



## CUYAHOGA COUNTY LAND REUTILIZATION CORPORATION MINUTES AND ACTIONS OF BOARD OF DIRECTORS' SPECIAL MEETING OF OCTOBER 28, 2011

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

**DATE/TIME:** October 28, 2011; 10:00 A.M. ET

**PURPOSE:** Special meeting to consider the following business:

1. *Call to order by the Chair.* The special meeting of the Cuyahoga County Land Reutilization Corporation (the CCLRC) was held on October 28, 2011 at 323 Lakeside Avenue W, Suite 140, Cleveland, Ohio and called to order at 10:09 a.m. Chairman Anthony Brancatelli, Cuyahoga County Councilman Dan Brady, Mayor Georgine Welo, Richard Sensenbrenner, Cuyahoga County Treasurer, Mr. Nate Kelly, representative for County Executive Edward FitzGerald, Mr. Chris Warren and Mayor Cyril Kleem were present and constituted a quorum.

2. *Approval of the minutes of the September 30, 2011 Meeting.* The minutes of the Regular Quarterly Board Meeting of September 30, 2011 were distributed and unanimously approved by voice vote without revision.

Mayor Welo was recognized for her groundbreaking work and commitment to the CCLRC and its Board as Vice-Chair and Chair and the mission of the Land Bank. Board Chairman Brancatelli presented Mayor Welo with an official resolution from the Cleveland City Council.

3. *Discussion and consideration of By-law changes* – Board member Kelly provided all members with a copy of the proposed amended By-laws prior to this special meeting for review.

Mayor Welo urged that the CCLRC Board should maintain representation from the County mayors and managers. She stated that at the formation of the Land Bank Board, the suburban mayors supported the Land Bank's mission because the County Commissioners deferred to the First Suburbs consortium for Board appointments that were then approved by the County mayors. The Amended By-Laws do not explicitly include this representation but do not prohibit such representation. Mayor Welo suggested that the Board allow the mayors and managers to choose two representatives who would be presented to the statutory directors who would then make recommendations to the full Board.

Councilman Brady stated that with the creation of the new regional county government the Mayors and Managers are represented by the 11 member council of which he is the representative on the CCLRC Board. Councilman Brady reminded the Board that the representatives from County Council will maintain the suburban interests. Councilman Brady also indicated the statutory directors will be mindful of County representation when they select new members.

Mr. Warren stated that the amended by-laws will add two new members one of which could be from Olmsted Township though not explicitly prescribed in the by-laws. Mr. Kelly stated that when Board questions arose under S.B. 353 and H.B. 313, there were two differing opinions from the attorneys on this point. Therefore, the statutory directors will consider designating an appointee on behalf of the Township. Mr. Warren indicated to the Board that at such time as there may be a legislative change modifying or eliminating the requirement of a township representative, the CCLRC Board should consider taking another look at how the two additional directors are chosen as there needs to be balance between the City and the County. Mr. Warren maintains that balance should be the main concern for the structure of the Board. Councilman Brady suggested that the new By-law language be worded so as not to prohibit the selection of a township representative. Mr. Frangos stated that legally speaking, by selecting a representative for the township this would defacto comply with H.B. 313.

Chairman Brancatelli entertained a Motion from the Board to adopt Mr. Kelly's proposed amended By-laws but with the following change thereto in Section 3.1.2.7: "The terms of the Appointed Directors shall expire on May 1 of the even number years." Mr. Kelly moved to add this language to his proposed amended By-laws. The motion was unanimously approved.

Mr. Kelly then moved to adopt the Amended By-Laws of the CCLRC as amended in Section 3.1.2.7 above. There being no further discussion, a roll call vote was taken on the adoption of the Amended By-Laws as amended. Chairman Brancatelli, Councilman Brady, Mr. Kelly, Mr. Sensensbrenner and Mr. Warren vote in favor of the Amended By-Laws. Mayor Welo and Mayor Kleem vote against the Amended By-Laws. The Amended By-Laws as amended were adopted by the CCLRC Board.

The history and changes of the By-Laws of the Corporation are recorded and chronicled by the Secretary of the Corporation, Robert Rink.

4. *Other Business.* The next Board meeting of the CCLRC will take place on December 16, 2011 at 10:00 a.m. Mr. Sensenbrenner will appoint a designee to attend on his behalf. Mayor Welo will not be present. Mayor Welo has requested that the Board consider for future discussion the pipeline of properties coming into the CCLRC. Mr. Warren stated that the Board will need to discuss the inventory of properties along with funding and demolitions. Chairman Brancatelli stated it will be important to meet with the President of the CCLRC to discuss these matters. Mr. Frangos informed the Board that the CCLRC has signed a new agreement with HUD; the flow of properties from HUD to the CCLRC is approximately 30 to 40 a month and approximately 25 to 30 from FNMA. There is a high volume of property coming into the CCLRC and the Board will need to begin discussing long term strategy. Councilman Brady has asked that the expansion of the CCLRC Board from 7 to 9 members be discussed at the next CCLRC Board meeting.

Two newspaper articles were distributed by Chairman Brancatelli: a Washington Post article entitled, "*Banks turn to demolition of foreclosed properties to ease housing-market pressures*", dated October 12, 2011 and a New York Times article entitled, "*A Vision Beyond Rebuilding*", published October 26, 2011. Finance Committee of Cuyahoga County will meet November 9, 2011 whereat the CCLRC D-TAC funding will be considered.

5. *Public Comment:* Frank Ford of Neighborhood Progress, Inc. addressed the board regarding the decrease in the number of foreclosure filings but the increase in vacant properties. With the volume of vacant properties to hit communities, the CCLRC will need to determine projected costs for demolitions over the next five years. Also, the number of vacancies in multi-family, retail and commercial properties is increasing. Will the CCLRC Board have a plan to address these types of vacancies along with the vacant properties which are in the hands of the banks and the banks transacting to "dump their trash" back into the market.

6. *Adjournment.* There being no more business to come before the Board of Directors of the CCLRC, Councilman Brancatelli moves that the meeting of the Board of Directors of the CCLRC be adjourned. A voice vote was taken and the motion carried unanimously. The meeting of the Board of Directors of the CCLRC was adjourned at approximately 11:38 a.m.

**I hereby certify that the minutes related to the Board of Directors' regular quarterly meeting of October 28, 2011 set forth above are the minutes approved by the Board of Directors at their meeting of March 30, 2012.**

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