



CUYAHOGA COUNTY LAND REUTILIZATION CORPORATION
MINUTES AND ACTIONS OF BOARD OF DIRECTORS'
REGULAR QUARTERLY MEETING OF
March 26, 2021

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

DATE/TIME: March 26, 2021; 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 March 26, 2021 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, Mayor Brad Sellers, Mayor Meghan George, W. Christopher Murray, Treasurer of Cuyahoga County, Nate Kelly, and April Urban, were present via the Zoom Platform in accordance with Sub H.B. 197 and in person.

2. *Approval of the minutes of the December 18, 2020 regular quarterly meeting.* The minutes of the December 18, 2020 meeting were distributed. A motion for approval of the minutes was made by Brad Sellers, seconded by Treasurer Murray, and approved by voice vote without objection.

3. *Staff Reports:*

o **President's Report:**

- **Board of Revision Update** – The CCLRC Board was advised that the Prosecutor's office is filing most vacant and abandoned tax foreclosure cases judicially and not through the Board of Revision due to the pending federal litigation. Sheriff sales have slowly re-commenced, however, there is a backlog of properties which need to be exposed to sale. The CCLRC is seeking to meet with county officials to discuss ways in which to improve the process and expand the number of properties exposed at sheriff sale.
- **Litigation Update** – The CCLRC Board was informed that trial has been set in the Northern District of Ohio case. The attorney for the Plaintiff in this case was seeking class action certification which has been denied. The Montgomery County case filed by Marc Dann has been dismissed. However, Mr. Dann has filed an appeal in the Sixth Circuit Court of Appeals. Mandamus actions were filed by Mr. Dann to the Court of Appeals in the Cuyahoga, Lucas and Summit County cases. The City of Cleveland litigation is set for trial at the end of April, 2021.
- **Legislation** – The land bank legislation has been introduced by Senator Matt Dolan and a second reading will be held on March 31, 2021. So far, there is no opposition to the new legislation. The CCLRC is awaiting word from Representative Patton as to when this legislation will be introduced in the House.
- **Contractor Update** - A list of the demolition contractor and field service provider expenditures was distributed to the CCLRC board prior to this meeting. No contractors have reached the expenditure limit for ratification by the Board.
- **American Rescue Plan Act of 2021** – The CCLRC is participating in various discussions with the Ohio Land Bank Association as to if land banks can apply for funds under the latest stimulus, the American Rescue Plan

Act. Ms. Kimlin informed the Board that, based on the preliminary Federal guidelines that have been issued, demolition appears to be an eligible use of the funds.

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

- Production Report – The CCLRC Board was provided with the CCLRC production report prior to this meeting. As of February 28, 2021, the CCLRC has acquired 12,272 properties and disposed of 8,968 properties. On March 23, 2021, the CCLRC demolished its 9,000th structure. The Board was informed that 5,200 of the demolitions have been funded with HHF funds. The HHF program is coming to an end with the last round of HHF-funded demolitions to be completed by May 1, 2021.
- The County Board of Control approved allocation to the CCLRC of the demolition funding that was clawed back from Rounds 1 through 7 of the County Demo Program.
- Year-to-date financial statements for the period ending February 28, 2021 along with the 2020 year-end financial statements were presented to the CCLRC Board prior to the Board meeting and discussed. Ms. Kimlin noted that County Housing Program funds that were unexpended during 2020 are included in Restricted Net Asset in the investments line item on the balance sheet. These funds represent funds committed to various CHP-eligible initiatives that are being carried forward and are expected to be expended during 2021. Also, CHP-funded new construction-in-progress costs are shown in Restricted Net Assets in an inventory line item on the balance sheet. These costs are not expensed until the homes are sold.

The Board was informed that the 2020 Audit of the CCLRC is currently being conducted with results expected by the June Board meeting.

County Housing Plan (CHP) Report – An update of CCLRC in-house development activity including expanding its development pipeline, capacity and systems as it relates to CHP was provided to the Board. Ms. Kimlin noted that, among other in-house development projects, CHP funds are also being used to support the development of two modular construction homes in partnership with the City of Maple Heights and Unibilt Custom Homes. Ms. Kimlin reported that the CCLRC has developed additional programs to further spur the market by 1) providing funding assistance to owner-occupant rehabbers through the Deed-in-Escrow Plus program and 2) creating a construction gap grant program that awarded \$1.1 million to support construction of 32 new homes being built by other developers. The Board Chair has requested that the CCLRC provide the Board with a list of the locations of the properties awarded funds under the construction gap program.

4. Other Business:

Solar panel discussion: The Board was informed that the CCLRC is investigating the feasibility of partnering with various entities to facilitate re-use of several closed landfills as solar energy generation sites. There are various discussions ensuing around the State of Ohio with other county land banks for such solar panel projects.

East Cleveland target area development: Parcels continue to be assembled with 75% of the desired properties assembled. A high-level concept study has been completed and the next step is commissioning a master development plan.

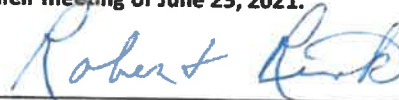
Social media update: Ms. Angela Dupay, a member of the CCLRC social media team provided the Board with an update on the growth of the social media activity of the CCLRC.

Office staffing during COVID: Ms. Kimlin informed the Board that during the COVID pandemic the CCLRC office continued to operate with roughly one-half of the staff working from home and currently one-third working from home. For those in the office, staff time has been staggered.

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

6. *Adjournment:* There being no more business to come before the meeting, Mayor Sellers moved that the meeting be adjourned. His motion was seconded by Treasurer Murray and the motion carried unanimously. The meeting was adjourned at approximately 11:31 a.m.

I hereby certify that the minutes related to the Board of Directors' regular quarterly meeting of March 26, 2021 set forth above are the minutes approved by the Board of Directors at their meeting of June 25, 2021.



Robert Rink, Secretary
Cuyahoga County Land Reutilization Corporation