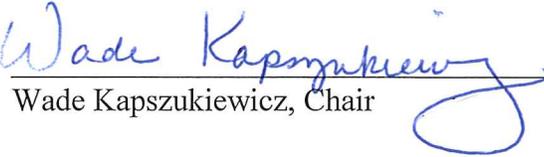
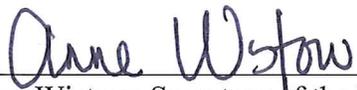


December 2, 2016

The Board of Directors represents that the record of the proceedings of the previous session on September 23, 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, December 2, 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 September 23, 2016 Minutes (posted on the website)
3. Treasurer's Report
 - a. **2016-022: Amendment to the 2016 Annual Budget**
 - b. **2016-023: Adopting the 2017 Annual Budget**
 - c. Presentation of Monthly Financial Statements
4. Action Items
 - a. **2016-024: Ratifying the Disposition of the Pythian Castle**
 - b. **2016-025: Authorizing the Acquisition and Disposition of Museum Place**
 - c. **2016-026: Authorizing an Extension of the Grant Agreement with United North for St. Hedwig's Senior LIHTC project**
5. President's Report
 - a. 2016 Accomplishments
 - b. Projects status update
 - c. **2016-027: Adjusting the Compensation of the President for 2016 and 2017**
6. Programs Report
 - a. Demolition Programs update
 - b. RISE update
7. New Business
 - a. 2017 Board Meeting Schedule
8. Adjournment



Date: December 2, 2016

Resolution No. 2016-022

Title: Authorizing a Second Amendment to the 2016 Annual Budget of the Corporation

Summary/Background: This resolution authorizes the Treasurer to amend and restate the annual operating budget for the Land Bank for the 2016 calendar year, as previously approved in Resolution 2015-023 and first amended in resolution 2016-007.

Authority: Code of Regulations § 9.3

Director Kozak 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 2016 Annual Budget is amended and restated as set forth in the attachment.

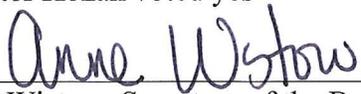
Section 2. The Treasurer is authorized to take all steps appropriate and necessary to incorporate this amended and restated budget into the Corporation's accounting system.

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 was not present
- Director Beazley voted yes
- Director Gibbon was not present
- Director Mendoza was not present
- Director Kozak voted yes



Anne Wistow, Secretary of the Board

	2016 Budget Revised 6/2016	2016 Budget Revised 12/2016	Difference
Starting Balance	\$ 1,250,000	\$ 1,250,000	
REVENUES			
Operating Revenue			
Statutory Reutilization Fund	\$ 1,450,000	\$ 1,436,444	\$ (13,556)
Property Sales	\$ 250,000	\$ 250,000	\$ -
Housing Fund	\$ 150,000	\$ 150,000	\$ -
Project Reimbursement	\$ 100,000	\$ 100,000	\$ -
RISE Income	\$ 495,000	\$ 25,500	\$ (469,500)
PACE Escrow Income	\$ -	\$ 100,000	\$ 100,000
Investment Income	\$ 2,500	\$ 2,500	\$ -
Other Income	\$ 35,000	\$ 35,000	\$ -
Total Operating Revenues	\$ 2,482,500	\$ 2,099,444	\$ (383,056)
Grant Revenue			
OHFA NIP Demolition	\$ 4,165,000	\$ 4,165,000	\$ -
OHFA NIP Maintenance	\$ 480,500	\$ 480,500	\$ -
OHFA NIP Administration	\$ 340,500	\$ 340,500	\$ -
Total Grant Revenues	\$ 4,986,000	\$ 4,986,000	\$ -
Total Revenues	\$ 7,468,500	\$ 7,085,444	\$ (383,056)
OPERATING EXPENSES			
Contract Services			
LRC Funded Demolition	\$ 250,000	\$ 150,000	\$ (100,000)
Holding Costs	\$ 225,000	\$ 150,000	\$ (75,000)
Inspections	\$ 25,000	\$ 25,000	\$ -
Field Services	\$ 200,000	\$ 200,000	\$ -
Other Contract Services	\$ 12,500	\$ 12,500	\$ -
Program Expenses			
Acquisition / Disposition	\$ 25,000	\$ 25,000	\$ -
RISE - Targeted Investment	\$ 842,500	\$ 274,060	\$ (568,440)
Project Match Grants	\$ 50,000	\$ 350,000	\$ 300,000
Housing Fund	\$ 391,000	\$ 391,000	\$ -
Heritage Home Program	\$ 60,000	\$ 60,000	\$ -
PACE Escrow Expenditure	\$ -	\$ 100,000	\$ 100,000
Other Program Expenses	\$ 26,000	\$ 27,000	\$ 1,000
Professional Services			
Accounting/Auditing/Payroll	\$ 15,000	\$ 40,000	\$ 25,000
Business Insurance	\$ 30,000	\$ 30,000	\$ -
Information Technology	\$ 35,000	\$ 40,000	\$ 5,000
Consulting Services	\$ 15,000	\$ 15,000	\$ -
Communications	\$ 15,000	\$ 10,000	\$ (5,000)
Other Professional Services	\$ 5,000	\$ 5,000	\$ -

	2016 Budget Revised 6/2016	2016 Budget Revised 12/2016	Difference
Employee Expenses			
Staff Salaries	\$ 476,000	\$ 500,000	\$ 24,000
Payroll Taxes	\$ 40,000	\$ 40,000	\$ -
Employee Benefits	\$ 100,000	\$ 105,000	\$ 5,000
457(b) Retirement Plan	\$ 35,500	\$ 37,500	\$ 2,000
Professional Development	\$ 9,000	\$ 2,500	\$ (6,500)
Internships	\$ 30,000	\$ -	\$ (30,000)
Office Expenses			
Postage	\$ 3,250	\$ 3,500	\$ 250
Equipment, Repairs	\$ 10,000	\$ 10,000	\$ -
Office and Printing	\$ 11,500	\$ 30,000	\$ 18,500
Parking, Mileage, Fuel	\$ 10,000	\$ 12,000	\$ 2,000
Conferences	\$ 5,000	\$ 13,000	\$ 8,000
Rent	\$ -	\$ -	\$ -
Other Office Expenses	\$ 500	\$ 500	\$ -
Miscellaneous Expenses	\$ 500	\$ 500	\$ -
Total Operating Expenses	\$ 2,953,250	\$ 2,659,060	\$ (294,190)
Grant Expenses			
OHFA NIP Demolition	\$ 4,045,608	\$ 4,045,608	\$ -
OHFA NIP Environmental Services	\$ 996,744	\$ 996,744	\$ -
OHFA NIP Property Maintenance	\$ 586,320	\$ 480,420	\$ (105,900)
OHFA NIP Property Maintenance Refunds	\$ 87,948	\$ 105,900	\$ 17,952
OHFA NIP Administration	\$ 146,580	\$ 146,580	\$ -
Total Grant Expenses	\$ 5,863,200	\$ 5,775,252	\$ (87,948)
Total Expenses	\$ 8,816,450	\$ 8,434,312	\$ (382,138)
Budget Stabilization Fund	\$ 450,000	\$ 450,000	
Unencumbered Ending Balance	\$ (547,950)	\$ (548,868)	



Date: December 2, 2015

Resolution No. 2016-023

Title: Adopting the 2017 Annual Budget of the Corporation

Summary/Background: Consistent with the Code of Regulations, the Board called and held a public hearing as part of its regular December 2, 2016 meeting to consider budget appropriations for the 2017 fiscal year. Pursuant to that hearing, the Board wishes to authorize the adoption of the 2017 annual budget for the Land Bank.

