

**CUYAHOGA COUNTY LAND REUTILIZATION CORPORATION  
BOARD OF DIRECTORS**

The Board of Directors of the Cuyahoga County Land Reutilization Corporation (the “Board of Directors” or this “Board”) met for a special meeting on September 12, 2025 at 11:00 a.m. at 812 Huron Road E, Suite 830, Cleveland, OH 44115, with the following Directors present and voting on this Resolution as indicated:

Brad Cromes, Chair of the Board of Directors, Treasurer, Cuyahoga County;

Anthony Brancatelli, Vice Chair of the Board of Directors, Former Council Member City of Cleveland;

Michael King, representative of Cuyahoga County Council President Dale Miller

Sally Martin O'Toole, Director of Building and Housing, City of Cleveland, OH;

Katherine Gallagher, representative for County Executive Chris Ronayne

Michael Booker, Mayor of the Village of Highland Hills, OH;

Brancatelli moved for the adoption of the following resolution:

RESOLUTION NO. 2025-3

AUTHORIZING THE PRESIDENT TO OPEN A BANK ACCOUNT WITH FIRST NATIONAL BANK FOR THE CIRCLE EAST HOMEBUYER FINANCING INITIATIVE PROGRAM, AUTHORIZING THE TRANSFER OF \$400,000.00 INTO SAID ACCOUNT FOR USE IN FURTHERANCE OF THE PROGRAM’S OBJECTIVES, AND AUTHORIZING ANY OTHER ACTION NECESSARY TO IMPLEMENT THE PROGRAM

WHEREAS, the Cuyahoga County Land Reutilization Corporation (“Corporation”) has entered into a Memorandum of Understanding with First National Bank to establish the Circle East Homebuyer Financing Initiative Program designed to provide financial assistance to eligible homebuyers in the Circle East District, a historic neighborhood in the City of East Cleveland (“Program”);

WHEREAS, the Program provides eligible homebuyers up to \$40,000.00 in combined financial assistance, including a \$20,000.00 builder interest rate buy-down made possible through a grant from the Corporation, and \$20,000.00 from First National Bank, which includes \$15,000.00 in down payment assistance with an additional \$5,000.00 towards closing costs;

WHEREAS, to implement the Program, the Corporation must open an interest-bearing First National Bank account and deposit \$400,000.00 into said account to establish and manage the Program funds;

WHEREAS, the Board desires to authorize the President to open an interest-bearing account with First National Bank for use by the Corporation in fulfilling the objectives of the Program, to authorize the Finance Director to deposit \$400,000.00 into said account, and to authorize the President to take all other steps necessary to implement the Program.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Cuyahoga County Land Reutilization Corporation that:

**Section 1.** That the President be and hereby is authorized to open an interest-bearing account with First National Bank for use by the Corporation in fulfilling the objectives of the Circle East Homebuyer Financing Initiative Program.

**Section 2.** The Finance Director or the Finance Director's designee be and hereby is authorized to deposit \$400,000.00 into said account for uses consistent with the objectives of the Program.

**Section 3.** The President be and hereby is authorized to execute and deliver to First National Bank a copy of the completed banking resolution attached hereto as Exhibit A. In passing this resolution, the Corporation affirms that the persons identified as agents of the Corporation are in fact agents of the Corporation and possess the authority identified therein to act on behalf of the Corporation.

**Section 4.** First National Bank is designated as a depository of the funds of the Corporation and to provide other financial accommodations indicated in this resolution.

**Section 5.** This resolution shall continue to have effect until express written notice of its rescission or modification has been received and recorded by First National Bank. Any and all prior resolutions adopted by the Board of Directors of the Corporation and certified to First National Bank as governing the operation of this Corporation's account, are in full force and effect, until First National Bank receives and acknowledges an express written notice of its revocation, modification or replacement. Any revocation, modification or replacement of a resolution must be accompanied by documentation, satisfactory to First National Bank, establishing the authority for the changes.

**Section 6.** The signature of an Agent on Exhibit A is conclusive evidence of their authority to act on behalf of the Corporation. Any Agent, so long as they act in a representative capacity as an Agent of the Corporation, is authorized to make any and all other contracts, agreements, stipulations and orders which they may deem advisable for the effective exercise of the powers indicated on page one, from time to time with First National Bank, subject to any restrictions on this resolution or otherwise agreed to in writing.

**Section 7.** All transactions, if any, with respect to any deposits, withdrawals, rediscounts and borrowings by or on behalf of the Corporation with First National Bank prior to the adoption of this resolution are hereby ratified, approved and confirmed.

