



CUYAHOGA COUNTY LAND REUTILIZATION CORPORATION

MINUTES AND ACTIONS OF BOARD OF DIRECTORS'

REGULAR QUARTERLY MEETING OF

SEPTEMBER 30, 2016

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

DATE/TIME: September 30, 2016; 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 30, 2016 at 323 Lakeside Avenue, Suite 140, Cleveland, Ohio and called to order at 10:08 a.m. Chairman Anthony Brancatelli, Michael King, Representative of Cuyahoga County Council President Dan Brady, Ken Surratt, Representative of County Executive Armond Budish, Mayor Kevin Kennedy, Mr. Thomas Fitzpatrick, and Mayor Bradley Sellers 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 June 24, 2016 regular quarterly Meeting.* The minutes of the June 24, 2016 meeting were distributed and, after a motion for approval by Mr. King, seconded by Mayor Kennedy, were approved by voice vote without objection or revision.

3. *Staff Reports:*

- President's Report by Mr. William Whitney, Chief Operating Officer:
 - **Status of Acquisitions, Demolitions and Renovations to Date** - The CCLRC has acquired 6,780 properties, demolished 4,587 to date and completed 66 in-house renovations, 57 of which have been sold. The CCLRC has also transacted 1,387 homes through its deed-in-escrow program and direct sales. It currently has 2,247 properties in its inventory.

The number of properties the CCLRC is receiving from FNMA is decreasing. CCLRC now receives about 4 to 5 properties per month from FNMA. Tax foreclosures are the greatest source of CCLRC's pipeline of acquired properties. The CCLRC recommended over 2,400 parcels this year to the County Treasurer's office for tax foreclosure.

Mr. Fitzpatrick asked about the aged status of the in-house renovations and was advised that all of the 9 in-house renovated properties were recently completed.
 - **Expenditure Limits** - The Board was provided with a written report of the five demolition contractors whose open and closed contracts have exceeded \$500,000 in the current fiscal year: American Metal and Wood Salvage, Inc., OBON, Inc., C&J Contractors, Inc., HEZ Enterprises, Inc. and XL Excavating, Inc. It was also reported that over 60% of demolition contractors are MBE.
 - **Litigation Update** – There are no updates since the last quarterly Board Meeting.
 - **Legislation** - There are no updates since the last quarterly Board Meeting.
 - **HUD** – The HUD contract has been renewed for another year.
 - **Countywide Tax Foreclosure Symposium** - The CCLRC sponsored a ½-day countywide tax foreclosure symposium providing in-depth tax foreclosure information for the benefit of all County stakeholders. Twelve speakers, including speakers from the CCLRC, the Treasurer's Office and the Prosecutor's Office, made presentations on a variety of topics.
 - **CCLRC Financial Report and Audit** – The State Auditor's Office completed its audit of the CCLRC's 2015 fiscal year financial statements. The State Auditor stated, "This was another great audit with great help from the Land Bank staff and management."

- Mr. William Whitney presented the Report of Chief Operating Officer –
 - **County Demolition Program Update** –
 - The Board was given a summary of demolitions and amounts expended under the County Demolition Program. The CCLRC has expended more than 89% of the funds allocated to it, while the other 17 subdivisions have expended slightly more than 52% of the amount allocated to them.
 - **Hardest Hit Funds Discussion and Update** –
 - The Ohio Housing Finance Agency (OHFA) announced Round Five funding under the Neighborhood Initiative Program (NIP) shortly after the June Board meeting. The CCLRC was awarded \$31,263,999.55. The CCLRC spent all but about \$800,000 of the previous \$20 million allocated to it in previous Rounds. There is one more Round of allocations anticipated at the end of October or early November totaling \$54 million.
 - **Presentation of Finances** – The financials for the CCLRC for the period ending August 31, 2016 were presented to the Board. It was noted that \$3.2 million of the CCLRC’s annual \$7 million from DTAC funds has been received to date.

4. *Other Business:*

- National Conference on Vacant Properties – The Chairman noted that during his attendance at the National Conference on Vacant Properties he found that the protocols and best practices being discussed in the various break-out sessions have been already in place and utilized by the CCLRC and the County.

5. *Public Comment:*

- Donna and Ken Forestall, 3630 E. 54th St., Cleveland, OH, property owners, were seeking assistance in acquiring two lots. The house next door to their property was demolished this year by the CCLRC, and now are attempting to purchase the vacant lot. They have made application to the CCLRC for purchase of the lot. The second vacant lot is owned by the Cleveland Land Bank. The Chairman briefly explained the process for consideration of an application to purchase a side yard from the City, which he noted includes submission of the application to the local CDC.

6. *Adjournment.* There being no more business to come before the meeting, Mr. Surratt moved that the meeting be adjourned. His motion was seconded by Mr. King and the motion carried unanimously. The meeting was adjourned at approximately 11:05 a.m.

I hereby certify that the minutes related to the Board of Directors’ regular quarterly meeting of September 30, 2016 set forth above are the minutes approved by the Board of Directors at their meeting of December 16, 2016.

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