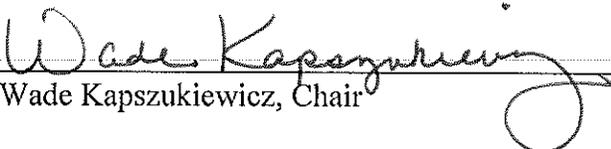
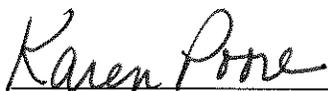


March 15, 2013

The Board of Directors represents that the record of the proceedings of the previous session on February 22, 2013 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, March 15, 2013 at 1:00 p.m.

1. Call to order by Chairman Kapszukiewicz
2. Additions/Deletions to Agenda
3. Approval of the February 22, 2013 Minutes

4. Action Item
 - a. **2013-001: Accepting the recommendations of the Review Committee and awarding grants for the 2012 funding round**
 - b. Treasurer's Report
 - c. President's Report
 - d. Executive Director's Report
 - i. Property Acquisition / Disposition Update
 - ii. Moving Ohio Forward Grant Project Update
 - iii. Community Update
5. New Business
6. Adjournment



Date: March 15, 2013

Resolution No. 2013-001

Title: Accepting the recommendations of the Review Committee and awarding grants for the 2012 funding round

Summary/Background: In October, 2012, the Lucas County Land Bank and the Toledo-Lucas County Housing Trust Fund issued a request for proposals for the 2012-2013 grant funding round. A Review Committee consisting of members from both organizations was established to review the proposals and make recommendations.

The Review Committee met regularly, and thoroughly reviewed the eleven proposals submitted. The Review Committee requested additional information and clarification from applications, including follow-up interviews, when the Committee believed that additional information was necessary to make an informed decision on the merits of the application. The Review Committee used the following criteria in assessing the merits of each application: whether the application met the priorities set forth in the Request for Proposals; the completeness of the application, the feasibility of the project, and the applicant's capacity to successfully carryout the project.

Upon review of the proposals, the Review Committee hereby recommends the six most qualified proposals for funding in the 2012-2013 funding round. The Land Bank will provide some or all of the funding for four of the six recommended projects, as described in the Review Committee Recommendations.

The Board hereby accepts the recommendations of the Review Committee, and pursuant to these recommendations the Board hereby awards the following grants from the Land Bank's project reinvestment fund:

- **\$14,682 to Maumee Valley Habitat for Humanity** for vacant and occupied home repairs, leveraging a total of \$682,878, including an additional \$72,100 grant from the Housing Fund, conditioned upon evidence of a firm commitment of project funding.
- **\$16,600 to 300 Beds, Inc. / dba Harbor House** for rehabbing a vacant home as "step-up" transitional housing for homeless women, leveraging a total of \$53,048, conditioned upon evidence of a firm commitment of project funding and upon evidence that the proposed project use is in conformity with all applicable zoning codes.
- **\$100,000 to Lucas Metropolitan Housing Authority** for construction of two new single family homes dedicated to purchasers at or below 80% AMI near the Collingwood Green development, leveraging a total of \$304,000, conditioned upon evidence of a firm commitment of project funding.
- **\$26,200 to NeighborWorks Toledo Region** for the completion of a new sanitary sewer extension along Fulton Street to accommodate the construction of 40 new single family homes in the Cherry Street Legacy area, leveraging a total of \$9,500,000, including \$58,500 previously awarded by the Land Bank for the 2011-2012 funding round, conditioned upon evidence of a firm commitment of project funding.

Authority: Code of Regulations §1.4 and 2012 Budget

Director Furney 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 hereby accepts the recommendations of the Review Committee, and pursuant to these recommendations the Board hereby awards the following grants from the Land Bank's Project Reinvestment Fund:

- \$14,682 to Maumee Valley Habitat for Humanity on a reimbursable basis, subject to the conditions set forth above.
- \$16,600 to 300 Beds, Inc. / dba Harbor House on a reimbursable basis, subject to the conditions set forth above.
- \$100,000 to Lucas Metropolitan Housing Authority on a reimbursable basis, subject to the conditions set forth above.
- \$26,200 to NeighborWorks Toledo Region on a reimbursable basis, subject to the conditions set forth above.

Section 2. 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 was absent

Director Kovacs voted yes

Director Zeitler voted yes

Director Mann voted yes

Director Stanbery voted yes

Director Furney voted yes

Director Hicks-Hudson voted yes



Karen Poore, Secretary of the Board



Lucas County Land Bank - Project Report
2013 Stats - As of 3/12/13

Projects		% of Total Parcels
Pre-Acquisition Parcels	392	40.5%
Currently Owned Parcels	175	18.1%
Sold Parcels with a Rehab Reverter	59	6.1%
Sold Parcels with no Rehab Reverter	342	35.3%
Total Active Parcels	968	71.0%
Unable to Assist Parcels	395	29.0%
Total Parcels Considered - 2013	1363	

