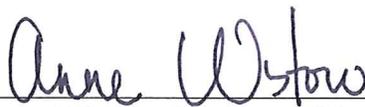


July 22, 2016

The Board of Directors represents that the record of the proceedings of the previous session on June 10, 2016 as contained in the Lucas County 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:


Anne Wistow, Secretary of the Board



Lucas County Land Reutilization Corporation
Board of Directors Meeting
Friday, July 22, 2016 at 11:00 A.M.
Conference Room D, 12th Floor
One Government Center, Toledo, Ohio 43604

1. Call to order by the Chairman Kapszukiewicz
2. Approval of the June 10, 2016 Minutes (posted on the website)
3. Treasurer's Report
 - a. Presentation of Monthly Financial Statements
4. Action Items
 - a. **Resolution 2016-009: Amending the Purchasing Policy**
 - b. **Resolution 2016-014: Ratifying a Request for a Private Letter Ruling from the IRS**
 - c. **Resolution 2016-015: Authorizing an Amendment to the Articles of Incorporation**
 - d. **Resolution 2016-016: Authorizing an Institutional Disposition Policy with ProMedica Health Systems (deferred)**
 - e. **Resolution 2016-017: Authorizing the Renewal of an Agreement for Neighborhood Organizing Services with NCRC**
5. President's Report
 - a. Projects status update
6. Programs Report
 - a. Demolition programs update
 - b. RISE update
 - c. Heritage Home Program update
7. New Business
8. Adjournment

	2016 Budget	2016 Actual	% to Date
Starting Balance	\$ 1,250,000	\$ 1,230,149	-
REVENUES			
Operating Revenue			
Statutory Reutilization Fund	\$ 1,450,000	\$ 951,223	65.6%
Property Sales	\$ 250,000	\$ 309,697	123.9%
Housing Fund	\$ 150,000	\$ 150,000	100.0%
Project Reimbursement	\$ 100,000	\$ 56,307	56.3%
RISE Income	\$ 495,000	\$ -	0.0%
Investment Income	\$ 2,500	\$ 1,029	41.2%
Other Income	\$ 35,000	\$ 4,974	14.2%
Total Operating Revenues	\$ 2,482,500	\$ 1,473,230	59.3%
Grant Revenue			
OHFA NIP Demolition Reimbursement	\$ 4,165,000	\$ 1,865,965	44.8%
OHFA NIP Maintenance Reimbursement	\$ 480,500	\$ 267,600	55.7%
OHFA NIP Admin Reimbursement	\$ 340,500	\$ 164,747	48.4%
Total Grant Revenues	\$ 4,986,000	\$ 2,298,312	46.1%
Total Revenues	\$ 7,468,500	\$ 3,771,542	50.5%
OPERATING EXPENSES			
Contract Services			
LRC Funded Demolition	\$ 250,000	\$ 62,795	25.1%
Holding Costs	\$ 225,000	\$ 54,617	24.3%
Inspections	\$ 25,000	\$ 13,000	52.0%
Field Services	\$ 200,000	\$ 52,070	26.0%
Other Contract Services	\$ 12,500	\$ 3,405	27.2%
Program Expenses			
Acquisition / Disposition	\$ 25,000	\$ 10,553	42.2%
Project Match Grants	\$ 50,000	\$ 12,792	25.6%
Housing Fund	\$ 391,000	\$ 82,778	21.2%
Heritage Home Program	\$ 60,000	\$ 26,013	43.4%
RISE	\$ 842,500	\$ 27,030	3.2%
Other Program Expenses	\$ 26,000	\$ 26,706	102.7%
Professional Services			
Accounting/Auditing/Payroll Services	\$ 15,000	\$ 47,300	315.3%
Business Insurance	\$ 30,000	\$ 26,682	88.9%
Information Technology	\$ 35,000	\$ 12,957	37.0%
Consulting Services	\$ 15,000	\$ 10,760	71.7%
Communications	\$ 15,000	\$ 4,791	31.9%
Other Professional Services	\$ 5,000	\$ 1	0.0%

	<u>2016 Budget</u>	<u>2016 Actual</u>	<u>% to Date</u>
Employee Expenses			
Staff Salaries	\$ 476,000	\$ 246,704	51.8%
Payroll Taxes	\$ 40,000	\$ 21,476	53.7%
Employee Benefits	\$ 100,000	\$ 48,395	48.4%
457(b) Retirement Plan	\$ 35,500	\$ 3,982	11.2%
Professional Development	\$ 9,000	\$ 1,198	13.3%
Internships	\$ 30,000	\$ -	0.0%
Office Expenses			
Postage	\$ 3,250	\$ 1,847	56.8%
Equipment, Repairs	\$ 10,000	\$ 3,710	37.1%
Office and Printing	\$ 11,500	\$ 5,217	45.4%
Parking, Mileage, Fuel	\$ 10,000	\$ 7,348	73.5%
Conferences	\$ 5,000	\$ 1,242	24.8%
Rent	\$ -	\$ -	0.0%
Other Office Expenses	\$ 500	\$ 44	8.8%
Miscellaneous Expenses	\$ 500	\$ 289	57.8%
Total Operating Expenses	\$ 2,953,250	\$ 815,703	27.6%
Grant Expenses			
OHFA NIP Demolition	\$ 4,045,608	\$ 1,721,340	42.5%
OHFA NIP Environmental Services	\$ 996,744	\$ 361,325	36.3%
OHFA NIP Maintenance	\$ 586,320	\$ 43,068	7.3%
OHFA NIP Maintenance Refunds	\$ 87,948	\$ 75,100	85.4%
OHFA NIP Administration	\$ 146,580	\$ 11,200	7.6%
Total Grant Expenses	\$ 5,863,200	\$ 2,212,033	37.7%
Total Expenses	\$ 8,816,450	\$ 3,027,736	34.3%
Budget Stabilization Fund	\$ 450,000	\$ 450,000	100.0%
Unencumbered Ending Balance	\$ (547,950)	\$ 1,523,956	-278.1%

Lucas County Land Reutilization Corporation
Bill Payment List
June 2016

Date	Num	Vendor	Amount
06/02/2016	ach	INTUIT QUICKBOOKS	-39.95
06/02/2016	ach	INTitle Agency	-18,739.45
06/02/2016	3615	Colonial Life Insurance	-79.40
06/02/2016	3616	Department of Public Utilities	-38.57
06/02/2016	3617	DMD Environmental Inc	-2,760.00
06/02/2016	3618	Kathleen Kovacs	-2,387.50
06/02/2016	3619	Keystone Press	-135.00
06/02/2016	3620	Lucas County Auditor	-1.00
06/02/2016	3621	Lucas County Treasurer	-1,900.00
06/02/2016	3622	Madhouse Creative LLC	-2,700.00
06/02/2016	3623	Mr. Snow Removal	-6,390.00
06/02/2016	3624	MT Business Technologies Inc.	-56.59
06/02/2016	3625	Ohio Auditor of State	-4,653.50
06/02/2016	3626	Sutter Home Inspections LTD	-750.00
06/02/2016	3627	Total Environmental Services LLC	-10,643.00
06/03/2016	ach	Ameritas Life Insurance Corp	-2,606.68
06/03/2016	ach	Data Services	-18,376.40
06/09/2016	3628	A+Building Maintenance	-6,030.00
06/09/2016	3629	City of Toledo - OHFA	-57,950.00
06/09/2016	3630	Collingwood Water	-37.00
06/09/2016	3631	Department of Public Utilities	-469.80
06/09/2016	3632	DMD Environmental Inc	-7,590.00
06/09/2016	3633	Mail It	-180.15
06/09/2016	3634	Martin + Wood Appraisal Group	-385.00
06/09/2016	3635	Midwest Environmental, Inc	-85,125.00
06/09/2016	3636	Mr. Snow Removal	-1,200.00
06/09/2016	3637	OFFICE MAX	-76.60
06/09/2016	3638	Sutter Home Inspections LTD	-350.00
06/09/2016	3639	Total Environmental Services LLC	-2,840.00
06/09/2016	3640	UMASS Extension	-15.00
06/09/2016	3641	Westmoreland Association	-100.00
06/09/2016	3642	Lucas County Treasurer	-2,050.00
06/09/2016	ach	Amazon	-179.90
06/09/2016	ach	Data Services	-113.56
06/09/2016	ach	MFS Supply	-322.66
06/13/2016	3644	U S TREASURY	-25,600.00
06/14/2016	3645	City of Toledo - OHFA	-644.00
06/14/2016	3646	E & H Taylor Construction Inc.	-3,000.00
06/14/2016	3647	Midwest Environmental, Inc	-750.00
06/14/2016	3648	SL Hauling & Renovations LLC	-6,000.00

