



## Board of Directors Meeting

August 14, 2019

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

The meeting was called to order by Gus Frangos at 10:30 AM with the following Directors present:

- ✓ Patrick Bravo
- ✓ Shawn Carvin
- ✓ Deb Flora
- ✓ Gus Frangos
- ✓ Amy Hamrick
- ✓ Carol Knapp
- ✓ David Mann
- X Tom Schneider
- ✓ Curtiss Williams

Also in attendance: Doug Sawyer, Hope Paxton and Robin Thomas

### 1. Approval of May 21, 2019 Minutes

Frangos asked the Board to review the May 21, 2019 meeting minutes prepared by Robin Darden Thomas. Carol Knapp made and Curtiss Williams seconded a motion to approve the minutes as presented. Motion passed unanimously.

### 2. Secretary/Treasurer's Report

David Mann, Treasurer submitted the financial ledger and budget to actuals as of August 1, 2019. These documents are attached to the minutes. Financial reports were unanimously accepted.

Mann provided Directors with a copy of the IRS letter acknowledging receipt of the OLBA application for tax exempt status.

### 3. President's Report

Frangos reported on the following items:

Supreme Court Case - Amicus briefs were filed by Treasurers', Auditors' and Prosecutors' Associations as well as the Ohio Land Bank Association. Oral hearings are set for November 13, 2019. Members are encouraged to attend the hearings in support of the defendants.

Title reports – while the Supreme Court case is pending several counties have had problems obtaining title insurance on land bank transfers. Gus reported that Cuyahoga Land Bank is using Stewart Title which has no problem with issuing policies on BOR foreclosures. Lucas County Land Bank is using Old Republic and First American. Summit is working through the issue and other board members stated they are not using BOR to foreclose on properties.

Marc Dann, attorney for the plaintiff in the case, sent a letter to Athens County resulting in their BOR no longer hearing foreclosure cases. The Board questioned the ethical issues related to such communication.

Legislative Amendments - A summary of proposed legislation was distributed to Board members. The legislation is currently at LSC. Matt Dolan will be the primary sponsor of the legislation. Discussion took place regarding specific items within the legislation:

1. Certain electronic records not subject to open records (i.e. notes regarding negotiations, proprietary information, etc.)
2. Electronic publication may replace printed publication significantly saving on expenses
3. Questions regarding remitting delinquent taxes when properties come into land bank – foreclosure, forfeited land list and deed in lieu of foreclosure will remit delinquent taxes; donations will not.
4. Tax exemption on donated property begins upon the date of the donation. Prior taxes remain a lien. Land Bank should acknowledge donation but not value the property.
5. Refer to statute for issues of prevailing wage and sales tax exemption.

Once a bill number is assigned Land Banks will be asked to provide letters of support for the legislation

The President's report was accepted unanimously.

#### **4. Committee Reports**

- A. Lobbying & Advocacy Committee - Frangos will verify the status of HB 252 with sponsor Ohio Representative David Greenspan. The Association will seek support letters from members at the appropriate time.
- B. Services & Support Committee - There was discussion of ways to increase communication with members of the Association. A regular newsletter, in addition to the Thriving Communities quarterly newsletter, was discussed. Patrick Bravo and Shawn Carvin will develop a communication plan for the rest of the year. The website will be rolled out at OLBA General meeting in September. The website will include a forum for sharing information and responding to questions. The website will be open to all initially, with log-in for OLBA members for specific pages. Another idea for increasing communication was to meet with land banks in smaller, regional settings or one on one. The Association could also provide additional services via contract.
- C. Nominating Committee – The Board discussed the importance of the Board representing all of the OLBA membership, both by size and geographic area. It was recommended that the Board be increased from 9 to 13 members, with the 4 new members to be elected at the Annual Meeting in September. A change in the Code of Regulations is required to expand the Board.

***The following changes were made to the First Amended and Restated Code of Regulations of Ohio Land Bank Association (enacted by Resolution 2019-01, effective February 13, 2019).***

Article III, Section 2. The number of Directors shall be ~~nine-thirteen (913)~~ **913**, ~~unless otherwise changed by a majority vote of the members.~~

Article VI, Section 10, a. The Nominating Committee shall consist of ~~the officers of the~~ Directors of the Board.

Moved: Amy Hamrick

Seconded: Deb Flora

Vote: Approved unanimously

Frangos and Robin Thomas will send a letter to all OLBA members to assess which members may be interested in serving on the Board. Members will have 2 weeks to respond. The Board will adopt a slate of candidates based on notices of interest. Nominations will also be accepted from the floor. Mann and Thomas will work out the logistics for the ballots and election.

D. Finance & Membership Committee - Membership dues appear to be an issue with a number of small county land banks and potential Association members. The \$500 membership fee for the land banks with less than \$150,000 in DTAC revenue is still too high. The Board added one more tier for land banks with less than \$100,000 in DTAC to pay \$250/year dues. It was suggested that the Association could offer scholarships for land banks unable to afford Association dues. Possible ways to fund the scholarships were: donations by the larger land banks; enrolling associate members with a portion of the associate member's dues going toward the dues of the land bank enrolling the associate member; or sponsorship of quarterly meetings. An application process will be created for land banks needing assistance in paying their 2020 OLBA dues; scholarships will be awarded by the Board based on need.

