



**CUYAHOGA COUNTY LAND REUTILIZATION CORPORATION**  
**MINUTES AND ACTIONS OF BOARD OF DIRECTORS'**  
**REGULAR QUARTERLY MEETING OF**  
**DECEMBER 18, 2015**

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

**DATE/TIME:** December 18, 2015; 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 18, 2015 at 323 Lakeside Avenue W, Suite 140, Cleveland, Ohio and called to order at 10:06 a.m. Chairman Anthony Brancatelli, Michael King, representative for Cuyahoga County Council President, Dan Brady, Cuyahoga County Treasurer Christopher Murray, Ken Surratt, representative for County Executive Armond Budish, Mayor Brad Sellers and Thomas Fitzpatrick, were present and constituted a quorum. Mr. Charles Slife of the City of Cleveland was present on behalf of Mr. Ed Rybka of the City of Cleveland.

2. *Approval of the Minutes of the September 25, 2015 regular quarterly Meeting.* The minutes of the September 25, 2015 meeting were distributed and approved by voice vote without objection or revision.

3. *Staff Reports.*

- President's report:

- Status of Acquisitions, Demolitions and Renovations to date

The CCLRC has acquired 5,878 properties, demolished 3,832 to date and completed 50 in-house renovations 47 of which have been sold. The CCLRC also has transacted 1,199 homes through its deed-in-escrow program and direct sales. It currently has 1,815 properties in its inventory.

The CCLRC is continuing to have discussion with FNMA on a new program FNMA is proposing to the CCLRC. The Board has requested to be kept informed of the FNMA discussions.

*Bobbi Reichtell arrives at 10:09 a.m.*

- Litigation update

- There were no new updates since the last Board meeting of September 25, 2015.

- East 105<sup>th</sup> Street Project -

- The Board was presented with a recommendation for the CCLRC to acquire a building on East 105<sup>th</sup> Street at risk of closure. This building houses many business and non-profits. The project was capitalized with public and foundation investment. The CCLRC has requested that this matter be discussed further prior to its March, 2016 Board meeting. The Board will reconvene discussion at the March, 2016 board meeting.

- ECDI

- The CCLRC is requesting to partner with ECDI. ECDI presented to the Board who they are as an organization and how they would interact with the CCLRC. A resolution for investing with ECDI will be brought before the Board at the March, 2016 board meeting.

- Legislation Update –
  - Brief presentation by Jim Rokakis of Thriving Communities on the possibility of receiving additional Hardest Hit Funds and if there will be more flexibility with the spending of these additional funds. As currently announced, land banks need to spend any funds by the end of 2017. CCLRC would like to see flexibility with the new funds beyond single-family demolitions.
  - Current legislation before Columbus – Legislation is currently prepared in Columbus. Senator Tom Patton is currently advocating on behalf of the land banks in the General Assembly to fix an ambiguity in the law as it relates to capturing of taxes on new owners of properties. Currently, the CCLRC is working with the County on this issue. The Board has requested that if any changes to the legislation are made that they be notified.
- Title Company
  - The title company outcome has not turned-out as we anticipated. The title company has put together a current marketing plan. If the plan does not work, the company will close.
- Mr. William Whitney presented the Report of the Chief Operating Officer –
  - County Demolition Program Update –
 

The CCLRC is working diligently with its partner communities on the nuisance abatement processes for these communities. For some partners, it is the first time they have been through the nuisance abatement process. Each community is getting in their documentation and improvement in the process has begun. There are new applications that have come through the program: Bratenahl, Middleburg Heights, Shaker Heights and Mayfield Heights.
  - HHF Funds

OHFA is still working on HHF Program guidelines for the new HHF appropriation. OHFA will ask for 2020 deadline. A critical point will be maintaining and expanding existing property acquisition pipelines.
  - The financial statements for months end and anticipated year end were discussed and presented to the CCLRC Board.

4. *Call for Public Hearing.* The public hearing commenced at approximately 11:25 a.m. The Board Chair, without objection, opened the public hearing on the CCLRC's proposed 2016 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 2016 budget were available. There being no discussion from the public, the public hearing on the 2016 budget was officially adjourned at 11:27 a.m.

5. *Resolution 2015-2* – approving the Annual Budget for the Cuyahoga County Land Reutilization Corporation for Fiscal Year 2016. There being no further discussion on the Resolution, Mayor Brad Sellers offered for consideration and adoption Resolution 2015-2. Bobbi Reichert seconded the motion.

**Resolution 2015-2 was unanimously adopted.**

*Mr. Slife leaves at 11:40 a.m.*

6. *Resolution 2015-3* – Authorizing demolition contracts with demolition contractors whose open and closed demolition contracts do not exceed in aggregate two million dollars in a calendar year. The Resolution was amended to limit the Resolution for fiscal year 2016 only. A motion was made to adopt the resolution by Mr. Fitzpatrick and seconded by Mr. Surratt. Resolution 2014-4 as amended was considered and adopted.

**Resolution 2015-3 was unanimously adopted.**

7. *Other Business.* The CCLRC recently attended two public events highlighting the CCLRC wherein houses that were acquired by the CCLRC were put into productive use: 1) The City Mission Laura's Home in partnership with a local church

renovated a home wherein a graduate of the Laura's Home program was placed into a home. Also, the CCLRC in partnership with Purple Heart Homes placed a veteran in a home renovated by Purple Hearts in City of South Euclid. Both projects were a continuation of ongoing projects with these non-profits.

8. *Public Comment* – There is no public comment

*Adjournment.* There being no more business to come before the Board of Directors of the CCLRC, Treasurer Murray 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 11:55 a.m.

**I hereby certify that the minutes related to the Board of Directors' regular quarterly meeting of December 18, 2015 set forth above are the minutes approved by the Board of Directors at their meeting of March 25, 2016.**

/s/ Robert Rink

**Robert Rink, Secretary**

**Cuyahoga County Land Reutilization Corporation**