

Thursday, September 20,

12

The Bainbridge Township Board of Trustees met in Special Session at the Geauga County Auditor's Office in Chardon on September 20, 2012. Those present were trustees Mr. Jeffrey S. Markley, Mr. Christopher Horn and Fiscal Officer Mrs. Cherianne H. Measures. Trustee Mrs. Lorrie Sass Benza was absent. Mr. Horn presided and called the meeting to order at 11:08 A.M.

In addition to those listed above, also participating were Ms. Pat Kraninger, Ms. Deanna Tenney, Mr. Sam Desiderio, Ms. Becky Schlag, Mr. Chris Hitchcock, and Ms. Jennifer DeRenzo. Mrs. Diane Ryder was present at the meeting.

Mr. Horn explained the purpose for this meeting was to resolve some issues concerning the procedures and potential costs associated with the land bank parcels.

Mr. Sam Desiderio, former Bainbridge Township Trustee, explained that he no longer has any involvement in the Land Bank and is strictly here for historical reference.

Mr. Desiderio stated when the Land Bank was formed, the board at the time was not aware that the parcels needed to be sold within fifteen years. Ms. DeRenzo explained that the taxes for the land bank parcels might be withheld from the Township's tax distributions, that we may want to research the tax collections fees.

Ms. DeRenzo explained that the township should be receiving notice when parcels have been foreclosed. The township then needs to respond stating whether or not they are interested in adding such parcels to the land bank. The parcel would then go through two sheriff sales before being transferred to the township. When a parcel has been foreclosed and enters the land bank, it is tax and lien free. However, taxes will begin to accrue on the parcel and would be payable either when a parcel is sold or at the end of the fifteenth year in the land bank.

When the township is establishing a price per parcel, the township should contact the Auditor's office for the total tax and special assessment due on said parcel in order to identify the necessary cost in order to make the township whole.

When the township demolishes a structure there is a form, available on the Auditor's website for destruction of property, in order for the property to be taxed appropriately.

The longevity of the land bank is indefinite, unless changed by resolution of the Board of Trustees.

The notification process will be improved upon whereas the County Treasurer's office will send notice to the Township who will then notify Chagrin Falls Park Community Center.

Some of the questions raised by this meeting that need to be answered by the Geauga County Auditor's office:

1. Can we retain land for green space, roads, etc. and if so, how do we do it?
2. Can parcels forfeited to the state be recaptured for the land bank?
3. Can the township receive a list of delinquent properties within the township?
4. Can the township receive a list of parcels owned by the state within the township?

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Since there was no further business to come before this meeting of the Bainbridge Township Board of Trustees, the meeting was adjourned at 12:09 P.M.

Respectfully Submitted,

Cherianne H. Measures,
Fiscal Officer, Bainbridge Township

Date

Date

Date

Minutes Read: _____

Minutes Approved: _____