

The Board of Directors of the Cuyahoga County Land Reutilization Corporation (the "Board of Directors" or this "Board") met for its regular quarterly meeting on the 16th day of December, 2022 at 10:00 O'clock, a.m., Eastern Time, in the Board Conference Room of its offices located at 812 Huron Rd. E., Suite 800, Cleveland, Ohio 44115, with the following Directors present and voting on this Resolution as indicated:

Bradley Sellers, Mayor of the City of Warrensville Heights, OH and Chair of the Board of Directors;
Pernel Jones Jr., Cuyahoga County Council President and Vice-Chair of the Board of Directors; Designated Representative Joseph Nanni;
Anthony Biasiotta, Mayor of the City of Seven Hills;
Armond Budish, Cuyahoga County Executive; Designated Representative: William Mason;
Nathan Kelly, Managing Director, Cushman & Wakefield/CRESCO;
W. Christopher Murray II, Cuyahoga County Treasurer;
April Urban, Director of Research and Impact, Signal Cleveland.

Nathan Kelly moved the adoption of the following Resolution (this "Resolution"):

RESOLUTION NO. 2022-5

APPROVING THE FISCAL YEAR
2023 BUDGET OF THE CORPORATION

WHEREAS, Section 9.2 of the Code of Regulations of the Cuyahoga County Land Reutilization Corporation (respectively, the "Code of Regulations" and the "CCLRC") requires that at least thirty (30) days prior to the end of each fiscal year of the CCLRC, the President or other officer present to the each member of the Board of Directors the proposed annual budget of the CCLRC for the next succeeding fiscal year; and

WHEREAS, on December 2, 2022, the Executive Assistant to the President and Assistant Secretary of this Board caused to be sent by electronic mail to each member of the Board of Directors the proposed annual budget of the CCLRC for fiscal year 2023, a copy of which is attached to this Resolution as Attachment A (the "2023 Fiscal Year Budget"); and

WHEREAS, Section 9.2 of the Code of Regulations further requires that at a regular or special meeting of the Board, the Board conduct a public hearing on such budget prior to its adoption in final form; and

WHEREAS, the Board has conducted such public hearing immediately prior to its consideration of this Resolution; and

WHEREAS, Section 9.2 of the Code of Regulations permits the Board to approve at the meeting at which was held the public hearing on the annual budget or at another meeting called for the purpose of adopting the annual budget of the CCLRC which shall govern the expenditures of the CCLRC during the fiscal year to which such budget applies; and

WHEREAS, this Board now desires to approve the 2023 Fiscal Year Budget so that the operations of the CCLRC can continue uninterrupted into calendar year 2023; and

WHEREAS, the Board of Directors hereby finds and determines that all formal actions relative to the adoption of this Resolution were taken in an open meeting of this Board, and that all the deliberations of this Board, and of its committees, if any, which resulted in formal actions, were taken in meetings open to the public, in full compliance with applicable legal requirements, including Section 121.22 of the Revised Code.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Cuyahoga County Land Reutilization Corporation that:

Section 1. This Board hereby finds and determines that it has received, reviewed and had the opportunity to question and discuss to its satisfaction the 2023 Fiscal Year Budget and that it now desires to approve and adopt such Budget, including changes, if any, that have been agreed to and approved by the Board during this meeting, so that the operations of the CCLRC can continue consistent with the priorities and plan established in the 2023 Fiscal Year Budget.

Section 2. This Board hereby approves and adopts the 2023 Fiscal Year Budget attached to this Resolution, including, however, the changes, if any, as have been agreed to and approved by this Board during the time for questions about and discussion of the proposed 2023 Fiscal Year Budget.

Section 3. This Resolution shall take effect and be in force immediately upon its adoption.


W. Christopher Murray seconded the motion.

Upon roll call on the adoption of this Resolution, the vote was as follows:

Ayes: 7

Nays: 0

The undersigned, Secretary of the Cuyahoga County Land Reutilization Corporation, certifies that the foregoing is a true and correct excerpt from the minutes of the meeting of December 16, 2022, of the Board of Directors of the Cuyahoga County Land Reutilization Corporation, showing the adoption of the Resolution above set forth.



Secretary
Cuyahoga County Land Reutilization Corporation

Dated: December 16, 2022

FUNDING INFORMATION FOR RESOLUTION

(CHECK AND COMPLETE APPLICABLE SELECTION)

Not Applicable to this Resolution since only Budget and not specific expenditure is being authorized.

