



CUYAHOGA COUNTY LAND REUTILIZATION CORPORATION

MINUTES FOR THE BOARD OF DIRECTORS'

REGULAR QUARTERLY MEETING of DECEMBER 20, 2024

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

DATE/TIME: December 20, 2024 at 10:00 a.m.

PURPOSE: Regular quarterly meeting to consider the following business:

1. Call to order by Acting Chair. The regular quarterly meeting of the Cuyahoga County Land Reutilization Corporation (the "CCLRC") was held December 20, 2024, at 812 Huron Road, E., Suite 830, Cleveland, Ohio and called to order at 10:00 a.m. A quorum of the Board was present: Acting Chair Brad Cromes, Treasurer of Cuyahoga County, Michael King, Representative of Cuyahoga County Council President Pernel Jones, Jr., Katie Gallagher, representative for County Executive Chris Ronayne, Director Sally Martin O'Toole of the City of Cleveland, Mayor Michael Booker, Village of Highland Hills, and Anthony Brancatelli constituted a quorum.

Acting Chair Cromes informed the Board that the CCLRC found itself in a unique position as both the Board Chair seat of Mayor Sellers and Vice Chair seat of Mayor Biasiotta were vacant as their terms with the CCLRC Board expired. In keeping with what was previously established at the first CCLRC Board meeting in 2009, the County Treasurer will chair the December meeting and open the March 2025 meeting. At the March 2025 meeting, elections for Chair and Vice-Chair will be held as per the Code of Regulations and By-Laws of the CCLRC.

2. Welcome New Board Members and Recognition of Previous Board Members. Treasurer Cromes on behalf of the Board and Mr. León on behalf of the CCLRC welcomed Mayor Annette Blackwell, Mayor Michael Booker and Anthony Brancatelli to the CCLRC Board. The Board also recognized Mayor Sellers, Mayor Biasiotta and April Urban for their dedicated service to the CCLRC and Board.
3. Approval of the Minutes of September 27, 2024, regular quarterly meeting. The minutes of the September 27, 2024, meeting were distributed to the Board for review prior to the meeting. A motion for approval of the minutes was made by Katie Gallagher, seconded by Director Martin O'Toole, and approved by voice vote without objection. Mr. Anthony Brancatelli and Mayor Booker abstained from the vote.
4. Staff Reports:
 - Mr. Ricardo León presented the Report of the President:
 - Project Updates: Mr. León provided project updates to the Board on the following: 1) Southeast Side Initiative. 2) Welcome Home Ohio initiative; 3) City of Cleveland Legacy Communities Revitalization Program and 4) The Ohio Department of Development demolition and brownfields program.

Mayor Annette Blackwell arrives at 10:20 a.m.

- County Housing Program: A County Housing Program report was provided to the Board for review prior to the meeting. Mr. León reported that the total of funds spent to date with the county housing program is \$17,372,553. with the remainder of the funds to be spent in calendar year 2025. The Board was further informed that year-2025 is the scheduled last year for this program.
- Cuyahoga Land Bank Charities – Mr. León informed the Board that Land Bank Charities was created to provide homes and grant funding to non-profits who work with vulnerable populations. The CCLRC team recently met with Executive Ronayne and five organizations that received funding

from Land Bank Charities to discuss their respective projects and the work they are doing in the County for the individuals these non-profits serve.

