



CUYAHOGA COUNTY LAND REUTILIZATION CORPORATION
MINUTES FOR THE BOARD OF DIRECTORS'
REGULAR QUARTERLY MEETING of SEPTEMBER 27, 2024

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

DATE/TIME: September 27, 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 September 27, 2024, at 812 Huron Road, E., Suite 830, Cleveland, Ohio and called to order at 10:07 a.m. by Chair Sellers. A quorum of the Board was present: Chair Brad Sellers, Mayor of Warrensville Heights, Michael King, representative for Cuyahoga County Council President Pernal 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, Councilwoman Jasmin Santana and Reverend Dr. Brian Cash which constituted a quorum.
2. Approval of the Minutes of the June 28, 2024, regular quarterly meeting and Approval of the Minutes of the August 13, 2024 special meeting of the CCLRC Board. The minutes of the June 28, 2024 regular meeting and the August 13, 2024 special meeting of the CCLRC Board were distributed to the Board for review prior to the meeting. A motion for approval of the June 28, 2024 and August 13, 2024 minutes was made by Treasurer Cromes, seconded by Michael King, and approved by voice vote without objection.
3. Executive Session called to order by Board Chair Mayor Sellers at 10:12 a.m. to discuss the appointment of President for the CCLRC. A motion was made by Sally Martin O'Toole, seconded by Michael King, and approved by unanimous roll-call vote to move to Executive Session for the purpose of discussing the appointment of the President of the CCLRC. The following additional attendees were present: Jacqui Knettel, Executive Secretary and Director of Human Resources, Douglas Sawyer, Assistant General Counsel and William Aamoth, consultant.

At 10:40 a.m. – Executive Session was adjourned without objection and Chair Sellers reconvened the regular quarterly meeting of the CCLRC.

4. **Resolution 2024-2 – Authorizing the Corporation through its Board Chair and Vice-Chair to Negotiate and Enter into an Employment Contract with Ricardo León to Serve as President and Chief Executive Officer of the Corporation.** There being no further discussion on the Resolution, Treasurer Cromes offered for consideration and adoption Resolution 2024-2. Director Martin O'Toole seconded the motion. There being no further discussion on Resolution 2024-2, the Resolution was unanimously approved.

Resolution 2024-2 was adopted.

Mr. León was welcomed as the next President and Chief Executive Officer of the Cuyahoga County Land Reutilization Corporation. Mr. León thanked the Board and expressed his gratitude for the opportunity to lead the organization forward.

The Board has requested that an organizational chart depicting the change in leadership be provided at the December 20, 2024, CCLRC Board meeting.

5. Staff Reports:

- Mr. Douglas Sawyer presented the Report of the General Counsel:
 - Legislative Updates: HB375, a bill clarifying and making additional technical changes to the existing land bank legislation, is pending in the Ohio House of Representatives.
 - Litigation Updates: The Board was informed that the lease dispute and breach of contract litigation matter regarding 12500 Euclid Avenue, Mickey's building project in East Cleveland, Ohio has been referred to mediation for settlement. The Board was further informed that a Motion to Dismiss has been filed in the class action lawsuit *Craig, et al v. Treasurer Cromes, et al* relating to tax foreclosures and direct transfers.
- Mr. Adam Stalder presented the Community Stabilization Director Report:
 - Mr. Stalder reported that under the Ohio Department of Development's (ODOD) Demolition program, the CCLRC has been awarded a total of \$23,015,611 in funding which will fund approximately 1,104 projects. Four Hundred Forty (440) are CCLRC projects; 664 are subrecipient projects with the majority of the subrecipient projects being in the City of Cleveland. Mr. Stalder commended his staff for their work in getting the projects submitted to ODOD. Mr. Stalder further reported that under the ODOD Brownfield Program, 8 total projects have been awarded, to date, in the sum of \$44,512,481. The Board was further informed that as of September 25, 2024, nine additional projects are being cured by ODOD for a total grant request of \$18,857,232. Cuyahoga County has received the most funding in the State of Ohio for brownfield projects, to date.
- Mr. Ricardo León presented the Report of the President:
 - 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.
 - Production Report: As of August 31, 2024, the CCLRC has acquired a total of 14,544 properties. The CCLRC has disposed of 13,497 properties with a total to date of 7,988 vacant lots being transferred to various municipal land banks. The CCLRC has demolished 10,005 properties to date. CCLRC currently has sold a total of 36 newly constructed homes; with three currently on the market and 4 currently under construction. The CCLRC is renovating 9 homes and 1 home is currently on the market. The CCLRC has a total of 1,047 properties in its inventory.
 - Presentation of Finances: The year-to-date financial statements were sent to the Board prior to the meeting and reviewed. There were no questions on the financial statements.
 - CHP Program Report: A copy of the County Housing Program Quarterly Report was provided to the Board prior to the meeting. The Board was reminded that the County Housing Program will conclude at the end of 2025. Mr. León reported that the CCLRC is working with the developers in an effort to assist them with spending of their awarded funds. Due to several factors including the recent interest rate environment, increased material costs, and labor shortages, many developers have been delayed in completing their projects. The Real Estate Development Department has been working closely with development partners to help them identify solutions and ensure projects are being completed in a timely manner.
 - 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. The CCLRC was awarded \$1.5 million by Cuyahoga County to provide housing for at-risk population groups through Land Bank Charities. To date, funding has been awarded for 22 projects.

6. Other Business:

- Impact Study Update: The Board was informed that the impact study analysis is ninety percent (90%) complete. The findings of the 15-year impact study will be presented at the Cleveland Foundation on October 31, 2024. A celebration event of the impact the CCLRC has had in the county and an honoring of Gus Frangos for his work and impact in the County on November 7, 2024 at the Majestic Hall.

- Key Initiatives: A key initiatives presentation was provided by Mr. León and Mr. Sawyer featuring the projects and initiatives the CCLRC is working on to date.

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

8. Adjournment: There being no more business to come before the Board, Michael King moved that the meeting be adjourned. The motion was seconded by Treasurer Cromes and carried unanimously. The meeting was adjourned at approximately 11:52 a.m.

I hereby certify that the minutes related to the Board of Directors' regular quarterly meeting September 27, 2024, set forth above are the minutes approved by the Board of Directors at their meeting of December 20, 2024.



Douglas Sawyer, Secretary
Cuyahoga County Land Reutilization Corporation