



CUYAHOGA COUNTY LAND REUTILIZATION CORPORATION
MINUTES AND ACTIONS OF BOARD OF DIRECTORS'
REGULAR QUARTERLY MEETING OF
JULY 7, 2017

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

DATE/TIME: July 7, 2017; 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 July 7, 2017 at 323 Lakeside Avenue, Suite 140, Cleveland, Ohio and called to order at 10:04 a.m. Chairman Anthony Brancatelli, Michael King, Representative of Cuyahoga County Council President Dan Brady, Treasurer of Cuyahoga County Christopher Murray, Mr. Nathan Kelly, Representative of County Executive Armond Budish, Chief Ed Rybka of the City of Cleveland, and Mr. Thomas Fitzpatrick were present and constituted a quorum.

2. *Approval of the minutes of the March 31, 2017 regular quarterly Meeting.* The minutes of the March 31, 2017 meeting were distributed. A motion for approval of the minutes was made by Michael King, seconded by Thomas Fitzpatrick, and were approved by voice vote without objection.

3. *Staff Reports:*

- President's Report:
 - Introduction of new Finance Director Ronald Pavlovich as the current Director Michael DiMartino will be retiring his services at the CCLRC.
 - **Status of Acquisitions, Demolitions and Renovations to Date** - The CCLRC has acquired 8,355 properties, demolished 5,514 to date, transacted 1,513 properties through direct sales and its deed-in-escrow program and completed 69 in-house renovations. The CCLRC currently has 3,255 properties in its inventory. The demolition contractor expenditure summary and field service provider expenditure summary was distributed to the CCLRC board. The Board was notified of three contractors who have contracted more than \$500,000 in services as of July 6, 2017: OBON, Inc., C&J Contractors and Red Rock Services.
 - **Litigation Update** – Two possible litigation matters were brought before the Board: The ARCO dump site and the Enterprise Center dispute. The Board was notified that Attorney Bob Karl has been retained by the CCLRC to handle the legal matter for the ARCO site.
 - **Legislation** – No active CCLRC legislation at this time.
- Mr. William Whitney presented the Report of Chief Operating Officer:
 - **County Demolition Program Update** – The CCLRC is currently demolishing properties under the second allocation awarded by the County. The CCLRC has contracted with nine suburbs for demolition work in their respective communities and currently seven other suburbs have pending applications before the County for demolition work to be performed by the CCLRC under the County Demolition Program.
 - **Hardest Hit Funds Discussion and Update** –
 - OHFA recently re-allocated \$3 million with the CCLRC receiving \$1.2 million from the re-allocation. To date, 2,100 demolitions have been performed using Hardest Hit funds. The total allocation of funds to the CCLRC since the inception of this program is \$58.6 million and the CCLRC has spent approximately \$26.6 million to date. OHFA has expanded the guidelines to include larger structures. The CCLRC will adjust to the new guidelines and

bring these properties into their inventory for demolition with HHF funds. The \$1,300 reimbursement to the County Prosecutor's office has been initiated. The volume of properties going through tax foreclosure through the BOR system has increased and the CCLRC has acquired 358 properties in the month of June.

- **NSP2** – The CCLRC is working with the City of Cleveland and specific CDC's in an attempt to close out 4 properties that still have not been completed. (Do we want to say anything about this?)
- **Presentation of Finances** – The financial statements were provided to the Board prior to the meeting and discussed. The CCLRC received a portion of the DTAC funds from the County the first of June.
- **Auditors** – The 2016 Audit has begun.

6. *Resolution 2017-2 – Amending the Policy Setting Forth the Authority of the President and Chief Operating Officer of the Corporation to Enter into Contracts on Behalf of the Corporation without Approval of or Ratification by the Board of Directors.* There being no further discussion on the Resolution, Nathan Kelly offered for consideration and adoption Resolution 2017-2. Michael King seconded the motion.

Resolution 2017-2 was unanimously adopted.

7. *Other Business* – The Fisher House site proclamation was announced and the passing off of the site to the VA was held on June 30, 2017. Gus Frangos also spoke at the City Club on June 30, 2017 and presented the story of the CCLRC. The Board was informed that the CCLRC's DTAC contract with the County will expire in 2018.

7. *Public Comment* – no public comment

8. *Adjournment.* There being no more business to come before the meeting, Treasurer Murray moved that the meeting be adjourned. His motion was seconded by Thomas Fitzpatrick and the motion carried unanimously. The meeting was adjourned at approximately 11:15 a.m.

I hereby certify that the minutes related to the Board of Directors' regular quarterly meeting of July 7, 2017 set forth above are the minutes approved by the Board of Directors at their meeting of September 29, 2017.



Robert Rink, Secretary
Cuyahoga County Land Reutilization Corporation