



**CUYAHOGA COUNTY LAND REUTILIZATION CORPORATION**  
**MINUTES FOR THE BOARD OF DIRECTORS’**  
**REGULAR QUARTERLY MEETING of March 28, 2025**

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

**DATE/TIME:** March 28, 2025 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 March 28, 2025, 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 Dale Miller, 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, Mayor Annette Blackwell, City of Maple Heights, Reverend Dr. Brian Cash and Anthony Brancatelli constituted a quorum.
2. Welcome and Introduction of Board Members and CCLRC Staff. The CCLRC Board and CCLRC staff provided a brief introduction of their current role with the CCLRC.
3. Approval of the Minutes of December 20, 2024, regular quarterly meeting. The minutes of the December 20, 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.
4. Executive Session was called to order by Acting Chair Treasurer Cromes at 10:12 a.m. A motion to enter executive session for the purpose of discussing the appointment of a public official as chair to the CCLRC Board was made by Mayor Blackwell, seconded by Mayor Booker and approved by unanimous vote. At 10:27 a.m., Executive Session was adjourned by unanimous vote.
5. Election of the Chair of the Board of the CCLRC— A nomination of Treasurer Brad Cromes as Chair of the CCLRC Board was made by Katie Gallagher, seconded by Director Martin O’Toole. No other nominations were recommended. A roll call vote was taken and the nomination of Treasurer Brad Cromes as Chair of the Board of the CCLRC was approved by unanimous vote.
6. Election of the Vice-Chair of the Board of the CCLRC— A nomination of Anthony Brancatelli as Vice-Chair of the CCLRC Board was made by Katie Gallagher and seconded by Director Martin O’Toole. A nomination of Mayor Annette Blackwell for Vice-Chair of the Board of the CCLRC was made by Mayor Michael Booker and seconded by Reverend Dr. Brian Cash. Chair Cromes called for a “show of hands” vote for each nominee. Anthony Brancatelli received 5 votes by show of hand and Mayor Blackwell received 3 votes by show of hand. Mr. Brancatelli was approved as Vice-Chair of the CCLRC Board.
7. Staff Reports:
  - Mr. Ricardo León presented the Report of the President:
    - CCLRC Updates: Mr. León provided project updates to the Board on the following: The City of Cleveland Legacy Communities Revitalization Program. A map of the areas within which the

program is being implemented was provided to the Board. Mr. León further informed the Board that the CCLRC is currently working on 3 modernization projects in the City of Cleveland for the Mayor's Southeast Side Initiative. A map of the designated Southeast Side Initiative target area was provided to the Board. Mr. León further informed the Board that it has entered into a contract to begin implementing the Welcome Home Ohio affordable housing program.

- Impact Study - Mr. León informed the Board that a documentary depicting the history and 15-year impact of the Cuyahoga Land Bank has been produced and will be featured at the Cedar Lee Theatre on April 15, 2025. Mr. León thanked Dr. Ryan Sutter for his work in compiling the data for the study. Dr. Sutter's work is funded by a grant from the Cleveland Foundation until June of 2026. The Board was further informed that two other entities, The Ohio Land Bank Association and the City of Omaha, Nebraska, are interested in obtaining the services of Dr. Sutter and the CCLRC to study the impact of land banks within their respective states.
- Strategic Planning - The Board has been informed that the CCLRC is entering into a strategic plan process and will be seeking requests for proposals. The goal for the completion is the first quarter of 2026.
- CHP Program Report – It was reported that the CCLRC is in the final year of the County Housing Plan Program. The Board was provided with the first quarter report and a map of the projects funded under the CHP program. To date, a total of \$19,656,893 of the funding has been spent with \$10,343,107 available for use. The CHP program officially ends in December of 2025 with no discussion as to next steps under the program.
- Presentation of Finances – The year-end 2024 and January 2025 financials were provided to the Board prior to the meeting and discussed. Mr. León notified the Board that a CCLRC investment report will be provided to the Board prior to all future Board meetings.

Mayor Annette Blackwell moved to accept the financials as presented to the Board at the March 28, 2025, meeting. Said motion was seconded by Director Martin O'Toole. The Motion carried by unanimous vote.