**Lucas County Land Reutilization Corporation
Bill Payment List
June 2016**

Date	Num	Vendor	Amount
06/14/2016	3649	TJRS LLC	-6,000.00
06/14/2016	3650	City of Toledo - OHFA	-644.00
06/14/2016	3651	SL Hauling & Renovations LLC	-9,000.00
06/14/2016	3652	City of Toledo - OHFA	-644.00
06/14/2016	3653	SL Hauling & Renovations LLC	-3,450.00
06/14/2016	3654	City of Toledo - OHFA	-644.00
06/14/2016	3655	City of Toledo - OHFA	-644.00
06/14/2016	3656	City of Toledo - OHFA	-644.00
06/14/2016	3657	City of Toledo - OHFA	-1,932.00
06/14/2016	3658	City of Toledo - OHFA	-1,932.00
06/14/2016	3659	City of Toledo - OHFA	-1,288.00
06/14/2016	3660	City of Toledo - OHFA	-1,288.00
06/14/2016	3661	City of Toledo - OHFA	-2,576.00
06/14/2016	ach	Pam's Corner	-175.00
06/14/2016	ach	Sunoco	-74.00
06/16/2016	3662	Lucas County Treasurer	-100.00
06/16/2016	3663	All Aspects LLC	-3,930.00
06/16/2016	3664	American Lawn Services	-4,380.00
06/16/2016	3665	ASAP Mowing	-5,520.00
06/16/2016	3666	CareWorks Consultants Inc.	-85.00
06/16/2016	3667	Department of Public Utilities	-65.78
06/16/2016	3668	DMD Environmental Inc	-5,225.00
06/16/2016	3669	HazCorp	-2,760.00
06/16/2016	3670	Lake Erie Tree Service LLC	-1,250.00
06/16/2016	3671	Landscape by Michael LLC	-2,700.00
06/16/2016	3672	Lucas County Auditor	-1.00
06/16/2016	3673	MoeHill Trashout	-1,509.15
06/16/2016	3674	Mr. Snow Removal	-1,225.00
06/16/2016	3675	OFFICE MAX	-12.15
06/16/2016	3676	ohio bureau of workers comp	-41.99
06/16/2016	3677	Sutter Home Inspections LTD	-500.00
06/16/2016	3678	T Smidis Hauling	-1,618.01
06/16/2016	3679	TJRS LLC	-2,500.00
06/16/2016	3680	Total Environmental Services LLC	-700.00
06/16/2016	ach	Ameritas Life Insurance Corp	-2,612.16
06/16/2016	ach	Data Services	-18,411.35
06/16/2016	ach	Home Depot	-6.40
06/16/2016	ach	Department of Public Utilities	-6.49
06/16/2016	ach	NWGS	-1,127.49
06/21/2016	3681	Midwest Environmental, Inc	-17,550.00
06/21/2016	3682	Midwest Environmental, Inc	-17,550.00

Lucas County Land Reutilization Corporation
Bill Payment List
June 2016

Date	Num	Vendor	Amount
06/21/2016	3683	Midwest Environmental, Inc	-65,539.00
06/21/2016	3684	City of Toledo - OHFA	-9,000.00
06/21/2016	3685	City of Toledo - OHFA	-69,540.00
06/23/2016	3686	A+Building Maintenance	-220.00
06/23/2016	3687	All Aspects LLC	-750.00
06/23/2016	3688	City of Toledo - OHFA	-52,155.00
06/23/2016	3689	Cleveland Neighborhood Progress	-10,000.00
06/23/2016	3690	DMD Environmental Inc	-5,520.00
06/23/2016	3691	Kwik Parking	-110.00
06/23/2016	3692	Landscape by Michael LLC	-4,950.00
06/23/2016	3693	Lucas County Health Benefits	-8,343.55
06/23/2016	3694	Lucas County Treasurer	-1,650.00
06/23/2016	3695	Northwest Group Services Agency Inc.	-20.00
06/23/2016	3696	OFFICE MAX	-36.66
06/23/2016	3697	Sutter Home Inspections LTD	-1,250.00
06/23/2016	3698	T Smidis Hauling	-444.22
06/23/2016	3699	Verizon Wireless	-188.17
06/23/2016	3700	City of Toledo - OHFA	-644.00
06/23/2016	3701	City of Toledo - OHFA	-644.00
06/23/2016	3702	City of Toledo - OHFA	-644.00
06/23/2016	3703	City of Toledo - OHFA	-644.00
06/23/2016	3704	City of Toledo - OHFA	-1,288.00
06/23/2016	3705	City of Toledo - OHFA	-1,288.00
06/23/2016	3706	City of Toledo - OHFA	-1,288.00
06/23/2016	3707	City of Toledo - OHFA	-2,576.00
06/23/2016	3708	City of Toledo - OHFA	-2,576.00
06/23/2016	ach	Home Depot	-45.48
06/23/2016	ach	Marathon	-77.50
06/23/2016	ach	National Business Institue	-688.00
06/23/2016	ach	Shell Oil	-51.23
06/23/2016	ach	Speedway	-68.50
06/23/2016	ach	Valvoline	-115.80
06/23/2016	ach	Wayne Lumber	-26.81
06/23/2016	ach	Home Depot	-10.14
06/23/2016	ach	Speedway	-59.00
06/23/2016	ach	Home Depot	-219.99
06/30/2016	3709	Ben Abbas	-17.00
06/30/2016	3710	City of Toledo - OHFA	-644.00
06/30/2016	3711	Colonial Life Insurance	-79.40
06/30/2016	3712	Department of Public Utilities	-60.04
06/30/2016	3713	Mr. Snow Removal	-960.00

**Lucas County Land Reutilization Corporation
Bill Payment List
June 2016**

Date	Num	Vendor	Amount
06/30/2016	3714	SL Hauling & Renovations LLC	-6,750.00
06/30/2016	3715	SL Hauling & Renovations LLC	-6,750.00
06/30/2016	3716	SL Hauling & Renovations LLC	-765.00
06/30/2016	ach	Speedway	-63.00
06/30/2016	3717	SL Hauling & Renovations LLC	-1,100.00
06/30/2016	3718	SL Hauling & Renovations LLC	-3,120.00
06/30/2016	3719	SL Hauling & Renovations LLC	-2,250.00
06/30/2016	3720	City of Toledo - OHFA	-644.00
06/30/2016	3721	City of Toledo - OHFA	-644.00
06/30/2016	3722	City of Toledo - OHFA	-1,288.00
06/30/2016	3723	City of Toledo - OHFA	-3,864.00
06/30/2016	3724	City of Toledo - OHFA	-1,288.00
06/30/2016	3725	City of Toledo - OHFA	-1,288.00
06/30/2016	3726	City of Toledo - OHFA	-644.00
06/30/2016	3727	City of Toledo - OHFA	-3,220.00
06/30/2016	3728	City of Toledo - OHFA	-644.00
06/30/2016	3729	City of Toledo - OHFA	-1,932.00
06/30/2016	ach	Ameritas Life Insurance Corp	-2,606.92
06/30/2016	ach	Barneys Gas	-71.00
06/30/2016	ach	Data Services	-18,705.17
06/30/2016	ach	Ultra CarWash INC	-11.00
			-\$ 697,667.26



Date: July 22, 2016

Resolution No. 2016-009

Title: Amending the Purchasing Policy

Summary/Background: By resolution 2013-017, adopted on October 18, 2013, the Corporation enacted an amended Purchasing Policy to govern the expenditures of dollars, bidding procedures, and the authority of the staff regarding such matters.