Authority: Code of Regulations § 9.3

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. The 2017 Land Bank Budget, attached to this resolution, is adopted as the annual budget of the corporation for the 2017 fiscal year.

Section 2. The Treasurer, with approval by the President or his designee, shall be authorized to amend the annual 2017 budget to reflect the final 2016 unencumbered ending balance.

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 was not present
Director Beazley voted yes
Director Gibbon was not present
Director Mendoza was not present
Director Kozak voted yes

Anne Wistow

Anne Wistow, Secretary of the Board

	2016 Budget FINAL	2017 Budget PROPOSED
Starting Balance	\$ 1,250,000	\$ 1,250,000
REVENUES		
Operating Revenue		
Statutory Reutilization Fund	\$ 1,436,444	\$ 1,400,000
Property Sales	\$ 250,000	\$ 250,000
Housing Fund	\$ 150,000	\$ 150,000
Project Reimbursement	\$ 100,000	\$ 100,000
RISE Income	\$ 25,500	\$ 534,500
PACE Escrow Income	\$ 100,000	\$ 200,000
Investment Income	\$ 2,500	\$ 2,000
Other Income	\$ 35,000	\$ 20,000
Total Operating Revenues	\$ 2,099,444	\$ 2,656,500
Grant Revenue		
OHFA NIP Demolition	\$ 4,165,000	\$ 4,333,500
OHFA NIP Maintenance	\$ 480,500	\$ 600,000
OHFA NIP Administration	\$ 340,500	\$ 366,500
Total Grant Revenues	\$ 4,986,000	\$ 5,300,000
Total Revenues	\$ 7,085,444	\$ 7,956,500
OPERATING EXPENSES		
Contract Services		
LRC Funded Demolition	\$ 150,000	\$ 150,000
Holding Costs	\$ 150,000	\$ 150,000
Inspections	\$ 25,000	\$ 25,000
Field Services	\$ 200,000	\$ 200,000
Other Contract Services	\$ 12,500	\$ 12,500
Program Expenses		
Acquisition / Disposition	\$ 25,000	\$ 25,000
RISE - Targeted Investment	\$ 274,060	\$ 816,500
Project Match Grants	\$ 350,000	\$ 32,500
Housing Fund	\$ 391,000	\$ 400,000
Heritage Home Program	\$ 60,000	\$ 47,500
PACE Escrow Expenditure	\$ 100,000	\$ 200,000
Other Program Expenses	\$ 27,000	\$ 55,000
Professional Services		
Accounting/Auditing/Payroll	\$ 40,000	\$ 16,500
Business Insurance	\$ 30,000	\$ 30,000
Information Technology	\$ 40,000	\$ 25,250
Consulting Services	\$ 15,000	\$ 15,000
Communications	\$ 10,000	\$ 10,000
Other Professional Services	\$ 5,000	\$ 5,000

	2016 Budget FINAL	2017 Budget PROPOSED
Employee Expenses		
Staff Salaries	\$ 500,000	\$ 510,000
Payroll Taxes	\$ 40,000	\$ 38,000
Employee Benefits	\$ 105,000	\$ 112,000
457(b) Retirement Plan	\$ 37,500	\$ 38,000
Professional Development	\$ 2,500	\$ 2,500
Internships	\$ -	\$ 14,000
Office Expenses		
Postage	\$ 3,500	\$ 3,710
Equipment, Repairs	\$ 10,000	\$ 10,500
Office and Printing	\$ 30,000	\$ 12,000
Parking, Mileage, Fuel	\$ 12,000	\$ 12,500
Conferences	\$ 13,000	\$ 5,000
Rent	\$ -	\$ -
Other Office Expenses	\$ 500	\$ 500
Miscellaneous Expenses	\$ 500	\$ 500
Total Operating Expenses	\$ 2,659,060	\$ 2,974,960
Grant Expenses		
OHFA NIP Demolition	\$ 4,045,608	\$ 3,810,000
OHFA NIP Environmental Services	\$ 996,744	\$ 742,000
OHFA NIP Property Maintenance	\$ 480,420	\$ 388,000
OHFA NIP Property Maintenance Refunds	\$ 105,900	\$ 160,000
OHFA NIP Administration	\$ 146,580	\$ 200,000
Total Grant Expenses	\$ 5,775,252	\$ 5,300,000
Total Expenses	\$ 8,434,312	\$ 8,274,960
Budget Stabilization Fund	\$ 450,000	\$ 450,000
Unencumbered Ending Balance	\$ (548,868)	\$ 481,540

Lucas County Land Reutilization Corporation
2017 Budget Narrative

REVENUES

Operating Revenue

- The 2017 budget reflects a conservative estimate of statutory reutilization fund revenue from the County based on the structural reduction that occurred following the County's transition to a new tax accounting system in 2016.
- All other major revenue lines (Property Sales; Housing Fund; Project Reimbursement) will have a 0% budgeted increase for 2017.
- RISE Income assumptions are discussed below under Program Expenses > RISE – Targeted Investment.
- PACE Escrow Income (and the corresponding PACE Escrow Expenditure under Program Expenses) accounts for escrowed proceeds of Property Assessed Clean Energy (PACE) projects undertaken by homeowners in partnership with the Land Bank and the Toledo-Lucas County Port Authority's Energy Special Improvement District and is budget neutral for 2017. Because proceeds from PACE escrow projects will be paid from the Land Bank's regular checking account, funds will be booked as revenue with an equal corresponding expenditure when required to be paid.

OPERATING EXPENSES

Contract Services

- All major line items will have a 0% budgeted increase for 2017.
- Other Contract Services includes an expected expenditure of \$9,750 (\$325 for 30 participants) in pre-purchase housing counseling for potential homeowners.

Program Expenses

RISE – Targeted Investment

- A portion of RISE targeted investments committed in 2016 in Library Village (\$689,060 in expenditures less \$425,000 in revenues equaling a net expenditure of \$264,060) will carry forward to the 2017 budget in the amount of \$415,000 in expenditures and \$399,500 in revenues equaling a net expenditure of \$15,500, with all expenditures and revenues expected to be paid/earned by December 15, 2017.
- RISE targeted investment is committed to one discrete neighborhood selected by the Board in 2017 (\$401,500 in expected expenditures less \$135,000 in expected revenues equaling a net expenditure of \$266,500) and included in the 2017 budget.

