ Amy Hamrick
- ✓ Carol Knapp
- ✓ David Mann
- ✓ Jessica Powell
- X Tom Schneider
- ✓ Curtiss Williams

Also in attendance: Robin Thomas, Jim Rokakis, Doug Sawyer, Hope Paxson, Dave Thorley

1. Approval of August 14, 2019 Minutes

Frangos asked the Board to review the August 14, 2019 meeting minutes prepared by Robin Darden Thomas. David Mann moved and Amy Hamrick seconded a motion to approve the minutes as presented. Motion passed unanimously.

2. Secretary/Treasurer's Report

David Mann, Secretary/Treasurer submitted the financial ledger and budget to actuals as of November 5, 2019. (Documents attached). Mann briefly discussed the plan for establishing the 2020 budget. Projected revenue will include dues and sponsorships with expenses expected to be similar to 2019 with the exception of an increase in legal expenses. The Association will be assisting in the payment of legal costs regarding Board of Revision tax foreclosures.

Jessica Powell moved and Patrick Bravo seconded a motion to approve the Treasurer's report. The motion passed unanimously.

3. President's Report

Frangos reported on the following items:

Supreme Court Case – Oral arguments took place earlier in the day. Stephen Funk reported to the Board prior to the start of the meeting.

Legislative Amendments - The Legislative Services Commission (LSC) completed their initial draft of the bill. Gus Frangos and Doug Sawyer are currently reviewing the draft. Frangos will provide a summary of amendments to the Board. Discussion followed regarding the role of the Board in the proposed legislation and the question of transferring some of the legislative work to the OLBA. Frangos responded that he enjoys his involvement in the legislative process but would welcome OLBA input. There was concern that support of certain issues could be unpopular with other county land banks. The Board will become more involved in the legislative process with Frangos taking the lead.

4. Committee Reports

David Mann suggested that it was an opportune time to better define the committees established when the OLBA first formed in late 2018 and to provide new board members and other with the opportunity to serve on a committee or subcommittee of interest to them. Robin Thomas will send out information to all Board members to allow them to consider serving on one or more committees.

- A. Lobbying & Advocacy Committee – Jim Rokakis discussed demolition funding. He is currently working in several areas:
 - i. Rokakis met with Governor DeWine regarding the need for additional funding for demolition. The Governor focused on funds from JobsOhio to provide clearing of blight from commercial sites and building new buildings to bring in new businesses and encourage job creation.
 - ii. Representative David Greenspan is sponsoring HB 252 which will provide demolition funding for two years for both residential and commercial/industrial demolition. It appears that this funding will require some sort of matching funds from the county land bank.
 - iii. Rokakis also met with Speaker of the House Larry Householder regarding demolition funding. The Speaker is focusing on a funding source for long-term demolition funding. He is currently looking into utilizing unclaimed funds that have not been claimed after a certain number of years (perhaps 10 years)
 - iv. Rokakis was unsuccessful in requesting that unspent HHF funds from the states of Mississippi and Alabama be reallocated to Ohio.

- v. Rokakis and others will be meeting with State Treasurer Robert Sprague to propose a linked deposit program to provide low interest rehabilitation loans to low and moderate income homeowners. A loan loss reserve fund would be required.

B. Services & Support Committee

- i. Communication plan – will be presented at a future date
- ii. Website is up and running. Introduction of website features will occur at Land Bank Network meeting in December.
- iii. It was suggested that this committee be expanded to include Education

C. Nominating Committee – all Board members are on this committee. It was noted that 9 of the 13 OLBA Director’s terms will be up in the fall of 2020.

D. Finance & Membership Committee

- i. 2020 Membership dues were established as follows:

ANNUAL DUES	ANNUAL DTAC GREATER THAN	ANNUAL DTAC LESS THAN
\$ 0		No DTAC funding
\$ 250	\$ 1	\$ 100,000
\$ 500	\$ 100,000	\$ 150,000
\$ 1,000	\$ 150,000	\$ 250,000
\$ 2,500	\$ 250,000	\$ 500,000
\$ 5,000	\$ 500,000	\$ 1,000,000
\$ 10,000	\$ 1,000,000	\$ 5,000,000
\$ 20,000	\$ 5,000,000	

- ii. Financial aid – Land Banks seeking assistance with payment of OLBA dues will apply to the Board. The Board will determine how much, if any, financial aid will be provided on a case by case basis.
- iii. Sponsorships – the board discussed various levels of sponsorship and the role of associated members. Based on comments received the sponsorship committee (Carvin, Hamrick, Bravo and Thomas) will rework a plan for associate members and sponsors to present to the Board at the December meeting.

5. New Business

- A. Paulding County Land Bank was accepted as a member of the OLBA.
- B. Demo Funding was discussed under Committee Reports, Lobbying & Advocacy
- C. State-wide data base – Robin Thomas presented a proposal from Loveland Technologies and Dynamo Metrics to work with Western Reserve Land Conservancy to obtain grant funds which would provide each OLBA member land bank to receive a license to Landgrid, technical support

and assistance in obtaining and utilizing the Dynamo Metrics analysis tool. Two points were brought up: 1) the existence of another property data system, Building Blocks, which has been purchased by at least 2 land banks (Summit and Montgomery) and 2) several land banks are already under contract with Dynamo Metrics or have been approached by them. The Board asked that Loveland and Dynamo Metrics present their products to the Association membership during the 1st quarter 2020 network meeting.

6. The next OLBA Board meeting will take place on December 17, 2019 at 9 AM in Mansfield OH to be followed by the 4th quarter Land Bank Network meeting.

With no further business before the Association the meeting was adjourned at 2:30 PM.

Respectfully submitted by: Robin Darden Thomas

Date: December 17, 2019