



CUYAHOGA COUNTY LAND REUTILIZATION CORPORATION

MINUTES FOR THE BOARD OF DIRECTORS'

REGULAR QUARTERLY MEETING of JUNE 28, 2024

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

DATE/TIME: June 28, 2024 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 June 28, 2024, at 812 Huron Road, E., Suite 830, Cleveland, Ohio and called to order at 10:05 a.m. by Chair Sellers. A quorum of the Board was present: Chair Brad Sellers, Mayor of Warrensville Heights, Vice-Chair Anthony Biasiotta, Mayor of Seven Hills, Brad Cromes, Treasurer of Cuyahoga County, Katie Gallagher, representative for County Executive Chris Ronayne, Director Sally Martin O'Toole of the City of Cleveland, Michael King, representative for Cuyahoga County Council President Pernel Jones, Jr., and April Urban which constituted a quorum.
2. Approval of the Minutes of the March 22, 2024, regular quarterly meeting. The minutes of the March 22, 2024, 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.
3. Staff Reports:
 - Mr. Gus Frangos presented the Report of the President:
 - Legislative Updates: Mr. Frangos informed the Board that HB375 making changes to Ohio law relating to tax foreclosures and county land reutilization corporations has had its 3rd reading in the House of Representative at the State.
 - Litigation Updates: The Board was informed that a lease dispute and breach of contract litigation matter has been brought by the Lessee of the 12500 Euclid Avenue, Mickey's building project in East Cleveland, Ohio.
 - 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. No contractors to this date have exceeded the expenditure limits.
 - DTAC Funding: Mr. Frangos informed the Board that an ordinance to extend the DTAC funding from December 31, 2025, to December 31, 2030, was introduced and assigned to the County's community development committee.
 - Mr. Ricardo León presented the Report of the Chief Operating Officer:
 - Production Report: As of May 31, 2024, the CCLRC has acquired a total of 14,224 properties. The CCLRC has disposed of 13,260 properties with a total to date of 7,786 vacant lots being transferred to various municipal land banks. The CCLRC has demolished 9,954 properties to date. The CCLRC currently has sold a total of 36 newly constructed homes. A total of 1,154 deed in escrow homes have been renovated, completed and transferred to the respective owners, with approximately forty percent (40%) of the deed-in-escrow homes transferred to owner occupants. Treasurer Cromes inquired as to what portion of the land bank inventory is vacant lot vs. structures. Mr. León responded that ninety percent (90%) of the properties in the CCLRC's inventory are vacant lots.

- Demolition Funding Report: The Board was informed that the FY 2024-25 Demolition and FY 2024 Brownfield Remediation applications were submitted to the Ohio Department of Development and are currently under review. The FY 2024-25 Demolition application included a total of 1,104 projects totaling just over \$23 million in grant funds. The CCLRC also submitted 36 FY 2024 Brownfield Remediation Program applications with a total grant request just under \$107 million. To date, seven (7) projects have been fully “cured”. The Ohio Department of Development has not provided a timeline for award announcements.
- Presentation of Finances: The year-to-date financial statements were sent to the Board prior to the meeting and reviewed.
- CHP Program Report: A copy of the County Housing Program Quarterly Report was provided to the Board prior to the meeting. Mr. León reported that the County Housing Program will conclude at the end of 2025. To date, the CCLRC has spent \$14,804,443 of the \$25 million of the DTAC set aside over the 5-year period of the program. Mr. King suggested that the report include the total number of units created under the program and information depicting where the program funds are being dispersed.
- Cuyahoga Land Bank Charities: A report identifying the projects completed and currently underway and the populations served under Cuyahoga Land Bank Charities was presented to the CCLRC Board. To date, a total of \$1,434,225 has been awarded to non-profit and faith-based organizations for the renovation of homes under Land Bank Charities. Ms. Urban recommended that the CCLRC increase its communication efforts in telling the story of Cuyahoga Land Bank Charities.
- Senior Staff Retreat: The Board was informed that the CCLRC held its first senior staff retreat. The CCLRC contracted with Janus Small of Janus Small Associates to facilitate the retreat. Mr. León further informed the Board that a follow-up meeting to discuss the next step action items and recommendations will be scheduled with Ms. Small.
- Mr. Ronald Pavlovich, Director of Finance of the CCLRC presented the following:
 - Audit update: The audit for the CCLRC was completed in May and approved by the State of Ohio. The Board was informed that for the 14th year the CCLRC has received a clean opinion in its audit report.
 - State Auditor Keith Fabor: Mr. Pavlovich informed the Board that State Auditor Keith Fabor presented the CCLRC with the Ohio Auditor of State Award for excellence in financial reporting in accordance with Generally Accepted Accounting Principles and compliance with application laws. The Auditor also recognized the CCLRC for its compliance with Ohio Sunshine Law standards and its receipt of the highest star rating for public records law.

4. Other Business:

- Circle East District Update: Mr. León, Chief Operating Officer and Mr. Dennis Roberts, Director of Real Estate Development of the CCLRC provided an update to the Board on the finances, grants, housing and commercial development statuses of the Circle East District Project.
- Impact Study Update: The Board was informed that the impact study analysis will be completed in late August 2024 and distributed for peer review during the month of September 2024. The analysis will go to print and be released prior to the October 31, 2024, impact event of the CCLRC which will take place at the Cleveland Foundation. The CCLRC will celebrate the impact it has had on the County of Cuyahoga with a celebration event on November 7, 2024.
- Mayor Sellers acknowledged the attendance at the CCLRC Board meeting of Councilwoman Patricia Blochowiak of the City of East Cleveland and her service to the City of East Cleveland.
- Mr. Michael Schramm, Director of Information Technology and Research welcomed and introduced to the Board the CCLRC newest employee Summer Mastandrea, Software and Information Technology Engineer.

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

6. 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 11:40 a.m.

I hereby certify that the minutes related to the Board of Directors' regular quarterly meeting June 28, 2024, set forth above are the minutes approved by the Board of Directors at their meeting of September 27, 2024.



Douglas Sawyer, Secretary
Cuyahoga County Land Reutilization Corporation