



MINUTES

**Meeting of the Board of Directors
Monday, February 12, 2024
County Commissioners Conference Room
315 High Street, Sixth Floor, Hamilton, Ohio**

Meeting called to order:

Michael McNamara, Butler County Treasurer, called the meeting to order at 11:30 a.m.

ROLL CALL:

Mike McNamara
Dan Acton, alternate for Cindy Carpenter
Tim Naab, Hamilton Representative
Ann Becker
Zach Ferrel
Judi Boyko, alternate for Don Dixon
David Fehr, alternate for TC Rogers

Staff Present:

Seth Geisler – Executive Director
David Fehr - Treasurer
Tim Carlson - Attorney
Zack Brossart - Secretary

Attendees:

Lauren Nelson
Stacey Dietrich
Nicole Sczurek
Devra Wells

Mike McNamara called the meeting to order and Seth Geisler called the roll call. A quorum was present

MINUTES FROM THE November 13th, 2023 MEETING

Ann Becker moved to approve the November 13th minutes as submitted and Tim Naab seconded the motion.



MOTION APPROVED

MINUTES FROM THE DECEMBER 4th, 2023 SPECIAL MEETING

Ann Becker moved to approve the December 4th minutes as submitted and Tim Naab seconded the motion.

MOTION APPROVED

TREASURER'S REPORT

Budget Adjustment:

Seth Geisler presented the Treasurer's report. Starting with budget changes, unclaimed excess Proceeds were moved to December. And \$40,000 was added for the 2024 budget. Legal fees of \$47,000 were also added to the 2024 budget for IRS Private Letter Ruling. \$1,000,000 was removed from project 2025 for brownfield reimbursement, as county set aside was removed from state grant, as funds are now competitive.

Dan Acton made a motion to approve a budget adjustment and Zach Ferrel seconded the motion.

MOTION APPROVED

Financial Report:

Total income for 2023 was \$876,000. Total expense was \$747,000. At the end of 2023, \$143,000 came in from unclaimed excess proceeds. \$8,300 was in STAR Ohio Interest. \$200,000 was moved to the STAR Ohio account. Expenses included the tank removal at the Justice Center and \$38,000 for IRS PLR application fee.

\$585,000 was in the US bank account at the end of 2023. There was \$1,036,000 in the STAR Ohio Account.

The debit card was not approved. Seth is now looking into getting a credit card.

DIRECTOR'S REPORT

Seth Geisler presented the Director's Report.

Seth provided a presentation of the strategic plan of the Butler County Land Bank. Focusing on what a land bank is, core powers, abilities, missions, values, tools (used and unused), and past/present projects.



Seth presented this to give a refresher but also to think about how the Land Bank could potentially change how it operates in future years.

OLD BUSINESS

Federal Non-Profit Status

The Private Letter Ruling is expected to be received around the end of April.

ODOD DEMOLITION AND SITE REVITALIZATION PROGRAM, FY 24/25

224 Sycamore and 304 Collins

For the projects not moving forward, Mike requested the Land Bank reconsider the decision for the two Oxford Properties. If the land bank approved it, the city of Oxford would take on the demolition with a 25% match. It was debated whether it would add value to the city or to the landowner specifically.

It was discussed that there needs to be quantifiable criteria decided upon to determine whether projects should move forward based on what is a direct benefit to the Land Bank/Butler County. The decision was tabled for now to reach back out to Oxford.

CITY OF HAMILTON REPORT

Brownfield Application - 101 Pershing Avenue Total cost: \$750,000

Additional funding is needed for solution to residual contamination from tanks that were previously in the ground. If approved funding would come from state brownfield grant, while property owners required match is covered by previously secured abandoned gas station grant.

Dan Acton made a motion to approve the application and Tim Naab seconded the motion.

MOTION APPROVED



EXECUTIVE SESSION

12:53pm Tim Naab made a motion to enter executive session. Zach Ferrel seconded the motion.

MOTION APPROVED.

No decisions were made, no votes were taken.

1:21pm Dan Acton made a motion to exit executive session. Tim Naab seconded the motion.

MOTION APPROVED

ADJOURNMENT

Adjournment at 1:21pm.

Ann Becker made a motion to adjourn. Tim Naab seconded the motion.

MOTION APPROVED.

These minutes represent a summary of these proceedings and do not purport to be the entire record. A complete recording of these proceedings is contained on a digital audio file taken under supervision of the Secretary, Zack Brossart and may be obtained upon written request. Any charges associated with preparing such transcript shall be borne by the person requesting.

I hereby certify that the minutes related to the Board of Directors quarterly meeting February 12th, 2023, set forth above, are the minutes approved by the Board of Directors at their meeting April 15th, 2024.



Zack Brossart, Secretary
Butler County Land Reutilization Corporation