To reflect the Corporation's recent collaboration with the Northwest Ohio Building and Construction Trades Council to ensure that the tradesmen and tradeswomen of Lucas County have the opportunity to fairly contribute to the Corporation's construction-related procurement, the Corporation wishes to adopt a Project Labor Agreement.

This Project Labor Agreement will be incorporated into the Corporation's Purchasing Policy, along with further clarifications and consolidations of purchasing-related policies already authorized by the Board.

Authority: Code of Regulations

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 President is authorized to negotiate and execute a Project Labor Agreement with the Northwest Ohio Building and Construction Trades Council in a form substantially the same as the attached agreement and, once executed, to incorporate the agreement in the Corporation's Purchasing Policy.

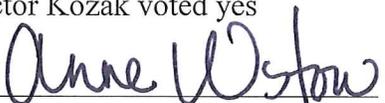
Section 2. The Corporation's Purchasing Policy is further amended in accordance with the attached revisions.

Section 3. 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 4. 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 Hicks-Hudson was not present
Director Zeitler voted yes
Director Beazley voted yes
Director Gibbon was not present
Director Mendoza voted yes
Director Kozak voted yes



Anne Wistow, Secretary of the Board

**Lucas County Land Reutilization Corporation
Purchasing Policy**

Article I. Purpose

Section 1.01 Purpose and Intent.

- (A) The Lucas County Land Reutilization Corporation (the "Land Bank") 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 Land Bank must also be efficient and flexible. This purchasing policy is designed to accommodate both needs as the Land Bank conducts its day-to-day business.

Article II. Contracting Authority.

Section 2.01 Delegated Contracting Authority.

- (A) The President, or ~~that person's~~ another officer of the Corporation -designated by the President, is authorized to enter into contracts for \$25,000 or less on behalf of the Land Bank without the express approval or ratification of such contracts by the Board. All expenditures authorized by the President or that person's designee shall be presented to the Board at its next regularly scheduled meeting for review.
- (B) 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 Land Bank.

Section 2.02 Express Board Authorization.

- (A) Any contract exceeding \$25,000 shall be presented to the Board for its express approval at the next scheduled Board meeting.

Section 2.03 Procurement

- (A) 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.
- (B) For the purposes of this policy, "informal competitive bidding" means a process where the Land Bank obtains in writing at least three bids from various providers on the cost of the applicable goods or services being procured. If the Land Bank 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 Land

Bank to use a formal competitive bidding process to purchase goods or services.

~~(C) 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:~~

~~(D) Demolition services~~

~~(E) Field services~~

~~(F) Rehabilitation services~~

~~(G) Insurance contracts~~

~~(H) Other goods and services related to the acquisition, rehabilitation, or disposition of real property by the LCLRC~~

~~(I) Computer systems software and information technology services~~

~~(J) Outside Legal services~~

~~(K) Outside Accounting services~~

~~(L) Investment Banking and Underwriting Services~~

~~(M)~~

~~(N) 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:~~

~~(O)~~

~~(P) Office Equipment leases~~

~~(Q) General office supplies and furniture~~

~~(R) Telephone, Technology, and Field equipment~~

~~(S) Staff Training and Planning~~

~~(T) Signage and marketing materials~~

~~(U) All other necessary and appropriate consulting services~~

~~(V)~~(C) In lieu of informal competitive bidding, the President is authorized to procure goods and services at competitive but fixed prices after providing public notice to interested contractors through a Request for Qualifications or Request for Proposals process.

- ~~(W)~~(D) Recognizing that the Land Bank's work impacts disadvantaged areas of the community in which many disadvantaged business owners live and work, the Land Bank will take affirmative steps to procure from Minority Business Enterprises (MBE), Women's Business Enterprises (WBE), and other Economically Disadvantaged Business Enterprises (EDGE) located in or near Lucas County whenever possible.
- (E) Recognizing that the Land Bank's work impacts the thousands of construction tradesmen and tradeswomen living in Northwest Ohio, the Land Bank will procure certain construction related contracts pursuant to a Project Labor Agreement, as outlined in the attached **Appendix A**.

Section 2.04 Procurement by Credit / Debit Card.

- (A) The President, with the consent of the Treasurer, is personally authorized to utilize a credit / debit card issued in that person's name and directly tied to the Land Bank's financial accounts solely for Land Bank business.
- (B) The President may authorize, with the consent of the Treasurer, any other employee of the Land Bank to utilize a credit / debit card issued in that employee's name and directly tied to the Land Bank's financial accounts solely for Land Bank business if it is more efficient for that employee to utilize a credit / debit card for Land Bank business than it would be if that employee were reimbursed for business expenditures directly.
- (C) No credit / debit card issued under this policy may be used to purchase goods and services totaling more than \$100.00 without the express authorization of the President.
- (D) All purchases made using a credit / debit card issued under this policy must be documented with a paid receipt or invoice and presented to the President or Treasurer for payment not less than 10 days following the purchase.
- (E) Any personal, prohibited (including alcoholic beverages), or undocumented purchases made using a credit / debit card issued under this policy shall be immediately repaid to the Land Bank. Willful or repeated violation of this policy shall be grounds for the revocation of such credit / debit card and other employment-related sanctions in the discretion of the Land Bank.
- ~~(X)~~(F) The Treasurer shall keep a register of all Land Bank credit / debit cards issued and shall update this register on at least an annual basis.

Article III. Capital Asset Policy

Section 3.01 Policy.

- (A) The Land Bank will follow a policy of capitalizing personal property assets for which an economic benefit will be derived over a period greater than one year and that have an economic value of greater than \$25,000 at the time of procurement (a "capital

asset"). Capital assets with an individual value of over \$25,000 or bulk purchases of similar items that have an aggregate value of \$25,000 or more will be treated as capital assets regardless of the individual price. All assets are capitalized at cost, including all costs incurred in obtaining the assets such as installation or shipping.

~~(A)(B)~~ Depreciation of capital assets will be calculated using the straight-line depreciation method over the useful life of an asset. All depreciation related to the maintaining of the capital assets will be calculated by the database and recorded in the financial statements of the Land Bank through a posting to the accounting system.

Section 3.02 Asset Tracking.

(A) The Land Bank, under the direction of the Treasurer, will maintain a record of all assets meeting the criteria for capitalization and owned by the Land Bank in a capital asset database. The database shall include the following information:

- 1) Asset tag number;
- 2) Description;
- 3) Serial number (if available);
- 4) Check number;
- 5) Acquisition date; and
- 6) Estimated life.

