



CUYAHOGA COUNTY LAND REUTILIZATION CORPORATION
MINUTES AND ACTIONS OF BOARD OF DIRECTORS'
REGULAR QUARTERLY MEETING OF
December 16, 2022

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

DATE/TIME: December 16, 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 December 16, 2022, at 812 Huron Road, E., Suite 830, Cleveland, Ohio and called to order at 10:02 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, William Mason, Representative for County Executive Armond Budish, Nathan Kelly, April Urban, and Mayor Anthony Biasiotta of the City of Seven Hills were present.

2. *Approval of the Minutes of the June 24, 2022 regular quarterly meeting, September 30, 2022 regular quarterly meeting and the October 20, 2022 special meeting.* The minutes of the June 24, 2022, September 30, 2022 and October 20, 2022, meeting were distributed to the Board for review prior to the meeting. A motion for approval of the minutes was made by Mr. William Mason, seconded by Joseph Nanni, and approved by voice vote without objection.

2. A Motion to Amend the Agenda of the December 16, 2022 meeting was made by Joseph Nanni and seconded by Mr. Mason. The agenda was amended for purposes of discussing and approving Resolutions 2022-5; 2022-6; 2022-7 and 2022-8 prior to any other business items. The Motion was unanimously passed and the agenda of the December 16, 2022 board meeting was amended.

3. *Call for Public Hearing.* The public hearing for Resolution 2022-5 approving the annual budget of the Corporation for Fiscal Year 2022 commenced at approximately 10:05 a.m. The Board Chair, without objection, opened the public hearing on the CCLRC's proposed 2023 budget required by Section 9.2 of the Code of Regulations. The rules governing the public hearing were presented by the Chair and noted for the public and copies of the proposed 2022 budget were available. There being no discussion from the public, the public hearing on the 2023 budget was officially adjourned at 10:06 a.m.

4. **Resolution 2022-5-- Approving the Fiscal Year 2023 Budget of the Corporation.** A motion was made to approve the fiscal year 2023 budget of the CCLRC. A copy of the budget was provided to the Board prior to the meeting. The budget was discussed and there being no questions Resolution 2022-5 was offered for approval and adoption by Nathan Kelly. Treasurer Murray seconded the motion.

Resolution 2022-5 was adopted.

5. **Resolution No. 2022-6 -- Authorizing and Approving the Cuyahoga County Land Reutilization Corporation to Borrow Not to Exceed \$950,000 from Cuyahoga County, Ohio to Renovate the Mickey's Building in the City of East Cleveland, Ohio.** The resolution was discussed.

The Board was informed that the broker retained for services to assist with the sale of the Mickey's Building is CRESCO LTD. of which Mr. Nathan Kelly is employed. Mr. Frangos informed the Board that CRESCO LTD. was never solicited to work on this transaction; that the CCLRC has been working on this project for over 7 years; that other brokers have provided limited services on the project; that CRESCO, LTD. was procured independently of Mr. Kelly and are based on customary terms and remuneration in the marketplace. A Motion to allow the CCLRC to draft the necessary waiver to give

clearance to do business with CRESCO, LTD. and that Mr. Kelly will abstain from any voting on any matter that maybe brought before the CCLRC Board regarding the services of CRESCO, LTD. was made by Mr. William Mason. Said motion was seconded by Mr. Nathan Kelly and approved by this Board.

There being no further discussion of Resolution No. 2022-6, William Mason offered for consideration and adoption Resolution 2022-6. Treasurer Murray seconded the motion. Mr. Nate Kelly abstained from the vote.

Resolution 2022-6 was adopted.

6. **Resolution No. 2022-7 – Authorizing and Approving the Cuyahoga County Land Reutilization Corporation to Borrow Not To Exceed \$1,500,000 from Cuyahoga County, Ohio to Support Affordable Housing in the County.** The resolution was discussed. There being no further discussion on Resolution No. 2022-7, Treasurer Murray offered for consideration and adoption Resolution 2022-7. Mayor Anthony Biasiotta seconded the motion.