- 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 March meeting. No contractors currently have exceeded the expenditure limits.
  - Production Report: As of February 28, 2025, the CCLRC acquired a total of 15,063 properties and disposed of 13,687 properties. A total of 10,208 properties have been demolished by the CCLRC with a total of 155 structures demolished since the December 2024 board meeting. The CCLRC currently has 8 new construction projects underway, and 5 renovations are underway with 2 in-house home renovations completed and on the market. Since the December Board meeting the CCLRC has sold 3 newly constructed homes and 3 in-house renovations.
  - Legislative Update: Mr. Sawyer informed the Board that HB375 amendments to the land bank legislation were reintroduced in the 136<sup>th</sup> General Assembly as HB86 by Representative Steve Demetriou and is formally named *The Gus Frangos Act*. The Board was further informed that amendments to the Brownfield Remediation and Site Revitalization Program have been submitted. These amendments are for the purpose of consolidating, streamlining and expanding the existing program. Mr. Sawyer also informed the Board that amendments to the Welcome Home Ohio Program have been introduced. These amendments seek to expand the existing program and to increase housing availability and affordability.
  - Litigation Update: Mr. Sawyer informed the Board that Mickey's building tenant dispute has been settled and dismissed. The Board was further informed that the class action lawsuit filed against the County as it relates to a taking clause violation was dismissed for failure to state a claim.
- Mr. Dennis Roberts, Chief Strategy Officer, provided an update to the Board on the City of East Cleveland Project. The Board was informed that the CCLRC met with Mayor Sandra Morgan to provide a full briefing on the Circle East District project. The Board was informed that infrastructure and waterline work along Woodlawn Avenue has begun along with breaking ground of 4 new homes.

- Mr. Adam Stalder, Director of Community Stabilization, provided an update to the Board on the Brownfields and Demolition funding available through the State of Ohio. Mr. Stalder informed the Board that the CCLRC submitted 34 projects under Round 2 of the Brownfields funding. The projects submitted are in 9 different municipalities throughout the County. The Board was further informed that the CCLRC applied for approximately \$23 million in demolition funding in the second round of demolition funding made available by the State of Ohio. The Board was informed that on Thursday, April 3, 2025, the CCLRC along with the Site Readiness Fund, the City of Cleveland, Cuyahoga County and other partner organizations will celebrate the awarding of funding for the clean-up of the former National Acme Site in Cleveland, Ohio. The project was awarded \$7.5 million from the Brownfield Remediation Fund.

8. ***Resolution 2025-1 – Adopting an Investment Policy for the Cuyahoga County Land Reutilization Corporation.*** After discussion of the resolution, a motion to table Resolution 2025-1 was made by Mr. Michael King, seconded by Ms. Katie Gallagher and unanimously approved by voice vote.

**Resolution 2025-1 was tabled.**

9. ***Resolution 2025-2 – Authorizing the President to Implement a Hybrid Work Policy.*** After discussion of Resolution 2025-2, a motion to authorize the President to implement a hybrid work policy for the CCLRC was made by Director Martin O’Toole. Ms. Katie Gallagher seconded the motion.

**Resolution 2025-2 was unanimously adopted.**

*Ms. Gallagher and Reverend Dr. Cash departed the meeting at 12:00 p.m.*

10. ***Other Business:*** Appointment of Records Retention Committee Chair. Mr. Michael King volunteered to serve as Chair of the Records Retention Committee for the CCLRC.
11. ***Public Comment:*** No public comment was presented at the CCLRC Board meeting.
12. ***Adjournment:*** There being no more business to come before the Board, Director Martin O’Toole moved that the meeting be adjourned. The motion was seconded by Mayor Michael Booker and carried unanimously. The meeting was adjourned at approximately 12:04 p.m.

**I hereby certify that the minutes related to the Board of Directors’ regular quarterly meeting of March 28, 2025, set forth above are the minutes approved by the Board of Directors at their meeting of June 27, 2025.**

  
Secretary  
Cuyahoga County Land Reutilization Corporation