



CUYAHOGA COUNTY LAND REUTILIZATION CORPORATION
MINUTES AND ACTIONS OF BOARD OF DIRECTORS'
REGULAR QUARTERLY MEETING OF

March 25, 2022

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

DATE/TIME: March 25, 2022; 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 25, 2022, at 812 Huron Road, E., Suite 830, Cleveland, Ohio and called to order at 10:08 a.m. A quorum of the Board was present: Chairman Brad Sellers, Joseph Nanni, Representative of Cuyahoga County Council President Pernel Jones, Jr., W. Christopher Murray, Treasurer of Cuyahoga County, Nathan Kelly, April Urban and Mr. Brian Corrigan representative for Mayor Meghan George of the City of Lakewood were present.

2. *Approval of the minutes of the December 17, 2021 regular quarterly meeting.* The minutes of the December 17, 2021, meeting were distributed for review to the Board prior to the meeting. A motion for approval of the minutes was made by Mr. Joseph Nanni, seconded by Treasurer Murray, and approved by voice vote without objection. Mr. Brian Corrigan abstained from the vote.

3. *Executive Session:* Executive Session was entered into at 10:30 a.m. Executive Session ended at 10:21 a.m. – Discussion of Board Chair and Vice-Chair.

4. *Election of the Chair of the Board of the CCLRC -* A nomination of Mayor Brad Sellers as Chair of the CCLRC Board was made by Mr. Nathan Kelly, seconded by Mr. Joseph Nanni. No other nominations were recommended. A roll call vote was taken and the nomination of Mayor Brad Sellers as Chair of the Board of the CCLRC was approved by unanimous vote. Mr. Brian Corrigan representative for Mayor Meghan George abstained.

5. *Election of the Vice-Chair of the Board of the CCLRC –* A nomination of Joseph Nanni as Vice-Chair of the CCLRC Board was made by Mr. Nathan Kelly, seconded by Treasurer Murray. No other nominations were recommended. A roll call vote was taken and the nomination of Joseph Nanni as Vice-Chair of the Board of the CCLRC was approved by unanimous vote. Mr. Brian Corrigan representative for Mayor Meghan George abstained.

6. *Staff Reports:*

o *President's Report:*

Litigation: The CCLRC Board was informed that the class action lawsuit brought by Marc Dann has been fully briefed and awaiting the outcome from the Courts. There are two federal cases pending on the issue of whether the direct transfer tax foreclosures constitute a "takings." Mr. Dann sought a class certification action which was initially denied. The dismissal was appealed by Mr. Dann and is currently pending with the federal Sixth Circuit Court of Appeals. The law firm of Roetzel & Andress is defending the lawsuit on behalf of Cuyahoga County.

Legislation: S.B. 112 has passed out of the Senate and is currently before the House Ways and Means Committee. A hearing is scheduled for Tuesday, March 29, 2022. Mr. Frangos acknowledged the work Mr. Douglas Sawyer has put in on S.B. 112.

Contractor Update: A list of year-to-date expenditures of demolition contractors, field service providers and renovation and construction general contractor was distributed to the CCLRC board prior to the meeting. No contractors to this date have exceeded the expenditure limits.

- Assistant General Counsel Report:
 - CCLRC Inventory and Tax Foreclosure Status - Mr. Douglas Sawyer informed the Board that the reduction of properties into the inventory of the CCLRC is on account of two issues. One is the filing of the Marc Dann lawsuits. Tax foreclosure cases are now filed only in the common pleas court and not the expedited BOR format. Properties are no longer directly transferred to the CCLRC without the exposure to sheriff sale. The second reason is the backlog due to COVID. The slowing of activity during COVID and the switching to on-line sheriff sales created a backlog. The CCLRC is working with County to increase the capacity for on-line sheriff sales. The County departments are working together to get through the backlog which should be completed by year's end.
- Ms. Kim Kimlin presented the Report of Chief Operating Officer:
 - Production Report – As of February 28, 2022, the CCLRC has acquired a total of 12,759 properties. The CCLRC has disposed of 11,081 properties with 6,136 vacant lots being transferred to various municipal land banks in the county. The CCLRC currently has 14 new construction homes underway, 17 in-house home renovations are underway, and 40 deed-in-escrow homes under contract with renovators. A modular home construction project is underway in the City of Warrensville Heights.
 - Demolition Funding Report – Ms. Kimlin informed the Board that the CCLRC has submitted its application to the Ohio Department of Development for funding under ODOD's demolition program. The CCLRC has applied for funding for a total of 437 projects under the demolition program. There is no indication from the State of Ohio as to when the funds will be awarded. The projects submitted include properties in the CCLRC's inventory and nuisance abatements for various municipalities.
 - Presentation of Finances: The year-end 2021 and the year-to-date through February 28, 2022 financial statements were presented to the CCLRC Board prior to the Board meeting and discussed. Ms. Kimlin informed the Board that a budget amendment will be requested at the June 24, 2022 CCLRC Board meeting.
 - CHP Program Report: A detailed report of commitments and expenditures through February 28, 2022 was provided to the Board prior to the meeting and discussed. The Board was informed that the Round 3 of the Construction Gap funds is planned to be awarded in late summer. Ms. Kimlin presented data on the CHP program from inception through 12/31/22 and noted that the CCLRC's deed-in-escrow plus program has provided funding to 29 homes so far increasing the supply of affordable housing. The CCLRC is also partnering with Greater Cleveland Habitat for Humanity to provide funding for 16 affordable housing units to date. CHP funding is also supporting in-house renovation of 12 homes, construction of 17 in-house new homes and, through the gap grant program, 102 new constructions homes being built by others.
 - Annual Credit Card Awards Report: Prior to the meeting, the CCLRC Board was provided with the CCLRC's annual credit card awards report. The Board did not have any questions regarding the report.

6. Ohio Land Bank Conference: Mr. Frangos informed the Board that the 11th Annual Ohio Land Bank Conference will take place in Cleveland on April 27th through April 29, 2022. The Ohio Land Bank Association along with the Cuyahoga Land Bank are hosting the event. Greater Cleveland Habitat for Humanity is the lead sponsor. The OLBA is expecting over 350 participants at conference.

Mr. Bill Mason joined the CCLRC Board meeting at 11:10 a.m.

7. Recognition of Anthony Brancatelli – The CCLRC Board recognized Mr. Anthony Brancatelli former-Chair of the CCLRC, for his years of service and dedication to the mission of the CCLRC.

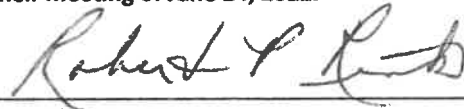
7. Other Business: Mr. Jason Knauer presented to the CCLRC Board a power point presentation on *Affordable Housing: Deed-In-Escrow Program*.

8. Executive Session: entered at 11:20 a.m. discussion of Chief Operating Officer, exited at 11:25 a.m.

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

10. *Adjournment:* There being no more business to come before the meeting, Nathan Kelly moved that the meeting be adjourned. His motion was seconded by William Mason and the motion carried unanimously. The meeting was adjourned at approximately 11:44 a.m.

I hereby certify that the minutes related to the Board of Directors' regular quarterly meeting of March 25, 2022 set forth above are the minutes approved by the Board of Directors at their meeting of June 24, 2022.



Robert Rink, Secretary
Cuyahoga County Land Reutilization Corporation