**Timeline of events for The Better Flip project**

(1) 1/25/17 – Mr. Rantala reported that, as part of the directive from the Commissioners to assist west end Lake County communities with economic development efforts, the port has begun the process of gathering research as to a number of items include retail vacancies, housing, etc. Mr. Rantala noted that a plan is being developed, and he believes the Commissioners will ask the port to take a role in guiding the individual communities through the execution of said plan.

(2) 2/22/17 – The Better Flip event – Mr. Rantala invited the Board to attend an event on Tuesday, March 21 at 6 PM entitled The Better Flip, where students from Auburn Career Center’s Architecture and Project Management program will present plans to convert a 1950’s bungalow to an attractive house for Millennials. He noted that the port reached out to Auburn Career center for help with this initiative; it aligns nicely with the West End initiative as most of the bungalows are located in west end communities; and that top-performing realtors, builder/flippers, parents of Auburn Career center students, and city/county officials have also been invited.

(3) 4/12/17 – Mr. Rantala reported that The Better Flip Event has generated a lot of excitement within the communities of Lake County and that Willowick is already in discussion with their Planning commission regarding revision of their ordinances and zoning requirements, and they are promoting the concept plans with the relators and other stakeholders in their area to try to move this initiative forward. He noted that Eastlake brought their Building Commissioner to The Better Flip event held in March and is also having discussions with all concerned parties. Mr. Rantala reported that the LCOPEDA has contacted the Land Bank to see if they can find one of these houses for the LCOPEDA to manage a flip, show people what is possible, and then **SELL THE HOUSE FOR A PROFIT. (emphasis added)….**Rantala reported that he met with commissioner Cirino to give him a status update summary of the West End Development initiative thus far.

(4) 4/26/17 – Mr. Rantala reported that he presented the Better Flip concept at the Lake County Development Council (LCDC) luncheon noting that this initiative continues to get a lot of interest. He stated that he is exploring some possible funding opportunities to assist people with Better Flip projects.

(5) 8/23/17 – Mr. Rantala reported that the Lake County Land Bank has three (3) houses to potentially transfer to the LCOPEDA for the purpose of possibly undertaking The Better Flip initiative.

(6) 9/27/17 – Mr. Rantala…..stated that the Lake County Land Bank identified a potential piece of property for the Better Flip initiative, but it is not a good fit for the project.

(7) 10/25/17 – Relative to The Better Flip initiative, Mr. Rantala reported that he has provided parameters to the Land Bank for a house to use for this initiative. He noted that he and Mr. Cahill have met with a bank that would fund the renovation budget, and the port **SHOULD MAKE MONEY ON THE SALE. (emphasis added)** Mr. Rantala stated that the only drawback would be that he would have to be the contractor for the project, but he feels that the only way to convince house flippers that the Better Flip can be done is to show them how.

(8) 11/15/17 - (Rantala)…. reported that in the spring of 2018, the LCOPEDA will again be working with the Auburn Architecture Class to develop several sets of plans for ranch style houses for The Better Flip initiative. Mr. Rantala stated that a premier event to unveil those house plans would likely occur sometime in May.

(9)  11/20/17 – The flip house transfers from the Auditors Land Bank State to the Lake County Land Reutilization Corporation (a.k.a. the Lake County Land Bank)

(10) 12/20/17 – Mr. Rantala reported that the LCOPEDA is working with Mayor Regovich (City of Willowick) on The Better Flip initiative.

(11) Mr. Lindrose reported that on Tuesday, December 19, he met with Mr. Cahill, and Mr. Zahirsky and the Mayor of Willowick at the proposed flip house. He noted that the group walked through the house, and he believes it will be an interesting project for the port. Mr. Lindrose stated that he and Mr. Martin **WOULD COLLABORATE ON THE PROJECT TO PUT TOGETHER A BUDGET I.E. WHAT IT WOULD TAKE TO BRING THE HOUSE TO THE POINT OF RESALE TO A MILLENNIAL, SHOULD THE BOARD CHOOSE TO TAKE THE PROJECT ON. HE NOTED THAT IT IS IMPORTANT THAT THE BOARD UNDERSTANDS EVERYTHING UP FRONT BEFORE THE LCOPEDA RECEIVES THE HOME FROM THE LAKE COUNTY LAND BANK.(emphasis added)**