Project Match Grants

- A one-time expenditure in the 2016 budget (Pythian Castle – roof replacement loan) is not anticipated in the 2017 budget.

Housing Fund

- Grants awarded in the 2016-2017 Housing Fund cycle (\$400,000 total) will be reimbursable for eligible expenses through December 15, 2017, with \$300,000 carried forward to the 2017 budget.
- A separate Housing Fund grant for the St. Hedwig's redevelopment (\$100,000) in North Toledo is budgeted and will be carried forward and reimbursable for eligible expenses no later than November 30, 2017.
- The Board has authorized an additional Housing Fund expenditure to NeighborWorks Toledo Region (up to \$213,500) for the Oakwood Homes homeowner project which is reimbursable through December 1, 2020. No portion of this authorized expenditure is reflected in the 2017 budget based on expected project goals.

Heritage Home Program

- The license agreement between the Land Bank and the Cleveland Restoration Society expires in 2017. The 2017 budget anticipates a renewal of that licensing agreement at an annual expense of \$6,000 per year (including licensing fees and staff support).
- The 2017 budget reflects a 5% increase in the ongoing consulting agreement with Kathleen Kovacs for services as Heritage Home Program Director for up to 25 hours per week.

Other Program Expenses

- Three of the four payments to the National Community Reinvestment Coalition (a total of \$39,375 out of \$52,500) for ReInvest Toledo neighborhood organizing efforts between 2016-2018 will be made from this line item in the 2017 budget.
- Reimbursement to Gerald Kellman, Senior Advisor to the National Community Reinvestment Coalition (\$11,250 out of up to \$15,000) for travel related to the ReInvest Toledo neighborhood organizing efforts between 2016-2018 will be made from this line item in the 2017 budget.

Professional Services

- Accounting/Auditing/Payroll had a one-time expenditure in 2016 (IRS Private Letter Ruling) that is not anticipated in the 2017 budget.
- Information Technology reflects an expenditure reduction in the 2017 budget as a result of the Land Bank's cost-saving partnership with Lucas County Information Services.

Employee Expenses

- Staff salaries and interrelated benefit costs will have a budgeted increase of 2% over 2016 final budgeted amounts, reflecting an increase consistent with management and bargaining unit salary increases across Lucas County agencies and departments.

Office Expenses

- All line items are budgeted in 2017 for an increase of approximately 3% over the final 2016 budgeted figures.
- Office and Printing had a one-time expenditure in 2016 (Office furniture acquisition) that is not anticipated for the 2017 budget.
- Conferences has an unusually high budget in 2016 due to the timing of the two major conferences that Land Bank staff attends. The 2017 budget reflects the historic average for Conference expenditures.
- Rent is budgeted at \$0 for the 2017 budget based on the Board of Lucas County Commissioners' ongoing waiver of rent collection.

GRANTS

Grant Revenue

- The Neighborhood Initiative Program grant from the Ohio Housing Finance Agency will continue through 2017.
- 500 projects are planned to be fully reimbursed in the 2017 budget at an average reimbursement of \$10,600 per project (\$5,300,000 in total divided as follows: \$4,333,500 in OHFA NIP Demolition Reimbursement; \$600,000 in OHFA NIP Maintenance Reimbursement; \$366,500 in OHFA NIP Administration Reimbursement).

Grant Expenses

- The Neighborhood Initiative Program grant from the Ohio Housing Finance Agency will continue through 2017.
- Expenditures related to 500 projects are planned to be completed in the 2017 budget at an average cost of \$10,600 per project (\$5,300,000 in total divided as follows: \$3,810,000 in OHFA NIP Demolition; \$742,000 in OHFA NIP Environmental Services; \$388,000 in OHFA NIP Property Maintenance; \$200,000 in OHFA NIP Property Maintenance Refunds; \$200,000 in OHFA NIP Administration).

	<u>2016 Budget</u>	<u>2016 Actual</u>	<u>% to Date</u>
Starting Balance	\$ 1,250,000	\$ 1,230,149	-
REVENUES			
Operating Revenue			
Statutory Reutilization Fund	\$ 1,436,444	\$ 1,436,444	100.0%
Property Sales	\$ 250,000	\$ 378,091	151.2%
Housing Fund	\$ 150,000	\$ 150,000	100.0%
Project Reimbursement	\$ 100,000	\$ 85,126	85.1%
RISE Income	\$ 25,500	\$ 25,523	100.1%
PACE Escrow Income	\$ 100,000	\$ 43,884	43.9%
Investment Income	\$ 2,500	\$ 1,883	75.3%
Other Income	\$ 35,000	\$ 6,523	18.6%
Total Operating Revenues	\$ 2,099,444	\$ 2,127,474	101.3%
Grant Revenue			
OHFA NIP Demolition Reimbursement	\$ 4,165,000	\$ 3,344,428	80.3%
OHFA NIP Maintenance Reimbursement	\$ 480,500	\$ 475,200	98.9%
OHFA NIP Admin Reimbursement	\$ 340,500	\$ 291,393	85.6%
Total Grant Revenues	\$ 4,986,000	\$ 4,111,021	82.5%
Total Revenues	\$ 7,085,444	\$ 6,238,495	88.0%
OPERATING EXPENSES			
Contract Services			
LRC Funded Demolition	\$ 150,000	\$ 76,969	51.3%
Holding Costs	\$ 150,000	\$ 103,588	69.1%
Inspections	\$ 25,000	\$ 21,600	86.4%
Field Services	\$ 200,000	\$ 161,050	80.5%
Other Contract Services	\$ 12,500	\$ 5,680	45.4%
Program Expenses			
Acquisition / Disposition	\$ 25,000	\$ 16,877	67.5%
RISE	\$ 274,060	\$ 155,799	56.8%
Project Match Grants	\$ 350,000	\$ 259,662	74.2%
Housing Fund	\$ 391,000	\$ 170,945	43.7%
Heritage Home Program	\$ 60,000	\$ 40,838	68.1%
PACE Escrow Expenditure	\$ 100,000	\$ 42,884	42.9%
Other Program Expenses	\$ 27,000	\$ 26,706	98.9%
Professional Services			
Accounting/Auditing/Payroll Services	\$ 40,000	\$ 37,843	94.6%
Business Insurance	\$ 30,000	\$ 26,682	88.9%
Information Technology	\$ 40,000	\$ 34,738	86.8%
Consulting Services	\$ 15,000	\$ 13,210	88.1%
Communications	\$ 10,000	\$ 6,040	60.4%
Other Professional Services	\$ 5,000	\$ 51	1.0%