Fund to be charged: # _____

Account to be charged: # _____

Unencumbered Funds Available: \$ _____

Amount to be charged: \$ _____



Cuyahoga County Land Reutilization Corporation

	FORECASTED TOTAL 12/31/2022	2023 BUDGET		
		Corporate Budget 2023	CHP Budget 2023	Total Budget 2023
REVENUES:				
DTAC Income	\$7,000,000	\$3,000,000	\$4,000,000	\$7,000,000
Cuyahoga County Community Development Fund	\$1,500,000	\$0	\$1,000,000	\$1,000,000
Cuyahoga County Demo Program				
Cuyahoga County Demo Program - CCLRC	\$2,281,204	\$0	\$0	\$0
Cuyahoga County Demo Program - Suburbs	\$523,468	\$0	\$0	\$0
Total Cuyahoga County Demo Program Funding	<u>\$2,804,671</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
Grant Revenue				
ODOD - Demo & Site Revitalization Program	\$0	\$9,705,000	\$0	\$9,705,000
County ARPA (partial match for above)	\$1,593,913	\$0	\$0	\$0
US EPA- Assessment Program	\$11,732	\$0	\$0	\$0
Other Grant Revenue	\$4,297,000	\$2,347,500	\$0	\$2,347,500
Total Grant Revenue	<u>\$5,902,645</u>	<u>\$12,052,500</u>	<u>\$0</u>	<u>\$12,052,500</u>
Investment Income	\$254,117	\$420,000	\$0	\$420,000
Other Income	\$135,258	\$52,000	\$0	\$52,000
Demolition Fees Reimbursed	\$59,282	\$632,000	\$0	\$632,000
Environmental Fees Reimbursed	\$0	\$0	\$0	\$0
Title Work/Acquisition Reimbursement	\$5,104	\$5,000	\$0	\$5,000
PPS Consulting	\$57,500	\$47,500	\$0	\$47,500
Property Sales/New Construction Sales	\$7,291,700	\$7,224,200	\$0	\$7,224,200
Total Revenues	<u>\$25,010,277</u>	<u>\$23,433,200</u>	<u>\$5,000,000</u>	<u>\$28,433,200</u>
CONTRACT/PROGRAM AND OPERATING EXPENSES:				
Contract Services				
Demolition	\$3,128,428	\$10,430,800	\$311,000	\$10,741,800
Environmental Expenses	\$508,702	\$1,440,400	\$27,400	\$1,467,800
Rehabilitation	\$1,803,986	\$2,984,000	\$1,388,500	\$4,372,500
New Construction - Costs	\$1,029,290	\$3,214,000	\$627,500	\$3,841,500
Field Services	\$780,947	\$475,100	\$0	\$475,100
Inspections - Acquisition Dept.	\$152,021	\$200,000	\$0	\$200,000
Inspections - Programs Dept.	\$81,555	\$45,000	\$45,000	\$90,000
Inspections - Affidavits	\$38,718	\$20,000	\$0	\$20,000
Title Exams	\$29,618	\$35,000	\$0	\$35,000
Total Contract Services	<u>\$7,553,265</u>	<u>\$18,844,300</u>	<u>\$2,399,400</u>	<u>\$21,243,700</u>
Program Expenses				
Grant Programs Paid to Others	\$432,790	\$2,739,000	\$1,772,900	\$4,511,900
Grant to CLB Charities	\$300,000	\$300,000	\$0	\$300,000
Special Projects Grants Program	\$27,754	\$60,000	\$0	\$60,000
Other Program Expenses - Properties	\$428,227	\$546,800	\$180,000	\$726,800
Total Program Expenses	<u>\$1,188,771</u>	<u>\$3,645,800</u>	<u>\$1,952,900</u>	<u>\$5,598,700</u>
Total Program and Contract Expenses	<u>\$8,742,036</u>	<u>\$22,490,100</u>	<u>\$4,352,300</u>	<u>\$26,842,400</u>



