



CUYAHOGA COUNTY LAND REUTILIZATION CORPORATION

MINUTES AND ACTIONS OF BOARD OF DIRECTORS'

REGULAR QUARTERLY MEETING OF JUNE 28, 2013

LOCATION: Lakeside Place
323 Lakeside Ave. W., Conference Room 400
Cleveland, OH 44113

DATE/TIME: June 28, 2013; 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 June 28, 2013 at 323 Lakeside Avenue W, Suite 400, Cleveland, Ohio and called to order at 10:17 a.m. Chairman Anthony Brancatelli, Mark Parks, Cuyahoga County Treasurer, Nathan Kelly, Representative for County Executive Ed FitzGerald, Thomas Fitzpatrick, and Pernel Jones, Jr. Cuyahoga County Council were present and constituted a quorum.

2. *Approval of the minutes of the April 26, 2013 Board Meeting.* The minutes of the April 26, 2013 meeting were distributed and approved by voice vote without revision. Mr. Fitzpatrick abstained from the vote as he was not present at the April 26, 2013 Board meeting.

3. *Staff Reports:* Mr. Gus Frangos, President reports as follows:

- **President's Report:**
 - Status of Acquisitions, Demolitions and Renovations to date.
The Cuyahoga Land Bank has celebrated 4 years of existence. The Board was provided with the quarterly production report of the Cuyahoga Land Bank which outlines the number of acquisitions, demolitions and renovations to date.
 - Legislative Update – Mr. Frangos notified the Board that the proposed Fast Track Legislation is being reviewed in Columbus and that updates to the land bank legislation will be presented to the legislature sometime in July, 2013.
 - Request to Treasurer for D-TAC – The DTAC ordinance will be presented to the County's Finance Committee in early September for review. The Finance Committee will vote on the D-TAC ordinance sometime in late September or early October. The Land Bank is seeking approval from Council for the D-TAC ordinance along with a request that the ordinance be renewed every 2 years. It is unknown if the Finance Committee will require a detail analysis from Mr. Komlosi.
 - Demolition Contracts – The Board was provided with a list of demolition contractors who are approaching the \$500,000 mark in total contracts awarded to date.

Mr. Kelly inquired of the CCLRC if the cost of demolitions is going down? Mr. Frangos indicated that the costs of demolition have gone down but asbestos removal has driven the costs back up. Ms. Stephens indicated that when the bids for demolition are sent they are sent in batches which helps the CCLRC to control the costs with demolitions occurring in clusters within neighborhoods.

Mayor Sellers arrives at 10:32 a.m. and is welcomed by the Board.

Ms. Stephens indicated that site finishing has also increased the costs of demolitions. Ms. Stephens is meeting with contractors to discuss cost control and demolition bills.

Ms. Reichtell arrives at 10:42 a.m. and is welcomed by the Board.

Mayor Sellers inquired as to what the CCLRC is doing as it relates to the finishing of lots. The CCLRC is working the Kurtz Brothers on creating a soil blend to see if this can help with site finishing and then cost reduction. Mr. Frangos indicated that the Land Bank will continue to discuss lot finishes.

- Programs Overview – Documentation outlining the Cuyahoga Land Bank’s basic programs as it relates to the programs offered for renovation of homes was distributed to all Board members. The CCLRC was awarded a \$100,000 grant from the Cuyahoga County Council which will be used for a revolving loan fund for veterans’ housing. Veterans would purchase a home and the cost would be secured by a mortgage. This loan would get paid back gradually or with conventional financing and the funds would be placed into a revolving loan account. Ms. Reichtell indicated that she would organize interested Board Members to tour Loft Homes.
- As per the request of Board members, maps of completed demolitions, properties touched by the CCLRC and facilitated renovations were provided to the Board members.
- *Report of Chief Operating Officer, Bill Whitney* – The Year to Date Income Statement and Proposed 2013 Budget Amendments were distributed to the Board. No discussion was had and the Board moved to approve the Amendments to the 2013 Budget.

4. *Resolution 2013-2 – Approving Amendments to the Fiscal Year 2013 Budget of the Corporation.* There being no further discussion on the resolution, Mayor Sellers offered for consideration and adoption Resolution 2013-2. Treasurer Parks seconded the motion.

Resolution 2013-2 was unanimously adopted.

5. *Report of Executive Performance Review and Compensation Committee* – Councilman Brancatelli reported to the Board that the Committee consisting of himself, Councilman Jones and Mr. Kelly have extended the contract of Mr. Frangos for another three years. Without objection, the contract extension was approved, and Mr. Brancatelli was delegated to complete any necessary papers and actions to memorialize said extension. Mr. Frangos thanked the Board for their great support of the work of the Cuyahoga Land Bank.

6. *Other Business:* No other business was addressed.

7. *Public Comment:* There was no public comment.

8. *Adjournment.* There being no more business to come before the Board of Directors of the CCLRC, Mayor Sellers moves that the meeting of the Board of Directors of the CCLRC be adjourned. A voice vote was taken and the motion carried unanimously. The meeting of the Board of Directors of the CCLRC was adjourned at approximately 11:45 a.m.

I hereby certify that the minutes related to the Board of Directors’ regular quarterly meeting of June 28, 2013 set forth above are the minutes approved by the Board of Directors at their meeting of September 27, 2013.

/s/Robert Rink

Robert Rink, Secretary

Cuyahoga County Land Reutilization Corporation