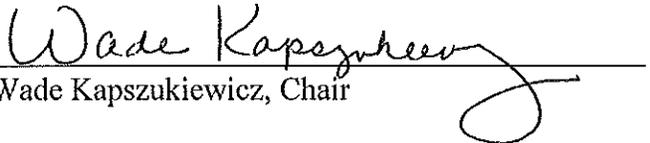


Septebmer 21, 2013

The Board of Directors represents that the record of the proceedings of the previous session on August 13, 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  
**LandBank**

Lucas County Land Reutilization Corporation  
Board of Directors Meeting  
Friday, September 20, 2013 at 1:00 p.m.  
EMS Training Center  
2127 Jefferson Ave, Toledo, Ohio 43604

1. Call to order by the Chairman Kapszukiewicz
2. Additions/Deletions to Agenda
3. Approval of the August 13, 2013 Minutes
4. *Ex Officio* Board Members
  - a. **2013-012: Appointing an Additional Director**
5. Treasurer – Monthly Presentation of Financial Statements
6. New Business
  - a. **2013-013: Amending Resolution 2013-011 to authorize the disposition of 671 Spencer Street to Spencer Street Land Investments, LLC**
  - b. **2013-014: Authorizing Improvements to 1638 Broadway (the former South Toledo Library building)**
  - c. **2013-015: Ratifying 2013 Expenditures**
  - d. Discussion regarding amendments to LCLRC Purchasing Policy
7. President's Report
  - a. Projects Status Report
  - b. Updating Land Bank Policies and Procedures
  - c. OHFA NIP Demolition Program
  - d. Rehabilitation Partnerships
8. Adjournment



**Date:** September 20, 2013

**Resolution No. 2013-012**

**Title:** Appointing an Additional Director

**Summary/Background:** On August 24, 2012, the *ex officio* Board members appointed David Mann as an Additional Director of the Corporation. On August 13, 2013, David Mann resigned his Directorship and was subsequently appointed as President.

Pursuant to the Code of Regulations, the *ex officio* Board members wish to appoint Michael J. Beazley as an Additional Director to fill this vacancy. Mr. Beazley previously served as the founding President of the Corporation. For more than 25 years, he has served in leadership positions in local government and public policy

**Authority:** Code of Regulations §3.1.5

**Director Thurston offered the following resolution:**

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

Section 1. Michael J. Beazley is appointed as an Additional Director for the remainder of the unexpired term ending May 10, 2014.

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.

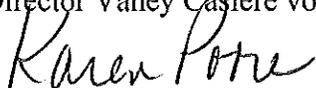
Section 3. This resolution shall be in full force and effect from and immediately upon its adoption.

**Action Taken:**

Director Kapszukiewicz voted yes

Director Thurston voted yes

Director Vahey Casiere voted yes

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



**Date:** September 20, 2013

**Resolution No. 2013-013**

**Title:** Amending Resolution 2013-011 to Authorize the Disposition of 671 Spencer Street to Spencer Street Land Investments, LLC

**Summary/Background:** On August 13, 2013, the Board approved Resolution 2013-011, authorizing the Land Bank staff to acquire the abandoned, commercial property at 671 Spencer Street by donation in order to facilitate redevelopment of the site as a solar field supporting The Toledo Zoo. At that time, it was proposed that the City of Toledo become the owner of record on the real property, leasing the site to Anthony Wayne Solar #1, LLC, the entity installing and managing the solar field.

In order to simplify the transaction and make the site tax productive once again, Anthony Wayne Solar #1, LLC has now proposed that its wholly owned subsidiary, Spencer Street Land Investments, LLC, become the owner of record for the real property. Thus, the Land Bank is seeking authorization to accept this property by donation pursuant to the terms of Resolution 2013-011, abate the prior delinquent taxes, and then transfer this property to Spencer Street Land Investments, LLC in order to facilitate the redevelopment plans and return it to the tax rolls.

