



CUYAHOGA COUNTY LAND REUTILIZATION CORPORATION

MINUTES AND ACTIONS OF BOARD OF DIRECTORS'

REGULAR QUARTERLY MEETING OF

SEPTEMBER 26, 2014

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

DATE/TIME: September 26, 2014; 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 September 26, 2014 at 323 Lakeside Avenue W, Suite 140, Cleveland, Ohio and called to order at 10:05 a.m. Chairman Anthony Brancatelli, Cuyahoga County Councilman Pernel Jones, Jr., Interim Cuyahoga County Treasurer William Sheehan, Chris Warren, Representative for Mayor Frank Jackson City of Cleveland, Thomas Fitzpatrick and Bobbi Reichtell were present and constituted a quorum.

2. *Approval of the minutes of the June 27, 2014 regular quarterly Meeting.* The minutes of the June 27, 2014 meeting were distributed and approved by voice vote without objection or revision.

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

- **President's Report:**

- Status of Acquisitions, Demolitions and Rehabs to date.

President Frangos provided the Board with the CCLRC production report outlining the number of acquisition, demolitions and renovations the CCLRC has partaken in since August of 2014 along with maps depicting the properties the CCLRC has transacted along with renovation and demolition production.

Mayor Sellers arrives at 10:12 a.m.

The CCLRC is close to achieving 1,000 in renovations of properties in Cuyahoga County.

- Legislation update – The CCLRC will be meeting with the City of Cleveland and the Board of Revision to review the changes represented in S.B. 172 along with answering questions municipalities may have on entering forfeited properties.

Nate Kelly arrives at 10:15 a.m.

- Litigation update – The CCLRC has been informed that there may be potential litigation as it relates to a contractor being injured at one of its properties; and another potential matter as it relates property damage sustained as a result of a demolition.

- Demolition Bond – The discussions and details are being finalized with the County. Councilman Jones informed the Board of the recent updates to the demolition bond and the role the CCLRC will have in the countywide bond.

- Contract Limit update – The CCLRC Board was provided with a list of demolition contract and MBE/FBE contract updates. The Board will be voting on Resolution No. 2014-2 which outlines the demolition contractors who are approaching and/or will exceed the \$1,000,000 for demolition services in 2014. An increase in demolition contracts is occurring due to the awarding of HHF funds.
- Heinens – The Heinens’ demolition will go to bid at the beginning of October.
- Land Bank Training – The CCLRC will host a staff training on October 8, 2014. All CCLRC Board welcome to attend.
- Report of Chief Operating Officer –
 - Hardest Hit Funds – Round one of funds have been awarded. CCLRC received \$10 million in Hardest Hit Funds. A second round of funds will be awarded. Nuisance abatement cannot be funded under the Hardest Hit Funds. A land bank must own the property. To date, the CCLRC is the only land bank which has drawn from the Fund.
 - Moving Ohio Forward Grant – The CCLRC has expended all of its MOF funding. The Attorney General’s office will be re-allocating funds at the beginning of November wherein the CCLRC will seek additional funding.
 - Presentation of Finances – The CCLRC has received a perfect audit with no comments for the year 2013. The financials for the CCLRC for the period ending August 31, 2014 were presented to the CCLRC Board.

8. *Resolution 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. There being no further discussion on the amendment, Mayor Sellers offered for consideration and adoption Resolution 2014-2. Thomas Fitzpatrick seconded the motion.

Resolution 2014-2 was unanimously adopted.

8. *Other Business.* Mr. Fitzpatrick presented to the CCLRC Board a draft of the Land Bank 2.0: An Empirical Evaluation by Messrs. Whitaker and Fitzpatrick of the Federal Reserve Bank of Cleveland which study concludes that the CCLRC is making a positive impact on neighborhoods in which it is operating.

9. *Public Comment:* Public comment presented by Mr. Forvado Taylor on behalf of Alsta Taylor requesting information on the recent language change on the public website of the CCLRC and the side yard application. Mr. Frangos addressed the public in stating that the policies of the CCLRC are constantly changing as the Corporation continues to develop its current programs.

10. *Adjournment.* There being no more business to come before the Board of Directors of the CCLRC, Councilman Jones 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 11:20 a.m.

I hereby certify that the minutes related to the Board of Directors’ regular quarterly meeting of September 26, 2014 set forth above are the minutes approved by the Board of Directors at their meeting of December 19, 2014.

/s/ Robert Rink
Robert Rink, Secretary
Cuyahoga County Land Reutilization Corporation