**Section 8.** The Corporation agrees to the terms and conditions of any account agreement properly opened by any Agent of the Corporation. The Corporation authorizes First National Bank, at any time, to charge the Corporation for all checks, drafts, or other orders, for the payment of money, that are drawn on First National Bank, so long as they contain the required number of signatures for this purpose.

**Section 9.** The Corporation acknowledges and agrees that First National Bank may furnish, at its discretion, automated access devices to Agents of the Corporation to facilitate those powers authorized by this resolution or other resolutions in effect at the time of issuance. The term "automated access device" includes, but is not limited to, credit cards, automated teller machines (ATM), and debit cards.

**Section 10.** The Corporation acknowledges and agrees that First National Bank may rely on alternative signatures and verification codes issued to or obtained from the Agent named on this resolution. The term "alternative signatures and verification codes" includes, but is not limited to, facsimile signatures on file with First National Bank, personal identification numbers (PIN), and digital signatures. If a facsimile signature specimen has been provided on this resolution (or that are filed separately by the Corporation with First National Bank from time to time), First National Bank is authorized to treat the facsimile signature as the signature of the Agent(s) regardless of by whom or by what means the facsimile signature may have been affixed, so long as it resembles the facsimile signature specimen on file. The Corporation authorizes each Agent to have custody of the Corporation's private key used to create a digital signature and to request issuance of a certificate listing the corresponding public key. First National Bank shall have no responsibility or liability for unauthorized use of alternative signatures and verification codes unless otherwise agreed in writing.

**Section 11.** This Resolution shall take effect and be in force immediately upon its adoption.

King seconded the motion for adoption.

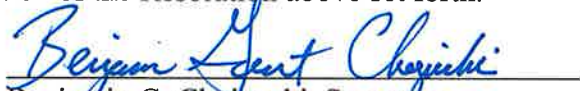
Upon roll call of the motion to adopt Resolution 2025-3, the vote was as follows:

Brad Cromes	Yea
Anthony Brancatelli	Yea
Michael King (Designated Representative Dale Miller)	Yea
Sally Martin O'Toole	Yea
Katherine Gallagher (Designated Representative Chris Ronayne)	Yea
Michael Booker	Yea

Adopted at a special meeting of the Board of Directors of the Cuyahoga County Land Reutilization Corporation on September 12, 2025.

CERTIFICATE

The undersigned, Secretary of the Cuyahoga County Land Reutilization Corporation, certifies that the foregoing is a true and correct excerpt from the minutes of its regular quarterly meeting of September 12, 2025, 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

# Corporate Authorization Resolution

FIRST NATIONAL BANK

By:



4140 EAST STATE STREET  
HERMITAGE PA 16148

*Referred to in this document as "Financial Institution"*

*Referred to in this document as "Corporation"*

I, Ben Chojinski, certify that I am Secretary (clerk) of the above named corporation organized under the laws of Ohio, engaged in business under the trade name of Cuyahoga Land Bank, Federal Employer I.D. Number \_\_\_\_\_, and that the resolutions on this document are a correct copy of the resolutions adopted at a meeting of the Board of Directors of the Corporation duly and properly called and held on \_\_\_\_\_ (date). These resolutions appear in the minutes of this meeting and have not been rescinded or modified.

**Agents.** Any Agent listed below, subject to any written limitations, is authorized to exercise the powers granted as indicated below:

Name and Title or Position	Signature	Facsimile Signature (if used)
A. Ricardo Leon, President & CEO <input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
B. Brad Cromes, Board Chair <input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
C. _____ <input checked="" type="checkbox"/>	_____	<input checked="" type="checkbox"/>
D. _____ <input checked="" type="checkbox"/>	_____	<input checked="" type="checkbox"/>
E. _____ <input checked="" type="checkbox"/>	_____	<input checked="" type="checkbox"/>
F. _____ <input checked="" type="checkbox"/>	_____	<input checked="" type="checkbox"/>

**Powers Granted.** (Attach one or more Agents to each power by placing the letter corresponding to their name in the area before each power. Following each power indicate the number of Agent signatures required to exercise the power.)

Indicate A, B, C, D, E, and/or F	Description of Power	Indicate number of signatures required
A, B _____	(1) Exercise all of the powers listed in this resolution.	1 _____
_____	(2) Open any deposit or share account(s) in the name of the Corporation.	_____ _____
_____	(3) Endorse checks and orders for the payment of money or otherwise withdraw or transfer funds on deposit with this Financial Institution.	_____ _____
_____	(4) Borrow money on behalf and in the name of the Corporation, sign, execute and deliver promissory notes or other evidences of indebtedness.	_____ _____
_____	(5) Endorse, assign, transfer, mortgage or pledge bills receivable, warehouse receipts, bills of lading, stocks, bonds, real estate or other property now owned or hereafter owned or acquired by the Corporation as security for sums borrowed, and to discount the same, unconditionally guarantee payment of all bills received, negotiated or discounted and to waive demand, presentment, protest, notice of protest and notice of non-payment.	_____ _____
_____	(6) Enter into a written lease for the purpose of renting, maintaining, accessing and terminating a Safe Deposit Box in this Financial Institution.	_____ _____
_____	(7) Other:	_____ _____

**Limitations on Powers.** The following are the Corporation's express limitations on the powers granted under this resolution.