Cuyahoga County Land Reutilization Corporation

	FORECASTED TOTAL 12/31/2022	2023 BUDGET		
		Corporate Budget 2023	CHP Budget 2023	Total Budget 2023
General Operating Expenses				
Employee Expenses				
Salaries	\$2,941,527	\$3,213,600	\$0	\$3,213,600
Employee Benefits	\$614,028	\$855,900	\$0	\$855,900
Employee Training and Seminars	\$8,838	\$8,000	\$0	\$8,000
FICA Tax	\$208,389	\$236,900	\$0	\$236,900
Unemployment Tax	\$5,140	\$7,700	\$0	\$7,700
Workers Compensation	\$2,743	\$2,800	\$0	\$2,800
Total Employee Expenses	\$3,780,666	\$4,324,900	\$0	\$4,324,900
Professional Expenses				
Accounting/Auditing Services	\$20,838	\$24,000	\$0	\$24,000
Computer Services/Maintenance	\$167,858	\$183,700	\$0	\$183,700
Consulting Services	\$140,278	\$10,500	\$117,100	\$127,600
Legal Expenses	\$69,577	\$182,500	\$0	\$182,500
Legislative Expenses	\$48,075	\$48,000	\$0	\$48,000
Communications Expense	\$71,827	\$108,000	\$0	\$108,000
Marketing/Advertising Expense	\$9,654	\$311,100	\$0	\$311,100
Other Misc. Professional Services	\$7,889	\$8,000	\$0	\$8,000
Total Professional Expenses	\$535,997	\$875,800	\$117,100	\$992,900
Office Expenses				
Bank Service Charges	\$3,906	\$4,000	\$0	\$4,000
Dues & Publications	\$53,492	\$53,000	\$0	\$53,000
Freight & Postage	\$9,956	\$10,500	\$0	\$10,500
Office and Printing Expense	\$17,470	\$22,100	\$0	\$22,100
Mileage, Parking, Meetings Exp.	\$85,212	\$79,000	\$0	\$79,000
Rent	\$185,303	\$10,200	\$0	\$10,200
Repairs & Maintenance	\$6,481	\$7,000	\$0	\$7,000
Telephone	\$4,440	\$4,800	\$0	\$4,800
Utilities	\$21,036	\$21,000	\$0	\$21,000
Other Office Expenses	\$3,149	\$4,500	\$0	\$4,500
Total Office Expenses	\$390,444	\$216,100	\$0	\$216,100
Other Operating Expenses:				
Business Insurance - non-properties	\$151,497	\$159,000	\$0	\$159,000
Charitable Contributions/Sponsorships	\$93,650	\$87,500	\$0	\$87,500
Leased Equipment	\$11,724	\$0	\$0	\$0
Travel, Lodging, Meals	\$24,522	\$25,000	\$0	\$25,000
Other Miscellaneous Operating Expenses	\$0	\$1,000	\$0	\$1,000
Total Other Operating Expenses	\$281,393	\$272,500	\$0	\$272,500
Total General Operating Expenses	\$4,988,499	\$5,689,300	\$117,100	\$5,806,400
Depreciation, Amortization, Other Expense				
Depreciation and Amortization Exp.	\$47,196	\$25,800	\$0	\$25,800
Interest Expense	\$3,693	\$4,200	\$0	\$4,200
Total Depreciation, Amortization, Other Exp	\$50,889	\$30,000	\$0	\$30,000
Total Expenses	\$13,781,424	\$28,209,400	\$4,469,400	\$32,678,800
NET SURPLUS/(DEFICIT)	\$11,228,852	(\$4,776,200)	\$530,600	(\$4,245,600)



Cuyahoga County Land Reutilization Corporation

	FORECASTED TOTAL 12/31/2022	2023 BUDGET		
		Corporate Budget 2023	CHP Budget 2023	Total Budget 2023
BEGINNING NET ASSETS	\$24,984,073			\$36,212,925
NET SURPLUS/(DEFICIT)	\$11,228,852			(\$4,245,600)
ENDING NET ASSETS	\$36,212,925			\$31,967,325

ADJUSTMENTS TO ACCOUNT FOR ADDITIONAL PROJECTED USES OF CASH IN 2023:	
Addback Depreciation	\$25,800
Add/(Deduct) Capitalized Expenses:	
Net Cash used for Inventory - Acquired Properties	(\$4,704,550)
Net Cash Used for Inventory In-House Rehab Costs	(\$2,291,495)
Net Cash Sued for Inventory - In House New Construction Costs	(\$1,767,990)
Net Cash Used for Right to Use Assets	(\$188,420)
Total Cash Flow for/from Assets Capitalized on Balance Sheet	(\$8,764,035)
TOTAL ADJUSTMENTS	(\$8,738,235)
PROJECTED NET CASH PROVIDED FROM (USED IN) FOR OPERATIONS AND CAPITAL EXPENSES	(\$12,983,835)