	<u>2016 Budget</u>	<u>2016 Actual</u>	<u>% to Date</u>
Employee Expenses			
Staff Salaries	\$ 500,000	\$ 416,565	83.3%
Payroll Taxes	\$ 40,000	\$ 34,375	85.9%
Employee Benefits	\$ 105,000	\$ 91,055	86.7%
457(b) Retirement Plan	\$ 37,500	\$ 26,648	71.1%
Professional Development	\$ 2,500	\$ 1,198	47.9%
Internships	\$ -	\$ -	0.0%
Office Expenses			
Postage	\$ 3,500	\$ 2,935	83.9%
Equipment, Repairs	\$ 10,000	\$ 6,708	67.1%
Office and Printing	\$ 30,000	\$ 15,294	51.0%
Parking, Mileage, Fuel	\$ 12,000	\$ 9,641	80.3%
Conferences	\$ 13,000	\$ 12,334	94.9%
Rent	\$ -	\$ -	0.0%
Other Office Expenses	\$ 500	\$ 44	8.8%
Miscellaneous Expenses	\$ 500	\$ 289	57.8%
Total Operating Expenses	\$ 2,659,060	\$ 1,818,246	68.4%
Grant Expenses			
OHFA NIP Demolition	\$ 4,045,608	\$ 2,884,106	71.3%
OHFA NIP Environmental Services	\$ 996,744	\$ 763,057	76.6%
OHFA NIP Maintenance	\$ 480,420	\$ 106,958	22.3%
OHFA NIP Maintenance Refunds	\$ 105,900	\$ 105,900	100.0%
OHFA NIP Administration	\$ 146,580	\$ 69,850	47.7%
Total Grant Expenses	\$ 5,775,252	\$ 3,929,871	68.0%
Total Expenses	\$ 8,434,312	\$ 5,748,118	68.2%
Budget Stabilization Fund	\$ 450,000	\$ 450,000	100.0%
Unencumbered Ending Balance	\$ (548,868)	\$ 1,270,526	-231.5%

Lucas County Land Reutilization Corporation
Bill Payment List
September 2016

Date	Num	Vendor	Amount
09/01/2016	3853	Avatar LLC	-5,775.00
09/01/2016	3854	City of Toledo - OHFA	-70,080.00
09/01/2016	3855	Darlene Baird	-300.00
09/01/2016	3856	David Mann	-298.00
09/01/2016	3857	DMD Environmental Inc	-2,415.00
09/01/2016	3858	HazCorp	-5,175.00
09/01/2016	3859	Jerry Clark	-5,000.00
09/01/2016	3860	Lewandowski Engineers	-850.00
09/01/2016	3861	Lucas County Auditor	-9.00
09/01/2016	3862	Lucas County Treasurer	-1,800.00
09/01/2016	3863	Midland Title and Escrow	-1,288.00
09/01/2016	3864	MoeHill Trashout	-1,816.01
09/01/2016	3865	MT Business Technologies Inc.	-162.40
09/01/2016	3866	Sutter Home Inspections LTD	-450.00
09/01/2016	3867	Suzanne Hines	-1,150.00
09/01/2016	3868	T Smidis Hauling	-1,375.66
09/01/2016	3869	Gary Kremnec	-4,367.50
09/01/2016	3870	Mark & Tonya Iannarino	-449.50
09/01/2016	3871	Sarah Payne	-325.00
09/01/2016	3872	A+Building Maintenance	-6,540.00
09/01/2016	3873	All Aspects LLC	-3,990.00
09/01/2016	3874	Kathleen Kovacs	-3,287.50
09/08/2016	3875	ASAP Mowing	-5,760.00
09/08/2016	3876	Avatar LLC	-630.00
09/08/2016	3877	Carolyn Maynhart	-4,725.00
09/08/2016	3878	City of Toledo - OHFA	-52,560.00
09/08/2016	3879	Collingwood Water	-37.00
09/08/2016	3880	Colonial Life Insurance	-79.40
09/08/2016	3881	Department of Public Utilities	-405.44
09/08/2016	3882	Lewandowski Engineers	-875.00
09/08/2016	3883	Lucas County Auditor	-4.00
09/08/2016	3884	Lucas County OMB	-227.13
09/08/2016	3885	Lucas County Prosecutor	-25,000.00
09/08/2016	3886	Lucas County Treasurer	-25,000.00
09/08/2016	3887	Lucas County Treasurer DETAC	-325.00
09/08/2016	3888	Mail It	-334.21
09/08/2016	3889	Mary Cianci	-2,616.90
09/08/2016	3890	Mr. Snow Removal	-3,192.90
09/08/2016	3891	NWGS	-40.00
09/08/2016	3892	Sutter Home Inspections LTD	-700.00

Lucas County Land Reutilization Corporation
Bill Payment List
September 2016

Date	Num	Vendor	Amount
09/08/2016	ach	INTUIT QUICKBOOKS	-39.95
09/08/2016	ach	Amazon	-190.59
09/08/2016	ach	Speedway	-57.00
09/08/2016	ach	Western Reserve Land Conservancy	-1,250.00
09/09/2016	ach	Ameritas Life Insurance Corp	-2,767.82
09/09/2016	ach	Data Services	-18,918.18
09/15/2016	3899	American Lawn Services	-4,920.00
09/15/2016	3900	Ben Abbas	-11.00
09/15/2016	3901	Department of Public Utilities	-170.38
09/15/2016	3902	HazCorp	-5,865.00
09/15/2016	3903	Landscape by Michael LLC	-5,040.00
09/15/2016	3904	Lee Alfred Wright and Beth Ann Nancarrol	-4,102.50
09/15/2016	3905	Lucas County Auditor	-1.00
09/15/2016	3906	MoeHill Trashout	-543.70
09/15/2016	3907	Mr. Snow Removal	-1,450.00
09/15/2016	3908	OFFICE MAX	-37.55
09/15/2016	3909	Sarah Payne	-650.00
09/15/2016	3910	SL Hauling & Renovations LLC	-4,975.00
09/15/2016	3911	T Smidis Hauling	-633.30
09/15/2016	3912	Wesley Blood	-1,450.00
09/15/2016	ach	Data Services	-117.28
09/15/2016	ach	Home Depot	-14.49
09/15/2016	ach	Shell Oil	-58.03
09/15/2016	ach	Home Depot	-16.17
09/15/2016	ach	BP	-59.00
09/15/2016	ach	Shell Oil	-51.00
09/15/2016	ach	Dell	-1,259.96
09/15/2016	3913	Midland Title and Escrow	-250.50
09/15/2016	3914	Mr. Snow Removal	-1,800.00
09/15/2016	3915	Reid and Deborah Ashbaucher	-2,781.16
09/22/2016	3916	All Aspects LLC	-4,110.00
09/22/2016	3917	City of Toledo - OHFA	-5,840.00
09/22/2016	3918	Department of Public Utilities	-120.53
09/22/2016	3919	Downtown Toledo Development Corporation	-1,500.00
09/22/2016	3920	HazCorp	-4,140.00
09/22/2016	3921	Jane Mullikin	-955.00
09/22/2016	3922	Lake Erie Tree Service LLC	-1,350.00
09/22/2016	3923	Lucas County Auditor	-4.00
09/22/2016	3924	Lucas County Health Benefits	-8,343.55
09/22/2016	3925	Lucas County OMB	-229.21
09/22/2016	3926	Richard Mann	-2,955.00

