



**CUYAHOGA COUNTY LAND REUTILIZATION CORPORATION**  
**MINUTES AND ACTIONS OF BOARD OF DIRECTORS'**  
**REGULAR QUARTERLY MEETING OF**  
**September 25, 2020**

**LOCATION:** Caxton Building  
812 Huron Road E., Suite 830  
Cleveland, OH 44115

**DATE/TIME:** September 25, 2020; 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 25, 2020 at 812 Huron Road, E., Suite 830, Cleveland, Ohio and called to order at 10:05 a.m. A quorum of the Board was present: Chairman Anthony Brancatelli, Kahlil Seren, Representative of Cuyahoga County Council President Dan Brady, William Mason, Representative of County Executive Armond Budish, Michael Summers, Nate Kelly, and April Urban, were present via the Zoom Platform in accordance with Sub H.B. 197 and in person. Ms. Tania Manesse of the City of Cleveland was present via Zoom on behalf of Chief Edward Rybka of the City of Cleveland.

2. *Approval of the minutes of the June 26, 2020 regular quarterly meeting.* The minutes of the June 26, 2020 meeting were distributed. A motion for approval of the minutes was made by William Mason, seconded by Treasurer Murray, and approved by voice vote without objection.

3. *Staff Reports:*

o **President's Report:**

- **Credit Card Policy: Appointment of Compliance Officer** – The CCLRC is recommending that the Board approve Ms. Kim Kimlin, the Chief Operating Officer as the credit card compliance officer. After discussion and no objections, the CCLRC Board appoints Ms. Kimlin as the CCLRC credit card compliance officer.
- **BOR Update** – The Board was informed that due to the COVID-19 pandemic, the filing of new foreclosure cases has halted. Direct transfers to the CCLRC has stopped as a result of ongoing litigation. The sheriff has scheduled its first online sheriff sale for private mortgage sales the first week of October with the first tax foreclosure sheriff sale to take place the following month. Approximately 1,000 tax delinquent properties are ready for tax foreclosure sheriff sale. Collaboration between all county offices and the CCLRC is working well.
- **Legislation** – The land bank legislation amendments have been presented to both Senator Dolan and Representative Patton and have been introduced to the House and Senate. There is statewide support from the prosecutor, auditor and treasurer associations.
- **Litigation Update** – The Ohio Supreme Court ruled that there was nothing unconstitutional in the administrative tax foreclosure process. Whether direct transfer constitutes a taking in the *Feltner* case was not addressed. The *Feltner* case was dismissed by the Ohio Supreme Court. There are two additional cases pending, one in the Northern District and the other in the Southern District of Ohio alleging certain transfers to county land banks constitute "takings.". The Judge in the Northern District case did not grant the motion to dismiss as yet and trial is set for February or March of 2021. The Southern District case has been dismissed. The CCLRC is waiting to see if the Plaintiff will file an appeal in the Southern District case.
- **Contractor Update** - A list of the demolition contractor and field service provider expenditures was distributed to the CCLRC board. As of the date of this meeting, no demolition contractor or field service vendor has reached the contractor limit for notification to the CCLRC Board.
- **Cuyahoga Land Bank Charities** – In response to the COVID-19 pandemic, Cuyahoga Land Bank Charities initiated a matching fund campaign for select non-profit partners who have partnered with the Cuyahoga

Land Bank over the years. A total of \$170,000 was raised and distributed to the select non-profits to assist during the COVID-19 crisis.

○ Ms. Kim Kimlin presented the Report of Chief Operating Officer:

- Production Report – The CCLRC Board was provided with the CCLRC production report. As of August 31, the CCLRC has acquired 11,996 properties, disposed of 8,539 properties and demolished 8,829 properties. Acquisition numbers have decreased along with the demolitions performed. Treasurer Murray inquired whether the *Feltner* litigation is impacting the acquisition and demolition numbers. Ms. Kimlin informed the Board that COVID-19 has had a large effect on demolition numbers as municipalities have not been processing nuisance demo notices to proceed due to furloughs. The CCLRC is looking at the private market for possible acquisition of properties since the tax foreclosure process has slowed.
- The Hardest Hit Fund program is coming to an end and no further increases in the funding through this program are expected. The majority of remaining demolitions will be demolished using allocated County Demolition funds and the CCLRC will be pulling properties from the forfeiture list for demolition. Going forward, the CCLRC is expecting to be allocated another \$2.9MM of funds clawed back by the County.
- August 31, 2020 Year-to-Date financial statements were presented to the CCLRC Board prior to the Board meeting.
- 2020 Proposed Budget Amendments were presented to the CCLRC Board prior to the Board meeting. The proposed amendments were discussed.
- County Housing Program and Budget Update – The program budget for the County Housing Program was provided to the CCLRC Board prior to the September 25, 2020 Board meeting. Under the County Housing Program (CHP) the CCLRC has instituted a housing construction gap grant program. The program has been presented to the First Suburbs Consortium as well as other partners.

4. **Resolution 2020-4 – Approving Amendments to the Fiscal Year 2020 Budget of the Corporation.** There being no further discussion on the Amended Budget and Resolution 2020-4, William Mason offered for consideration and adoption Resolution 2020-4. Michael Summers seconded the motion.  
**Resolution 2020-4 was unanimously adopted.**

5. **Other Business:** The CCLRC recognized Rosemary Woodruff of the CCLRC staff for her 10 years of service. Ms. Woodruff presented to the CCLRC Board “Land Bank Impact on Cuyahoga County Brownfields.” The CCLRC received 3 awards of US EPA Brownfields Assessment grants over ten years totaling \$1.1 Million. The funds are used to assist community partners and developers in planning redevelopment on known or suspected brownfield sites, including most recently a former landfill.

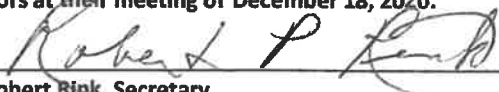
Mr. Frangos reported that the 2020 Ohio Land Bank Association conference held virtually this year was well attended and 57 county land banks were represented at the virtual conference. The OLBA conference was held in memory of Robin Darden Thomas who served the county and played an integral part in the land bank movement.

The Board Chair discussed the important role that the CCLRC can play in repurposing landfills as sites for generating solar energy and partnering with investors and developers of solar projects.

6. **Public Comment:** – No public comment was presented at the CCLRC Board meeting.

7. **Adjournment:** There being no more business to come before the meeting, Michael Summers moved that the meeting be adjourned. His motion was seconded by William Mason and the motion carried unanimously. The meeting was adjourned at approximately 11:10 a.m.

I hereby certify that the minutes related to the Board of Directors’ regular quarterly meeting of September 25, 2020 set forth above are the minutes approved by the Board of Directors at their meeting of December 18, 2020.

  
Robert Rink, Secretary  
Cuyahoga County Land Reutilization Corporation