**5. Ohio Land Bank Conference Discussion** – The annual meeting of the Ohio Land Bank Association will be held on September 19, 2019 at 3:30 PM in the Tyler Davidson Room at the Westin Cincinnati. The agenda will include a presentation of the current activities of the Association and what may be expected next year. OLBA will have a table at the conference. Board members will man the table during certain conference times. It is anticipated that the table display will include flyers, membership applications, OLBA pens and other bling.

**6. New Business** – Brown County Land Bank was accepted as a member of the OLBA.

No further business before the Association the meeting was adjourned at approximately 12:30 PM.

- Following a lunch provided by COCIC, the Board members informally discussed current and future activities.

Respectfully submitted by: Robin Darden Thomas

Date: 11/13/2019

	<b>2019 Budget</b>	<b>2019 Actual</b>	<b>% to Date</b>
<b>REVENUES</b>			
Membership Dues	\$ 95,000	\$ 106,500	112.1%
Sponsorships	\$ 15,000	\$ 1,000	6.7%
Interest Income	\$ -	\$ -	0.0%
Other Income	\$ 500	\$ -	0.0%
<b>Total Revenues</b>	<b>\$ 110,500</b>	<b>\$ 107,500</b>	<b>97.3%</b>
<b>OPERATING EXPENSES</b>			
Management & Consulting	\$ 50,000	\$ 37,500	75.0%
Lobbying & Advocacy	\$ 20,000	\$ -	0.0%
Services & Support	\$ 10,000	\$ 1,000	10.0%
Accounting & Legal	\$ 5,000	\$ 6,854	137.1%
Insurance	\$ 5,000	\$ 1,752	35.0%
Marketing & Communications	\$ 5,000	\$ -	0.0%
Miscellaneous Expenses	\$ 500	\$ -	
<b>Total Expenses</b>	<b>\$ 95,500</b>	<b>\$ 47,106</b>	<b>49.3%</b>
<b>Unencumbered Ending Balance</b>	<b>\$ 15,000</b>	<b>\$ 60,394</b>	<b>402.6%</b>

Last Updated: August 1, 2019

2019 OLBA Financial Ledger

Date	Item	Credit	Debit	Balance
1/1/2019	Opening Ledger	\$ -	\$ -	\$ 96,920.78
2/1/2019	Huron Co 2019 Dues	\$ 500.00	\$ -	\$ 97,420.78
2/4/2019	Ohio AG Charitable Registration (check 1002)	\$ -	\$ (50.00)	\$ 97,370.78
2/12/2019	Ottawa Co 2019 Dues	\$ 500.00	\$ -	\$ 97,870.78
2/14/2019	Western Reserve EFT - 1st Quarter Consulting	\$ -	\$ (12,500.00)	\$ 85,370.78
3/19/2019	Gus Frangos, Esq EFT - Trumbull Amicus	\$ -	\$ (3,200.00)	\$ 82,170.78
3/26/2019	Shelby Co 2019 Dues	\$ 500.00	\$ -	\$ 82,670.78
3/26/2019	Guernsey Co 2019 Dues	\$ 500.00	\$ -	\$ 83,170.78
3/26/2019	Knox Co 2019 Dues	\$ 500.00	\$ -	\$ 83,670.78
3/27/2019	Zito Insurance EFT - 2019 Premium D&O Insurance	\$ -	\$ (1,178.00)	\$ 82,492.78
4/3/2019	Western Reserve EFT - 2nd Quarter Consulting	\$ -	\$ (12,500.00)	\$ 69,992.78
4/22/2019	Check 1003 - Cincinnati Insurance (Commercial Policy)	\$ -	\$ (574.00)	\$ 69,418.78
4/29/2019	Lake Co 2019 Dues	\$ 4,500.00	\$ -	\$ 73,918.78
4/29/2019	Dynamo Metrics Sponsorship - May Quarterly meeting	\$ 1,000.00	\$ -	\$ 74,918.78
6/4/2019	Williams Co 2019 Dues	\$ 500.00	\$ -	\$ 75,418.78
6/4/2019	Delaware Co 2019 Dues	\$ 500.00	\$ -	\$ 75,918.78
6/18/2019	Western Reserve EFT - Thomas Meeting Reimbursement	\$ -	\$ (1,000.00)	\$ 74,918.78
6/18/2019	Spengler Nathanson EFT - Statement No 459058	\$ -	\$ (975.00)	\$ 73,943.78
7/3/2019	Western Reserve EFT - 3rd Quarter Consulting	\$ -	\$ (12,500.00)	\$ 61,443.78
7/23/2019	United States Treasury Check 1004 - Form 1024	\$ -	\$ (600.00)	\$ 60,843.78
8/1/2019	Spengler Nathanson EFT - Statement No 460186	\$ -	\$ (450.00)	\$ 60,393.78