Lucas County Land Reutilization Corporation
Bill Payment List
September 2016

Date	Num	Vendor	Amount
09/22/2016	3927	Sutter Home Inspections LTD	-750.00
09/22/2016	3928	Verizon Wireless	-489.45
09/22/2016	ach	Amazon	-10.17
09/22/2016	ach	Ameritas Life Insurance Corp	-2,768.12
09/22/2016	ach	City of Toledo Building Inspections	-448.45
09/22/2016	ach	Data Services	-18,491.99
09/22/2016	ach	Home Depot	-36.62
09/22/2016	ach	Shell Oil	-50.00
09/22/2016	ach	Valvoline	-57.88
09/22/2016	3929	City of Toledo - OHFA	-6,489.00
09/26/2016	3930	Port Lawrence Title	-2,120.00
09/26/2016	3931	City of Toledo - OHFA	-4,508.00
09/26/2016	3932	City of Toledo - OHFA	-644.00
09/26/2016	3933	City of Toledo - OHFA	-644.00
09/26/2016	3934	City of Toledo - OHFA	-644.00
09/26/2016	3935	City of Toledo - OHFA	-644.00
09/26/2016	3936	City of Toledo - OHFA	-644.00
09/26/2016	3937	City of Toledo - OHFA	-644.00
09/26/2016	3938	City of Toledo - OHFA	-644.00
09/26/2016	3939	City of Toledo - OHFA	-644.00
09/26/2016	3940	City of Toledo - OHFA	-1,288.00
09/26/2016	3941	City of Toledo - OHFA	-1,288.00
09/26/2016	3942	City of Toledo - OHFA	-1,288.00
09/26/2016	3943	City of Toledo - OHFA	-1,932.00
09/26/2016	3944	City of Toledo - OHFA	-2,576.00
09/26/2016	3945	City of Toledo - OHFA	-1,932.00
09/26/2016	3946	City of Toledo - OHFA	-1,932.00
09/26/2016	3947	City of Toledo - OHFA	-1,932.00
09/26/2016	3948	City of Toledo - OHFA	-1,932.00
09/26/2016	3949	City of Toledo - OHFA	-2,576.00
09/26/2016	3950	City of Toledo - OHFA	-2,576.00
09/26/2016	3951	City of Toledo - OHFA	-3,220.00
09/26/2016	3952	City of Toledo - OHFA	-3,220.00
09/26/2016	3953	City of Toledo - OHFA	-3,220.00
09/26/2016	3954	City of Toledo - OHFA	-6,440.00
09/26/2016	3955	City of Toledo - OHFA	-644.00
09/26/2016	3956	Midwest Environmental, Inc	-3,480.00
09/26/2016	3957	TJRS LLC	-750.00
09/30/2016	ach	Barneys Gas	-59.00
09/30/2016	ach	Home Depot	-5.85
09/30/2016	1	Sunoco	-58.00

Lucas County Land Reutilization Corporation
Bill Payment List
September 2016

Date	Num	Vendor	Amount
09/30/2016	ach	Home Depot	-9.62
09/30/2016	ach	CLERAC LLC	-502.10
09/30/2016	ach	Menards	-58.94
09/30/2016	ach	CLERAC LLC	-502.10
09/30/2016	ach	Home Depot	-1,879.01
09/30/2016	ach	NWGS	-40.00
09/30/2016	ach	NWGS	-25.00
			<hr/>
			-\$ 415,180.70

Lucas County Land Reutilization Corporation
Bill Payment List
October 2016

Date	Num	Vendor	Amount
10/03/2016	3958	Avatar LLC	-1,140.00
10/03/2016	3959	City of Toledo - OHFA	-52,560.00
10/03/2016	3960	Colonial Life Insurance	-79.40
10/03/2016	3961	David Mann	-476.73
10/03/2016	3962	DMD Environmental Inc	-1,380.00
10/03/2016	3963	HazCorp	-4,830.00
10/03/2016	3964	Jane Mullikin	-381.50
10/03/2016	3965	Juliana Fritts	-4,225.00
10/03/2016	3966	Kathleen Kovacs	-2,387.50
10/03/2016	3967	King Business Interiors	-892.00
10/03/2016	3968	Leslie White	-4,371.50
10/03/2016	3969	Lucas County Treasurer	-100.00
10/03/2016	3970	Mr. Snow Removal	-5,015.00
10/03/2016	3971	MT Business Technologies Inc.	-184.66
10/03/2016	3972	OFFICE MAX	-61.70
10/03/2016	3973	Reid and Deborah Ashbaucher	-1,942.00
10/03/2016	3974	Shasta Hill	-2,395.00
10/03/2016	3975	Sutter Home Inspections LTD	-750.00
10/03/2016	3976	T Smidis Hauling	-614.83
10/03/2016	3977	Toledo Fence & Supply Co	-3,664.00
10/03/2016	3978	City of Toledo - OHFA	-35,040.00
10/03/2016	3979	Lucas County Auditor	-104.00
10/03/2016	3980	Lucas County Treasurer	-1,650.00
10/03/2016	3981	Habitat for Humanity	-26,200.00
10/03/2016	3982	Stephanie Beebe	-65.39
10/06/2016	3983	A+Building Maintenance	-6,480.00
10/06/2016	3984	ASAP Mowing	-5,820.00
10/06/2016	3985	City of Toledo - OHFA	-5,840.00
10/06/2016	3986	Cleveland Restoration Society	-4,000.00
10/06/2016	3987	Collingwood Water	-37.00
10/06/2016	3988	David Mann	-620.25
10/06/2016	3989	Department of Public Utilities	-801.19
10/06/2016	3990	Linda Beck	-4,112.00
10/06/2016	3991	Mail It	-298.19
10/06/2016	3992	Midwest Environmental, Inc	-10,160.00
10/06/2016	3993	Mr. Snow Removal	-8,310.00
10/06/2016	3994	OFFICE MAX	-48.77
10/06/2016	3995	Stephanie Shackelford	-41.86
10/06/2016	3996	Total Environmental Services LLC	-3,220.00
10/06/2016	ach	Ohio Homeowner Association	-30,800.44