~~(B)~~ Depreciation of capital assets will be calculated using the straight-line depreciation method over the useful life of an asset. All depreciation related to the maintaining of the capital assets will be calculated by the database and recorded in the financial statements of the Land Bank through a posting to the accounting system.

~~(C)(B)~~ At least annually, a physical inventory of all capital assets will be performed by the Land Bank personnel and reviewed by the Treasurer.

(C) All requests for removal, deletions and discards of surplus property with a value exceeding \$500 at the time of removal, deletion, or discard must be approved by the Board of Directors.

APPENDIX A

MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding ("MOU") is made and entered into between the Lucas County Land Reutilization Corporation (the "Land Bank") and the Northwestern Ohio Building Trades Council (the "NWOBTC") known collectively herein as "the Parties," for the purposes of furthering the mutual goals of the Parties, furthering collaboration between the Parties, establishing policies and procedures that allow the Parties to undertake their respective business collaboratively and concurrently, and for all other purposes that further the mutual goals and interests of the Parties.

This MOU is made effective as of this 18th day of July, 2016 and this date shall be known herein as the "Effective Date."

Whereas, the Land Bank has been organized under Sections 1724 and 5722 of the Ohio Revised Code to further its goals of strengthening neighborhoods by returning vacant and abandoned property to productive use, strategically acquiring properties to reduce blight, promoting economic development, increasing property values, and thereby improving the quality of life of all Lucas County residents, and for any additional lawful purposes consistent with these goals.

The NWOBTC is an organization comprised of 18 affiliated local building trades unions and their 15,000 plus local building tradesmen and their families.

The Parties jointly desire to collaborate and cooperate in furthering the goals of the Land Bank through the reclamation, rehabilitation and reutilization of vacant, abandoned, tax foreclosed or other real property located in Lucas County, Ohio. The Parties express through this MOU their mutual and sincere commitment to the families and quality of life within Northwest Ohio by: (a) helping to ensure that the 15,000-plus building tradesmen, tradeswomen, and their families directly benefit from the construction of the region's public and civic infrastructure; (b) supporting the investment made in training local building tradesmen and tradeswomen to ensure the highest quality construction; and (c) protecting the area standards for wages and benefits realized through the process of collective bargaining by imposing union scale for all work covered by this Agreement.

This MOU formalizes the discussions and negotiations of the Parties toward entering into a mutual agreement with respect to the rights, duties and obligations of the Land Bank and NWOBTC.

Therefore, the Land Bank and NWOBTC each agree to the following:

ARTICLE I Definitions

All terms and words used in this MOU and not defined in Article I are to be defined by their plain usage and meaning. If the Parties discover any terms and words in this MOU that the Parties believe are not clearly defined herein, the Parties shall define such terms and words in the way most consistent with the overriding mutual goals of the Parties.

1. "**Commercial/Industrial Property**" means property used primarily for commercial or industrial purposes, or multi-family properties containing more than four (4) residential units.

2. **"Residential"** means a property that contains a structure zoned for residential use, has four (4) or less residential units, and possesses a unique address. This definition encompasses mixed use structures that otherwise meet the listed criteria.
3. **"Construction"** means all construction other than demolition, including but not limited to, renovation and remediation of all residential and commercial property.

ARTICLE II Scope and Terms of MOU

1. The Land Bank and NWOBTC agree to enter into Project Labor Agreements with respect to: (i) all demolition and remediation projects on properties owned by the Land Bank, with the exception of any residential demolition projects that the City of Toledo elects to perform; (ii) all new construction projects on properties owned by the Land Bank or projects performed by a third-party partner receiving Land Bank funding in whole or in part; and (iii) renovation construction projects on properties owned by the Land Bank, \$100,000 or greater.
2. For renovation construction projects on properties owned by the Land Bank that are not \$100,000 or greater, the Land Bank will establish "responsible contracting" policies in partnership with NWOBTC and will take steps to procure from NWOBTC signatory contractors in such projects whenever feasible.
3. The Land Bank may elect to subcontract any work required to undertake the demolition, remediation, new construction, and renovation construction work. Any applicable contracts entered into between the Land Bank and third party subcontractors shall be governed exclusively by the terms of any applicable Project Labor Agreement. No construction work can begin until a fully executed Project Labor Agreement is received by the Parties.
4. Upon being awarded applicable work under this MOU by the Land Bank, the contractor or subcontractor shall immediately execute a Project Labor Agreement with the Parties.
5. In consideration of the mutual promises set forth herein, the NWOBTC agrees to make available to any contractor or subcontractor who performs work within the scope of this MOU any PLA executed by the parties, without regard to whether the contractor or subcontractor performs other work on a union or non-union basis and without regard to whether employees of such contractor or subcontractor are or are not members of any union.
6. Upon execution of the Project Labor Agreement, the contractor or subcontractor shall be directed to immediately contact NWOBTC, and shall hold a pre-job at NWOBTC within 15 days of being awarded any such work.

ARTICLE III Miscellaneous Provisions

1. Amendment of MOU

- a. This MOU may be amended at any time by the written mutual agreement of both Parties. Any such amendments shall be executed by the Parties.

- b. If at any time the Parties choose to amend this MOU, the Effective Date of this MOU shall be changed to reflect the date of the execution of the most recent amendment or amendments.

2. Construction of Provisions of MOU as Severable

- a. If any specific provision of this MOU are forbidden by law, unenforceable, or terminated under the procedures set forth herein, then such provision shall be rendered without effect.

3. Notices

All notices, requests and correspondences made by the Parties shall be in writing and shall be deemed to have been duly given if delivered by hand or mailed by regular mail to the following addresses:

If to the Land Bank: Lucas County Land Reutilization Corporation
One Government Center, Ste. 580
Toledo, OH 43604
Attn: David Mann, President

If to NWOBTC: Executive Secretary/Business Manager
NWOBTC
909 Front St.
Toledo OH 43605

4. Successors and Assigns; Parties in Interest; Assignment

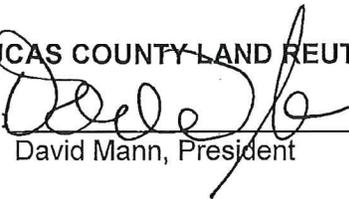
- a. The provisions and covenants set forth and agreed to herein shall extend to and be binding upon the successors and assigns of the Land Bank and NWOBTC, and such provisions and covenants shall bind such successors and assigns jointly and severally.
- b. All of the provisions and covenants hereof shall be held to be for the sole and exclusive benefit of the Land Bank and NWOBTC, and no third party shall be deemed the beneficiary of such covenants and provisions, except pursuant to the explicit mutual written agreement of the Parties.
- c. Each of the Parties may assign any part or all of its rights or obligations under this MOU to a third party by the prior written agreement of the non-assigning Party.

5. Incorporation of MOU into Land Bank's Purchasing Policy

- a. A copy of this MOU shall be attached to the Land Bank's Purchasing Policy as adopted by the Land Bank's Board of Directors.
- b. This MOU shall supersede any policies and procedures of the Land Bank that are in conflict of this MOU.

IN WITNESS WHEREOF, the Lucas County Land Reutilization Corporation and the Northwestern Ohio Building Trades Council execute this Memorandum of Understanding as of the Effective Date.

LUCAS COUNTY LAND REUTILIZATION CORPORATION

By: 

David Mann, President

NORTHWESTERN OHIO BUILDING TRADES COUNCIL

By: 

Shaun Enright, Executive Secretary/Business Manager



Date: July 22, 2016

Resolution No. 2016-014

Title: Ratifying a Request for a Private Letter Ruling from the Internal Revenue Service regarding the Corporation's Tax Exempt Status

Summary/Background: Since its incorporation, the Corporation has adopted policies and operated in a manner that would provide it with tax exempt status under Section 115 of the Internal Revenue Code. Unlike a 501(c)(3) or other tax exempt designation, a Section 115 determination is not automatic and is provided to a taxpayer through a Private Letter Ruling issued directly to the taxpayer.

