



CUYAHOGA LAND BANK

LOCATION: Caxton Building
812 Huron Road E., Conference Room 830
Cleveland, OH 44115

DATE/TIME: December 19, 2025 at 10:00 a.m.

PURPOSE: Regular quarterly meeting to consider the following business:

1. Call to order by the Chair. The regular quarterly meeting of the Cuyahoga County Land Reutilization Corporation (the “CCLRC” or the “Corporation”) was held on December 19, 2025 at 10:00 a.m. at 812 Huron Road E., Conference Room 830, Cleveland, Ohio and called to order at 10:01 a.m. by Board Chair Brad Cromes. A quorum of the Board was present: Board Chair Brad Cromes, Treasurer of Cuyahoga County; Michael King, representative of Cuyahoga County Council President Dale Miller; Sally Martin O’Toole, Director of Building and Housing, City of Cleveland; Katherine A. Gallagher, representative of Cuyahoga County Executive Chris Ronayne; and Jasmin Santana, Council Member, City of Cleveland constituted a quorum.
2. Approval of minutes of the September 26, 2025 Regular Meeting of the CCLRC Board. The minutes of the September 26, 2025 Regular Meeting of the CCLRC Board were distributed to the Board for review prior to the meeting. A motion for the approval of the September 26, 2025 minutes was made by Director Martin O’Toole, seconded by Ms. Gallagher, and approved by voice vote without objection.

Vice Chair of the Board Anthony Brancatelli arrived at 10:02 a.m.

3. President’s Report.
 - a. Year in Review. President León provided the Board with a review of the CCLRC’s activities and efforts during 2025. President León’s review began with a timeline discussing the Corporation’s first ten years in operation, noting that the Corporation’s activities focused heavily on demolition and blight remediation, and generated a \$1.4 billion impact to the County. President León went on to explain that, over the next five years in operation, the Corporation continued to expand its services to include home demolition, new construction, and site remediation, and by 2024, the Corporation’s increased services generated a \$3.6 billion impact to the County. President León explained that, in 2025, the Corporation continued to expand the services it offers to support the Corporation’s municipal and non-profit partners and continues to add depth to its expertise in industrial development/redevelopment.

President León provided the CCLRC Board with a high-level summary of the Corporation's efforts in 2025, highlighting that the Corporation has prioritized blight remediation to much success.

President León explained to the Board that the Corporation reached a new and significant milestone in 2025 when it completed construction and sold its first home in the Circle East Development. The Corporation also completed and sold its first modernization project on the property located at 4132 Milan Crescent as part of Mayor Bibb's Southeast Side Promise Initiative. President León advised the Board that the Corporation spent 2025 working to advance regional development through its environmental remediation efforts, where four (4) of the forty (40) brownfield remediation projects are being administered by the Corporation. President León advised he anticipates the Corporation will continue to expand its brownfield remediation activities in 2026.

Mayor Blackwell arrived at 10:09 a.m.

President León explained that the Corporation is beginning to export its expertise to across the state and the country, utilizing data and information to further its mission and to assist other land banks in furthering similar goals in the respective jurisdictions.

President León highlighted that the Corporation also made investments in updating its branding in 2025, with the goal of becoming more intentional in marketing its successes. These efforts have resulted in increased visibility and more opportunities for the Corporation.

President León also summarized some of the Corporation's other successes in 2025, observing that the Corporation overhauled its human resources functions, completed a C-Suite restructuring, established Presidential Working Groups, and transitioned to a cross-functional team model.

