



Board of Directors Meeting  
Thursday, February 4, 2021  
Zoom

On Thursday, February 4, 2021, the Ohio Land Bank Association meeting was called to order at 10:31 a.m. with the following Directors present and constituted a quorum for conducting the business of the Ohio Land Bank Association:

Gus Frangos  
David Mann  
Patrick Bravo  
Shawn Carvin  
Eddy Eckart  
Debora Flora  
Mike Grauwelman  
Amy Hamrick  
Carol Knapp  
Ric Wasserman  
Curtiss Williams

Guests:           Jacqui Knettel  
                      James Rokakis  
                      Isaac Hoffman

At 10:34 a.m., Jessica Powell joined the Zoom Board Meeting

1. Approval of the January 21, 2021 Minutes

The minutes of the January 21, 2021, OLBA Board meeting were forwarded to all Directors for review. A motion for the approval of the minutes was made by Ric Wasserman, seconded by Eddy Eckert. The minutes of the January 21, 2021 OLBA Board meeting were passed unanimously.

2. President's Remarks - Status of Litigation and Legal Expenses

Gus Frangos informed the Board that a Brief in opposition of the Petition for a Writ of Certiorari to the Supreme Court of Ohio was filed in the United States Supreme Court in the matter of *State of Ohio Ex Rel Feltner vs. Cuyahoga County Board of Revision, et al.* Mr. Bravo informed the Board that there are no new updates to report on the lawsuit Mark Dann filed in Summit County. A copy of the legal expenses incurred to date has been provided to the Board.

3. Policy and Advocacy Committee

The Board has requested that a meeting be set with the Policy and Advocacy Committee along with any other Board members who wish to attend to discuss the current litigations and a strategy for defending. The President advised the assistant to the secretary to schedule a meeting.

4. Committee Reports

- a. Finance & Membership Committee – An updated financial statement of the OLBA was provided to the Board and is indicated below:

Ohio Land Bank Association

2021 Budget to Actual

|                                       | 2020 Actual       | 2021 Budget       | 2021 Actual      | Budget to Actuals % |
|---------------------------------------|-------------------|-------------------|------------------|---------------------|
| <b>Unencumbered Beginning Balance</b> | <b>\$ 45,669</b>  | <b>\$ 64,131</b>  | <b>\$ 64,131</b> |                     |
| <b>REVENUES</b>                       |                   |                   |                  |                     |
| Full Member Dues                      | \$ 103,750        | \$ 105,000        | \$ -             | 0.0%                |
| Associate Member Dues                 | \$ -              | \$ 2,500          | \$ -             | 0.0%                |
| Sponsorships                          | \$ 6,500          | \$ 7,500          | \$ -             | 0.0%                |
| Miscellaneous Income                  | \$ 67,280         | \$ 55,000         | \$ -             | 0.0%                |
| <b>Total Revenues</b>                 | <b>\$ 177,530</b> | <b>\$ 170,000</b> | <b>\$ -</b>      | <b>0.0%</b>         |
| <b>EXPENSES</b>                       |                   |                   |                  |                     |
| Management & Consulting               | \$ 50,000         | \$ 50,000         | \$ -             | 0.0%                |
| Legislation & Advocacy                | \$ -              | \$ 10,000         | \$ -             | 0.0%                |
| Services & Support                    | \$ 2,159          | \$ 7,500          | \$ -             | 0.0%                |
| Legal & Legal Defense                 | \$ 105,000        | \$ 75,000         | \$ -             | 0.0%                |
| Accounting                            | \$ 50             | \$ 2,500          | \$ -             | 0.0%                |
| Insurance                             | \$ 1,859          | \$ 2,000          | \$ 1,859         | 93.0%               |
| Marketing & Communications            | \$ -              | \$ 5,000          | \$ -             | 0.0%                |
| Network Meetings                      | \$ -              | \$ 2,000          | \$ -             | 0.0%                |
| Miscellaneous Expenses                | \$ -              | \$ -              | \$ -             |                     |
| <b>Total Expenses</b>                 | <b>\$ 159,068</b> | <b>\$ 154,000</b> | <b>\$ 1,859</b>  | <b>1.2%</b>         |
| <b>Unencumbered Ending Balance</b>    | <b>\$ 64,131</b>  | <b>\$ 80,131</b>  | <b>\$ 62,272</b> | <b>77.7%</b>        |

Updated 1/27/2021

Membership Status and Dues –

Membership

- All 2021 membership dues invoices and a letter providing an overview of our efforts in have been sent to members. There are currently 7 land banks with \$0 membership dues. The membership committee will reach out to these land banks to seek a donation to the OLBA for 2021.
- A renewal invoice was sent to Toledo Economic Development for their associate membership.
- The committee will continue seeking new associate members. There are currently 47-member land banks and 12 non-member land banks. Tom Schneider and Carol Knapp will be reaching

out to non-member land banks to see if they are interested in joining the OLBA this year.