In 2015, a coalition of county land reutilizations, including the Corporation, agreed to work together to secure substantially identical Private Letter Rulings determining that each county land reutilization corporation was exempt from taxation under Section 115 at a much reduced cost. The IRS, however, determined after review that each entity would be required to pay the full cost of a Private Letter Ruling in order to secure such a determination.

Recognizing the importance of having a formal determination of the Corporation's federal tax exempt status, the President directed the Treasurer to pay the full \$28,300 amount of the application fee for a Private Letter Ruling prior to the IRS deadline but before the next Board meeting. The President seeks to ratify this decision under the Corporation's purchasing policy.

Authority: Code of Regulations; Purchasing Policy

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's action to expend \$28,300 for the purpose of securing a Private Letter Ruling regarding the Corporation's tax exempt status is ratified, and the President is authorized to take all further steps reasonably necessary to effectuate the purpose and intent of this resolution.

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 Hicks-Hudson was not present

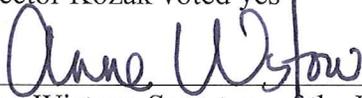
Director Zeitler voted yes

Director Beazley voted yes

Director Gibbon was not present

Director Mendoza voted yes

Director Kozak voted yes

A handwritten signature in cursive script, reading "Anne Wistow", written over a horizontal line.

Anne Wistow, Secretary of the Board



Date: July 22, 2016

Resolution No. 2016-015

Title: Authorizing an Amendment to the Articles of Incorporation related to the Corporation's Dissolution

Summary/Background: The Corporation wishes to amend its Articles of Incorporation in order to ensure that any dissolution clause set forth in such Articles permits the Corporation to maintain tax exempt status under Section 115 of the Internal Revenue Code.

Pursuant to the Code of Regulations, notice of the proposed amendment was made to the Corporation's Board on July 7, 2016, at least five days prior to the meeting at which this resolution was considered.

Authority: Code of Regulations

Director Wozniak 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. Section Seventh of the Corporation's Articles of Incorporation is amended and restated in full as follows:

SEVENTH. The Corporation may be dissolved pursuant to and in accordance with Sections 1702.47, 1702.52, and 1724.07(B) of the Ohio Revised Code and the Articles and Code of Regulations of the Corporation to the extent not inconsistent with applicable law. Upon the dissolution of the Corporation, the Board of County Commissioners of Lucas County, Ohio (the "Board") shall, after paying or making provision for the payment of the Corporation's liabilities, convey or distribute all the assets of the Corporation to the State of Ohio; Lucas County, Ohio, a political subdivision of the State of Ohio; or any other entity whose income is excluded from gross income under Section 115 of the Internal Revenue Code, pursuant to applicable law and in accordance with the determination of the Board, such determination having been approved in writing by the Lucas County Treasurer; and provided further that, notwithstanding the foregoing, the conveyance or distribution of such assets of the Corporation shall not violate any law or regulation applicable to the Corporation under the Ohio Revised Code.

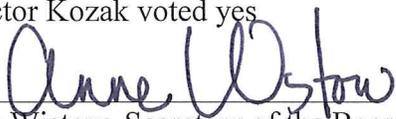
Section 2. The President or his designee is authorized to take all steps necessary to amend the Corporation's Articles of Incorporation with the Ohio Secretary of State as authorized by this resolution.

Section 3. 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 4. 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 Hicks-Hudson was not present
Director Zeitler voted yes
Director Beazley voted yes
Director Gibbon was not present
Director Mendoza voted yes
Director Kozak voted yes



Anne Wistow, Secretary of the Board



Date: July 22, 2016

Resolution No. 2016-017

Title: Authorizing the Renewal of an Agreement for Neighborhood Organizing Services with the National Community Reinvestment Coalition

Summary/Background: By resolution 2015-001 on January 23, 2015, the Corporation authorized an 18 month agreement with the National Community Reinvestment Coalition (NCRC) for services directed to local neighborhood organizing in key neighborhoods in Lucas County. These services have been support directly by Gerald Kellman, Senior Advisory with NCRC.

During that period, NCRC has assisted the Land Bank and neighborhoods – including North Toledo, East Toledo, the Junction, the Old South End, and Five Points – to develop community leadership and direct resources from local lending institutions toward capacity building and neighborhood stability. During this period, NCRC also reached landmark community agreements with Key Bank and Huntington Bank with the support and leadership of these Toledo neighborhoods.

The term of that original agreement expires on July 31, 2016 and representatives of these Toledo neighborhoods and other community institutions that wish to see ongoing neighborhood organizing have requested that the Land Bank renew its agreement with NCRC for another 18 months at a level commitment, with an additional allocation of \$7,500 to cover necessary expenses.

Authority: Code of Regulations; Purchasing Policy

Director Mendoza 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 negotiate a renewed agreement with the National Community Reinvestment Coalition on those terms and conditions determined to be necessary for and supportive of ongoing neighborhood organizing in an amount not to exceed \$67,500 for a term not to exceed eighteen months.

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 Hicks-Hudson was not present

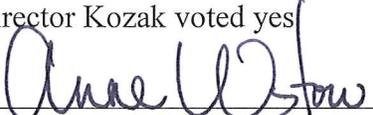
Director Zeitler voted yes

Director Beazley voted yes

Director Gibbon was not present

Director Mendoza voted yes

Director Kozak voted yes



Anne Wistow, Secretary of the Board



LUCAS COUNTY **LandBank**

PROPERTY REHAB PROGRAM

Sales Report

June 11th, 2016 – July 22nd, 2016

COMPLETED RENOVATION PROJECTS

2308 Westmonte, 43607

Family

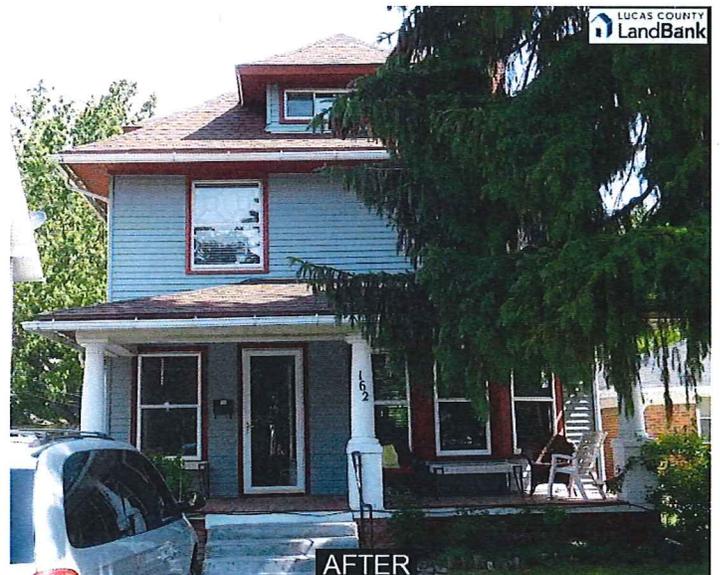


New Owner: Toi Fisher

This single-family home in Scott Park was sold on 8/6/2015 for \$9,000 with the expectation that Ms. Fisher would invest another \$18,500 in renovation. The property passed the Land Bank's safety & habitability inspection and the deed was released on 6/2/2016.