(12)  12/20/17 – Port Authority Board unanimously approves Resolution No. 2017–46 accepting the land and existing structure from the Lake County Land Bank. (Without any budget being prepared)

(13) 1/24/18 – Mr. Lindrose reported that he and Mr. Martin met with Mr. Rantala relative to The Better Flip initiative. He noted Mr. Rantala is obtaining a design from Then Design to come up with a basic design plan for the home and a plot plan for the property. Mr. Lindrose stated that once this information is received, **THE THREE OF THEM WOULD REVIEW THE SAME AND CRAFT AN ESTIMATE FOR THE PROJECT. MR. RANTALA NOTED THAT IT IS HIS EXPECTATION THE PROJECT ESTIMATE WILL BE READY FOR REVIEW AND DISCUSSION BY THE BOARD AT THE NEXT BOARD MEETING. (emphasis added)**

(14)2/28/18 – [It should be noted that there is no mention of the project estimate in the meeting minutes]

(15) Relative to The Better Flip initiative, Mr. Rantala reported that students enrolled in Auburn Career Center's Architectural Design program are working on producing several “better flip plans” for a ranch style home. He noted that the premier of said plans will be held at Auburn Career Center on March 20 at 6Pm and encouraged the Board to attend if their schedules permit.

(16)3/28/18 – The Board holds a working session before the Port Authority Board meeting. The Better Flip Project was discussed at length. Board Member Bill Martin expresses his concerns relative to the target market given the fact that the master bedroom suite is on the first floor, i.e. millennials versus aging in place.

(17)  3/28/18 – Port Authority Board approves Resolution No. 2018-08 setting the budget for the ‘Better Flip’ project NOT TO EXCEED $150,000. (Per Ohio Revised Code section 4582.12 (A) (2) the maximum allowed before competitive bidding is required).

(18) 4/24/18 – Lake County Port Authority applied for a building permit and received initial building permit on 5/29/18. Estimated cost recorded on the permit was $100,000.00.

(19)4/25/18 – Mr. Rantala reported that the architects delivered the plans for the Better Flip initiative yesterday and then filed them with the County. He noted that obtaining a building permit and a zoning variance from the City of Willowick will be the next steps. Mr. Rantala reported that is still looking for a project manager and he hopes to have a commitment by next week. He reported that two (2) proposals should be received by Friday, April 27, for the video and website work for the project and construction should begin by the middle of June.

(20)5/23/18 – Mr. Cahill reported that the building permit for the home will be picked up Friday, zoning is in place, and letters have been submitted to trades and contractors. Mr. Monty reported that he has scheduled two (2) appointments for Friday and one (1) appointment next Wednesday with interested contractors. Mr. Monty gave a brief presentation regarding the Better Flip Initiative. (RANTALA WAS AT A CONFERENCE SOMEWHERE).

(21)  5/29/18 – Port Authority received initial building permit (permit was applied for on 4/24/18.

(22) 6/12/18 – the Lake County Land Bank had a dye test done by the City of Willowick, and the property side failed. Willowick was paid $350.00 for the test.

(23) 6/22/18 – Willowick performed a point of sale inspection prior to transfer of title to the property. They were paid $80.00 for this service on 6/22/18. No date was given when the POS inspection was performed.

(24) 6/25/18 – Flip house transfers to the Port Authority from the Lake County Land Bank.

(25)6/27/18 – Mr. Rantala noted that the Better Flip transferred yesterday, demolition inside the property will be starting next week, and foundation work will likely begin the following week. He noted that a “Demo Day” was held with several government officials in attendance.

(26)  7/13/18 – Land Bank paid $750 to ABC Contractors to locate tees, bring them up to grade with the required cast iron covers. A preliminary dye test was also done as a courtesy.