Type of Parcels - To Date		% of Total Parcels
Total Parcels	968	
Single Family Residential (1FAM)	292	30.2%
Multi-Family Residential (MFAM)	36	3.7%
Vacant Lot (VACLOT)	579	59.8%
Industrial (INDST)	1	0.3%
Commercial or Industrial (COMM)	60	6.2%

Disposition Status		% of Ready to be Sold
Aquired Property Ready to Be Sold	134	
<i>Lots with an End User</i>	87	64.9%
<i>Structures with an End User</i>	9	6.7%
<i>No End User</i>	38	28.4%
Property Needs Further Inspection	35	3.6%
Property Is Scheduled for Demolition	174	
<i>Future Lots with End User</i>	170	97.7%
<i>Future Lots with No End User</i>	4	2.3%
Property Is Being Held in "Land Bank"	1	0.1%
An End-User Has Been Identified	870	90%



Lucas County Land Bank - AG Grant Update
Stats - As of 3/12/13

Goal - Dec 2013		900
Zone	Completed	% of Goal
A	81	
B	124	
C	54	
D	41	
E	10	
F	40	
Other	18	
Total	368	41%

Lucas County Land Reutilization Corporation

Budget vs. Actuals: 2013 Budget - FY13 P&L

January - December 2013

	Total			% of Budget
	Actual	Budget	over Budget	
Income				
Acquisition Reimbursement Income	903.00	2,000.00	-1,097.00	45.15%
Annual Carry-Over		245,327.00	-245,327.00	0.00%
Operating Income from Statutory DTAC		1,621,000.00	-1,621,000.00	0.00%
Property Sales Income	212,407.06	350,000.00	-137,592.94	60.69%
Wage Reimbursement Income	5,425.71	32,450.00	-27,024.29	16.72%
Total Income	\$ 218,735.77	\$ 2,250,777.00	-\$ 2,032,041.23	9.72%
Gross Profit	\$ 218,735.77	\$ 2,250,777.00	-\$ 2,032,041.23	9.72%
Expenses				
Acquisition Costs	1,567.00	2,000.00	-433.00	78.35%
Advertising	1,086.08	1,500.00	-433.92	71.07%
Bank Charges	52.25	1,000.00	-947.75	5.23%
Conferences		2,000.00	-2,000.00	0.00%
County Administrative Services		70,939.00	-70,939.00	0.00%
Demolition Expense	252,509.00	870,000.00	-617,491.00	29.02%
Employer Retirement Contribution Expense	1,538.44	13,000.00	-11,461.56	11.83%
Environmental Services	284,249.00	100,000.00	184,249.00	284.25%
Field/Holding Costs		0.00	0.00	
Holding Costs	19,402.84	90,000.00	-70,597.16	21.56%
Inspection	4,165.00	26,250.00	-22,085.00	15.87%
Lawn Maintenance	4,545.00	65,000.00	-60,455.00	6.99%
Property Improvements	14,065.15	20,000.00	-5,934.85	70.33%
Utilities	582.55	20,000.00	-19,417.45	2.91%
Total Field/Holding Costs	\$ 42,760.54	\$ 221,250.00	-\$ 178,489.46	19.33%
Healthcare Expenses	7,542.30	50,000.00	-42,457.70	15.08%
Information Technology	3,601.62	25,000.00	-21,398.38	14.41%
Insurance	23,432.00	12,000.00	11,432.00	195.27%
Office Expenses	4,331.15	4,000.00	331.15	108.28%
Payroll Expenses		1,200.00	-1,200.00	0.00%
Taxes	4,750.21	24,000.00	-19,249.79	19.79%
Wages	43,999.96	286,000.00	-242,000.04	15.38%
Total Payroll Expenses	\$ 48,750.17	\$ 311,200.00	-\$ 262,449.83	16.67%
Professional & Testing Fees	5,403.54	20,000.00	-14,596.46	27.02%
Project Reinvestment Fund		150,000.00	-150,000.00	0.00%
Rehab Match Program	5,410.69	100,000.00	-94,589.31	5.41%
Rent or Lease		17,600.00	-17,600.00	0.00%
Title Work Fees		2,000.00	-2,000.00	0.00%
Travel & Mileage	247.25	3,000.00	-2,752.75	8.24%
Total Expenses	\$ 682,461.03	\$ 1,976,489.00	-\$ 1,294,027.97	34.53%
Net Operating Income	-\$ 463,725.26	\$ 274,288.00	-\$ 738,013.26	-169.07%
Other Income				
Investment Income	101.33	2,500.00	-2,398.67	4.05%
Miscellaneous Income	7,651.63	0.00	7,651.63	
Reimbursed Expenses	296,098.90	0.00	296,098.90	
Total Other Income	\$ 303,851.86	\$ 2,500.00	\$ 301,351.86	12154.07%
Other Expenses				
Miscellaneous Expenses		2,000.00	-2,000.00	0.00%
Penalties & Settlements		0.00	0.00	
Total Other Expenses	\$ 0.00	\$ 2,000.00	-\$ 2,000.00	0.00%
Net Other Income	\$ 303,851.86	\$ 500.00	\$ 303,351.86	60770.37%
Net Income	-\$ 159,873.40	\$ 274,788.00	-\$ 434,661.40	-58.18%