162 Princeton, 43614

Owner-Occupant

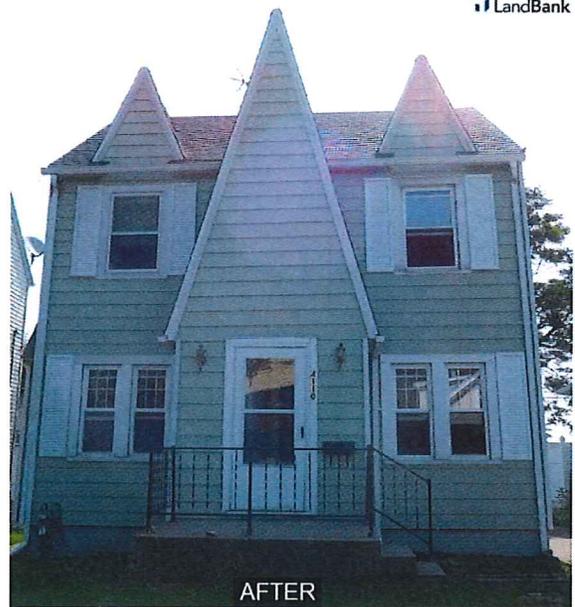
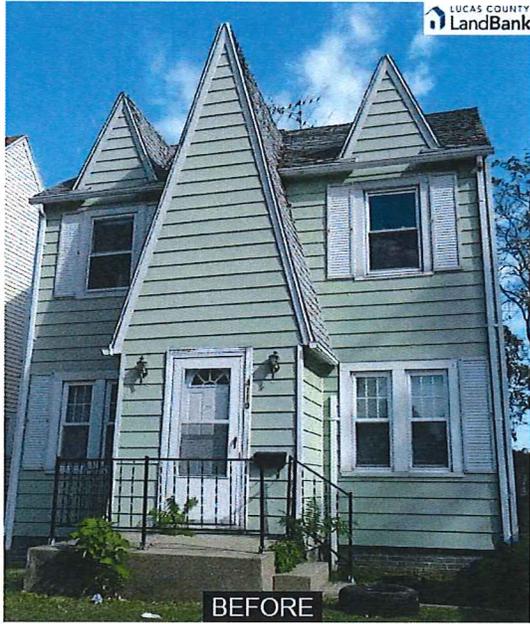


New Owner: Daniel & Maria Kekes

This single-family home in Harvard Terrace was sold on 3/24/2016 for \$20,000 with the expectation that Mr. and Mrs. Kekes would invest another \$9,180 in renovation. The property passed the Land Bank's safety & habitability inspection and the deed was released on 6/6/2016.

4110 Packard, 43612

Rental



New Owner: BNB Rentals LLC (Brandon Burns)

This single-family home in Asbury Park was sold on 2/22/2016 for \$6,550 with the expectation that Mr. Burns would invest another \$13,495 in renovation. The property passed the Land Bank's safety & habitability inspection and the deed was released on 6/8/2016.

1717 Welker, 43613

Resale



New Owner: Abou Yousef LLC (Amer Smidi)

This single-family home in West Toledo was sold on 9/9/2015 for \$2,499 with the expectation that Mr. Smidi would invest another \$14,100 in renovation. The property passed the Land Bank's safety & habitability inspection and the deed was released on 6/15/2016.

5223 Adella, 43613

Owner-Occupant



New Owner: Nathan Bennett

This single-family home in West Toledo was sold on 2/1/2016 for \$7,500 with the expectation that Mr. Bennett would invest another \$14,875 in renovation. The property passed the Land Bank's safety & habitability inspection and the deed was released on 6/17/2016.

564 S Detroit, 43609

Owner-Occupant



New Owner: Thomas Babcock

This single-family home in Burroughs was sold on 9/11/2015 for \$8,000 with the expectation that Mr. Babcock would invest another \$8,750 in renovation. The property passed the Land Bank's safety & habitability inspection and the deed was released on 6/17/2016.

4919 Harvest, 43623

Resale



New Owner: Stephen Ball

This single-family home in Franklin Park was sold on 3/8/2016 for \$32,000 with the expectation that Mr. Ball would invest another \$32,900 in renovation. The property passed the Land Bank's safety & habitability inspection and the deed was released on 6/17/2016.

801 Lincoln, 43607

Owner-Occupant



New Owner: Danny Kline

This single-family home in Englewood was sold on 11/24/2014 for \$2,000 with the expectation that Mr. Kline would invest another \$8,050 in renovation. The property passed the Land Bank's safety & habitability inspection and the deed was released on 6/20/2016.

4618 S Detroit, 43609

Owner-Occupant



New Owner: Spectrum Property Services LLC (Pete Huffman)

This single-family home in Copland Park neighborhood in South Toledo was sold on 9/9/2015 for \$8,000 with the expectation that Mr. Huffman would invest another \$41,500 in renovation. The property passed the Land Bank's safety & habitability inspection and the deed was released on 6/21/2016.

1766 Milburn, 43606

Family



New Owner: Gloria Stubbs

This single-family home in BUMA was sold on 2/18/2016 for \$2,000 with the expectation that Ms. Stubbs would invest another \$16,000 in renovation. The property passed the Land Bank's safety & habitability inspection and the deed was released on 6/30/2016.

451 Heathshire, 43607

Rental



New Owner: Yellow Houses of Toledo LLC (John Howard)

This single-family home in Sleepy Hollow was sold on 5/11/2015 for \$4,000 with the expectation that Mr. Howard would invest another \$25,500 in renovation. The property passed the Land Bank's safety & habitability inspection and the deed was released on 7/6/2016.

1226 Berdan, 43612

Rental



New Owner: Elefterios Pastrokos

This duplex in Willys-Overland was sold on 3/23/2016 for \$6,100 with the expectation that Mr. Pastrokos would invest another \$14,000 in renovation. The property passed the Land Bank's safety & habitability inspection and the deed was released on 7/7/2016.

PROPERTIES SOLD

4121 Drummond, 43613

Owner-Occupant



New Owner: Kyle Whitmore

This single-family home in DeVeaux Village was sold on 6/14/2016 for \$51,000 with the expectation that Mr. Whitmore would invest another \$19,700 in renovation.

4227 Vermaas, 43612

Rental



New Owner: BNB Rentals LLC (Brandon Burns)

This single-family home in Asbury Park was sold on 6/22/2016 for \$5,000 with the expectation that Mr. Burns would invest another \$15,720 in renovation.

1928 Southmoor, 43609

Owner-Occupant



New Owner: Hannah Aiyewunmi

This single-family home in South Toledo was sold on 7/14/2016 for \$9,000 with the expectation that Ms. Aiyewunmi would invest another \$4,800 in renovation.