**Authority:** Policies and Procedures

**Director Kovacs 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 President is authorized to execute a purchase agreement with Spencer Street Land Investments, LLC and dispose of the property located at 671 Spencer Street (Parcel # 18-73871).

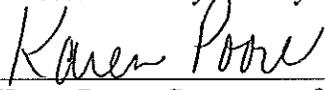
Section 2. This Board finds and determines that all formal actions of this Board concerning and relating to the adoption of this resolution were taken in an open meeting of this Board and that all deliberations of this Board that resulted in those formal actions were in a meeting open to the public in 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 Thurston voted yes  
Director Vahey Casiere voted

Director Kovacs voted yes  
Director Zeitler voted yes  
Director Stanbery was absent  
Director Furney voted yes  
Director Hicks-Hudson was absent  
Director Beazley voted yes

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



**Date:** September 20, 2013

**Resolution No. 2013-014**

**Title:** Authorizing Improvements to 1638 Broadway (the former South Toledo Library building)

**Summary/Background:** On June 14, 2013, the Land Bank acquired 1638 Broadway, the former South Toledo Library building, pursuant to a tax foreclosure. For the past 2 years, the Land Bank has been working with the Toledo-Lucas County Port Authority, the City of Toledo Department of Neighborhoods, Nueva Esperanza Community Credit Union, and others to return this property to productive use and help support ongoing neighborhoods efforts in the Old South End.

NeighborWorks Toledo has agreed to become the owner of record on the property for the next 36 months, managing its tenants and maintaining and improving it so that ownership can be transferred to the Credit Union at the end of that period. To facilitate this long-term end use plan for the property, NeighborWorks Toledo has requested that the Land Bank fully replace the electrical systems in the property which were stripped by vandals so that a security system can be installed and the property can be readied for additional redevelopment. The Land Bank has sought proposals from contractors to fully replace the electrical systems.

Pursuant to the Land Bank's Purchasing Policy, staff seeks approval to fully replace the electrical systems based on the lowest and best quote in an amount not to exceed \$16,000, with the express condition that such work will only be undertaken after NeighborWorks executes a purchase agreement with the Land Bank for the transfer of the property.

**Authority:** Policies and Procedures

**Director Beazley 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 President is authorized to improve 1638 Broadway (Parcel #09-13997) by fully replacing its electrical systems in an amount not to exceed \$16,000, such authorization expressly conditioned on NeighborWorks Toledo first executing a purchase agreement for the property and closing within 30 days of the completed work.

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 Thurston voted yes

Director Vahey Casiere voted

Director Kovacs voted yes

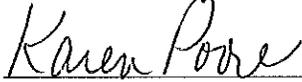
Director Zeitler voted yes

Director Stanbery was absent

Director Furney voted yes

Director Hicks-Hudson was absent

Director Beazley voted yes



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Karen Poore, Secretary of the Board



**Date:** September 20, 2013

**Resolution No. 2013-015**

**Title:** Ratifying 2013 Expenditures

**Summary/Background:** Pursuant to the Corporation's Purchasing Policy, expenditures authorized by the President in excess of \$5,000 must be ratified by the Board.

**Authority:** Policies and Procedures

**Director Zeitler 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 expenditures authorized by the President, or the President's designee, during the period of 01/01/2013 through 09/20/2013, attached to this resolution as Schedule A, are ratified.

