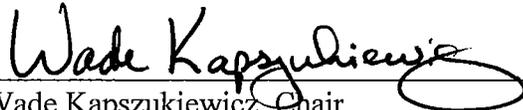


June 17, 2011

The Board of Directors represents that the record of the proceedings of the previous session on May 20, 2011 as contained in the Land Reutilization Corporation's official electronic recording and all resolutions attached herein has been reviewed and found to be a full and accurate record of the proceedings.

  
\_\_\_\_\_  
Wade Kapszukiewicz, Chair

Attest:

  
\_\_\_\_\_  
Karen Poore, Secretary of the Board



Lucas County Land Reutilization Corporation  
Board of Directors Meeting  
Friday, May 20, 2011 at 1:00 p.m.  
EMS Training Center, 2127 Jefferson Ave, Toledo, OH 43604

- 1. Call to order by the Chairman Kapszukiewicz**
- 2. Additions/Deletions to Agenda**
- 3. Approval of the April 15, 2011 Meeting Minutes**
- 4. Treasurer's Report**
  - a. May Financial Report
  - b. Update regarding the 2010 Audit and future Audits
- 5. Old Business**
  - a. Resolution 2011-015: Authorizing the Disposition of 2402 Aberdeen
  - b. Dispositions to large quantity end-users
  - c. Targeting Side Lot Dispositions & Costs discussion
- 6. President's Report**
  - a. Update on End-User Partnerships
- 7. Executive Director's Report**
  - a. End-User Property Preview System
  - b. Demonstration of GRIP (Geographic Resource for Information on Properties)
- 8. New Business**
  - a. Establishing a Personnel Committee
- 9. Adjournment**

**Lila Shouser - FW: Lucas County Land Reutilization Corp**

**From:** "Nikki R. Eitle" <Nikki.Eitle@spilmancpa.com>  
**To:** Lila Shouser <LShouser@co.lucas.oh.us>  
**Date:** 5/10/2011 8:32 AM  
**Subject:** FW: Lucas County Land Reutilization Corp

Hi Lila,

Per our discussion yesterday, please refer to the e-mail Jennie received yesterday from George Prephan with the Auditor of State's Office.

Thanks,

Nikki

**From:** "George J. Prephan" <GJPrephan@auditor.state.oh.us>  
**Date:** Mon, 9 May 2011 16:20:10 -0400  
**To:** Jennie S. Lambert <Jennie.Lambert@spilmancpa.com>  
**Subject:** Lucas County Land Reutilization Corp

Jennie,

It has been brought to my attention that your firm has performed the audit for the Lucas County Land Reutilization Corp for FY 2010. This audit comes under the AOS jurisdiction to perform the audit. Since this is a fairly new audit, our office will be performing the audit for FY 2011. If we decide we will not perform the audit after our initial audit we will follow the normal contracting process.

Thanks  
George

George J. Prephan, CPA, CFE, CGFM  
Chief Auditor, Toledo Region  
Auditor of State's Office  
(419) 245-2482- Direct Dial  
866-439-0006 Fax

IRS Circular 230 Notice: We are required to advise you no person or entity may use any tax advice in this communication or any attachment to (i) avoid any penalty under federal tax law or (ii) promote, market or recommend any purchase, investment or other action.

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**Date:** May 20, 2011

**Resolution No. 2011-015**

**Title:** Authorizing the Disposition of 2402 Aberdeen (Parcels #06-05234, #06-05237)

**Summary/Background:** In accordance with our Commercial/Industrial disposition policy, the LCIC has negotiated the sale of a one-story, commercial storefront property that has been abandoned for more than four (4) years to a Monclova-based end-user with commercial rehab and lease experience. The property has been acquired by the Land Bank through the forfeited lands list.

The negotiated sale price is \$5,500. The purchaser will be responsible for making significant renovations to the structure and providing a Certificate of Building Occupancy to the Land Bank within 120 days of closing. Should the purchaser unreasonably delay in meeting this requirement, the Land Bank may exercise its right to re-enter and take the property back.

The net amount of the sale, less all acquisition and holding costs, will be shared equally between the LCIC and the Land Bank, per policy.

**Authority:** Policies and Procedures, Commercial/Industrial Disposition

**Director Gerken offered the following resolution:**

WHEREAS, in consideration of the above, NOW, THEREFORE BE IT RESOLVED by the Board of Directors, Lucas County Land Reutilization Corporation, that:

Section 1. The Board authorizes the President and Vice President to take all steps necessary to dispose of the property located at 2402 Aberdeen consistent with the Land Bank's policies and procedures and the executed sales contract with Rachel White d.b.a. 2402 Aberdeen LLC (incorporation pending).