**Resolutions**

The Corporation named on this resolution resolves that,

- (1) The Financial Institution is designated as a depository for the funds of the Corporation and to provide other financial accommodations indicated in this resolution.
- (2) This resolution shall continue to have effect until express written notice of its rescission or modification has been received and recorded by the Financial Institution. Any and all prior resolutions adopted by the Board of Directors of the Corporation and certified to the Financial Institution as governing the operation of this corporation's account(s), are in full force and effect, until the Financial Institution receives and acknowledges an express written notice of its revocation, modification or replacement. Any revocation, modification or replacement of a resolution must be accompanied by documentation, satisfactory to the Financial Institution, establishing the authority for the changes.
- (3) The signature of an Agent on this resolution is conclusive evidence of their authority to act on behalf of the Corporation. Any Agent, so long as they act in a representative capacity as an Agent of the Corporation, is authorized to make any and all other contracts, agreements, stipulations and orders which they may deem advisable for the effective exercise of the powers indicated on page one, from time to time with the Financial Institution, subject to any restrictions on this resolution or otherwise agreed to in writing.

**Effect on Previous Resolutions.** This resolution supersedes resolution dated September 12, 2005 If not completed, all resolutions remain in effect.

**Certification of Authority**

I further certify that the Board of Directors of the Corporation has, and at the time of adoption of this resolution had, full power and lawful authority to adopt the resolutions stated above and to confer the powers granted above to the persons named who have full power and lawful authority to exercise the same. (Apply seal below where appropriate.)

If checked, the Corporation is a non-profit corporation.

In Witness Whereof, I have subscribed my name to this document and affixed the seal of the Corporation on \_\_\_\_\_ (date).

Benjamin A. Chycki  
Secretary

[Signature]  
Attest by One Other Officer

**For Financial Institution Use Only**

Acknowledged and received on \_\_\_\_\_ (date) by \_\_\_\_\_ (initials)

This resolution is superseded by resolution dated \_\_\_\_\_

**Comments:**

\_\_\_\_\_

- (4) All transactions, if any, with respect to any deposits, withdrawals, rediscounts and borrowings by or on behalf of the Corporation with the Financial Institution prior to the adoption of this resolution are hereby ratified, approved and confirmed.
- (5) The Corporation agrees to the terms and conditions of any account agreement, properly opened by any Agent of the Corporation. The Corporation authorizes the Financial Institution, at any time, to charge the Corporation for all checks, drafts, or other orders, for the payment of money, that are drawn on the Financial Institution, so long as they contain the required number of signatures for this purpose.
- (6) The Corporation acknowledges and agrees that the Financial Institution may furnish at its discretion automated access devices to Agents of the Corporation to facilitate those powers authorized by this resolution or other resolutions in effect at the time of issuance. The term "automated access device" includes, but is not limited to, credit cards, automated teller machines (ATM), and debit cards.
- (7) The Corporation acknowledges and agrees that the Financial Institution may rely on alternative signature and verification codes issued to or obtained from the Agent named on this resolution. The term "alternative signature and verification codes" includes, but is not limited to, facsimile signatures on file with the Financial Institution, personal identification numbers (PIN), and digital signatures. If a facsimile signature specimen has been provided on this resolution, (or that are filed separately by the Corporation with the Financial Institution from time to time) the Financial Institution is authorized to treat the facsimile signature as the signature of the Agent(s) regardless of by whom or by what means the facsimile signature may have been affixed so long as it resembles the facsimile signature specimen on file. The Corporation authorizes each Agent to have custody of the Corporation's private key used to create a digital signature and to request issuance of a certificate listing the corresponding public key. The Financial Institution shall have no responsibility or liability for unauthorized use of alternative signature and verification codes unless otherwise agreed in writing.

**Pennsylvania.** The designation of an Agent does not create a power of attorney; therefore, Agents are not subject to the provisions of 20 Pa.C.S.A. Section 5601 et seq. (Chapter 56; Decedents, Estates and Fiduciaries Code) unless the agency was created by a separate power of attorney. Any provision that assigns Financial Institution rights to act on behalf of any person or entity is not subject to the provisions of 20 Pa.C.S.A. Section 5601 et seq. (Chapter 56; Decedents, Estates and Fiduciaries Code).