



**CUYAHOGA COUNTY LAND REUTILIZATION CORPORATION**  
**MINUTES AND ACTIONS OF BOARD OF DIRECTORS'**  
**REGULAR QUARTERLY MEETING OF**  
**March 31, 2023**

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

**DATE/TIME:** March 31, 2023; 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 31, 2023, 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, Michael King, Representative of Cuyahoga County Council President Pernel Jones, Jr., Michael Sweeney, Interim Treasurer of Cuyahoga County, Katherine A. Gallagher, Representative for County Executive Chris Ronayne, Sally Martin O'Toole, City of Cleveland, Nathan Kelly, April Urban, and Mayor Anthony Biasiotta of the City of Seven Hills were present.
2. *Welcome of New Board members:* Chairman Sellers welcomed to the CCLRC Board the following new Board members: Michael King, representative of Cuyahoga County Council President, Pernel Jones., Jr., Michael Sweeney, Cuyahoga County's Interim Treasurer and Katherine A. Gallagher, Representative for County Executive Chris Ronayne.
3. *Approval of the Minutes of the December 16, 2022 regular quarterly meeting.* The minutes of the December 16, 2022, meeting were distributed to the Board for review prior to the meeting. A motion for approval of the minutes was made by Nathan Kelly, seconded by Mayor Biasiotta, and approved by voice vote without objection.
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 Nathan Kelly, seconded by Katherine Gallagher. 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.
5. *Election of the Vice-Chair of the Board of the CCLRC –* A nomination of Mayor Anthony Biasiotta as Vice-Chair of the CCLRC Board was made by Mayor Brad Sellers, seconded by Sally Martin O'Toole. No other nominations were recommended. A roll call vote was taken and the nomination of Mayor Anthony Biasiotta as Vice-Chair of the Board of the CCLRC was approved by unanimous vote.
6. *Staff Reports:*
  - o *President's Report:*
    - Litigation: Mr. Frangos updated the Board on the following litigation matters: Several cases were appealed to the Ohio Supreme Court questioning whether direct transfer from tax foreclosure constitutes a taking. Oral arguments occurred in January and the outcome is still pending. The Board was further informed that in the case of *Tawanda Hall, et al v. Andrew F. Meisner, et al*, the Federal 6<sup>th</sup> Circuit Court ruled that the direct transfer was a "taking" which ruling was in conflict with the 8<sup>th</sup> Federal Circuit Court in the case of *Tyler v. Hennepin County* in Minnesota. The matter was appealed to the United States Supreme Court which did accept the case. Cuyahoga filed an amicus brief along with the Ohio Land Bank Association, Treasurer and Auditor Association. This matter is waiting to be heard by the Supreme Court.

Legislation: Mr. Frangos informed the Board that S.B. 112 was voted out of both the Ohio House and Ohio Senate but never made it to a final vote of the General Assembly. The bill will be re-introduced in 2023. The Board was further informed that the Ohio Land Bank Association is advocating again for Brownfield and Demolition funding for county land banks to be included in the upcoming budget. The Board was also informed that a current bill pending at the state level is seeking to provide affordable housing grant funding for first time homeowners.

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.

*Councilwoman Santana joins the meeting at 10:33 a.m.*

- Mr. Ricardo León presented the Report of Chief Operating Officer:
  - Production Report – As of February 28, 2023, the CCLRC has acquired a total of 13,321 properties. The CCLRC has disposed of 12,357 properties with 7,151 vacant lots being transferred to various municipal land banks in Cuyahoga County. The CCLRC is currently constructing 6 new homes; 9 in-house home renovations; and 29 deed-in-escrow homes are under contract with renovators. The CCLRC has demolished 106 structures since the December 2022, board meeting. Councilwoman Santana inquired as to what percentage of deed-in-escrow homes are sold to owner occupants versus investors. Mr. León advised the Board that 32% of the deed-in-escrow homes are owner-occupied.
  - Demolition Funding Report – Mr. León advised the Board that the CCLRC was awarded \$9 million in grant funding for demolitions of commercial and residential buildings under the Ohio Department of Developments’ demolition program in 2022 and continues to identify properties to demolish and submitting requests for reimbursement of expenses.
  - Presentation of Finances – The year-end December 31, 2022, financial statement and year-to-date February 28, 2023 financial statements were sent to the Board prior to the meeting and discussed at the meeting.
  - CHP Program Report: A detailed report of the Cuyahoga County Housing Program (CHP) commitments and expenditures through February 28, 2023, was provided to the Board and discussed. The CCLRC is 3 years into the 6-year CHP program. The Board was informed that the CCLRC has awarded gap grant funds under Round 3 of the program and is currently evaluating program guidelines for Round 4.

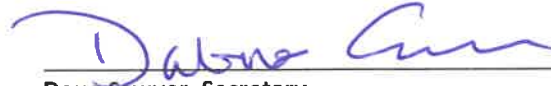
10. Other Business:

- EPA Assessment Grant Update by Kim Kimlin, Director of Community Stabilization: Ms. Kimlin informed the Board that the CCLRC was awarded Federal EPA Brownfield Assessment Grant funding to date of \$1,100,000. A total of 82 projects were funded. The grant funding activities occurred for 102 Phase 1 and Phase 2 environmental site assessments; 15 lead and asbestos surveys; 3 risk assessment and risk mitigation plans along with 3 planning activities. The CCLRC partnered with West Creek Conservancy to develop the “Redeveloping Ohio Landfill Guide.” The CCLRC will apply for additional Federal EPA Brownfield grant funding in the fall of 2023.
- Audit Update by Director of Finance: Mr. Pavlovich informed the Board that LGS will finalize the pre-audit by the 1<sup>st</sup> of April, 2023. Rea and Associates will begin the official audit after April 1, 2023 and provide the audit to the CCLRC by the end of May, 2023.
- Mr. León provided an update to the Board on the East Cleveland development project.
- Cuyahoga Land Bank Charities: Mr. Frangos introduced Mr. James Nichols as the new Executive Director of Cuyahoga Land Bank Charities.
- Recognition of Robert Rink: Mr. Frangos informed the CCLRC Board that March 31, 2023 was the last Board meeting for Board Secretary Robert Rink as Mr. Rink is retiring from his 14 years of service with the CCLRC. Mr. Rink was instrumental in creating the land bank legislation and creating its public records policy. Mayor Sellers and the Board thanked Mr. Rink for his years of service to the organization.

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, Nathan Kelly moved that the meeting be adjourned. The motion was seconded by Sally Martin-O'Toole and carried unanimously. The meeting was adjourned at approximately 11:25 a.m.

**I hereby certify that the minutes related to the Board of Directors' regular quarterly meeting of March 31, 2023 set forth above are the minutes approved by the Board of Directors at their meeting of June 30, 2023.**



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Doug Sawyer, Secretary

Cuyahoga County Land Reutilization Corporation