



**CUYAHOGA COUNTY LAND REUTILIZATION CORPORATION**  
**MINUTES AND ACTIONS OF BOARD OF DIRECTORS'**  
**REGULAR QUARTERLY MEETING OF**  
**MARCH 27, 2015**

**LOCATION:** Lakeside Place  
323 Lakeside Ave. W., Conference Room 140  
Cleveland, OH 44113

**DATE/TIME:** March 27, 2015; 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 27, 2015 at 323 Lakeside Avenue W, Suite 140, Cleveland, Ohio and called to order at 10:08 a.m. Chairman Anthony Brancatelli, Cuyahoga County Council President, Dan Brady, Interim Cuyahoga County Treasurer William Sheehan, Thomas Fitzpatrick, Ken Surratt, Representative for Cuyahoga County Executive Armond Budish and Brad Sellers, Mayor of Warrensville Heights were present and constituted a quorum.

2. *Approval of the Minutes of the December 19, 2014 regular quarterly Meeting.* The minutes of the December 19, 2014 meeting were distributed and approved by voice vote without objection or revision. Councilman Brady and Mr. Surratt both abstained from the vote.

3. *Acknowledgement of new appointed Board Members:* Chairman Brancatelli introduced two new Board representatives - County Council President Dan Brady who is replacing County Councilman Pernel Jones and Mr. Ken Surratt (representative for County Executive Armond Budish) who is replacing Mr. Nate Kelly. Chairman Brancatelli also announced Mr. Ed Rybka as the new representative on behalf of the City of Cleveland. Mr. Rybka was absent and sent Mr. Charles Slife as his representative.

*Mr. Nate Kelly addressed the Board and encouraged all at the CCLRC to continue to work together for the good of the County.*

4. *Election of Chair of the Board of the CCLRC –* Mayor Sellers recommends Anthony Brancatelli for Chair. No other nominations were recommended. A roll call vote was taken and the nomination of Anthony Brancatelli was approved by unanimous voice vote.

5. *Election of Vice–Chair of the Board of the CCLRC –* Chair Brancatelli requests nominations for Vice-Chair of the Board of the CCLRC. Thomas Fitzpatrick recommends Mayor Brad Sellers for Vice-Chair. No other nominations were recommended. A roll call vote was taken and the nomination of Mayor Sellers was approved by unanimous voice vote.

6. *Staff Reports.* Mr. Gus Frangos, President of the Cuyahoga Land Bank reported as follows:

- President's report:
  - Status of Acquisitions, Demolitions and Rehabs to date.  
The President provided the Board with the CCLRC production report outlining the number of acquisition, demolitions and renovations the CCLRC has undertaken in through February of 2015.
  - Litigation update – the CCLRC is currently named as a party in the case of Oak Leadership Institute v. Tjuan M. Dow, et al which said case involves a property dispute between two parties in which the CCLRC was then brought into the matter by the Plaintiffs. The firm of Davis and

Young, through the CCLRC's liability carrier, is representing the CCLRC. There are no other pending litigation matters.

- Bond Reduction Payment – The CCLRC will be requesting the Board to approve through Resolution 2015-1 the prepayment and redemption of a portion of the Series 2010A Bonds.
- Demolition Bond – The award announcement by the County is expected to be released soon. 22 municipalities have applied for funds from the demolition bond. The CCLRC will act as an agent for a number of the communities who apply.
- Contract Limit update – The CCLRC Board was provided with a list of demolition contractors and the funds expended to these contractors to date. To date, no Board authorization is needed as the contractors are still under the \$500,000 bench mark. The MBE/FBE contracting percentages of the CCLRC exceed governmental set-asides.

The CCLRC hosted a nuisance abatement seminar in anticipation of the demolition bond awards led by Attorney Gruber, Law Director for the City of Shaker Heights. The seminar was highly attended with representatives from 27 communities, the County administration and County Council being present.

- Fisher House – The CCLRC is currently working with various organizations in assembling land for a Greater Cleveland Fisher House. The land should be assembled within the next two weeks.

The CCLRC is also working with Lutheran Metropolitan Ministries on a veteran's housing project.

- CLB Services – The asbestos firm is up and running. CLB Services will contact the City of Cleveland to see if the City is willing to contract with CLB Services.

Land Bank Title is also up and running and hopes to begin competing in the marketplace.

- Mr. William Whitney presented the Report of the Chief Operating Officer –
  - Hardest Hit Funds The CCLRC has drawn down approximately \$7,000,000. The balance of OHFA-allotted funds should be expended by late spring or early summer. Only 2 other Counties in Ohio have drawn down funds from the Hardest Hit program, Lucas and Trumbull. OHFA has discussed reallocation of funds, however, nothing has been confirmed. The grant deadline ends in September of 2016. The CCLRC will spend current funds by late summer of 2015. The contractors and the greening portion of the HHF grant is ready to begin with the weather breaking.
  - Moving Ohio Forward Grant – The Moving Ohio Forward Grant program has successfully completed. The Attorney General held a press conference wherein Chairman Brancatelli attended on behalf of the CCLRC.
  - Presentation of Finances – The financials of the CCLRC were presented to the Board.

7. *Resolution 2015-1* – Authorizing and approving prepayment and optional redemption of a portion of the Cuyahoga County Land Reutilization Corporation's special receipts bonds, series 2010A, maturing on December 1, 2017 and authorizing related matters. There being no further discussion on the Resolution, Treasurer Sheehan offered for consideration and adoption Resolution 2015-1. Mr. Fitzpatrick seconded the motion.

**Resolution 2015-1 was unanimously adopted.**

8. *Other Business.* Mr. Frangos informed the Board that a short presentation of CCLRC partner collaborations will be presented at the next meeting of the CCLRC Board. The CCLRC will also schedule new board member orientations.

Treasurer Sheehan announced that this meeting will be his last as a Board Member and that he truly enjoyed working with the CCLRC.

9. *Public Comment* – There is no public comment

*Adjournment.* There being no more business to come before the Board of Directors of the CCLRC, Mayor Seller moves that the meeting of the Board of Directors of the CCLRC be adjourned. A voice vote was taken and the motion carried unanimously. The meeting of the Board of Directors of the CCLRC was adjourned at approximately 11:10 p.m.

**I hereby certify that the minutes related to the Board of Directors' regular quarterly meeting of March 27, 2015 set forth above are the minutes approved by the Board of Directors at their meeting of June 26, 2015.**

/s/ Robert Rink

**Robert Rink, Secretary**

**Cuyahoga County Land Reutilization Corporation**