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 Thurston voted yes

Director Vahey Casiere voted

Director Kovacs voted yes

Director Zeitler voted yes

Director Stanbery was absent

Director Furney voted yes

Director Hicks-Hudson was absent

Director Beazley voted yes

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

Karen Poore, Secretary of the Board

Lucas County Land Reutilization Corporation  
Purchasing Policy Ratification Report

Date	Vendor	Account	Amount
01/03/2013	TJRS LLC	Demolition Expense	17,300.00
01/03/2013	LLC	Environmental Services	6,118.00
01/07/2013	City of Toledo	Demolition Expense	129,339.00
01/08/2013	Midwest Environmental Control	Environmental Services	18,300.00
01/08/2013	Midwest Environmental Control	Environmental Services	5,040.00
01/08/2013	ESI	Environmental Services	11,450.00
01/17/2013	E & H Taylor Construction Inc.	Demolition Expense	7,500.00
01/17/2013	E & H Taylor Construction Inc.	Demolition Expense	7,500.00
01/22/2013	TJRS LLC	Demolition Expense	15,870.00
01/24/2013	All Aspects LLC	Demolition Expense	7,500.00
01/24/2013	All Aspects LLC	Demolition Expense	7,500.00
02/01/2013	TJRS LLC	Demolition Expense	7,500.00
02/01/2013	E & H Taylor Construction Inc.	Demolition Expense	7,500.00
02/01/2013	Brooks Insurance	Insurance	20,583.00
02/08/2013	Phoenix Custom Builders LLC	Demolition Expense	15,000.00
02/11/2013	Craig Vance	Field/Holding Costs:Holding Costs	6,800.00
02/12/2013	Wes Boykin Trucking	Demolition Expense	15,000.00
02/12/2013	Midwest Environmental Control	Environmental Services	13,770.00
02/14/2013	LLC	Environmental Services	42,725.00
02/21/2013	LLC	Environmental Services	35,621.00
03/01/2013	Midwest Environmental Control	Environmental Services	5,890.00
03/01/2013	Midwest Environmental Control	Environmental Services	5,300.00
03/08/2013	TJRS LLC	Demolition Expense	15,000.00
03/08/2013	ESI	Environmental Services	7,275.00
03/19/2013	TJRS LLC	Demolition Expense	7,500.00
03/19/2013	Holt Roofing Co.	Field/Holding Costs:Property Improvements	6,858.00
03/20/2013	City of Toledo	Demolition Expense	357,222.00
03/20/2013	City of Toledo	Demolition Expense	184,770.00
03/28/2013	Just Take It LLC	Demolition Expense	7,500.00
03/28/2013	LLC	Environmental Services	21,708.00
03/28/2013	TAS Inc	Field/Holding Costs:Property Improvements	5,300.00
04/04/2013	City of Toledo	Demolition Expense	111,925.00
04/12/2013	HazCorp	Environmental Services	6,555.00
04/17/2013	City of Toledo	Demolition Expense	227,883.00
04/19/2013	LLC	Environmental Services	10,505.00
04/19/2013	Midwest Environmental Control	Environmental Services	21,300.00
04/19/2013	Midwest Environmental Control	Environmental Services	5,200.00
04/23/2013	TJRS LLC	Demolition Expense	8,000.00
04/23/2013	Just Take It LLC	Demolition Expense	5,070.00
04/29/2013	City of Toledo	Demolition Expense	178,611.00
05/13/2013	City of Toledo	Demolition Expense	86,226.00
05/13/2013	City of Toledo	Demolition Expense	80,067.00
05/13/2013	ESI	Environmental Services	12,195.00
05/16/2013	HazCorp	Environmental Services	11,730.00
05/23/2013	City of Toledo	Demolition Expense	17,160.00
05/23/2013	Jackson Industries Corp.	Field/Holding Costs:Lawn Maintenance	5,621.60

Lucas County Land Reutilization Corporation  
Purchasing Policy Ratification Report

