



CUYAHOGA COUNTY LAND REUTILIZATION CORPORATION MINUTES AND ACTIONS OF BOARD OF DIRECTORS'

REGULAR QUARTERLY MEETING OF

SEPTEMBER 29, 2017

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

DATE/TIME: September 29, 2017; 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 29, 2017 at 323 Lakeside Avenue, Suite 140, Cleveland, Ohio and called to order at 10:12 a.m. Chairman Anthony Brancatelli, Michael King, Representative of Cuyahoga County Council President Dan Brady, Mr. Kenneth Surratt, Representative of County Executive Armond Budish, Chief Ed Rybka of the City of Cleveland, and Mr. Thomas Fitzpatrick were present and constituted a quorum.

2. *Approval of the minutes of the July 7, 2017 regular quarterly Meeting.* The minutes of the July 7, 2017 meeting were distributed. A motion for approval of the minutes was made by Thomas Fitzpatrick, seconded by Chief Rybka, and were approved by voice vote without objection.

3. *Staff Reports:*

o President's Report:

- o **Status of Acquisitions, Demolitions and Renovations to Date** – To date, the CCLRC has acquired 8,710 properties, demolished 5,748 and completed 69 in-house renovations, 65 of which have been sold. The CCLRC has also transacted 1,536 homes through its deed-in-escrow program and direct sales. It currently has 3,529 properties in its inventory. The CCLRC continues to acquire most of its properties through tax foreclosure. The Board was informed that HUD has extended its contract with the CCLRC for 2018.
- o **Litigation Update** – No new litigation to report. The Board was informed that all requested data regarding the ARCO site has been submitted to Ohio EPA and no further action by the CCLRC is taking place.
2) Enterprise Center – The Board was informed that a meeting between the CCLRC, the developer and Evergreen Cooperative was held. Negotiations are underway for the transfer of this property to the Cooperative.
- o **Legislation** – No active CCLRC legislation at this time. The CCLRC has been asked to peer review a potential change in the Revised Code pertaining to felony environmental/dumping cases.
- o **Audit** – The 8th audit of the CCLRC is complete. The CCLRC has obtained a perfect audit with no comments or suggestions noted by the State of Ohio Auditors.
- o **Contractor Update** – The Board was informed of the six demolition contractors whose open and closed contracts have exceeded \$500,000 in the current fiscal year: OBON, Inc., C&J Contractors, Inc., Red Rock Services, Inc., XL Excavating, Inc., T&T Demolition and Recycling, LLC and Viora Construction Corp. Red Rock Services, Inc. is finishing out those projects previously awarded and which they have under contract. Red Rock Services, Inc. will not receive bid packages thereafter. The Board was also informed that Al's Home Repair Service, a field service contractor, is approaching the \$500,000 mark.
- o **Director of Finance** - The CCLRC has hired a new finance director, Ron Pavlovich as Michael DiMartino replacement. Mr. DiMartino is retiring from the CCLRC.

Ms. Reichtell arrives at 10:40 a.m.

- Mr. William Whitney presented the Report of Chief Operating Officer
 - **County Demolition Program Update –**
To date, County demolition funds have been awarded to 20 different suburbs with approximately \$10.5 million in funds expended. The CCLRC received \$3 million in year one to demolish CCLRC owned properties and is currently working through the second \$3 million allotment. Currently, there are 7 municipal demolition applications before the County. Mr. Surratt informed the Board that the County is working with 6 other communities on approval of contracts for a total amount award of \$2.6 million.
 - **Hardest Hit Funds Discussion and Update**
OHFA extended contract dates for land banks across the State which are currently spending their awarded HHF funds. The CCLRC was recently awarded an additional \$1 million in reallocated funds. The CCLRC has expended \$31 million of the \$59 million awarded.
 - **NSP2 property update –** Mr. Whitney informed the Board that a NSP2 project home located in the historic district of South Boulevard will be featured in *This Old House* magazine.
 - **Presentation of Finances –**
The financials for the CCLRC for the period ending August 31, 2017 were presented to the Board. It was noted that total contract service expenses; employee expenses and other operating expenses were amended from the original 2017 budget as approved by the Board.

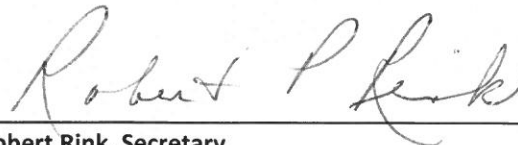
7. *Other Business –*

- The presentation of the affidavit process was presented to the Board by the CCLRC affidavit team.
- The Chairman, Board and staff acknowledged the services of Finance Director Michael DiMartino. Mr. DiMartino was presented with a plaque of appreciation and a Resolution of Recognition from the City of Cleveland.

7. *Public Comment –* no public comment

8. *Adjournment.* There being no more business to come before the meeting, Ms. Reichtell moved that the meeting be adjourned. The motion was seconded by Kenneth Surratt and the motion carried unanimously. The meeting was adjourned at approximately 12:05 p.m.

I hereby certify that the minutes related to the Board of Directors' regular quarterly meeting of September 29, 2017 set forth above are the minutes approved by the Board of Directors at their meeting of December 15, 2017.



Robert Rink, Secretary
Cuyahoga County Land Reutilization Corporation