Lucas County Land Reutilization Corporation
Bill Payment List
October 2016

Date	Num	Vendor	Amount
10/07/2016	ach	Hilton Garden Inn	-3,101.25
10/07/2016	ach	Data Services	-18,305.91
10/07/2016	ach	Ameritas Life Insurance Corp	-2,772.42
10/07/2016	ach	Data Services	-178.78
10/14/2016	3997	Midwest Environmental, Inc	-5,350.00
10/14/2016	3998	American Lawn Services	-5,250.00
10/14/2016	3999	Landscape by Michael LLC	-4,920.00
10/14/2016	4000	Total Environmental Services LLC	-1,540.00
10/14/2016	4001	MoeHill Trashout	-590.00
10/14/2016	4002	Sutter Home Inspections LTD	-450.00
10/14/2016	4003	T Smidis Hauling	-442.08
10/14/2016	4004	Anne Wistow	-25.63
10/14/2016	4005	Lucas County Auditor	-5.00
10/18/2016	4006	Port Lawrence Title	-1,887.50
10/20/2016	4007	Althea P Dorn	-5,000.00
10/20/2016	4008	Department of Public Utilities	-133.60
10/20/2016	4009	Frannie Strause	-1,187.50
10/20/2016	4010	Laura Hassell	-5,000.00
10/20/2016	4011	Mr. Snow Removal	-292.50
10/20/2016	ach	Barneys Gas	-64.01
10/20/2016	ACH	Home Depot	-12.28
10/20/2016	ACH	Shell Oil	-63.05
10/20/2016	ACH	Speedway	-54.00
10/20/2016	ACH	Stop & Go	-45.00
10/20/2016	ACH	Stop & Shop	-40.00
10/20/2016	ACH	Home Depot	-45.92
10/27/2016	4012	David Mann	-51.99
10/27/2016	4013	Keystone Press	-157.50
10/27/2016	4014	Lucas County Health Benefits	-8,343.55
10/27/2016	4015	Mr. Snow Removal	-1,080.00
10/27/2016	4016	NWGS	-20.00
10/27/2016	4017	OFFICE MAX	-83.20
10/27/2016	4018	Verizon Wireless	-188.07
10/27/2016	ach	AutoZone	-36.44
10/27/2016	ach	Barneys Gas	-61.00
10/27/2016	ach	Menards	-8.82
10/28/2016	4019	DMD Environmental Inc	-11,930.00
10/28/2016	4020	ESI	-2,760.00
10/28/2016	4021	HazCorp	-3,105.00
10/28/2016	4022	Helen Moore	-2,200.00
10/28/2016	4023	Midwest Environmental, Inc	-54,300.00

Lucas County Land Reutilization Corporation
Bill Payment List
October 2016

Date	Num	Vendor	Amount
10/28/2016	4024	Mr. Snow Removal	-2,750.00
10/28/2016	4025	Thomas Nadolny	-5,000.00
10/28/2016	4026	Total Environmental Services LLC	-31,490.00
10/28/2016	ach	Department of Public Utilities	-22.78
10/27/2016	ach	Home Depot	-46.97
10/28/2016	ach	Ohio Turnpike	-5.75
10/28/2016	ach	Shell Oil	-56.84
10/28/2016	ach	Speedway	-43.50
10/28/2016	ach	Westin Cleveland	-2,378.40
10/28/2016	ach	Ameritas Life Insurance Corp	-2,771.66
10/28/2016	ach	Data Services	-18,299.82
10/28/2016	ach	Porcelli's	-30.95
10/28/2016	ach	VILLA Zapata	-115.69
10/04/2016	ach	INTUIT QUICKBOOKS	-429.95
10/28/2016	ACH	NWGS	-19.51
		- \$	435,643.73

Lucas County Land Reutilization Corporation
Bill Payment List
November 2016

Date	Num	Vendor	Amount
11/01/2016	ach	Ameritas Life Insurance Corp	-2,772.42
11/01/2016	ach	Data Services	-18,305.87
11/01/2016	4027	A+Building Maintenance	-6,630.00
11/01/2016	4028	All Aspects LLC	-4,140.00
11/01/2016	4029	Anne Wistow	-144.12
11/01/2016	4030	Avatar LLC	-787.50
11/01/2016	4031	Brooks Insurance	-455.00
11/01/2016	4032	City of Toledo - OHFA	-64,240.00
11/01/2016	4033	David Mann	-83.55
11/01/2016	4034	Department of Public Utilities	-2,001.71
11/01/2016	4035	DMD Environmental Inc	-4,935.00
11/01/2016	4036	HazCorp	-2,760.00
11/01/2016	4037	Joshua Murnen	-9.99
11/01/2016	4038	Kathleen Kovacs	-1,737.50
11/01/2016	4039	Lake Erie Tree Service LLC	-2,450.00
11/01/2016	4040	Lucas County Auditor	-13.00
11/01/2016	4041	Lucas County Treasurer DETAC	-3,350.00
11/01/2016	4042	MP & Sons Landscaping	-1,845.00
11/01/2016	4043	Mr. Snow Removal	-6,240.00
11/01/2016	4044	MT Business Technologies Inc.	-135.46
11/01/2016	4045	Shantae Brownlee	-133.77
11/01/2016	4046	Sutter Home Inspections LTD	-250.00
11/01/2016	4047	T Smidis Hauling	-5,031.77
11/01/2016	4048	Toledo Edison	-29.22
11/01/2016	4049	Total Environmental Services LLC	-6,631.00
11/01/2016	4050	United North Corporation	-975.00
11/01/2016	4051	City of Toledo - OHFA	-70,080.00
11/01/2016	4052	City of Toledo - OHFA	-40,880.00
11/03/2016	4053	City of Toledo - OHFA	-5,840.00
11/03/2016	4054	Colonial Life Insurance	-79.40
11/03/2016	4055	DMD Environmental Inc	-690.00
11/03/2016	4056	Lucas County Auditor	-6.00
11/03/2016	4057	Lucas County OMB	-223.09
11/03/2016	4058	Matt Rose	-24,254.00
11/03/2016	4059	Ohio Auditor of State	-20.50
11/03/2016	4060	T Smidis Hauling	-545.81
11/03/2016	4061	City of Toledo - OHFA	-1,932.00
11/03/2016	4062	City of Toledo - OHFA	-1,932.00
11/03/2016	4063	City of Toledo - OHFA	-644.00
11/03/2016	4064	City of Toledo - OHFA	-644.00