Date	Vendor	Account	Amount
05/28/2013	TJRS LLC	Demolition Expense	15,000.00
06/06/2013	TJRS LLC	Demolition Expense	8,100.00
06/06/2013	E & H Taylor Construction Inc.	Demolition Expense	7,500.00
06/10/2013	City of Toledo	Demolition Expense	221,724.00
06/21/2013	TJRS LLC	Demolition Expense	7,500.00
06/21/2013	E & H Taylor Construction Inc.	Demolition Expense	7,500.00
06/21/2013	All Aspects LLC	Demolition Expense	7,500.00
06/21/2013	All Aspects LLC	Demolition Expense	7,500.00
06/21/2013	Ohio Auditor of State	Professional & Testing Fees	5,822.00
07/12/2013	TJRS LLC	Demolition Expense	9,200.00
07/12/2013	TJRS LLC	Demolition Expense	7,500.00
07/12/2013	TJRS LLC	Demolition Expense	7,500.00
07/22/2013	E & H Taylor Construction Inc.	Demolition Expense	15,000.00
07/25/2013	City of Toledo	Demolition Expense	117,021.00
07/29/2013	SL Hauling & Renovations LLC	Demolition Expense	7,500.00
07/29/2013	Phoenix Custom Builders LLC	Demolition Expense	7,500.00
08/06/2013	Republic Services	Environmental Services:EPA Clean up	11,275.00
08/14/2013	TJRS LLC	Demolition Expense	8,500.00
08/14/2013	TJRS LLC	Demolition Expense	8,350.00
08/14/2013	E & H Taylor Construction Inc.	Demolition Expense	7,500.00
08/14/2013	LLC	Environmental Services	6,500.00
08/14/2013	Republic Services	Environmental Services:EPA Clean up	6,279.15
08/14/2013	Patrice Spitzer Receiver	Project Reinvestment Fund	6,427.00
08/20/2013	City of Toledo	Demolition Expense	209,406.00
08/23/2013	TJRS LLC	Demolition Expense	7,500.00
08/23/2013	E & H Taylor Construction Inc.	Demolition Expense	7,500.00
08/23/2013	All Aspects LLC	Demolition Expense	7,500.00
08/23/2013	All Aspects LLC	Demolition Expense	7,500.00
09/03/2013	Wes Boykin Trucking	Demolition Expense	7,500.00
09/03/2013	DMD Environmental Inc	Environmental Services	6,210.00
09/06/2013	SL Hauling & Renovations LLC	Demolition Expense	7,500.00
09/06/2013	Power Up Team Inc	Demolition Expense	7,500.00
09/06/2013	Recycle Waste Services	Environmental Services:EPA Clean up	27,342.00
09/11/2013	Phoenix Custom Builders LLC	Demolition Expense	7,500.00
09/11/2013	ESI	Environmental Services	5,605.00
09/11/2013	Patrice Spitzer Receiver	Project Reinvestment Fund	6,000.00

## Lucas County Land Reutilization Corporation Purchasing Policy

The Lucas County Land Reutilization Corporation (the "LCLRC") is committed to the principles of transparency and accountability in the expenditure of public funds. To return vacant and abandoned properties to productive use and maximize the community's benefit, the LCLRC must also be efficient and flexible. This purchasing policy is designed to accommodate both needs as the LCLRC conducts its day-to-day business.

**Section 1. Delegated Contracting Authority.** The President, or that person's designee, is authorized to enter into contracts for not exceeding \$25,000 or less on behalf of the LCLRC without the express approval or ratification of such contracts by the Board.

Notwithstanding the authority of the President, or that person's designee, to enter into any contract as provided in this Policy, the President, or that person's designee, may seek the Board's express authorization for such contracts prior to award when such prior notice and authorization is in the best interests of the LCLRC.

