



## CUYAHOGA COUNTY LAND REUTILIZATION CORPORATION MINUTES AND ACTIONS OF BOARD OF DIRECTORS'

### REGULAR QUARTERLY MEETING OF

December 20, 2019

**LOCATION:** Caxton Building  
812 Huron Road E., Suite 830  
Cleveland, OH 44115

**DATE/TIME:** December 20, 2019; 10:00 A.M. ET

**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") was held December 20, 2019 at 812 Huron Road, E., Suite 830, Cleveland, Ohio and called to order at 10:10 a.m. Chairman Anthony Brancatelli, Kahlil Seren, Representative of Cuyahoga County Council President Dan Brady, Mayor Brad Sellers, William Mason, Representative of County Executive Armond Budish, Mayor Michael Summers, Chief Edward Rybka, Chief of Regional Development City of Cleveland, and Ms. April Urban were present and constituted a quorum.
2. *Approval of the minutes of the September 27, 2019 regular quarterly meeting.* The minutes of the September 27, 2019 meeting were distributed. A motion for approval of the minutes was made by Mayor Summer, seconded by Mr. Mason, and approved by voice vote without objection.
3. *Staff Reports:*
  - President's Report:
    - **Status of Acquisitions, Demolitions and Renovations to Date** - The CCLRC acquired 11,740 properties, demolished 8,290 to date and completed 87 in-house renovations. The CCLRC transacted 1,871 homes through its deed-in-escrow program and direct sales. Currently 3,998 properties are in inventory.
    - **Litigation Update** - The litigation action in the *Cuyahoga County Land Reutilization Corporation vs. City of Cleveland, et al* is still pending. Oral arguments before the Ohio Supreme Court were held on November 13, 2019 in the case of *State of Ohio, ex rel. Elliott G. Feltner v. Cuyahoga County Board of Revision, et al.* and the case is pending. Two additional lawsuits were filed as it relates to direct transfer of properties from the Board of Revision, one in Montgomery County and one in Cuyahoga County. Motions to dismiss have been filed in both cases.
    - **Legislation** - Discussions with Representative Greenspan are taking place regarding additional funds for demolition. Legislative amendments directly related to land banking were submitted to LSC and Senator Dolan's office and awaiting introduction as a bill. The Board requested a bulleted point of legislative changes.
    - **Contractor Update** - A list of the demolition contractor expenditures and field service provider expenditures was distributed to the CCLRC board. As of the date of this meeting, no demolition contractor or field service vendors have reached the contractor limit for notification to the CCLRC Board. Councilman Brancatelli commended the CCLRC staff on its work in maintaining vacant lots and its quick responses to issues which may arise.
    - **Impact Celebration Recap** - The 10-year Impact celebration event held on October 17, 2019 was a success. Total Revenue raised for the event was \$227,932 and total expenses incurred was \$261,539. Cuyahoga Land Bank Charities will host a roundtable and invite a select group of non-profits who work with the Cuyahoga Land Bank to discuss the best way Cuyahoga Land Bank Charities can interact with the non-profits.



- **Roundtable to Discuss Potential New Tools** – The CCLRC is discussing hosting a roundtable with select public and private developers to discuss land banking tools available for economic development and affordable housing. The CCLRC Board recommends that the CCLRC remain on mission with such discussions.
- Ms. Kim Kimlin presented the Report of Chief Operating Officer:
  - **Demolition Funding Update** –
    - Hardest Hit Fund and County Demolition Program – The CCLRC is working with OHFA to see if any additional “claw-back” demolition funding is available. The CCLRC is currently waiting for reimbursement of funds through HHF of \$1.6 million and currently has approximately \$1.5 million in HHF-eligible demolitions expenses. The County Demolition Program is expected to claw back \$2.6 million from prior rounds through round 7. We are seeking to have these funds distributed to the CCLRC.
    - Partnership with City - We continue to meet periodically with staff of the City of Cleveland’s Departments of Community Development and Building & Housing. Any additional demo funds that the CCLRC receives will be used for demolition of properties on forfeiture, the majority of which are located in Cleveland.
  - Projected Year-end 2019 Financial Statements were distributed to the Board prior to the December board meeting and discussed.
  - Proposed Budget for 2020 – The proposed budget was distributed to the Board prior to the December meeting and discussed. To meet OHFA spending deadlines, the CCLRC is using OHFA demolition funds first followed by County demolition funds. The CCLRC is calibrating funding capacity with eligible demolition acquisitions through the CCLRC’s existing inventory and the forfeiture list.

Call for Public Hearing. The public hearing commenced at approximately 11:13 a.m. The Board Chair, without objection, opened the public hearing on the CCLRC’s proposed 2020 budget required by Section 9.2 of the Code of Regulations. The Chair orally presented the rules governing the public hearing and noted for the public that copies of the proposed 2020 budget were available. There being no discussion from the public, the public hearing on the 2020 budget was officially adjourned at 11:14a.m.

4. **Resolution 2019-3 – Approving the Annual Budget of the Corporation for Fiscal Year 2020.** There being no further discussion on the Resolution, Mayor Sellers offered for consideration and adoption Resolution 2019-3. Treasurer Murray seconded the motion.

**Resolution 2019-3 was unanimously adopted.**

5. Presentation of the Draft County Housing Program. Ms. Kimlin presented a draft of the county housing program plan and budget to the CCLRC Board. Mayor Summers and Councilman Brancatelli commented positively on the proposed plan. In developing the plan, the CCLRC discussed with CDCs their development plans and considered the CNP and City of Cleveland’s target areas. The CCLRC will be meeting with First Suburbs in January to discuss and seek feedback on the plan from its member communities. Ms. Urban asked how the CCLRC will engage the community, municipalities and CDCs. Ms. Kimlin indicated that the CCLRC would also ask the municipalities for their respective housing development target areas and would endeavor to collaborate in rolling out the plan. Councilman Brancatelli noted that the CCLRC had already hosted a meeting with CDCs and community development leaders to discuss partnering on the program.

*Bill Mason leaves at 11:25 a.m.*

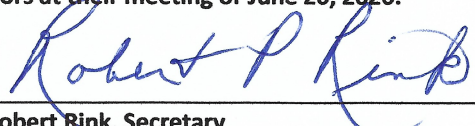
*Mayor Sellers leaves at 11:29 a.m.*

Mr. Frangos informed the Board that four board members will need to be appointed for the March, 2020 meeting.

6. *Public Comment:* – Mr. Aaron Woods of 2221 East 82<sup>nd</sup> Street is interested in acquiring a lot for use by a non-profit for garden expansion. Mr. Woods was provided the contact information for the CCLRC's side-yard manager for assistance in identifying available side-lots that would meet Mr. Woods' criteria. Mr. Woods was also provided information for the City of Cleveland's Land Bank.

7. *Adjournment:* There being no more business to come before the meeting, Mayor Summers moved that the meeting be adjourned. His motion was seconded by Treasurer Murray and the motion carried unanimously. The meeting was adjourned at approximately 12:12 p.m.

I hereby certify that the minutes related to the Board of Directors' regular quarterly meeting of December 20, 2019 set forth above are the minutes approved by the Board of Directors at their meeting of June 26, 2020.

  
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Robert Rink, Secretary  
Cuyahoga County Land Reutilization Corporation