Lucas County Land Reutilization Corporation
Bill Payment List
November 2016

Date	Num	Vendor	Amount
11/03/2016	4065	City of Toledo - OHFA	-644.00
11/03/2016	4066	City of Toledo - OHFA	-644.00
11/03/2016	4067	City of Toledo - OHFA	-644.00
11/03/2016	4068	City of Toledo - OHFA	-644.00
11/03/2016	4069	City of Toledo - OHFA	-644.00
11/03/2016	4070	City of Toledo - OHFA	-644.00
11/03/2016	4071	City of Toledo - OHFA	-644.00
11/03/2016	4072	City of Toledo - OHFA	-644.00
11/03/2016	4073	City of Toledo - OHFA	-644.00
11/03/2016	4074	City of Toledo - OHFA	-644.00
11/03/2016	4075	City of Toledo - OHFA	-644.00
11/03/2016	4076	City of Toledo - OHFA	-1,288.00
11/03/2016	4077	City of Toledo - OHFA	-3,220.00
11/03/2016	4078	City of Toledo - OHFA	-1,288.00
11/03/2016	4079	City of Toledo - OHFA	-5,796.00
11/03/2016	4080	City of Toledo - OHFA	-2,576.00
11/03/2016	4081	City of Toledo - OHFA	-2,596.00
11/03/2016	4082	City of Toledo - OHFA	-7,139.00
11/03/2016	4083	City of Toledo - OHFA	-7,788.00
11/03/2016	4084	City of Toledo - OHFA	-4,543.00
11/03/2016	4085	City of Toledo - OHFA	-75,920.00
11/03/2016	ach	Speedway	-53.00
11/04/2016	4086	Landscape by Michael LLC	-4,920.00
11/07/2016	4087	Lucas County Treasurer	-200.00
11/08/2016	4088	Jamaican Spice LLC	-2,027.36
11/08/2016	4089	Jamaican Spice LLC	-1,828.31
11/09/2016	4090	Kwik Parking	-110.00
11/10/2016	4091	ASAP Mowing	-5,670.00
11/10/2016	4092	City of Toledo - OHFA	-99,280.00
11/10/2016	4093	Collingwood Water	-31.00
11/10/2016	4094	Department of Public Utilities	-396.63
11/10/2016	4095	DMD Environmental Inc	-1,235.00
11/10/2016	4096	Eric Dickerson	-2,750.00
11/10/2016	4097	Guardian Alarm	-159.00
11/10/2016	4098	James Stevens	-3,100.00
11/10/2016	4099	Lake Erie Tree Service LLC	-900.00
11/10/2016	4100	Landscape by Michael LLC	-2,500.00
11/10/2016	4101	Mail It	-196.48
11/10/2016	4102	Mark & Tonya Iannarino	-3,534.50
11/10/2016	4103	Midwest Environmental, Inc	-53,180.00
11/10/2016	4104	MoeHill Trashout	-1,493.83

Lucas County Land Reutilization Corporation
Bill Payment List
November 2016

Date	Num	Vendor	Amount
11/10/2016	4105	MP & Sons Landscaping	-2,000.00
11/10/2016	4106	Mr. Snow Removal	-7,260.00
11/10/2016	4107	Northwest Group Services Agency Inc.	-20.00
11/10/2016	4108	Ryan Rathburn	-66.00
11/10/2016	4109	SL Hauling & Renovations LLC	-1,225.00
11/10/2016	4110	Stephanie Shackelford	-16.87
11/10/2016	4111	Sutter Home Inspections LTD	-500.00
11/10/2016	4112	Total Environmental Services LLC	-5,620.00
11/10/2016	4113	Habitat for Humanity	-24,133.33
11/10/2016	4114	Lucas County OMB	-2,813.06
11/10/2016	ach	Data Services	-187.24
11/10/2016	ach	Menards	-21.56
11/10/2016	ach	Stop & Shop	-52.00
11/10/2016	ach	Stop & Shop	-46.85
11/16/2016	4115	American Lawn Services	-5,280.00
11/16/2016	4116	Department of Public Utilities	-56.95
11/16/2016	4117	DMD Environmental Inc	-1,725.00
11/16/2016	4118	Habitat for Humanity	-28,266.67
11/16/2016	4119	Kimberly Robinson	-18.00
11/16/2016	4120	Landscape by Michael LLC	-4,920.00
11/16/2016	4121	Linda Panczner and Champion of Toledo	-5,000.00
11/16/2016	4122	Mr. Snow Removal	-60.00
11/16/2016	4123	OFFICE MAX	-24.67
11/16/2016	4124	Roto Rooter Plumbing & Drain Service	-136.00
11/16/2016	4125	Sutter Home Inspections LTD	-500.00
11/16/2016	4126	T Smidis Hauling	-1,386.19
11/16/2016	4127	Thomas Sohny	-2,223.00
11/16/2016	4128	Toledo Edison	-24.43
11/16/2016	4129	Total Environmental Services LLC	-2,271.00
11/16/2016	ach	Ameritas Life Insurance Corp	-2,772.04
11/16/2016	ach	Data Services	-18,302.85
11/16/2016	ach	FaceBook Inc.	-25.00
11/16/2016	4130	Dyno Power Inc	-5,000.00
11/23/2016	ach	Home Depot	-15.23
11/23/2016	ach	Meijer	-56.50
11/23/2016	ach	Menards	-16.56
11/23/2016	ach	Shell Oil	-53.25
11/23/2016	ach	Water St Dev. LLC	-246,870.00
11/23/2016	4131	Augsburg Church	-1,850.00
11/23/2016	4132	Avatar LLC	-8,085.00
11/23/2016	4133	City of Toledo - OHFA	-23,360.00

Lucas County Land Reutilization Corporation
Bill Payment List
November 2016

Date	Num	Vendor	Amount
11/23/2016	4134	Cousino Electric Ltd	-4,000.00
11/23/2016	4135	Department of Public Utilities	-85.97
11/23/2016	4136	DMD Environmental Inc	-7,345.00
11/23/2016	4137	Francine Strause	-100.00
11/23/2016	4138	Guardian Alarm	-159.00
11/23/2016	4139	Habitat for Humanity	-2,066.67
11/23/2016	4140	Helen Moore	-900.00
11/23/2016	4141	Lucas County Health Benefits	-10,634.02
11/23/2016	4142	Lucas County OMB	-225.30
11/23/2016	4143	Midwest Environmental, Inc	-54,170.00
11/23/2016	4144	Mossing Studios LLC	-6,325.00
11/23/2016	4145	Sutter Home Inspections LTD	-750.00
11/23/2016	4146	United North Corporation	-1,300.00
11/23/2016	4147	Verizon Wireless	-189.38
11/23/2016	4148	City of Toledo - OHFA	-644.00
11/23/2016	4149	City of Toledo - OHFA	-644.00
11/23/2016	4150	City of Toledo - OHFA	-644.00
11/23/2016	4151	City of Toledo - OHFA	-644.00
11/23/2016	4152	City of Toledo - OHFA	-644.00
11/23/2016	4153	City of Toledo - OHFA	-1,298.00
11/23/2016	4154	City of Toledo - OHFA	-6,490.00
11/23/2016	4155	City of Toledo - OHFA	-7,139.00
11/23/2016	4156	City of Toledo - OHFA	-6,490.00
11/23/2016	4157	City of Toledo - OHFA	-6,490.00
11/23/2016	4158	Lowes	-18,630.00
11/30/2016	ach	Department of Public Utilities	-11.39
11/30/2016	ach	Home Depot	-28.64
11/30/2016	ach	NWGS	-49.94
11/30/2016	ach	Shell Oil	-63.78
11/30/2016	ach	Home Depot	-23.36
11/30/2016	ach	Shell Oil	-57.00
			-\$ 1,127,162.49



Date: December 2, 2016

Resolution No. 2016-024

Title: Approving the development plan and ratifying the sale of the Pythian Castle to Water Street Development, LLC; the loan of \$274,300.00 to replace the roof on the structure; and the procurement of a mortgage on the property as security for the loan

Summary/Background: On September 23, 2016, the President presented a memorandum to the Board regarding the status of negotiations for the sale of the property at 801 Jefferson Avenue in Toledo, commonly known as the "Pythian Castle." Since this time, the Corporation and Water Street Development have followed through with the general transaction outlined in that memorandum, as described below and within the attached documents.

