

The Board of Directors of the Cuyahoga County Land Reutilization Corporation (the “Board of Directors” or this “Board”) met for its regular quarterly meeting on the 26th day of September, 2014 at 10:00 o’clock, a.m., eastern time, in Conference Room 140 of Lakeside Place at 323 W. Lakeside Ave., Cleveland, Ohio 44113 with the following Directors present as indicated:

Anthony Brancatelli, Councilman, Ward 12, City of Cleveland and Board Chair  
Edward FitzGerald, Cuyahoga County Executive, represented by: Nathan Kelly  
Thomas Fitzpatrick IV, Federal Reserve Bank of Cleveland  
Pernel Jones, Jr., Cuyahoga County Council Appointee  
William Sheehan, Interim Cuyahoga County Treasurer  
Bobbi Reichtel, Executive Director, Campus District  
Brad Sellers, Mayor of the City of Warrensville Heights  
Chris Warren, Chief of Regional Development, City of Cleveland

Mayor Brad Sellers moved the adoption of the following resolution (this “Resolution”):

RESOLUTION NO. 2014-2

AUTHORIZING DEMOLITION CONTRACTS WITH CERTAIN HIGH VOLUME DEMOLITION CONTRACTORS WHOSE OPEN AND CLOSED DEMOLITION CONTRACTS IN FISCAL YEAR 2014 EXCEED IN AGGREGATE ONE MILLION DOLLARS AND AUTHORIZING RELATED MATTERS

WHEREAS, the Board of Directors of the Cuyahoga County Land Reutilization Corporation (respectively, this “Board” or “Board of Directors” and the “CCLRC”) at its meeting of August 28, 2009 adopted Resolution No. 2009-18, which Resolution was amended by Resolution No. 2012-2 adopted by the Board on March 30, 2012, authorizing the President or Chief Operating Officer of the CCLRC to enter into contracts on behalf of the CCLRC without approval by resolution of this Board and approving the Policy Delegating Contracting Authority, a copy of which is attached hereto as Exhibit A (“Policy Delegating Contracting Authority”); and

WHEREAS, in Part I of the Policy Delegating Contracting Authority this Board delegated its authority to enter into contracts for demolition services on behalf of the CCLRC without the express approval of or ratification by the Board of Directors of the CCLRC as follows:

*Open and closed contracts aggregating in each fiscal year an amount up to and including \$1,000,000 for demolition services, subject to a written report being submitted to the Board of Directors at the next Board meeting notifying the Board of the name of any contractor whose open and closed contracts have exceeded \$500,000 in the fiscal year and of the steps taken in awarding such contracts to such contractor.*

WHEREAS, due to the availability of special funding for demolition through the federal Hardest Hit Funds Program (the “HHF Program”), supplementing the funds ordinarily available to the CCLRC for demolition services, the CCLRC anticipates, based upon staff estimates of the aggregate amount of demolition contracts yet to be awarded in fiscal year 2014, that the open and closed contracts for demolition services with the following “high volume” demolition contractors: C&J Contractors, Inc., OBON, Inc., HEZ Enterprises, Inc., Lightning Demolition and Excavating Corporation and XL Excavating, Inc. (collectively, the “High Volume Demolition Contractors”) may exceed one million dollars in fiscal year 2014; and

WHEREAS, in order for the CCLRC to avoid a delay in the award of contracts for demolition services in fiscal year 2014 and to continue meeting the spend down requirements of the HHF Program, the President has requested that this Board expressly authorize and approve any and all

future contracts with the High Volume Demolition Contractors in fiscal year 2014 as required by the Policy Delegating Contracting Authority.

