



CUYAHOGA LAND BANK

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

DATE/TIME: March 27, 2026 at 10:00 a.m.

PURPOSE: Regular quarterly meeting to consider the following business:

1. Call to order. The regular quarterly meeting of the Cuyahoga County Land Reutilization Corporation Board of Trustees (the “Board”) was held on March 27, 2026 at 812 Huron Road, E., Conference Room 830, Cleveland, Ohio and called to order by Vice Chair Brancatelli at 10:03 a.m.
2. Roll call. A quorum of the Board was present including the following Trustees: Vice Chair Anthony Brancatelli, Former Council Member, City of Cleveland; Michael Booker, Mayor of the Village of Highland Hills; Reverend Dr. Brian Cash, Pastor, East Mount Zion Baptist Church; Michael King, representative of Cuyahoga County Council President Dale Miller; Sally Martin O’Toole Director of Building and Housing, City of Cleveland; Katie Gallagher representative for County Executive Chris Ronayne; and Jasmin Santana, Council Member, City of Cleveland.
3. Approval of minutes of the December 19, 2025 Regular Meeting of the Board. Vice Chair Brancatelli invited comments on the minutes to the December 19, 2025 Regular Meeting of the Board. Several minor typographical corrections were suggested. Director Martin O’Toole moved to approve the minutes after the typographical corrections were made. Mr. King seconded the motion. The motion was unanimously approved by voice vote without abstention or objection by all members present.

Due to scheduling constraints, Vice Chair Brancatelli adjusted the meeting agenda to allow the Board to begin by discussing and voting on the resolutions included on the agenda before transitioning to the President’s Report.

At 10:06 a.m. President León and Chief Financial Officer Mel Sanders presented the Corporation’s proposed 2026 budget to the Board.

President León explained to the Board that the format of the Corporation’s proposed budget had changed from previous years in order to more accurately account for fluctuations in the Corporation’s revenue and expenditures over the course of the fiscal year. President León explained that the Corporation continues to prioritize diversifying its revenue streams, noting that the Corporation is studying unrestricted funding options, is actively working with State representatives to secure additional state-government funding, and is aggressively pursuing other

funding options in an effort to secure as much funding from as many diverse sources as possible for the 2026 fiscal year.

Thereafter, Chief Fiscal Officer Sanders provided the Board with a report on the Corporation's proposed Fiscal Year 2026 Budget. Chief Financial Officer Sanders then went on to provide the Board with a detailed verbal explanation of the items set forth in her March 13, 2026 Budget Memo to the Board.

After discussion and questions, President León and Chief Fiscal Officer Sanders commended their team for their efforts to prepare and present a balanced budget for the 2026 Fiscal Year.

The Board commended the Corporation's staff for lowering costs and leveraging efficiencies in technology to increase production and engagement efforts.

4. Public Hearing on the Corporation's Budget for Fiscal Year 2026. At 10:18 a.m., following President León's and Chief Financial Officer Sanders' presentation on the Corporation's proposed budget for Fiscal Year 2026, Vice Chair Brancatelli opened the Public Hearing on the Corporation's proposed Budget for Fiscal Year 2026. Vice Chair Brancatelli invited public comment, feedback, and discussion on the proposed budget. There were no comments, questions, or feedback from the public. Vice Chair Brancatelli closed the public hearing at 10:19 a.m.
5. Resolution No. 2026-1: Approving the Fiscal Year 2026 Budget of the Corporation. Vice Chair Brancatelli explained to the Board that Resolution 2026-1, if passed, would approve the proposed budget which President León and Chief Financial Officer Sanders presented to the Board earlier in the meeting. Mayor Booker moved to approve Resolution 2026-1, seconded by Director Martin O'Toole. Upon roll call vote, all Board Members present voted to adopt Resolution 2026-1.
6. Resolution No. 2026-2: Authorizing the Corporation to Identify Funding Sources and Negotiate Terms of a Short-Term Debt Product in a Sum of Up to One Million Dollars for Use by the Corporation in Furtherance of Its Corporate Objectives. Vice Chair Brancatelli invited President León to provide the Board with context into the purpose and intent underlying Resolution 2026-2. President León explained that the Corporation has been looking at ways to be better prepared to address potential cash flow challenges by securing a line of credit with a reputable banking institution. President León stated that he did not want to spend too much time exploring the line of credit option without Board approval of the concept. Vice Chair Brancatelli stated this contemplated line of credit is designed to be available for the Corporation's use in emergency cash flow situations and giving the Corporation the authority to secure the line of credit now allows the Corporation to explore many options and make a considered decision, rather than at some hypothetical point in the future in the midst of a cash flow crisis. Mayor Booker moved to approve Resolution 2026-2, seconded by Director Martin

O'Toole. Upon roll call vote, all Board Members present voted to adopt Resolution 2026-2.