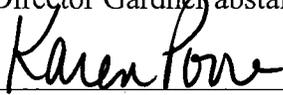
Section 2. This Board finds and determines that all formal actions of this Board concerning and relating to the adoption of this resolution were taken in an open meeting of this Board and that all deliberations of this Board that resulted in those formal actions were in a meeting open to the public in compliance with the law.

Section 3. This resolution shall be in full force and effect from and immediately upon its adoption.

**Action Taken:**

Director Kapszukiewicz voted yes  
Director Wozniak voted yes  
Director Gerken voted yes  
Director Badik voted yes

Director DeWitt voted yes  
Director Geronimo voted yes  
Director Stanbery voted yes  
Director Furney voted yes  
Director Gardner abstained



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Karen Poore, Secretary of the Board



**Date:** May 20, 2011

**Resolution No. 2011-016**

**Title:** Authorizing a Disposition Transfer Waiver for United North, Inc.

**Summary/Background:** United North, Inc., a community development corporation serving Toledo's Old North End, has requested more than five properties from the Lucas County Land Bank. Having been recognized as a qualified end-user pursuant to the Land Bank's policies and procedures, United North has requested a waiver from the Board to authorize the staff to dispose of properties above and beyond this five parcel limit.

**Authority:** Policies and Procedures

**Director Gerken offered the following resolution:**

WHEREAS, in consideration of the above, NOW, THEREFORE BE IT RESOLVED by the Board of Directors, Lucas County Land Reutilization Corporation, that:

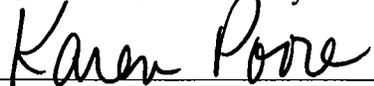
Section 1. The Board authorizes the President and Vice President to grant approval to United North, Inc., a qualified end-user, for up to ten (10) parcel dispositions during the calendar year 2011 without Board approval. The Board reserves the right to extend this waiver by additional parcels beyond these initial ten, upon request by United North, Inc.

Section 2. This Board finds and determines that all formal actions of this Board concerning and relating to the adoption of this resolution were taken in an open meeting of this Board and that all deliberations of this Board that resulted in those formal actions were in a meeting open to the public in compliance with the law.

Section 3. This resolution shall be in full force and effect from and immediately upon its adoption.

**Action Taken:**

Director Kapszukiewicz voted yes  
Director Wozniak voted yes  
Director Gerken voted yes  
Director Badik voted yes  
Director DeWitt voted yes  
Director Geronimo voted yes  
Director Stanbery voted yes  
Director Furney voted yes  
Director Gardner voted yes

  
\_\_\_\_\_  
Karen Poore, Secretary of the Board



**Date:** May 20, 2011

**Resolution No. 2011-017**

**Title:** Establishing a Personnel Committee

**Summary/Background:** In order to ensure that the Land Bank's staffing needs are met, the Board seeks to create a Personnel Committee. The Personnel Committee shall meet from time to time to review existing staff duties and performance, recommend personnel changes, including the addition of staff, and research employment best practices. The Committee shall report its findings to the full Board for ultimate action.

**Authority:** Code of Regs. § 5.1

**Director Geronimo offered the following resolution:**

WHEREAS, in consideration of the above, NOW, THEREFORE BE IT RESOLVED by the Board of Directors, Lucas County Land Reutilization Corporation, that:

Section 1. The Board establishes a Personnel Committee and names Linda Furney, A. Bailey Stanbery, and Ricci Gardner as its members, who shall serve at the pleasure of the Board.

Section 2. This Board finds and determines that all formal actions of this Board concerning and relating to the adoption of this resolution were taken in an open meeting of this Board and that all deliberations of this Board that resulted in those formal actions were in a meeting open to the public in compliance with the law.

Section 3. This resolution shall be in full force and effect from and immediately upon its adoption.

**Action Taken:**

Director Kapszukiewicz voted yes

Director Wozniak voted yes

Director Gerken voted yes

Director Badik voted yes

Director DeWitt voted yes

Director Geronimo voted yes

Director Stanbery voted yes

Director Furney voted yes

Director Gardner voted yes

A handwritten signature in cursive script that reads "Karen Poore".

Karen Poore, Secretary of the Board