~~The President, or that person's designee, is authorized to enter into contracts greater than \$5,000 but not exceeding \$25,000 on behalf of the LCLRC without the express approval of the Board, but all such contracts shall be timely presented to the Board at the next scheduled Board meeting for ratification.~~

**Section 1.1. Express Board Authorization.** ~~Any contract exceeding \$25,000 shall be presented to the Board for their express approval at the next scheduled Board meeting. Notwithstanding the authority of the President, or that person's designee, to enter into any contract as outlined in Section 1 of this policy, the President, or that person's designee, may seek the Board's specific, express authorization for such contract before it is entered into.~~

**Section 1.2. Real Property Purchases.** ~~Notwithstanding Section 1 of this policy, any contract for the purchase of real property by the LCLRC which exceeds \$25,000 shall be expressly authorized by the Board at a regular or special Board meeting before it is entered into. If unforeseen circumstances prevent the Board from meeting in a timely manner, the Chairman of the Board may authorize the President to enter into a contract for the purchase of real property exceeding \$25,000, with such authorization timely presented to the Board for its ratification at the next Board meeting.~~

**Section 2. Informal Competitive Bidding – Policy Rationale.** Although OAG opinion No. 2003-037 exempts an Ohio community improvement corporation from following the statutory competitive bidding procedures of a county for the procurement of goods and services, the Board recognizes that "informal" competitive bidding is best practice for non-profit entities to ensure that it pays fair-market value for such goods and services.

**Section 2.1. Definition.** For the purposes of this policy, "informal competitive bidding" means a process where the LCLRC obtains in writing at least three bids from various providers on the cost of the applicable goods or services being procured. If the LCLRC in good faith cannot obtain at least three written bids from prospective providers, the President is authorized to accept any one bid if in

that person's sole discretion the prospective provider is a "sole supplier" or at least two bids represent fair, market-based costs for such goods or services. Nothing in this policy prohibits or limits the ability of the LCLRC to use a formal competitive bidding process to purchase goods or services.

**Section 2.2. Bidding Thresholds.** If a contract for goods or services is likely to exceed \$25,000, the President, or that person's designee, shall be required to procure through an informal competitive bid, for each of the following services:

- A. Demolition services
- B. Field services
- C. Rehabilitation services
- D. Insurance contracts
- E. Other goods and services related to the acquisition, rehabilitation, or disposition of real property by the LCLRC
- F. Computer systems software and information technology services
- G. Outside Legal services
- H. Outside Accounting services
- I. Investment Banking and Underwriting Services

If a contract for goods or services is likely to exceed \$5,000, the President, or that person's designee, shall be required to procure through an informal competitive bid, for each of the following services:

- A. Office Equipment leases
- B. General office supplies and furniture
- C. Telephone, Technology, and Field equipment
- D. Staff Training and Planning
- E. Signage and marketing materials
- F. All other necessary and appropriate consulting services

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Adopted December 14, 2010 (Resolution # 2010-012)  
Karen Poore, Secretary

**Lucas County Land Reutilization Corporation**  
**Budget vs. Actuals: 2013 Budget - FY13 P&L**  
**January - August, 2013**