7. Resolution 2026-3: Adopting a Cybersecurity Program and Establishing Policies and Procedures for the Corporation Pursuant to the Requirements of Ohio Revised Code Section 9.64. Vice Chair Brancatelli invited President León to explain the necessity for Resolution 2026-3. President León explained that Ohio law requires certain entities like the Corporation to establish and adhere to specified cybersecurity protocols. Senior Director of Integration Systems Michael Schramm explained the State of Ohio wants the Corporation to follow critical security controls—logging more activities, security awareness training, etc.—to ensure that the Corporation's computer networks remain safe. Director Martin O'Toole moved to approve Resolution 2026-3, seconded by Councilmember Santana. Upon roll call vote, all Board Members present voted to adopt Resolution 2026-3.
8. President's Report. At 10:33, Vice Chair Brancatelli invited President León to provide his President's Report for the first quarter of 2026. President León started with the Corporation's Production Report and then moved on to the Demolition and Abatement Contractors Report. President León explained that the first quarter is typically slow for demolition and abatement contractors and, as a result, the demolition and abatement numbers will increase as the weather gets warmer and activity increases.

President León explained that the Corporation had its first strategic planning session. Staff was engaged and given the opportunity to assist in establishing a strategic plan for the future of the Corporation. President León explained that his *ad hoc* working group will meet with facilitators to finalize and clarify the components of the strategic plan discussed by staff.

President León reported that the Corporation successfully obtained the CMHA scattered site housing portfolio. President León advised the Board that it had been a while since the Corporation has secured a large inventory of homes into the Corporation's control. He noted some of the homes were in better than expected condition (better than forfeitures, but still have a lot of necessary work to be done). President León reported that the Corporation is working with CDCs to try to sell the homes.

Mayor Booker left the meeting at 10:45.

President León asked Adam Stalder, Director of Community Stabilization, to discuss the Corporation's efforts involving Ohio Department of Development grant funds. Mr. Stalder explained that approximately half of the Demolition Grant projects are complete, and it appears likely that the Demolition grant program will be extended again at the end of the year. With respect to Brownfield grants, Mr. Stalder reported that 4 of 42 projects are complete. He also reported

that Fiscal Year 2022-23 is complete and he is compiling data on the many significant benefits resulting from the Corporation's use of project funds. Once this information is compiled, Mr. Stalder intends to provide that information to the Department of Development for its use in advocating for continued and increased grant funding for use by the Corporation.

President León then asked Chief Strategy Officer, Dennis Roberts, to provide a legislative update. Mr. Roberts explained that the Corporation is tracking a number of pieces of legislation, including the Gus Frangos Bill. Mr. Roberts reported that the Bill is now in the Senate. The Bill has already passed the House. If the Senate approves the Bill, it will become law. If the Senate makes changes, then the reconciliation process will begin. Mr. Roberts reported that the Corporation's lobbyist is working with the Senate to keep the legislative process moving. Mr. Roberts also reported that there is a sales tax provision in the current Bill that may get removed. Mr. Roberts also reported that, in addition to the Gus Frangos Bill, he and his team are working with the Corporation's lobbyist to meet with several key state representatives to communicate the effectiveness of the Corporation's efforts and highlight the programs utilized by the Corporation to ensure they are well-supported.

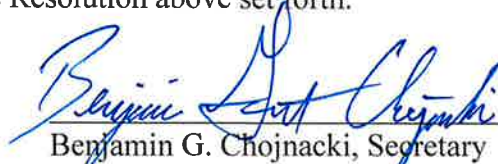
Director Martin O'Toole asked if, other than the sales tax provision, there was any legislative pushback on the Gus Frangos Bill. President León stated that the size of the Bill could be a problem, as legislators fear there could be unidentified landmines buried within a large bill. If the Bill does not pass, President León anticipates the Bill will be broken into smaller bills for potential passage into law.

- a. Financial Report of the Corporation as of January 31, 2026. Chief Financial Officer Sanders provided the Corporation with a financial report of the Corporation as of January 31, 2026.

9. Other Business. No other business was discussed by the Board.
10. Public Comment. Vice Chair Brancatelli invited public comment. No public comments were made.
11. Adjournment. Director Martin O'Toole moved to adjourn the meeting, seconded by Ms. Gallagher. Vice Chair Brancatelli adjourned the meeting at 10:57 a.m.

CERTIFICATE

The undersigned, Secretary of the Cuyahoga County Land Reutilization Corporation, certifies that the foregoing is a true and correct copy of the minutes of the regular quarterly meeting of March 27, 2026, of the Board of Directors of the Cuyahoga County Land Reutilization Corporation, showing the adoption of the Resolution above set forth.


Benjamin G. Chojnacki, Secretary
Cuyahoga County Land Reutilization Corporation