



CUYAHOGA COUNTY LAND REUTILIZATION CORPORATION

MINUTES AND ACTIONS OF BOARD OF DIRECTORS'

REGULAR MEETING OF JUNE 15, 2012

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

DATE/TIME: June 15, 2012; 10:00 A.M. ET

PURPOSE: Regular meeting to consider the following business:

1. *Call to order by the Chair.* The regular meeting of the Cuyahoga County Land Reutilization Corporation (the CCLRC) was held on June 15, 2012 at 323 Lakeside Avenue W, Suite 400, Cleveland, Ohio and called to order at 10:07 a.m. Chairman Anthony Brancatelli, Chris Warren, Chief of Regional Development, City of Cleveland, Cuyahoga County Councilman Dan Brady, Mayor Cyril Kleem, Richard Sensenbrenner, Cuyahoga County Treasurer and Nathan Kelly, representative for County Executive Edward FitzGerald were present and constituted a quorum.
2. *Approval of the minutes of the March 30, 2012 Annual Meeting.* The minutes of the March 30, 2012 Annual Meeting were distributed and approved by voice vote without revision. Mr. Nathan Kelly abstained from the vote.
3. *Staff Reports.* Mr. Gus Frangos, President reports as follows: the CCLRC has acquired 1,927 properties to date; has approximately 1,064 properties in its inventory; has transferred and/or sold 763 properties and has demolished over 954 properties. The CCLRC also has sold through straight sale 30 properties; transacted 188 in its deed-in-escrow program and has rehabilitated 49 properties. The CCLRC continues to collaborate with the Work Force Development Group called "Rising Above"; Court Community Services, The Board of Developmental Disabilities, Koinonia, Purple Hearts, the International Services Community and a new opportunity to work with the Port Authority on its dredging and fill initiative.

Treasurer Sensenbrenner asked that the CCLRC outline for the Board the number of acquired, demolished, transferred, rehabilitated and sold properties the CCLRC has transacted since it has begun transacting in properties. The Board would further like this information presented at each subsequent meeting.

Pending legislation. At the time of this Board meeting, the amendment submitted to the Ohio Legislature on the township language change has passed and is awaiting signature by Governor Kasich. The Amendment will become effective on September 11, 2012. Mr. Frangos has requested permission from the Board to present further amendments to the Legislature. Councilman Brady and Mr. Frangos will work together to prioritize the legislative changes and their submission to Columbus.

EPA. – Several counties along with city officials, Senator Portman and Senator Brown have had discussion on the US EPA and Ohio EPA interpretation of the law governing demolition. Further conversation has also taken place with the Governor's Office. Mr. Frangos is seeking authority from the Board to pursue discussion on filing a declaratory judgment action. Mr. Warren inquired as to if a letter signed by county officials, mayors and other county and city officials would be beneficial in accomplishing the necessary changes. At this time no formal motion was made.

Treasurer Sensenbrenner has requested a copy of the Land Bank's development policy. Mr. Whitney indicated that the Land Bank's development policy with the private sector is that which the CCLRC is able to do under the land banking law.

Mr. Fitzpatrick also inquired as to the CCLRC's strategy with vacant lots. Councilman Brancatelli indicated that there are many lots which have gone to neighbors for side lot development. Mr. Warren also stated that the majority of the vacant lots in the City of Cleveland are directed to the City of Cleveland. Mr. Frangos also indicated that the CCLRC has entered into agreements with many suburban cities wherein the cities will take into their possession the vacant lots in their

communities. Mr. Warren has requested that a meeting with the NSP2 working group be scheduled. Mr. Whitney will coordinate the scheduling of this meeting

Financial Reports presented to the Board by Mr. Whitney. Mr. Kelly has requested a list of the demolition contractors and professional service vendors the CCLRC currently contracts with in which the CCLRC has expended \$10,000 or more since January, 2012.

4. *Litigation Protocol.* Mr. Frangos has prepared litigation protocol for the Corporation which has been distributed to all Board members. This matter has been tabled until further discussion can be had.

5. *Resolution 2012.5* – Authorizing the Cuyahoga County Land Reutilization Corporation to file an application with the Ohio Attorney general’s Office to participate in the Moving Ohio Forward Grant Program. Treasurer Sensenbrenner moved to adopt and said motion was seconded by Mr. Warren.

Resolution 2012.5 was adopted.

6. *Title Company Joint Venture* – Discussion on the Title Company Joint Venture has been tabled as the CCLRC is awaiting an opinion from its legal counsel. Upon receipt of the opinion, said opinion will be forwarded to the Board.

7. *Other Business. Line of Credit with Key Bank* – Mr. Rink notified the Board that the final documents have been prepared to complete the line of credit with Key Bank and closing of the line would occur by the next Board meeting. Treasurer Sensenbrenner inquired as to when the D-TAC legislation has to be presented to the Finance Committee of the County Council. Mr. Rink stated that December 31st is the sunset date. If this is not removed by the end of September, 2012, the CCLRC will not be able to draw on its line of credit. Councilman Brady stated that he will sponsor this action before Council. Treasurer Sensenbrenner stated that the CCLRC is working on the following items as it pertains to finances: 1) the elimination and/or extension of the sunset clause on D-TAC funding; the signing of the treasury agreement to allow line of credit to occur; the authorization for five percent (5%) D-TAC appropriation, the County government legislation.

Records Request Commission – This item of business was tabled as Mayor Welo was not present at the Board meeting.

CCLRC presentation to the Board –Gus would like Board to get a full presentation from staff as to the actual day-to-day activity of the land bank. This will be held at the September board meeting.

8. *Public Comment:* There was no public comment.

9. *Adjournment.* There being no more business to come before the Board of Directors of the CCLRC, Treasurer Sensenbrenner 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 11:50 a.m.

I hereby certify that the minutes related to the Board of Directors’ Annual meeting of June 15, 2012 set forth above are the minutes approved by the Board of Directors at their meeting of August 17, 2012.

/s/ Robert Rink

Robert Rink, Secretary

Cuyahoga County Land Reutilization Corporation