(27)7/25/18 – Mr. Rantala reported that the demolition phase is complete, he hopes to begin the basement work on Monday, and the framing contractor has been identified and is ready to go. He stated that Mr. Cahill is working with banks to set up ‘How to Buy” sessions. Mr. Rantala reported the WCPN is planning to film at the house again next week, and Mr. Monty has created a number of videos that will be place on the port’s YouTube channel.

(28)8/22/18 – Mr. Rantala reported that demolition is complete and the framing work has begun.

(29)  9/25/18 – County inspectors start inspecting footers and foundation work.

(30)9/26/18 – Mr. Rantala reported that the basement has been excavated, and the inspection was scheduled so the footers can be poured for the addition. He stated that the basement should be complete by the middle of next week. Mr. Rantala reported that the carpenters are ready to frame the addition once the basement work is complete. He noted that the project is moving on a much better schedule. Mr. Lindrose asked for a timeline update, and Mr. Rantala **STATED THAT THE PROJECT SHOULD BE COMPLETE BY THE FIRST OF NEXT YEAR. (1/1/19 date added by LFC).** Mr. Rantala stated that the auction would likely occur in early May. He reported that the port met with the AD Hoc Millennial Advisory Group Mr. Zahirsky assembled about three (3) months ago to review the house plans, and two or three really great layout suggestions that came out of the meeting were incorporated into the plans. Mr. Rantala stated that the port will remain engaged with the group throughout the project.

(31)  9/30/18 – As of this date, Port Authority already had spent $92,773 with $59,050 going to T. Dowhan Concrete & Sewer Contracting. (Final payment to T. Dowhan was $91,080.00)

(32)10/24/18 – Mr. Rantala reported that the project has been a struggle. He briefly reviewed the resolution being presented to the Board for consideration today. The project is progressing; the basement turned out to have more issues than anticipated as did the sewer causing us to use more of our budget than anticipated. He expects we will run out of budget before we run out of project. There is a resolution 2018–24 on the agenda today for a budget adjustment of an additional $60,000.00. It is progressing, the interior framing is nearly complete with some addition framing likely started today. It will be the end of the year before we have it ready for open houses so he anticipates the auction will be pushed off until early summer. The Idea Stream is going to film and Mr. Mohorcic has been on site every day documenting the progress. Ms. Lovrinovic asked about the auction, she wondered if it would be a live auction. Mr. Rantala stated that they may take bids, but have not made a final decision yet. Ms. Lovrinovic inquired if we will make money on the house and do we auction like the YMCA. Mr. Rantala commented that the difference in the YMCA model is that they take a lot of donations for the work done. We took the low bidders as we went and will use them as salesmen for us so we can have the groundswell of conversation handy. **TO BREAK EVEN, WE WOULD NEED A PRETTY AGGRESSIVE AUCTION, BUT WE WILL BENEFIT FROM THE MARKETING. (emphasis added)**

(33)  10/24/18 – Port Board unanimously approves Resolution No. 2018–24 increasing the funding for the project by $60,000 from $150,000 to $210,000 without any detailed projected costs.

(34)11/28/18 – Mr. Zahirsky reported that Mark will cover more next month, but roofing and siding should be finished in the next weeks, the addition is framed and the porch should be done in a couple of weeks. Nothing in the interior is done yet, but once the framing is complete, they can beat the weather. Patrick will send some pictures.

(35)  12/21/18 – Mr. Rantala applied for and was issued an electrical and HVAC permit. Both contractors were not registered with the City of Willowick according to Sean Brennan, City of Willowick City inspector.

(36)  2/24/19 – The Port Authority Board unanimously approves Resolution No. 2019-09 increasing funding for the project by $89,000 to $299,000 without any detailed projected costs.

(37)  5/28/19 – Mr. Rantala, replying to our records request, stated that a budget for the Better Flip project does not exist.

(38)  6/13/19 – Mike DeLeone of the Lake County Prosecutor’s Office confirms there was no budget for the Better Flip Project forwarding what Rantala provided to Commissioner Hamercheck as a “budget” for the project, which amounted to nothing more than a check register.