



CUYAHOGA COUNTY LAND REUTILIZATION CORPORATION

MINUTES FOR THE BOARD OF DIRECTORS'

REGULAR QUARTERLY MEETING of DECEMBER 15, 2023

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

DATE/TIME: December 15, 2023 at 10:00 a.m.

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 15, 2023, at 812 Huron Road, E., Suite 830, Cleveland, Ohio and called to order at 10:05 a.m. A quorum of the Board was present: Chairman, Brad Sellers, Michael King, Representative of Cuyahoga County Council President Pernel Jones, Jr., Brad Cromes, Treasurer of Cuyahoga County, Katie Gallagher, representative for County Executive Chris Ronayne, Director Sally Martin O'Toole of the City of Cleveland, and Ms. April Urban constituted a quorum.
2. Welcome of New Board Member. Chairman Sellers on behalf of the CCLRC Board and Mr. Frangos on behalf of the CCLRC staff welcomed Cuyahoga County Treasurer Brad Cromes to the Board.
3. Approval of the Minutes of the September 29, 2023, regular quarterly meeting. The minutes of the September 29, 2023, meeting were distributed to the Board for review prior to the meeting. A motion for approval of the minutes was made by Katie Gallagher, seconded by Director Martin O'Toole, and approved by voice vote without objection.
4. Staff Reports:
 - Mr. Gus Frangos presented the Report of the President:
 - Litigation Update: The Board was informed that there is no pending litigation.
 - Legislation: Mr. Frangos informed the Board that former SB112 has been re-introduced as HB375 by Representatives Patton and Demetriou. This bill provides updates to current land bank legislation. The Board was further informed that the Ohio Department of Development has introduced the *Welcome Home Ohio* program which is designed to provide grants for: 1) the purchase of qualifying residential properties; 2) construction and renovation and 3) tax credits for qualifying residential properties. County land reutilization corporations are eligible to participate in this program. The Ohio Land Bank Association has suggested amendments to the Welcome Home Ohio legislation to make a more workable program.
 - Contractor Updates: A list of year-to-date expenditures of demolition contractors, field service providers and renovation and construction general contractors was distributed to the Board prior to the meeting. The Board was informed that Millstone Management Group, B.R. Knez Contracting, LLC and Dommus Construction have exceeded the expenditure limits, and the Board is being notified of such.
 - Mr. Ricardo León presented the Report of the Chief Operating Officer:
 - Production Report: As of November 30, 2023, the CCLRC has acquired a total of 14,045 properties. The CCLRC has disposed of 12,930 properties with 7,554 vacant lots being transferred to various municipal land banks. The CCLRC has demolished 9,814 properties to date with 48 structures demolished since the September 2023 board meeting. The CCLRC is expected to demolish its 10,000 structures in Spring, 2024. The CCLRC currently has 3 new constructions and 7 in-house

renovations underway and 4 newly constructed homes, and 2 in-house renovations are on the market for sale.

- Demolition Funding Report: Mr. Adam Stalder, Director of Community Stabilization provided the demolition funding report to the CCLRC Board. The Ohio Department of Development through its demolition funding program has made \$150 million available for demolition throughout the State of Ohio. The CCLRC has requested \$23 million in demolition funding and 15 municipalities in Cuyahoga County have applied for demolition funding through the CCLRC. Mr. Stalder thanked his team for completing the largest grant application with a total of 3,500 documents uploaded into the ODOD system by staff. Under the Brownfield portion of the ODOD program, \$350 million of funding is available for use by land banks throughout the State of Ohio. The CCLRC has submitted \$107 million of funding for 36 projects. Treasurer Cromes inquired as to if projects submitted and not awarded would roll into the next round of funding when made available by the Department. Mr. Stalder informed the Board that reapplication is required, and projects cannot roll from one round to the next. Mr. King requested an executive summary of the projects be provided to the Board.
- Presentation of Finances and Proposed 2024 Budget: The year-to-date October 31, 2023, financial statements were sent to the Board prior to the meeting along with the 2024 CCLRC proposed budget and reviewed.
- CHP Program Report: A copy of the County Housing Program Report was provided to the Board prior to the meeting. It was reported to the Board that the next round of gap grant applications are being accepted and home developers and builders can apply for funding through the CCLRC website.

5. Call for Public Hearing: The public hearing for Resolution 2023-3 approving the annual budget of the Corporation for Fiscal Year 2024 commenced at approximately 10:48 a.m. The Board Chair, without objection, opened the public hearing on the CCLRC's proposed 2024 budget require under the CCLRC Code of Regulations. The rules governing the public hearing were presented by the Chair and noted for the public and copies of the proposed 2024 budget were available. There being no discussion from the public, the public hearing on the 2024 budget was officially adjourned at 10:49 a.m.

6. ***Resolution 2023-3 – Approving the Annual Budget of the Corporation for Fiscal Year 2024.*** There being no further discussion on the Resolution, Katie Gallagher offered for consideration and adoption Resolution 2023-3. Director Martin O'Toole seconded the motion.

Resolution 2023-3 was unanimously adopted.

7. Other Business:

- Overview of Large Sites Initiative: The Board was informed that Brad Whitehead was selected as the Executive Director for the Large Sites Initiative. The CCLRC is administering the funds for this initiative and working to identify and acquire potential parcels. To date, 5 potential sites have been identified.
- Mr. Director Roberts, Director of Real Estate Development for the CCLRC provided an update to the Board on the Circle East District project. Mr. Roberts acknowledged Ms. Kamla Lewis for her day-to-day work and diligence on this project. The Project began in 2021 with the consolidating of vacant parcels in the City of East Cleveland nearest to University Circle. The CCLRC is renovating 12550 Euclid Avenue (Mickey's Building) and marketed for office space. A map of the Circle East District was provided to the Board. The Board was further informed that monthly programming is taking place at and near the Mickey's building to introduce citizens to the development project. Director Martin O'Toole inquired as to the housing plan for the area. Mr. Roberts informed the Board that developers are being confirmed to construct new homes in the planned area. The CCLRC will construct five new homes in the Circle East District. The Board was further informed that the CCLRC is offering grants to existing homeowners in the area for upgrades to the exterior of their homes.

- An update on the Gund Foundation and Cleveland Foundation grants was provided to the Board by Mr. León. The Board was informed that the Cleveland Foundation grant will fund a data scientist at the CCLRC for two years. The data scientist will provide traditional data analysis and will also assist the Cleveland Foundation with decision making for identified programs. The Gund Foundation grant is a 3-year grant, and the funds will be used for a fund development director.
- Mr. Frangos commended Jacqui Knettel for her 15 years of service to the Land Bank and acknowledged that the December 15, 2023, was the first board meeting in 15 years that Ms. Knettel was unable to attend.

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

9. Adjournment: There being no more business to come before the Board, Director Sally Martin O'Toole moved that the meeting be adjourned. The motion was seconded by Treasurer Cromes and carried unanimously. The meeting was adjourned at approximately 11:21 a.m.

I hereby certify that the minutes related to the Board of Directors' regular quarterly meeting of December 15, 2023, set forth above are the minutes approved by the Board of Directors at their meeting of March 22, 2024.



**Douglas Sawyer, Secretary
Cuyahoga County Land Reutilization Corporation**