	Total			% of Budget
	Actual	Budget	over Budget	
<b>Income</b>				
Acquisition Reimbursement Income	4,361.31	1,328.00	3,033.31	328.41%
Annual Carry-Over		669,016.00	-669,016.00	0.00%
Operating Income from Statutory DTAC	1,068,604.66	1,080,664.00	-12,059.34	98.88%
Property Sales Income	580,958.06	233,328.00	347,630.06	248.99%
Wage Reimbursement Income	24,057.50	21,632.00	2,425.50	111.21%
<b>Total Income</b>	<b>\$ 1,677,981.53</b>	<b>\$ 2,005,968.00</b>	<b>-\$ 327,986.47</b>	<b>83.65%</b>
<b>Gross Profit</b>	<b>\$ 1,677,981.53</b>	<b>\$ 2,005,968.00</b>	<b>-\$ 327,986.47</b>	<b>83.65%</b>
<b>Expenses</b>				
Acquisition Costs	5,567.50	3,328.00	2,239.50	167.29%
Advertising	1,768.32	3,328.00	-1,559.68	53.13%
Bank Charges	445.66	664.00	-218.34	67.12%
Conferences		1,328.00	-1,328.00	0.00%
County Administrative Services	70,939.00	47,288.00	23,651.00	150.01%
Demolition Expense	2,246,481.00	2,868,360.00	-621,879.00	78.32%
Employer Retirement Contribution Expense	6,479.72	7,328.00	-848.28	88.42%
Environmental Services	319,628.00	400,000.00	-80,372.00	79.91%
EPA Clean up	17,554.15		17,554.15	
<b>Total Environmental Services</b>	<b>\$ 337,182.15</b>	<b>\$ 400,000.00</b>	<b>-\$ 62,817.85</b>	<b>84.30%</b>
Field/Holding Costs		0.00	0.00	
Holding Costs	44,096.34	33,328.00	10,768.34	132.31%
Inspection	15,875.00	17,496.00	-1,621.00	90.74%
Lawn Maintenance	23,884.64	33,328.00	-9,443.36	71.67%
Property Improvements	41,919.15	23,328.00	18,591.15	179.69%
Utilities	4,070.59	6,664.00	-2,593.41	61.08%
<b>Total Field/Holding Costs</b>	<b>\$ 129,845.72</b>	<b>\$ 114,144.00</b>	<b>\$ 15,701.72</b>	<b>113.76%</b>
Healthcare Expenses	27,802.26	33,328.00	-5,525.74	83.42%
Information Technology	21,683.39	16,664.00	5,019.39	130.12%
Insurance	23,626.00	16,000.00	7,626.00	147.66%
Office Expenses	8,478.86	8,000.00	478.86	105.99%
Payroll Expenses		0.00	0.00	
Taxes	17,515.88	16,000.00	1,515.88	109.47%
Wages	202,593.08	190,664.00	11,929.08	106.26%
<b>Total Payroll Expenses</b>	<b>\$ 220,108.96</b>	<b>\$ 206,664.00</b>	<b>\$ 13,444.96</b>	<b>106.51%</b>
Professional & Testing Fees	16,405.42	13,328.00	3,077.42	123.09%
Project Reinvestment Fund	67,334.50	100,000.00	-32,665.50	67.33%
Rehab Match Program	53,000.00	66,664.00	-13,664.00	79.50%
Rent or Lease		11,728.00	-11,728.00	0.00%
Taxes & Licenses	186.41		186.41	
Title Work Fees	190.00	1,328.00	-1,138.00	14.31%
Travel & Mileage	1,152.95	2,000.00	-847.05	57.65%
<b>Total Expenses</b>	<b>\$ 3,238,677.82</b>	<b>\$ 3,921,472.00</b>	<b>-\$ 682,794.18</b>	<b>82.59%</b>
<b>Net Operating Income</b>	<b>-\$ 1,560,696.29</b>	<b>-\$ 1,915,504.00</b>	<b>\$ 354,807.71</b>	<b>81.48%</b>
<b>Other Income</b>				
Investment Income	1,458.89	1,664.00	-205.11	87.67%
Miscellaneous Income	7,773.77	0.00	7,773.77	
Reimbursed Expenses	2,237,901.90	2,400,000.00	-162,098.10	93.25%
<b>Total Other Income</b>	<b>\$ 2,247,134.56</b>	<b>\$ 2,401,664.00</b>	<b>-\$ 154,529.44</b>	<b>93.57%</b>
<b>Other Expenses</b>				
Miscellaneous Expenses		1,328.00	-1,328.00	0.00%
Penalties & Settlements		0.00	0.00	
Reconciliation Discrepancies	-177.50		-177.50	
<b>Total Other Expenses</b>	<b>-\$ 177.50</b>	<b>\$ 1,328.00</b>	<b>-\$ 1,505.50</b>	<b>-43.37%</b>
<b>Net Other Income</b>	<b>\$ 2,247,312.06</b>	<b>\$ 2,400,336.00</b>	<b>-\$ 153,023.94</b>	<b>93.62%</b>
<b>Net Income</b>	<b>\$ 686,615.77</b>	<b>\$ 484,832.00</b>	<b>\$ 201,783.77</b>	<b>141.62%</b>

