



CUYAHOGA COUNTY LAND REUTILIZATION CORPORATION MINUTES AND ACTIONS OF BOARD OF DIRECTORS' REGULAR QUARTERLY MEETING OF JANUARY 22, 2010

LOCATION: Conference Room 140
Lakeside Place
323 Lakeside Avenue W – Suite 160
Cleveland, OH 44113

DATE/TIME: January 22, 2010; 1:00 p.m. ET

PURPOSE: Regular quarterly meeting for CCLRC Business

1. *Call to order.* A regular quarterly meeting of the Cuyahoga County Land Reutilization Corporation (the CCLRC) was held on January 22, 2010 at 323 Lakeside Avenue W, Suite 160, Cleveland, Ohio and called to order at 1:00 p.m. Board Chairman James Rokakis, Mr. Paul Oyaski representing County Commissioner Jimmy Dimora, Erin Davis representing County Commissioner Peter Lawson Jones, Mayor Georgine Welo of the City of South Euclid, Mayor Cyril Kleem of the City of Berea, Chris Warren, Chief of Regional Development and Councilman Anthony Brancatelli, Ward 12 Councilman, representing the City of Cleveland were present and constituted a quorum.

2. *Approval of Minutes of Prior Board Meeting.* The minutes of the Special Board Meeting of December 18, 2009 were distributed and approved by voice vote without revision.

3. *Staff Reports:*

Prior to the President presenting his report, Treasurer Rokakis congratulates the staff members on the recent award of the NSP2 grant from HUD in the amount of \$41 million dollars.

a. Gus Frangos, President of the CCLRC, reported as follows:

Mr. Frangos stated that procedural acquisitions aspects of the Land Bank with the various branches of the County are being perfected; bids have been submitted for demolition; and Fannie Mae properties have been acquired and approximately 150 to 200 Level One inspections have been performed.

Mr. Roberts of the CCLRC updated the Board on the Request For Qualifications (RFQ's) pertaining to the deconstruction portion of the Land Bank's mission. Mr. Warren stated that the City of Cleveland currently has a pilot project with forty (40) homes and the City is willing to work with the Land Bank to promote deconstruction.

Treasurer Rokakis asks Mr. Whitney from the CCLRC to speak on the NSP2 grant. The CCLRC has received a \$40,000,000 grant. The CCLRC received approximately 55% of the originally requested amount from HUD of which 25% is to be used for affordable housing and rentals for people with income below 50% of median; and a limit of 10% for demolition and that no more than 10% can be used for administration. The Land Bank will enter into three sub-grants with the consortium: The City of Cleveland; The County and Cleveland Metropolitan Housing Authority.

Mr. Frangos has prior Board authority to enter into agreements with the City of Cleveland, the County and CMHA. Mr. Whitney stated that the administration of the funds and the Land Bank's roles will be outlined in the sub-grant agreements between the consortium members. Mr. Oyaski commended everyone on their efforts and stated the County has been given a great opportunity to address issues throughout the County.

b. Vic Gaston, CCLRC Controller presented an update on finances. Mr. Gaston reported the CCLRC would fund \$90,000 in software system upgrades to the Treasurer's Office in order to capture statutory interest. The

December year end financials were approved by motion from Councilman Brancatelli and seconded by Mr. Paul Oyaski. The report is filed with the minutes of this meeting.

c. Robert Rink presented a brief update on the records retention system and stated that the first meeting will take place sometime in February, 2010.

Treasurer Rokakis refers the meeting to Paul Komlosi for an update on financing.

d. Mr. Komlosi updated the Board on the negotiations with Key Bank and the Delinquent Tax Anticipation Notes (DTANs). As of January 15, 2010, \$11.75 million has been collected by the Treasurer for delinquent tax payments. This equals 59% of the original amount of DTANs. A report is filed with the minutes of this meeting.

Mr. Frangos explained that original S.B. 353 authorized the Treasurer to charge interest at 1% per annum. In order for the Land Bank to take full advantage of this change, a new software system needs to be installed.

4. *Resolution 2010-1.* Resolution 2010-1 was offered authorizing and directing the President of the Corporation, as lead entity for the NSP consortium to enter into an agreement (the Grant Agreement) with the United States Department of Housing and Urban Development and to enter into sub-grantee agreements with each consortium member. Mr. Frangos stated that this Resolution was for his authority to enter into the agreements. Mr. Frangos further stated that when the award is received, the CCLRC will evaluate and present to the Board the framework of how the funds will be used. Mr. Rink stated that Resolution 2010-1 will give the Land Bank authority to negotiate the contracts with the consortium. Mr. Warren asked that these sub-grantee agreements be presented to the Board. Treasurer Rokakis instructed the assistant to the secretary to schedule a special meeting of the Board of Directors to review the sub-grantee agreements once a date for execution of the documents has been established by HUD. Treasurer Rokakis asked that the Board move to adopt Resolution 2010-1.

There being no further discussion, Mr. Oyaski moved to adopt resolution 2010-1; Mayor Welo seconded.

Resolution 2010-1 was adopted by unanimous vote.

5. *Resolution 2010-2.* Resolution 2010-2 was offered authorizing and directing the corporation to cooperate with and assist the Cuyahoga County Treasurer in changing the manner in which interest is charged and calculated on delinquent real property taxes, to enter into a contract with Manatron, Inc. for professional services regarding the same or alternatively to enter into an agreement with the County, the County Treasurer or other County office, as appropriate to reimburse such official or office for contracting for such changes.

There being no further discussion, Mr. Oyaski moved to adopt resolution 2010-2; Councilman Brancatelli seconded.

Resolution 2010-2 was adopted by unanimous vote.

6. *Adjournment.* There being no more business to come before the Board of Directors, Mayor Georgine Welo moved, seconded by Mayor Kleem, to adjourn. The meeting of the Board of Directors of the CCLRC was adjourned at approximately 2:22 p.m.

I hereby certify that the minutes related to the Board of Directors' meeting of January 22, 2010 set forth above are the minutes approved by the Board of Directors at their meeting of March 26, 2010.

/s/ Robert P. Rink
Robert P. Rink, Secretary
Cuyahoga County Land Reutilization Corporation