



CUYAHOGA COUNTY LAND REUTILIZATION CORPORATION
MINUTES AND ACTIONS OF BOARD OF DIRECTORS'
REGULAR QUARTERLY MEETING OF
September 28, 2018

LOCATION: Cuyahoga Land Bank
812 Huron Road, E., Conference Room 830
Cleveland, OH 44113

DATE/TIME: September 28, 2018; 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 28, 2018 at 812 Huron Road, E., Suite 830, Cleveland, Ohio and called to order at 10:05 a.m. Chairman Anthony Brancatelli, Michael King, Representative of Cuyahoga County Council President Dan Brady, Mr. Kenneth Surratt, Representative of County Executive Armond Budish, Mayor Michael Summers, Treasurer W. Christopher Murray, Mr. Edward Rybka, Chief of Regional Development, City of Cleveland and Ms. April Urban were present and constituted a quorum.

2. *Approval of the Minutes of the June 29, 2018 regular quarterly meeting.* The minutes of the June 29, 2018 meeting were distributed. A motion for approval of the minutes was made by Mayor Summers, seconded by Mr. King, 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 10,436 properties, demolished 6,951 completed 82 in-house renovations, 76 of which have been sold. The CCLRC has transacted 1,697 homes through its deed-in-escrow program and direct sales. It currently has 4,081 properties in its inventory. For the third quarter of 2018, the CCLRC has transferred 99 vacant lots under the Hardest Hit program to the City of Cleveland.
 - o **Litigation Update** – A Supreme Court action has been filed naming the CCLRC as a Defendant challenging the BOR statutes. The CCLRC is represented by Roetzel and Andress. The CCLRC filed a declaratory judgment action against the City of Cleveland relating to wrongly assessed CDAQ fees. The Board was also informed that the Oak Leadership litigation is still pending.
 - o **Legislation** – Legislative changes will be submitted to the Ohio legislature in an effort to create efficiencies in the in the foreclosure and land banking legislation. The changes will be submitted to the General Assembly at the beginning of 2019.
 - o **Contractor Update** – A year-to-date summary of demolition contractor and field service contractor expenditures was provided to the Board. The contract approval thresholds established by the Board for field service contractors are \$500,000. Field service contractors: Al's Home Repair has exceeded the \$500,000 threshold and Beneficial Properties, Hooks Landscaping & Snow Plowing, LLC and CarTeCor Management will exceed the threshold limit by year's end. The Board was made aware of these vendors and their year-to-date payments. The demolition contractor threshold has been set at \$2 million. One contractor OBON, Inc. is close to the \$2 million limit. The CCLRC seeks authorization from the Board to go over this limit with this contractor and possibly Vlor Construction Corp. Without objection, the Board unanimously authorized the contract payments over \$2 million for these contractors and above field service vendors exceeding and approaching the \$500,000 threshold.

Mr. Nathan Kelly arrives at 10:33 a.m.

- **Strategic Plan and Impact Study** – The CCLRC is working with the Cobalt Group and Allegro Realty on the strategic plan and Dynametrics on an impact study with the goal of releasing both reports at the same time.
- Mr. William Whitney presented the Report of Chief Operating Officer
 - **County Demolition Program Update** – The CCLRC is continuing to demolish properties under the second round of a \$3 million allocation by the County for demolition of properties owned by the CCLRC. The CCLRC is performing nuisance abatement demolitions for various municipalities under the County Demolition Program. The County has informed the Board that the final earmark of funds for this program are with County procurement.
 - **Hardest Hit Funds Discussion and Update** – The CCLRC has been allocated \$60 million through NIP funds for demolition of properties over a 4 to 5-year period. These funds must be spent by the summer of 2020. The CCLRC is awaiting to see if OHFA will reallocate any unspent funds from other land banks in January 2019.
 - **Presentation of Finances** – The financial statements dated August 2018 were distributed to the Board prior to the meeting and discussed.

Mr. Whitney informed the Board that the CCLRC received a good report on the Department of Housing and Urban Development monitoring visit and that the CCLRC is currently working with the City of Cleveland to close out the last few remaining NSP2 projects.

4. **Resolution 2018-1** Authorizing and Approving and Ratifying the Cuyahoga County Land Reutilization Corporation's Entering into Certain Contracts for Services in Connection with its Strategic Planning Process, an Evaluation of the Community Impact Achieved by its Programming and the Relocation of its Main Office and Authorizing Related Matters. There being no further discussion on the Resolution, Mayor Summers offered for consideration and adoption Resolution 2018-1. Treasurer Murray seconded the motion.

Resolution 2018-1 was unanimously adopted.

5. **Resolution 2018-2** – *Approving Amendments to the Fiscal Year 2018 Budget of the Corporation.* There being no further discussion on the Resolution, Mayor Summers offered for consideration and adoption Resolution 2018-2. Treasurer Murray seconded the motion.

Resolution 2018-2 was unanimously adopted.

6. **Other Business** – The CCLRC has published its Community Impact Report a copy of which was distributed to the Board members. Ms. Urban congratulated the CCLRC on its continued success in contracting with minority business and female business entrepreneurs. Mr. Whitney informed the board that the proposed 2019 budget will be distributed to the board by December 1, 2018.

7. **Public Comment** – no public comment

8. Executive Session entered into at 11:25 a.m. by Motion of Nate Kelly seconded by Ken Surratt to discuss litigation. Executive Session ended at 11:40 by motion of Nate Kelly and seconded by Mayor Summers.

9. *Adjournment.* There being no more business to come before the meeting, Nate Kelly moved that the meeting be adjourned. The motion was seconded by Mayor Summers and the motion carried unanimously. The meeting was adjourned at approximately 11:41 a.m.

I hereby certify that the minutes related to the Board of Directors' regular quarterly meeting of September 28, 2018 set forth above are the minutes approved by the Board of Directors at their meeting of December 21, 2018.

A handwritten signature in blue ink that reads "Robert P. Rink". The signature is written in a cursive style with a large initial 'R'.

**Robert Rink, Secretary
Cuyahoga County Land Reutilization Corporation**