WHEREAS, this Board 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 hereby finds that (a) funds available to the CCLRC from the HHF Program and its other customary sources have made it possible for the CCLRC to increase demolitions in this County in fiscal year 2014; (b) such increased demolitions may result in certain High Volume Demolition Contractors reaching in fiscal year 2014 the aggregate limit of one million dollars for their open and closed demolition contracts; and (c) in order to avoid a delay in the award of contracts for demolition services to the High Volume Demolition Contractors during the final months of fiscal year 2014 and to continue meeting the spend down requirements of the HHF Program, this Board desires to authorize and approve any and all contracts with the High Volume Demolition Contractors that are awarded in accordance with the CCLRC's standard informal bidding procedures and executed hereafter through and including December 31, 2014.

Section 2. Therefore, this Board hereby authorizes and approves any and all demolition contracts with the High Volume Demolition Contractors that are hereafter awarded in accordance with the CCLRC's standard informal bidding procedures and hereafter executed through and including December 31, 2014, all as required by Policy Delegating Contracting Authority.

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

Thomas Fitzpatrick seconded the motion.

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

Ayes: 7

Nays: 0

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 September 26, 2014 of the Board of Directors of the Cuyahoga County Land Reutilization Corporation, showing the adoption of the Resolution above set forth.

/s/ Robert Rink  
Secretary  
Cuyahoga County Land Reutilization Corporation

Dated: September 26, 2014

**EXHIBIT A**

**POLICY DELEGATING TO THE PRESIDENT OF THE  
CORPORATION LIMITED AUTHORITY TO ENTER INTO CONTRACTS ON BEHALF  
OF THE CORPORATION WITHOUT APPROVAL OF OR RATIFICATION BY THE BOARD**

*(As approved by Resolution 2009-18, adopted August 28, 2009  
and amended by Resolution 2012-2, adopted March 30, 2012)*

Subject to compliance with respect to the provisions for signatures on contracts entered into by the Cuyahoga County Land Reutilization Corporation (“CCLRC”) that are set forth in the Code of Regulations of the CCLRC, the Board of Directors of the CCLRC has delegated in Resolution No. 2009-18, adopted August 28, 2009, as amended by Resolution No. 2012-2, adopted March 30, 2012, to the President of the CCLRC its authority to enter into contracts on behalf of the CCLRC without the express approval of or ratification by the Board of Directors of the CCLRC within the following aggregate annual limits for each of the categories of contracts set forth below:

- I. Open and closed contracts aggregating in each fiscal year an amount up to and including \$1,000,000 for the following matter, subject to a written report being submitted to the Board of Directors at the next Board meeting notifying the Board of the name of any contractor whose open and closed contracts have exceeded \$500,000 in the fiscal year and of the steps taken in awarding such contracts to such contractor:

Demolition Services

- II. Open and closed contracts aggregating in each fiscal year an amount up to and including \$500,000 for the following matters:
- A. Field Services;
  - B. REO and Other GSA Acquisitions;
  - C. Property Rehabilitation;
  - D. Property, General Liability and Casualty Insurance.
- III. Open and closed contracts aggregating in each fiscal year an amount up to and including \$50,000 for the following matters:
- A. Computer Systems Software, Office Equipment Leases and Warranties, General Office Supplies and Furniture; Information Technology Services; Field Equipment;
  - B. Signage, Brochures and Marketing Literature;
  - C. Commissions on Sales of CCLRC Property Handled by Real Estate Agents;
  - D. All Other Operational-Related Matters.
- IV. Open and closed contracts aggregating in each fiscal year an amount up to and including \$30,000 for the following matters:
- A. Outside Legal Services (excluding bond counsel services); Outside Accounting Services;
  - B. Investment Banking and Underwriting Services; Professional Consultant Services;
  - C. Lobbying Services; Media Relations Services;
  - D. Staff Training Services and Planning Services (e.g. Strategic Planning; Business Plan).

For purposes of this Policy, “open” in reference to a contract means a contract which has not been fully performed according to its terms or has been fully performed according to its terms but for which final payment has not been made; and “closed” in reference to a contract means a contract which has been fully performed according to its terms and for which final payment has been made.