Resolution 2022-7 was approved.

7. **Resolution No. 2022-8 – Authorizing the President and Chief Operating Officer or any one of them, on Behalf of the Corporation, to Renew the Line of Credit with Huntington National Bank.** The resolution was discussed. There being no further discussion on Resolution No. 2022-8, William Mason offered for consideration and adoption Resolution 2022-8. Mayor Anthony Biasiotta seconded the motion.

Resolution 2022-8 was approved.

8. **Mr. Ricardo León reported to the Board as required that 184,000 points were used as a statement credit on the credit card account of the CCLRC.**

9. *Staff Reports:*

○ President's Report:

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Litigation: The Board was informed that in the litigation action of *Cuyahoga County Land Reutilization Corp. vs. City of Cleveland*, et al the Court of Appeal upheld the trial court's decision. The City of Cleveland will be able to charge the CCLRC CDAQ fees which was the basis of the litigation. The Board was further informed that the case of *Tarrify vs. Cuyahoga County, et al* has settled. Mr. Dann has appealed the mandamus actions to the Ohio Supreme Court on the issue of whether the direct transfer tax foreclosures constitute a "takings" and the matter will be heard in January. The Board was further informed that several stakeholders came together to file amicus briefs in the U.S. 6th Circuit Court of Appeals case of *Tawanda Hall, et al v. Andrew F. Meisner, et al.* including the New York Association of Land Banks, Rocket Companies in Michigan, OLBA, Ohio Prosecutors Association and the County Treasurer Association of Ohio.

Legislation: Mr. Frangos informed the Board that S.B. 112 was being considered by the Ohio legislature. The bill will be reintroduced in 2023 by Senator Tom Patton.

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

Chairman Mayor Sellers thanked Mr. William Mason for his service to the CCLRC Board.

Mayor Sellers left the meeting at 10:51 a.m. The meeting was then chaired by Vice-Chair Joseph Nanni.

- Mr. Ricardo León presented the Report of Chief Operating Officer:
 - Production Report – As of November 30, 2022, the CCLRC has acquired a total of 13,274 properties. The CCLRC has disposed of 12,221 properties with 7,055 vacant lots being transferred to various municipal land banks in Cuyahoga County. The CCLRC currently has 9 new construction homes underway, 12 in-house home renovations underway, and 27 deed-in-escrow homes under contract with renovators. The CCLRC has demolished 51 structures since the September board meeting.
 - Presentation of Finances – The October 31, 2022 financial statements were presented to the CCLRC Board prior to the Board meeting and discussed.
 - CHP Program Report: A detailed report of commitments and expenditures through December 1, 2022 was provided to the Board and discussed. The Board was informed that approximately 50 to 60 projects will be funded with Construction Gap funds under Round 3 of the program. The awardees of the funds have approximately 18 months from date of award to complete the project. Gap grant funding is disbursed to the awardees upon 75% completion. Gap Grant funding has also been awarded to Habitat for Humanity for work in the Buckeye area. CHP funds have also assisted First Suburbs Consortium in support of the single-family zoning code update.

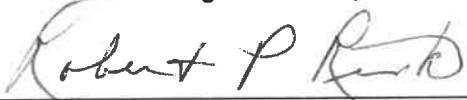
10. Other Business: Mr. Leon and Mr. Roberts presented “A Development Analysis, Maintaining Affordability and Strengthening Markets” to the CCLRC Board.

Mr. William Mason thanked the CCLRC and its Board for the great work it has accomplished since 2009.

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

12. Adjournment: There being no more business to come before the Board, William Mason moved that the meeting be adjourned. His motion was seconded by Nathan Kelly and the motion carried unanimously. The meeting was adjourned at approximately 11:30 a.m.

I hereby certify that the minutes related to the Board of Directors’ regular quarterly meeting of December 16, 2022 set forth above are the minutes approved by the Board of Directors at their meeting of March 31, 2023.



Robert Rink, Secretary
Cuyahoga County Land Reutilization Corporation