Parcel	Address	City	Zip	LB Demo	Purchaser	Occupancy	Date Transferred
03-29757	305 E CENTRAL AVE	Toledo	43608	No	E&S Turner LLC	Rental	5/20/2016
33-69391	513 LAKEMORE RD	Curtice	43412	No	Jerusalem Township	Land Assembly	5/31/2016
09-06697	351 ISLINGTON ST	Toledo	43610	No	Albert J. Lucarelli Jr.	Rental	6/7/2016
44-58714	2115 BREAKWATER DR	Oregon	43616	No	Everett A. Myrice	Owner Occupant	6/7/2016
44-58717	2119 BREAKWATER DR	Oregon	43616	No	Everett A. Myrice	Owner Occupant	6/7/2016
02-17791	2349 WOODFORD ST	Toledo	43605	No	Jaime Torres	Owner Occupant	6/9/2016
14-23311	2535 AUBURN AVE	Toledo	43606	No	Tyree Myers	Owner Occupant	6/9/2016
11-15784	721 SUDER AVE	Toledo	43611	No	MetroParks of Toledo Area	Land Assembly	6/9/2016
11-17217	830 SUDER AVE	Toledo	43611	No	MetroParks of Toledo Area	Land Assembly	6/9/2016
11-17224	832 SUDER AVE	Toledo	43611	No	MetroParks of Toledo Area	Land Assembly	6/9/2016
11-17227	834 SUDER AVE	Toledo	43611	No	MetroParks of Toledo Area	Land Assembly	6/9/2016
11-17231	836 SUDER AVE	Toledo	43611	No	MetroParks of Toledo Area	Land Assembly	6/9/2016
11-17234	828 SUDER AVE	Toledo	43611	No	MetroParks of Toledo Area	Land Assembly	6/9/2016
11-17237	840 SUDER AVE	Toledo	43611	No	MetroParks of Toledo Area	Land Assembly	6/9/2016
11-17264	704 ADRIAN ST	Toledo	43611	No	MetroParks of Toledo Area	Land Assembly	6/9/2016
11-17274	712 ADRIAN ST	Toledo	43611	No	MetroParks of Toledo Area	Land Assembly	6/9/2016
11-17277	716 ADRIAN ST	Toledo	43611	No	MetroParks of Toledo Area	Land Assembly	6/9/2016
11-17284	720 ADRIAN ST	Toledo	43611	No	MetroParks of Toledo Area	Land Assembly	6/9/2016
11-17287	726 ADRIAN ST	Toledo	43611	No	MetroParks of Toledo Area	Land Assembly	6/9/2016
11-17291	730 ADRIAN ST	Toledo	43611	No	MetroParks of Toledo Area	Land Assembly	6/9/2016
11-17297	711 ADRIAN ST	Toledo	43611	No	MetroParks of Toledo Area	Land Assembly	6/9/2016
11-18364	902 ADRIAN ST	Toledo	43611	No	MetroParks of Toledo Area	Land Assembly	6/9/2016

11-18441	817 ADRIAN ST	Toledo	43611	No	MetroParks of Toledo Area	Land Assembly	6/9/2016
11-18447	3340 EDISON ST	Toledo	43611	No	MetroParks of Toledo Area	Land Assembly	6/9/2016
11-18461	817 ADRIAN ST	Toledo	43611	No	MetroParks of Toledo Area	Land Assembly	6/9/2016
11-18464	809 ADRIAN ST	Toledo	43611	No	MetroParks of Toledo Area	Land Assembly	6/9/2016
11-19021	3345 EDISON ST	Toledo	43611	No	MetroParks of Toledo Area	Land Assembly	6/9/2016
11-19037	844 CLIFFORD ST	Toledo	43611	No	MetroParks of Toledo Area	Land Assembly	6/9/2016
11-19054	854 CLIFFORD ST	Toledo	43611	No	MetroParks of Toledo Area	Land Assembly	6/9/2016
11-19071	917 CLIFFORD ST	Toledo	43611	No	MetroParks of Toledo Area	Land Assembly	6/9/2016
11-19151	917 PONTIAC ST	Toledo	43611	No	MetroParks of Toledo Area	Land Assembly	6/9/2016
11-19174	921 PONTIAC ST	Toledo	43611	No	MetroParks of Toledo Area	Land Assembly	6/9/2016
11-19177	989 PONTIAC ST	Toledo	43611	No	MetroParks of Toledo Area	Land Assembly	6/9/2016
11-19977	3221 JOSEPH ST	Toledo	43611	No	MetroParks of Toledo Area	Land Assembly	6/9/2016
11-20004	1015 PONTIAC ST	Toledo	43611	No	MetroParks of Toledo Area	Land Assembly	6/9/2016
11-20051	3150 SCIOTA ST	Toledo	43611	No	MetroParks of Toledo Area	Land Assembly	6/9/2016
11-20504	1100 PONTIAC ST	Toledo	43611	No	MetroParks of Toledo Area	Land Assembly	6/9/2016
11-20627	1131 PONTIAC ST	Toledo	43611	No	MetroParks of Toledo Area	Land Assembly	6/9/2016
13-32747	2928 ROCKWOOD PL	Toledo	43610	Yes	Anthony Crawford	Rental	6/13/2016
11-15864	626 ADRIAN ST	Toledo	43611	No	MetroParks of Toledo Area	Land Assembly	6/14/2016
11-17364	3311 MICHIGAN ST	Toledo	43611	No	MetroParks of Toledo Area	Land Assembly	6/14/2016
11-18417	3302 EDISON ST	Toledo	43611	No	MetroParks of Toledo Area	Land Assembly	6/14/2016
11-18444	3334 EDISON ST	Toledo	43611	No	MetroParks of Toledo Area	Land Assembly	6/14/2016
11-19204	3106 JOSEPH ST	Toledo	43611	No	MetroParks of Toledo Area	Land Assembly	6/14/2016
11-19261	913 BASSETT ST	Toledo	43611	No	MetroParks of Toledo Area	Land Assembly	6/14/2016
04-56157	1241 YATES ST	Toledo	43608	No	Jose D. Silguero Guerrero	Owner Occupant	6/17/2016



OHFA NIP Demolition Grant Status Report

Project Status	Current	Total Budgeted	%
Identified	1367	2501	55%
Acquired	1088	2501	44%
Torn Down	706	2501	28%
Reimbursed	598	2501	24%
Expenditures	\$ 7,170,494.64	\$ 25,330,603.23	28%

Reimbursed To Date	Unreimbursed To Date	Total Spending	Grant Award
\$ 5,889,127	\$ 1,281,368	\$ 7,170,495	\$ 25,330,603

Target Areas Name	Projects	%
A Old South End	181	13%
B Cherry Legacy Area	136	10%
C BUMA / Englewood	97	7%
D The Junction / UpTown	236	17%
E East Toledo	226	16%
F ONE Village	429	31%
G Five Points / Overland	35	3%
H Arlington / Scott Park	27	2%

Side Lots Transferred	Current	All Projects	%
	179	1367	13%

COT Contractor	Private Contractor	Privates %	MBE/WBE %
535	166	24%	80%



One Government Center, Ste. 580 | Toledo, Ohio 43604
 (419) 213-4237 | www.LucasCountyLandBank.org

**PROJECT REPORT
 THROUGH July 19, 2016**

Neighborhood Meeting:

Library Village RISE Program July 19, 2016

Program Overview

<i>Intakes</i>	<i>Technical Assistance</i>	<i>RISE Assessments</i>	<i>PACE Applications</i>	<i>Loans Closed</i>	<i>Loans Pending</i>
301*	187	39	1	2	1

Technical Assistance

Address	Technical Assistance	Loan	PACE	RISE
1252 Corbin	Assessment completed			
401 Platt	Assessment completed			
67 Birkhead	Assessment completed			
2918 Rockwood	Assessment completed			
1825 Ottawa	Assessment completed			
2707 Parkwood	Assessment completed			
2717 Cherry	Assessment completed			
3413 Elm	Assessment completed			
2510 Parkwood	Assessment completed			
2102 Mt. Vernon	Assessment completed	Loan Closed		
318 Mellington	Assessment completed			
2711 Cherry	Assessment completed			
821 Pinewood	Assessment completed			
2453 Putnam	Assessment completed			
2510 Scottwood	Assessment completed	Applied – no equity		
410 Victoria	Assessment completed			
3141 Scottwood	Assessment completed			
1136 Belmont	Assessment completed			
2361 Hollywood	Assessment completed			
1722 Eileen	Assessment completed			