- b. Staff Reports. President León discussed the staff reports, Production Report, and Cuyahoga County Housing Program Board Report provided to the Board in advance of the meeting. The Board asked President León and the Corporation's staff questions about the various reports provided. President León and the Corporation's staff responded to the Board's questions and comments. Mayor Blackwell and Councilmember Santana encouraged the Corporation to continue to strive to identify and utilize MBE/FBE vendors and contractors in the Corporation's activities. After review of the Cuyahoga County Housing Program Board Report, Mr. King suggested that President León speak to Cuyahoga County Council about the County Housing Program. President León agreed that would be a good idea.
- c. Financial Report of the Corporation as of September 30, 2025. President León introduced the Board to the Corporation's new Chief Financial Officer Mel

Sanders. The Financial Report of the Corporation as of September 30, 2025 was provided. Director Martin O'Toole moved to accept the Financial Report of the Corporation as of September 30, 2025 as presented, seconded by Board Vice Chair Brancatelli. All Board members present approved by voice vote without objection.

4. Resolution No. 2025-6: Adopting a Temporary Budget Governing Fiscal Matters for the First Three Months of 2026. President León provided the Board with an overview of the circumstances resulting in Resolution No. 2025-6. President León explained that a proposed annual budget for the fiscal year 2026 was prepared and sent to the Board of Directors on December 5, 2025 for the Board's consideration at the December 19, 2025 Regular Meeting. However, after distribution, the CCLRC was made aware of new and material information regarding the revenue to be receipted into the Corporation's County Treasury Reserve Fund. Specifically, on December 11, 2025, the Corporation learned that, due to a procedural matter largely out of the Corporation's control, monies that were anticipated to be deposited into the Corporation's County Treasury Reserve Fund pursuant to R.C. 5721.20 were not likely to become available to the Corporation for at least another thirty-six (36) months, if at all. In President León's estimation, this new and material information constituted "unforeseen circumstances" that may result in the 2026 Fiscal Year Budget not being adopted and/or not being ready for adoption prior to the last day of the 2025 Fiscal Year.

Because it was no longer certain that those funds would be received during 2026, if at all, President León determined it was best to prepare a temporary budget for the first three months of 2026 for the Board's immediate approval. This would allow the Corporation to spend the first quarter of 2026 studying where the Corporation's revenue can be increased and expenditures can be reduced.

President León explained that the Corporation's Code of Regulations authorizes temporary adoption of a temporary budget in a circumstance like this, and explained that an updated proposed budget for Fiscal Year 2026 will be presented to the Board at its March 2026 Regular Meeting.

Director Martin O'Toole asked for a more detailed explanation regarding the 36-month threshold set forth in R.C. 5721.20. The Corporation's Corporate Counsel, Matthew Yourkvitch, explained that after a tax foreclosure, certain unclaimed funds are held for a three (3) year period. If the owner of the property does not demand payment of those funds within three years, those funds are to be forfeited to the county land reutilization corporation. Mr. Yourkvitch explained that previous journal entries from the Court of Common Pleas created uncertainty as to whether the funds would be forfeited to the Corporation. The Board engaged in a discussion on this topic, noting that the Corporation and others are working to resolve this matter.

Mayor Blackwell moved to approve Resolution 2025-6, seconded by Councilmember Santana. All Board members present approved by voice vote without objection.

5. Other Business. No other business was presented to the CCLRC Board.
6. Public Comment. No members of the public wished to provide comment.
7. Executive Session. Board Chair Cromes moved for the Board to adjourn into executive session to consider the appointment and employment of a public employee or official pursuant to R.C. 121.22(G)(1). Director Martin O'Toole seconded the motion, and a roll call vote of all Board members present was unanimously in favor of adjournment into executive session. The CCLRC Board adjourned into executive session at 10:47 a.m. After discussing only the topic which formed the basis of adjourning into executive session, the CCLRC Board returned to the open meeting at 11:09 a.m.
8. Adjournment. Board Chair Cromes invited a motion to adjourn the meeting, which motion was made by Vice Chair Brancatelli. Board Chair Cromes declared the meeting adjourned at 11:10 a.m.

CERTIFICATE

The undersigned Secretary of the Board of Directors of the Cuyahoga County Land Reutilization Corporation hereby certifies that the forgoing is a true copy of a Minutes duly adopted by the Board of Directors of said Corporation on December 19, 2025.


Secretary, Board of Directors

Cuyahoga County Land Reutilization Corporation