**Lucas County Land Reutilization Corporation**

**Operating Income from Statutory DTAC**

<b>Year</b>	<b>DTAC 5% Revenue</b>
<b>2011</b>	<b>\$ 1,621,048</b>
<b>2012</b>	<b>\$ 1,797,771</b>
<b>2013</b>	<b>\$ 1,691,297</b>

Parcel	Address	City	Zip	LB Demo	Purchaser	Occupancy	Date Transferred
05-16471	1943 Airport	Toledo	43609	Yes	Kahler Pharmacy	Commercial	8/14/2013
05-16497	338 S. Detroit	Toledo	43609	No	Kahler Pharmacy	Commercial	8/14/2013
03-24377	407 Arcadia	Toledo	43610	No	Rudolph Rodriguez	Owner Occupant	8/15/2013
04-55964	1117 Moore	Toledo	43608	No	Sherry Foreman	Owner Occupant	8/22/2013
05-04741	1345 Foster	Toledo	43606	No	Rosemary Holmes	Owner Occupant	8/23/2013
04-61594	2035 Evansdale	Toledo	43605	No	Angelina Oestrike	Owner Occupant	8/27/2013
03-25651	20 W. Streicher	Toledo	43608	Yes	Cathy Griswold Douglas	Owner Occupant	9/3/2013
04-50684	1230 Navarre	Toledo	43605	Yes	Thompson Carolyn	Owner Occupant	9/3/2013
07-01217	920 Buckingham	Toledo	43607	Yes	Stubblefield	Owner Occupant	9/3/2013
11-05757	3571 Stickney	Toledo	43608	Yes	Andrew Fidler	Rental	9/3/2013
11-01884	2043 Price	Toledo	43605	No	Don Grueber	Rental	9/10/2013
02-22747	2721 Cherry	Toledo	43610	No	Ronald Saunders	Owner Occupant	9/12/2013
<b>Total:</b>							<b>12</b>



Lucas County Land Bank - Project Report  
2013 Stats - As of 9/17/13

Projects		% of Total Parcels
Pre-Acquisition Parcels	399	30.9%
Currently Owned Parcels	306	23.7%
Sold Parcels with a Rehab Reverter	117	9.0%
Sold Parcels with no Rehab Reverter	468	36.2%
Leased Parcels	3	0.5%
<b>Total Active Parcels</b>	<b>1293</b>	<b>66.7%</b>
Unable to Assist Parcels	645	33.3%
<b>Total Parcels Considered - 2013</b>	<b>1938</b>	

Type of Parcels - To Date		% of Total Parcels
Total Parcels	1293	
Single Family Residential (1FAM)	400	30.9%
Multi-Family Residential (MFAM)	52	4.0%
Vacant Lot (VACLOT)	779	60.2%
Industrial (INDST)	1	0.3%
Commercial or Industrial (COMM)	61	4.7%

Disposition Status		% of Ready to be Sold
<b>Aquired Property Ready to Be Sold</b>	<b>124</b>	
<i>Lots with an End User</i>	102	82.3%
<i>Structures with an End User</i>	2	1.6%
<i>No End User</i>	20	16.1%
<b>Property Needs Further Inspection</b>	<b>60</b>	<b>4.6%</b>
<b>Property Is Scheduled for Demolition</b>	<b>157</b>	
<i>Future Lots with End User</i>	150	95.5%
<i>Future Lots with No End User</i>	7	4.5%
<b>Property Is Being Held in "Land Bank"</b>	<b>3</b>	<b>0.2%</b>
An End-User Has Been Identified	1182	91%



Lucas County Land Bank - AG Grant Update  
Stats - As of 8/31/13

Goal - Dec 2013		
Zone	Completed	
A	85	
B	122	
C	93	
D	84	
E	73	
F	137	
Other	27	
<b>Total</b>	<b>621</b>	