- Organization Chart: An updated organizational chart of the CCLRC was presented to the Board.
 - Mr. Douglas Sawyer presented the Report of the Chief Operating Officer:
 - Contractor Updates: A list of year-to-date expenditures of demolition contractors, field service providers and renovation and construction general contractors was distributed to the Board prior to the meeting. The Board was informed that Dommus Construction Corp., Millstone Management Group and Baumann Enterprises, Inc. exceeded the cumulative expenditures for fiscal year 2024 and the Board was noticed of such.
 - Production Report: As of November 30, 2024, the CCLRC acquired a total of 14,843 properties. The CCLRC disposed of 13,670 properties with 8,123 vacant lots transferred to various municipal land banks. The CCLRC demolished 10,053 properties to date with 48 structures demolished since the September 2024 board meeting. The CCLRC currently has 4 new construction projects underway and 3 newly constructed homes on the market. Eight in-house renovations are underway with 1 in-house home renovation completed and on the market.
 - Legislative Update: Mr. Sawyer informed the Board that HB375 amendments to the land bank legislation did not make it out of house committee at year's end. This bill will be reintroduced in the 136th General Assembly. The Board was further informed that amendments to the current Brownfields legislation were passed. The legislation allows developers to apply directly for funding and removes the dollar match language.
 - Litigation Update: Mr. Sawyer informed the Board that Mickey's building litigation has been settled and dismissed. The Board was further informed that the class action lawsuit filed against the County as it relates to a takings clause violation was dismissed.
 - Mr. Adam Stalder, Director of Community Stabilization, provided an update to the Board on the Brownfields funding awarded by the State of Ohio. The Board was informed that under Round 1 a total of \$320 million was awarded. Cuyahoga County received thirty-five percent (35%) of the total award for a total of \$112 million for the funding of 34 projects. Mr. Stalder further informed the Board that applications for Round 2 of funding under the Brownfields program are currently being accepted by the State of Ohio.
4. Presentation of Finances and Proposed 2025 Budget: The forecasted 2024 financials for year-end 2024 and the proposed 2025 budget were presented to the Board prior to the meeting.
5. Call for Public Hearing: The public hearing for Resolution 2024-3 approving the annual budget of the Corporation for Fiscal Year 2024 commenced at approximately 11:45 a.m. The Board Chair opened the public hearing on the CCLRC's proposed 2025 budget as required under the CCLRC Code of Regulations. The rules governing the public hearing were presented by the Chair and noted for the public and copies of the proposed 2025 budget were available for viewing. There being no discussion from the public, the public hearing on the 2025 budget was officially adjourned at 11:46 a.m.
6. **Resolution 2024-3 – Approving the Annual Budget of the Corporation for Fiscal Year 2025**. There being no further discussion on the proposed 2025 budget, Director Martin O'Toole offered for consideration and adoption Resolution 2024-3. Mr. Michael King seconded the motion.

Resolution 2024-3 was unanimously adopted.

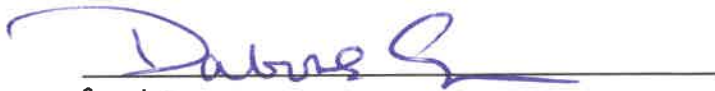
7. Other Business: Mr. León informed the Board of the following:
- Impact Study: The CCLRC completed its 15-year impact study a copy of which was provided to the Board.
 - Records Retention: The board was informed that the records retention committee of the CCLRC is seeking a member of the Board to sit as chair for the committee.
 - Mr. León provided a list of goals set to be accomplished for calendar year-2025 for the CCLRC:
 - Maximizing operational efficiencies and transitioning to a new financial system.

- The creation of standing operating procedures manuals.
- Job description updates.
- The finalization of departmental structures and providing team resources for the efficiency of job duties.
- Updating of the employee manual and review of the current PTO structure.
- Updating and amending the current Code of Regulations and By-Laws.
- Creating a hybrid work structure.
- Creating an updated investment policy for diversifying funds.
- Creating strategic plans for both the CCLCRC and Cuyahoga Land Bank Charities.
- Growing strategic partnerships
- Finalize the re-brand for the CCLRC
- Creating two Board committees: 1) Finance Committee, and 2) Governance Committee along with establishing a CEO review committee.

8. Public Comment: No public comment was presented at the CCLRC Board meeting.

9. Adjournment: There being no more business to come before the Board, Katie Gallagher moved that the meeting be adjourned. The motion was seconded by Director Sally Martin O'Toole and carried unanimously. The meeting was adjourned at approximately 12:25 p.m.

I hereby certify that the minutes related to the Board of Directors' regular quarterly meeting of December 20, 2024, set forth above are the minutes approved by the Board of Directors at their meeting of March 28, 2025.



Secretary
Cuyahoga County Land Reutilization Corporation