#### Finances

- Membership dues are anticipated to bring \$103,750.00 to the fund.
  - Patrick and Shawn will be tracking payments and will keep the board updated.
- A number of land banks have already submitted payment.
- A PayPal account for the OLBA will be established as well as a link on the website for individuals or businesses to donate to the Association.
  - Discussed the need for smaller fundraising efforts to bring programming and operational support to the OLBA.

#### b. Services and Support Committee –

- Network Meeting Planning  
Ohio Land Bank Development Corporation will sponsor a virtual network meeting on March 18<sup>th</sup>. The sponsorship commitment is \$1,500. Additional sponsorships for future sponsorships are being sought. Gus Frangos has a future sponsorship commitment from Huntington Bank and Shawn Carvin has reached out to Brickler & Eckler law firm about future sponsorship.

Committee members recommended a network meeting agenda as follows:

Introduction of board members

OLBA updates on legislation (other than funding), committee activities, etc.

Guest Speaker 1 - OLBDA re: solar fields with Q&A after

Guest Speaker 2 - Jim Rokakis re: land bank funding with Q&A after

Recommend 2 hours total for virtual network meeting

Request Directors' feedback – 10 a.m. to noon or 1 to 3 p.m.?

Committee will publicize virtual network meeting as follows:

Feature in newsletter; to be emailed by Feb. 22

OLBA's Twitter feed

Additional emails as warranted (need 2020 OLBA Conference registration info to be complete)

Registration is free but need a registration process to provide Zoom links safely

Sponsors will be recognized in newsletter, Twitter feed, and on website

- OLBA Communications  
Shawn Carvin is setting up a "donation" button on OLBA website to encourage voluntary contributions.  
Committee is exploring Mailchimp as a service for mass distribution of emails. A free subscription to Mailchimp allows for as many as 2,000 recipients to receive an OLBA email.  
Master Calendar (Network Meetings, Conference, Newsletter, etc.)  
The network meeting will be added to the master calendar. As a reminder, the master calendar is in the OLBA Directors' shared folder on Google Doc
- Ohio Land Bank Survey Follow-Up  
Additional survey responses were received after the last OLBA board meeting on Jan. 20. A final report is forthcoming.

It was brought before the Board if a 2021 land bank conference should be held. If held, would the format be virtual or live. Sponsorships would need to be sought after. A conference committee would need to be established. The committee would start with the Services and Support Committee and then others would be welcomed to join the committee for planning of the conference. Curtiss Williams

indicated that he is willing to donate staff time for the planning of conference. A document would need to be established by the Services and Support Committee as to all that would be necessary for planning conference.

A motion for the approval of the Committee reports was made by Curtiss Williams, seconded by Mike Grauwelman. The Committee reports as presented were unanimously approved and accepted.

c. Update from Jim Rokakis

A detailed report of discussions Jim has had with Congressman Dan Kildee's office, the New York State Land Bank Association, The Center for Community Progress, Congressman Tim Ryan's office, Senator Sherrod Brown's office, U.S. Department of Housing and Urban Development and the State of Ohio and Rock Ventures was distributed to the Board prior to this Board meeting. Eddie Eckart indicated that he will assist jim with support of reaching out to other land banks and elected officials for support of land bank legislation and demolition funding for land banks. Jim indicated that there is approximately a 100-day window remaining to reach out to elected officials. It was recommended by this Board that a "blueprint" of talking points and "feel good" stories be put together for members' use in advocating for land support and demolition funding. This "blueprint" would explain who the OLBA is; what it stands for and a summary of the legislation actions.

5. Old Business:

Patrick Bravo informed the Board that the County Auditor's Association had included on their meeting agenda discussion surrounding the current land bank legislation that is pending at the State.

6. New Business:

- Network Meeting tentative date of 3/18/21. See details in the Services and Support report minutes above.
- Sponsorship for Network Meeting discussion. See details in the Services and Support report above.
- The Board discussed how land banks can be used as a financial tool with private developers and affordable house.
- David Mann informed the Board of the introduction of the Restoring Communities Left Behind Act of Congresswoman Rashida Tlaib and Congresswoman Marcy Kaptur. The legislation would provide federal funding for neighborhood revitalization activities.
- Next Board meeting of the OLBA will be Thursday, March 4, 2021 at 10:30 a.m.

7. Adjournment: There being no more business to come before the meeting, Mike Grauwelman moved that the meeting be adjourned. His motion was seconded by Debora Flora and the motion carried unanimously. The meeting adjourned at approximately 12:08 p.m.

The minutes related to the Board of Directors' regular monthly meeting of February 4, 2021 set forth above are the minutes approved by the Board of Directors at their meeting of March 4, 2021. By:  
Jacqui Knettel