

The Board of Directors of the Cuyahoga County Land Reutilization Corporation (the "Board of Directors") met for the regular quarterly meeting on the 23rd day of July, 2010 at 10:00 o'clock, a.m., eastern time, in Conference Room 400 of Lakeside Place at 323 Lakeside Ave. NW, Cleveland, Ohio 44113 with the following Directors present:

James Rokakis, Cuyahoga County Treasurer and Chair of the Board  
Jimmy Dimora, Cuyahoga County Commissioner, represented by: Paul Herdig  
Peter Lawson Jones, Cuyahoga County Commissioner  
Cyril Kleem, Mayor of the City of Berea  
Anthony Brancatelli, Councilman, Ward 12, City of Cleveland  
Chris Warren, Chief of Regional Development, City of Cleveland

Councilman Brancatelli moved the adoption of the following resolution (this "Resolution"):

RESOLUTION NO. 2010-9

ACCEPTING A PROPOSAL FROM NEIGHBORHOOD PROGRESS, INC. FOR THE PROVISION OF BASELINE NEIGHBORHOOD STABILIZATION TEAM SERVICES TO ANY MUNICIPALITY OR COMMUNITY DEVELOPMENT CORPORATION WHOSE JURISDICTION INCLUDES ANY ONE OR MORE OF THE TWENTY NSP2 TARGET AREAS AND AUTHORIZING THE PRESIDENT ON BEHALF OF THE CORPORATION TO HAVE PREPARED, TO NEGOTIATE AND TO ENTER INTO A SUBGRANTEE AGREEMENT WITH NEIGHBORHOOD PROGRESS, INC. AND AUTHORIZING AND APPROVING RELATED MATTERS

WHEREAS, pursuant to its authority in division (H) of Section 1724.02 of the Ohio Revised Code, the Cuyahoga County Land Reutilization Corporation (the "CCLRC"), as the lead entity for a consortium comprised of itself, the City of Cleveland, Ohio, Cuyahoga County, Ohio and the Cuyahoga Metropolitan Housing Authority, applied for and was awarded a grant (the "NSP2 Grant") from the United States Department of Housing and Urban Development to conduct the Neighborhood Stabilization Program (the "Program") under Title XII of the American Recovery and Reinvestment Act of 2009 to provide acquisition-rehabilitation for homeownership, demolition, deconstruction, acquisition/mothballing, land reutilization, homebuyer assistance, rental project development assistance, planning, coordination and administration of the rehabilitation of vacant and abandoned properties, improvement of vacant lots through a land bank program and redevelopment of vacant properties in the target areas identified in the NSP Grant; and

WHEREAS, the CCLRC has received a proposal (the "NPI Proposal"), a copy of which is attached hereto as Exhibit A, from Neighborhood Progress, Inc. ("NPI"), an Ohio nonprofit corporation experienced in assisting within Cuyahoga County (the "County") both community development corporations and local governments in creating and accomplishing plans for revitalizing the neighborhoods within their respective jurisdictions, to provide for two (2) years baseline neighborhood stabilization team services to any interested local municipality or community development corporation whose jurisdiction includes any one or more of the twenty target areas approved for the investment of funds from the NSP2 Grant; and

WHEREAS, the staff of the CCLRC has reviewed the NPI Proposal and now recommends to the Board of Directors that the CCLRC enter into an agreement with NPI for the implementation of the NPI Proposal and the funding of such implementation from the CCLRC's allocation of funds from the NSP2 Grant (a "Subgrantee Agreement"); and

WHEREAS, this Board of Directors hereby finds and determines that all formal actions relative to the adoption of this Resolution were taken in an open meeting of this Board, and that all the deliberations of this Board, and of its committees, if any, which resulted in formal actions, were taken in meetings open to the public, in full compliance with applicable legal requirements, including Section 121.22 of the Revised Code;

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

Section 1. This Board of Directors, finding that it agrees with the recommendation of CCLRC staff to accept the NPI Proposal, hereby accepts and approves the NPI Proposal.

Section 2. This Board of Directors hereby authorizes and directs the President of the CCLRC, or his designee, (a) to have prepared and to negotiate, consistent with the NPI Proposal, the final terms of a Subgrantee Agreement with NPI for implementing the NPI Proposal; (b) to execute and deliver to NPI for execution the final form of such Subgrantee Agreement; and (c) to include in such Subgrantee Agreement the funding of the implementation of the NPI Proposal from a portion of CCLRC's allocation of the NSP2 Grant in accordance with the funding approved below.

Section 3. This Resolution shall take effect and be in force immediately upon its adoption.

Mayor Kleem seconded the motion.

