



CUYAHOGA COUNTY LAND REUTILIZATION CORPORATION
MINUTES AND ACTIONS OF BOARD OF DIRECTORS'
REGULAR QUARTERLY MEETING OF
DECEMBER 19, 2014

LOCATION: Lakeside Place
323 Lakeside Ave. W., Conference Room 140
Cleveland, OH 44113

DATE/TIME: December 19, 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 December 19, 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, Bobbi Reichtell, Mayor Kevin Kennedy of the City of North Olmsted and Nate Kelly, Representative for Cuyahoga County Executive Ed FitzGerald were present and constituted a quorum.

2. *Approval of the Minutes of the September 26, 2014 regular quarterly Meeting.* The minutes of the September 26, 2014 meeting were distributed and approved by voice vote without objection or revision.

Mayor Brad Sellers of the City of Warrensville Heights arrives at 10:10 a.m.

3. *Staff Reports.* Mr. William Whitney, Chief Operating Officer reports as follows:

- In the President's absence, Mr. William Whitney presents the report of the President:
 - Status of Acquisitions, Demolitions and Rehabs to date.
Mr. Whitney provided the Board with the CCLRC production report outlining the number of acquisition, demolitions and renovations the CCLRC has partaken in through November of 2014. Approximately 1,000 properties acquired in the year of 2014.
 - Legislation update – No legislative updates.
 - Litigation update – Doug Sawyer provided the litigation update and indicated no anticipated exposure to the CCLRC.
 - Demolition Bond – The demolition bond ordinance has been passed by Cuyahoga County Council. The CCLRC is currently working well with the County Development Department to finalize the application. The funds under the demolition bond will be distributed in rounds. The CCLRC will partner with select communities who request that the CCLRC be their agent for demolition. The County will accept applications for these funds until the end of February, 2015. The CCLRC has been granted a set aside amount under the ordinance for demolition. The CCLRC has been contacted by a number of municipalities to administer and counsel as it relates to the bond ordinance.
 - 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. 2014-4 which would amend the policy setting forth the authority of the CCLRC to enter into contracts on behalf of the

Corporation in the maximum amount of open and closed contracts for demolition purposes in each fiscal year be \$2,000,000.

- Mr. William Whitney presents the Report of the Chief Operating Officer –
 - Hardest Hit Funds – OHFA set aside \$60,000,000 of Federal Hardest Hit Funds. The CCLRC received \$11.5 million in the first distribution of these funds. To date, this has been a complex program to administer and has involved 15 members of staff. As of this Board meeting, the CCLRC has drawn down approximately \$5,000,000. The funds should be expended by late spring or early summer. There are greening funds available under this program. Photographs of the greening efforts were viewed by the Board.
 - Moving Ohio Forward Grant – The CCLRC has expended all of its MOF funding and the program has come to a close.
 - Presentation of Finances – The 2015 operating budget was presented to the Board and discussion was had on the 2015 budget.

Mr. Whitney informed the Board that the CCLRC has closed its accounts with Charter One and opened new accounts with Key Bank.

4. *Call for Public Hearing.* The public hearing commenced at approximately 11:20 a.m. The Board Chair, without objection, opened the public hearing on the CCLRC's proposed 2015 budget required by Section 9.2 of the Code of Regulations. The Chair orally presented the rules governing the public hearing and noted for the public that copies of the proposed 2015 budget were available. There being no discussion from the public, the public hearing on the 2015 budget was officially adjourned at 11:21 a.m.

4. *Resolution 2014-3* – approving the Annual Budget for the Cuyahoga County Land Reutilization Corporation for Fiscal Year 2015. There being no further discussion on the Resolution, Chris Warren offered for consideration and adoption Resolution 2014-3. Mayor Brad Sellers seconded the motion.

Board member Kelly requested a breakdown of the Land Bank's spending the county demolition funds.

Resolution 2014-3 was unanimously adopted.

5. *Resolution 2014-4* – Authorizing demolition contracts with demolition contractors whose open and closed demolition contracts do not exceed in aggregate two million dollars. The Resolution was amended to limit the Resolution for fiscal year 2015 only. A motion was made to adopt the resolution by Chris Warren and seconded by Mayor Sellers. Resolution 2014-4 as amended was considered and adopted.

Resolution 2014-4 as amended was unanimously adopted.

6. *Resolution 2014-5* – Resolution 2014-5 – An Amendment to the Code of Regulations of the Corporation amending the requirement for placement of Notices of Board meetings. The Resolution amended Section 4.8.2 of the Code of Regulations to provide for notice of meetings to be posted at the offices and on the website of the CCLRC and by e-mailing the notice to the Cuyahoga County Clerk of Council. Mayor Sellers moved to adopt the Resolution seconded by Thomas Fitzpatrick. Resolution 2014-5 was considered and adopted.

Resolution 2014-5 was unanimously adopted.

7. *Other Business.* The Board received a copy of the Center for Community Progress, *Take It to the Bank: How Land Banks Are Strengthening America's Neighborhoods* wherein the CCLRC was named *The Professional* in land banking.

Board Member Chris Warren announced his resignation from the CCLRC Board. Mr. Warren stated that his replacement would be Ed Rypka. All Board members commended him for his years of service.

Councilman Pernel Jones indicated that this was also his last meeting as a member of the CCLRC Board and that his replacement would be announced. All Board members commended him for his service to the CCLRC

8. *Public Comment:* Public comment presented by Mr. Trent Rundell of Interstate-McBee, LLC relating to the acquisition and transferring of property at 4900 Lakeside Avenue, Cleveland, Ohio. Mr. Rundell asked for an explanation of how the land bank transacts with properties that are in forfeiture. Mr. Sawyer explained to Mr. Rundell the transactional capabilities of the CCLRC as it relates to forfeited properties.

9. *Adjournment.* There being no more business to come before the Board of Directors of the CCLRC, Mr. Kelly 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 12:00 p.m.

I hereby certify that the minutes related to the Board of Directors' regular quarterly meeting of December 19, 2014 set forth above are the minutes approved by the Board of Directors at their meeting of March 27, 2015.

/s/ Robert Rink

Robert Rink, Secretary

Cuyahoga County Land Reutilization Corporation