5334 Rector	Assessment completed			
3123 Kimball	Assessment completed			
104 S. River Waterville	Assessment completed			
3332 River	Assessment completed			
5356 Nebraska	Assessment completed			
3123 Kimball	Assessment completed			
1722 Eileen	Assessment completed			
5344 Rector	Assessment completed			
2103 Scottwood	Assessment completed			
2361 Hollywood	Assessment completed			
301 Parker	Assessment completed			
3332 River Rd.	Assessment completed	Loan approved		
1632 Oak	Assessment completed			
720 Islington	Assessment completed			
4127 Grantley	Assessment completed			
2829 Goddard	Assessment completed			
1224 Fernwood	Assessment completed			
3008 Meadowwood	Assessment completed			
2910 Burnett	Assessment completed			
2461 Barrington	Assessment completed			
3025 Hopewell	Assessment completed			
2343 Goddard	Assessment completed			
2944 Kenwood	Assessment completed			
2803 Cheltenham	Assessment completed			
2833 Goddard	Assessment completed			
2316 Barrington	Assessment completed			
2923 Goddard	Assessment completed			
2006 Mount Vernon	Assessment completed			
2242 Pemberton	Assessment completed			
904 Prospect	Assessment completed			
2447 Barrington	Assessment completed			
3217 Kenwood	Assessment completed			
3216 Middlesex	Assessment completed			
1744 Mt. Vernon	Assessment completed			
2907 Cheltenham	Assessment completed			
2602 Scottwood	Assessment completed	Loan denied		
631 Toronto	Assessment completed			
3458 Brantford	Assessment completed			
621 Winthrop	Assessment completed	Loan denied		
408 Floyd	Assessment completed			
410 Floyd	Assessment completed			
2404 Goddard	Assessment completed			

2903 Kenwood	Assessment completed			
2807 Middlesex	Assessment completed			
2051 Richmond	Assessment completed			
660 E. Broadway	Assessment completed			
2468 Middlesex	Assessment completed			
1438 Primrose	Assessment completed			
428 Knower	Assessment completed			
2815 Collingwood	Assessment completed			
1932 Upton	Assessment completed			
915 Prospect	Assessment completed			
2510 Scottwood	Re-assess for work done			
2660 Tully	Assessment completed			
1377 Wildwood	Assessment completed			
3454 Oakway	Assessment completed			
3402 Oakway	Assessment completed			
2611 Robinwood	Assessment completed			
1101 Waverly	Assessment completed			
305 Broadway	Assessment completed			
1715 Gilbert	Assessment completed			
202 Kevin	Assessment completed			
721 Searles	Assessment completed			
2422 Glenwood	Assessment completed			
321 Summit	Assessment completed			
624 Acklin	Assessment completed			
2854 Scottwood	Assessment completed			
3116 Darlington	Assessment completed			
5434 Fortune	Assessment completed			
4602 288 th	Assessment completed			
3541 146 th	Assessment completed			
5585 302 nd	Assessment completed			
4302 Onadaga	Assessment completed			
1918 Starr	Assessment completed			
1344 Corry	Assessment completed			
2621 106 th	Assessment completed			
3109 Eastmoreland	Assessment completed			
2527 116 th	Assessment completed			
2720 128 th	Assessment completed			
4805 293 rd	Assessment completed			
230 Trails End	Assessment completed	Loan submitted		
920 N. Detroit	Assessment completed			
4264 W. River	Assessment completed			
4306 Sheraton	Assessment completed			
5026 307 th	Assessment completed			
3511 Beechway	Assessment completed			
5512 Pageland	Assessment completed			
2416 Starr	Assessment completed			

3038 Lincolnshire	Assessment completed			
1853 Genesee	Assessment completed			
6046 326 th St.	Assessment completed			
2826 123 rd St	Assessment completed			
2728 Sulphur Springs	Assessment completed			
2525 Brenner	Assessment completed			
2950 113 th St.	Assessment completed			
2748 Gladhaven	Assessment completed			
1147 Carlton	Assessment completed			
1216 Tecumseh	Assessment completed			
251 Elgin	Assessment completed			
2464 Scottwood	Assessment completed			
2364 Meadowwood	Assessment completed		PACE Application submitted	
5144 Ketukkee	Assessment completed			
34 Birkhead	Assessment completed			
2649 Starr	Assessment completed			
2323 Drummond	Assessment completed			
3833 Drexel	Assessment completed			
3028 Drummond	Assessment completed			
740 Parker	Assessment completed			
415 W. Dudley	Assessment completed			
628 Brighton	Assessment completed			
1565 Avondale	Assessment completed			
1813 Talbot	No show			
2223 Robinwood	Assessment completed			
822 Delence	Assessment completed			
1014 Alldays	Assessment completed			
628 Evesham	Assessment completed	Submitted request to demo		
2924 Barrington	Assessment completed			
2354 Meadowwood	Assessment completed			
2350 Nebraska	Assessment completed			
2908 Barrington	Assessment completed			
545 Winthrop	Assessment completed			
7055 Corduroy	Assessment completed			
2304 Scottwood	Assessment completed			
2546 Meadowwood	Assessment completed			
1250 Nebraska	Assessment completed			
127 Whiting	Assessment completed			
2927 Middlesex	Assessment completed			
114 Winthrop	Assessment completed			
2406 Robinwood	Assessment completed			

2546 Torisdale	Assessment completed			
809 Stickney	Assessment completed			
611 Manitou	Assessment completed			
1415 Sabra	Assessment completed			RISE
1322 Pingree	Assessment completed			RISE
1102 Eleanor	Assessment completed			RISE
4332 Belmar	Assessment completed			RISE
1419 Corbin	Assessment completed			RISE
4207 Lowe	Assessment completed			RISE
4609 Overland	Assessment completed			RISE
4345 Pennfield	Assessment completed			RISE
4112 Berwick	Assessment completed			RISE
41124 Willys	Assessment completed			RISE
1107 Cribb	Assessment completed			RISE
4517 Commonwealth	Assessment completed			RISE
1490 Schuyler	Assessment completed			RISE
1624 Hagley	Assessment completed			RISE
4125 Carthage	Assessment completed			RISE
4505 Lockwood	Assessment completed			RISE
4437 N. Haven	Assessment completed			RISE
4160 Carthage	Assessment completed			RISE
4152 Carthage	Assessment completed			RISE
1643 Slater	Assessment completed			RISE
1157 Olson	Assessment completed			RISE
4607 Manorwood	Assessment completed			RISE
1504 Hagley	Assessment completed			RISE
4229 Willys	Assessment completed			RISE
4133 Thornton	Assessment completed			RISE
4316 Birchall	Assessment completed			RISE
4455 N. Haven	Assessment completed			RISE
4308 Belmar	Assessment completed			RISE
4106 Mayfair	Assessment completed			RISE
1548 Crestwood	Assessment completed			RISE
4204 Commonwealth	Assessment completed			RISE
4311 Westway	Assessment completed			RISE
1345 Rollins	Assessment completed			RISE
4144 Berwick	Assessment completed			RISE
4206 Jackman	Assessment completed			RISE
1126 Olson	Assessment completed			RISE
4210 Overland	Assessment completed			RISE
4240 N. Lockwood	Assessment completed			RISE
1412 Royalton	Assessment completed			RISE

* Amount may not match LAIN because only able to indicate one Land Bank program in the system.

ZIP CODE ANALYSIS OF USE:

Zip Code	# of Inquiries	Zip Code	# of Inquiries
43610	23	43614	13
43608	17	43609	10
43607	28	43612	48
43620	27	43611	29
43606	54	43613	3
43605	15	43615	4
43566	1	43602	1
43616	6	43537	3
43604	3	43566	1
43618	1		