Upon roll call on the adoption of this Resolution, the vote was as follows:

Ayes: 5

Nays: 0

Recused: 1 CW

The undersigned, Secretary of the Cuyahoga County Land Reutilization Corporation, certifies that the foregoing is a true and correct excerpt from the minutes of the meeting of July 23, 2010, of the Board of Directors of the Cuyahoga County Land Reutilization Corporation, showing the adoption of the Resolution above set forth.

/s/ Robert P. Rink

Secretary

Cuyahoga County Land Reutilization Corporation

Dated: July 23, 2010

FUNDING INFORMATION AND APPROVAL  
(CHECK AND COMPLETE APPLICABLE SELECTION)

☐ Not applicable to this Resolution since no expenditure is being authorized.

☒ Fund to be charged: #9980-NSP2  
Account to be charged: # 616-02 Grant

EXHIBIT A to Resolution 2010-9

Proposal To County Land Bank  
Neighborhood Progress, Inc.  
07-01-10

A. NEIGHBORHOOD STABILIZATION TEAM SERVICES

**Baseline Neighborhood Stabilization Team Services to be offered to municipalities or CDCs in all 20 NSP2 Target Areas**

1. **CDCs or municipalities may request the services of NPI to assist with the critical planning elements listed below:**
  - a. Meet with the appropriate CDC or municipality to develop a customized plan for their NSP2 target area. If the target area is deemed too large to make substantial market improvements, this process will begin with the selection of a high priority focus area [e.g., Model Block or Opportunity Housing target area, land reuse projects, etc.] based on market conditions, neighborhood typology, and property data.
  - b. Within each target/focus area, work with the CDC or municipality to:
    - i. Identify and map a list of CDC or community assets and investments that need to be protected and leveraged.
    - ii. Set stabilization goals, e.g. number of homes to be acquired for rehab, demolished, foreclosures to be prevented, vacant lots to be reused, etc. These goals will be set in consultation with the County Land Bank, County Development Department, the City of Cleveland and other participating entities as appropriate.
    - iii. Identify and map a list of high priority targets for acquisition and renovation.
    - iv. Identify and map a proposed “demolition list” of blighted property that threatens existing and planned assets [include homes identified as decon candidates].
    - v. Identify and map a list of homes that are at high risk of succumbing to foreclosure and abandonment.
    - vi. Identify and map a list of vacant lots suitable for reuse.
  - c. Prepare and maintain a customized database for the entire NSP2 target area – which will be housed at Case Western Reserve University and will be programmed to automatically update by accessing and retrieving available public records every Tuesday night.
  - d. After the initial planning meeting, meet as needed to:
    - i. Review progress on rehabs, demos, deconstruction, foreclosure prevention, vacant lot reuse, and any other stabilization work.
    - ii. Review any additions or updates to maps and data.
    - iii. Prepare and maintain a spreadsheet to monitor and track stabilization progress [see Neighborhood Stabilization Progress Chart, Attachment 2].

**2. Whether or not a CDC or municipality elects to participate in the activities above, NPI will make resources available to appropriate staff in all 20 NSP 2 Target Areas to:**

- a. Provide technical assistance for property acquisition and the structuring of relationships between holders of vacant property and the appropriate staff.
  - i. Brainstorm tactical solutions and approaches to address specific problem properties.
  - ii. Review the status of nuisance abatement litigation where applicable (see C. below).
- b. Be available on a limited basis between NST meetings to consult via telephone regarding specific problem properties, requests for updated data or maps, or other services referenced above.
- c. Initiate Public Nuisance civil litigation in the Cleveland Municipal Housing Court on up to 20 properties, subject to the following pre-conditions:
  - i. The participating CDC/municipality expressly requests the litigation on the specific property.
  - ii. The participating CDC/municipality assigns staff to provide support, including but not limited to field research, taking photographs, talking to neighbors, and being available for depositions and in-court testimony.
  - iii. The City of Cleveland and/or the County Land Bank agree that, if renovation is not viable, or if the Court orders demolition, that demolition of the property will be promptly carried out by the City or the County Land Bank, at their expense, or, in the alternative, funds will be provided to NPI to carry out the demolition.

**Additional Services to be Provided To All NSP2 Target Areas**

As issues surface that affect all NSP2 target areas and participating organizations, the Neighborhood Stabilization Team will sponsor a training or informational workshop for all NSP2 participants. These will occur as topics arise, but not more frequently than 4 times per year. Examples of topics would be Tax Foreclosure, Receivership, Foreclosure Prevention Tactics, etc.

**Fee For Neighborhood Stabilization Team Services:**

For the 2-year service period, the aggregate fee for the above services shall be \$250,000, which may be paid as a single fee or in two annual installments of \$125,000 each at the request of NPI.

Jennifer Grasso, Program Officer, will be the NPI staff person directly responsible for implementing the services under this contract. Frank Ford, Sr. Vice President for Research and Development, supervises Jennifer Grasso and will also contribute to project implementation.