



CUYAHOGA COUNTY LAND REUTILIZATION CORPORATION

MINUTES OF BOARD OF DIRECTORS'

REGULAR QUARTERLY MEETING

LOCATION: Lakeside Place
323 Lakeside Ave. W., Conference Room 400
Cleveland, OH 44113

DATE/TIME: July 23, 2010; 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 on July 23, 2010 at 323 Lakeside Avenue W, Suite 400, Cleveland, Ohio and called to order at 10:15 a.m. Board Chairman James Rokakis, Mr. Paul Herdig representing County Commissioner Jimmy Dimora, Mayor Cyril Kleem of the City of Berea and Chris Warren, Chief of Regional Development representing the City of Cleveland were present and constituted a quorum.

2. *Approval of the minutes of Prior Board Meeting.* The minutes of the annual Board Meeting of April 23, 2010 were distributed and approved by voice vote without revision.

3. *Staff Reports:* Gus Frangos, President of the CCLRC, reported as follows:

The CCLRC has entered into an agreement with the Department of Housing and Urban Development to acquire low value properties. The City of Cleveland and the CCLRC have entered into an agreement that the CCLRC will provide assistance in submitting affidavits to the County's tax foreclosure department. The CCLRC is also working with the City of Cleveland regarding demolition procedures, water department and permit issues

Both Lucas County and Montgomery County have discussed with the CCLRC their desire to establish land banks in their respective counties.

To date, 221 properties have come through the land bank. Approximately, 110 properties have been sent to the CCLRC from FNMA and HUD. To date, the CCLRC has demolished 40 properties, 5 of which were commercial properties. The CCLRC operational goal for demolition is to demolish approximately 20 a week.

Mr. Whitney reported on the Level One Assessment process the CCLRC is using to determine whether a property that comes into the land bank will be demolished, held for future use or rehabilitated. Mr. Roberts of the Land Bank further explained that the Land Bank has three programs in process for rehabilitation: an in-house program; a small rehabber program and a large developer program.

Mr. Anthony Brancatelli arrived at 10:20 a.m.

The Land Bank has contracted with JEM Relations to assist with advertising and articles for community newspapers and to promote the Land Bank.

Commissioner Jones arrived at 10:23 a.m.

Mr. Frangos stated that bond documents are being drafted by Mr. Paul Komlosi and the draft will be ready in the month of August. The bond issue should be ready for the market in September. The Land Bank and Mr. Komlosi have a meeting scheduled with MuniCap in August to discuss the bond issue.

4. *Nominations by Motion and Election of Chair and Vice-Chair of the Board of Directors*

Treasurer Rokakis opens the floor for nominations for Chairperson on the Board. Councilman Brancatelli moves to nominate James Rokakis as Chair of the Board for the CCLRC. There are no other nominations for Chair. All members of the Board present and voting on this nomination voted in favor of James Rokakis as Chairperson for the CCLRC.

Treasurer Rokakis opens the floor for nominations for Vice-Chair of the Board of the CCLRC. Treasurer Rokakis moves to nominate Mayor Welo as Vice-Chair of the Board for the CCLRC. There were no other nominations for Vice-Chair. All members of the Board present and voting on this nomination voted in favor of Mayor Georgine Welo as Vice-Chair of the Board of the CCLRC.

4. *Resolution 2010-7* – authorizing and approving the President on behalf of the Corporation to execute and deliver a 401K Employee Retirement Plan. Treasurer Rokakis informed the Board that the CCLRC is not eligible for PERS. Therefore, the Corporation sought the services of Oswald Companies to put together a 401K plan for the employees. Councilman Brancatelli moved to adopt Resolution 2010-7.

Resolution 2010-7 was adopted by unanimous vote.

5. *Resolution 2010-8* - authorizing and approving the Corporation to amend and renumber the Code of Regulations of the Corporation. For clarity purposes, Board President Rokakis indicated that this Resolution should be tabled until the October Board Meeting.

Resolution 2010-8 was tabled until further notice.

6. *Resolution 2010-9* – authorizing and accepting a proposal from Neighborhood Progress, Inc. (NPI) for the benefit of the vacant and abandoned property action council. The CCLRC will provide assistance to Neighborhood Progress, Inc. for a two year period as NPI will offer assistance to municipalities and/or community development groups within the NSP2 target areas. Councilman Brancatelli moved to adopt Resolution 2010-9. Mr. Chris Warren recused himself from the vote.

Resolution 2010-9 was adopted.

7. *Resolution 2010-10* – authorizing and accepting a proposal from Neighborhood Progress, Inc. for the benefit of the Vacant & Abandoned Property Action Council for support of staffing and administration of the council and authorizing the President on behalf of the Corporation to have prepared and to enter into a grant agreement with Neighborhood Progress, Inc. for the aforesaid purposes and authorizing and approving related matters. Councilman Brancatelli moved to adopt Resolution 2010-10. Mr. Chris Warren recused himself from the vote.

Resolution 2010-10 was adopted.

8. Adjournment. There being no more business to come before the Board of Directors of the CCLRC, the meeting of the Board of Directors of the CCLRC was adjourned at approximately 11:50 a.m.

I hereby certify that the minutes related to the Board of Directors' regular quarterly meeting of July 23, 2010 set forth above are the minutes approved by the Board of Directors at their meeting of October 29, 2010.

/s/ Robert P. Rink

Robert P. Rink, Secretary

Cuyahoga County Land Reutilization Corporation