On November 18, 2016, the Corporation entered into a purchase agreement with Water Street Development, LLC for the sale of the Pythian Castle. The Corporation closed on the sale of the Pythian Castle on this same day. Pursuant to the terms of the purchase agreement and the ongoing discussions of the parties, the Corporation has loaned Water Street Development \$274,300.00 to fund the replacement of the roof on the property. The loan is for a term of three years, and is forgivable upon the issuance of a certificate of occupancy for 801 Jefferson. The Corporation also took a mortgage on the property as a security interest for the loan, and obtained guarantees for the loan from both Dave Ball personally and STS Management, Inc.

The purchase agreement, development plan, promissory note, mortgage, and guarantees are attached for the Board's reference and review. These materials provide additional information and background on this transaction.

The Corporation requests the Board's approval of the development plan and ratification of the sale of the Pythian Castle, the loan of \$274,300.00 for the roof replacement, with guarantees, and the procurement of the mortgage on the property securing the loan.

Authority: Code of Regulations 1.4

Director Gerken offered the following resolution:

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

Section 1. The Board ratifies the following: Water Street Development's development plan and the Corporation's sale of 801 Jefferson Avenue, commonly known as the Pythian Castle, to Water Street Development, LLC; the loan of \$274,300.00 for the replacement of the roof, with guarantees; and the procurement of a mortgage on the property securing the loan.

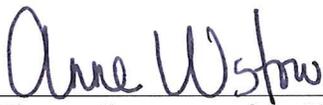
Section 2. This Board finds and determines that all formal actions of this Board concerning and

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 was not present
Director Beazley voted yes
Director Gibbon was not present
Director Mendoza was not present
Director Kozak voted yes



Anne Wistow, Secretary of the Board



Date: September 23, 2016
To: Board of Directors
From: David Mann, President
Re: Status of Negotiations regarding Comprehensive Redevelopment of
801 Jefferson (the "Pythian Castle")

This memo is intended to provide a status update of negotiations with Mr. David Ball and Water Street Development, LLC regarding the redevelopment of the Pythian Castle following the Board's August resolution.

On August 31, 2016, I sent an email to Mr. Ball requesting a detailed written understanding of his comprehensive development plan for the Pythian Castle, including likely uses, construction specifications and schedule, and initial, construction, and permanent sources and uses.

Following some delays due to unforeseen emergencies, the Land Bank staff met with Mr. Ball on September 23, 2016 to review his development proposal.

Mr. Ball proposes that the Pythian Castle and the former Greyhound station be redeveloped for commercial and residential occupancy at the same time. Under his proposed phased construction plan, the buildings would be built out and would qualify for a certificate of occupancy no later than December 31, 2018. He told us that he intends to have the buildings leased and occupied one year later by December 31, 2019. The initial costs of the redevelopment would total \$957,000, and the total cost of the project could exceed \$5,000,000 when complete.

Mr. Ball has requested a 48 month, 0% interest loan from the Land Bank for a complete roof replacement on the Pythian Castle in an amount not to exceed \$281,000.00. If Water Street Development secures a certificate of occupancy for the Pythian Castle by December 31, 2019, the loan would be forgiven by the Land Bank. If not, it would become due and payable.

The Land Bank has an ongoing and indefinite maintenance challenge as the owner of the Pythian Castle. Further, to the extent that the building could not be repaired and needed to be demolished, the cost to the Land Bank would be substantial – easily exceeding 50% of our annual operating budget.

Given this risk and the real possibility that the Land Bank would be able to return the Pythian Castle to productive use in partnership with Water Street Development, LLC and Mr. Ball, I am recommending the following:

Pythian Castle Redevelopment Plan – Terms and Conditions

1. The Land Bank will seek at least two apples-to-apples quotes from reputable local commercial roofing contractors for a complete roof replacement under the terms of a Project Labor Agreement. The Land Bank will choose the lowest and best bid for this project.
2. The Land Bank will enter into a purchase agreement with Water Street Development, LLC for the sale of the Pythian Castle for \$300, and consistent with the other terms and conditions of this plan, and close no later than October 31, 2016.
3. The Land Bank will loan Water Street Development LLC an amount not to exceed \$281,000 for 36 months at 0% interest for the complete roof replacement and secure that loans as follows:
 - a. A mortgage on the Pythian Castle parcel;
 - b. A guarantee by Water Street Development LLC;
 - c. A guarantee by Mr. David Ball personally.
4. Water Street Development LLC will have a period beginning at closing and continuing until October 31, 2019 to secure a Certificate of Occupancy from the City of Toledo for the Pythian Castle property. The property owner will be required to provide status reports on the redevelopment effort every quarter through 2019 to the Land Bank.
 - a. If the term is met, the Land Bank will forgive the full balance of the loan.
 - b. If this term is not met, the property owner and Mr. Ball will be in default of our Agreement and the Land Bank can seek recourse through foreclosure against the building or judgment and collection against the property owner or Mr. Ball personally.
5. STS Management and Mr. Ball will demonstrate to the Land Bank that the redevelopment effort on 331 N. Superior (the former “Leo’s Bookstore” building) has proceeded on course and that STS Management has invested substantial resources into code compliance efforts on the property and otherwise met the terms of the sale negotiated in 2014.



Date: December 2, 2016

Resolution No. 2016-025

Title: Authorizing the Corporation to negotiate a donation in lieu of foreclosure and a development agreement with the City of Toledo and the Toledo Museum of Art for Museum Place

Summary/Background: The Corporation has been engaged in ongoing discussions with the City of Toledo and the Toledo Museum of Art regarding the properties constituting the Museum Place project at 1815 / 1855 Collingwood Boulevard.

Museum Place (the "Property") was redeveloped in the mid 1990s as a partial LIHTC project by Neighborhoods in Partnership, a now defunct community development corporation. The redevelopment was financed in large part through a loan from the City of Toledo in the amount of \$4,100,000 made from bond proceeds. The City procured a mortgage on the Property pursuant to this loan. The project is no longer financially viable. The owner, Museum Place Limited Partnership, is a special purpose entity created by Neighborhoods in Partnership. The owner has not paid property taxes since 2013, and there are now delinquent taxes totaling approximately \$283,522. Museum Place LP is also severely delinquent on its obligations under the City's mortgage. The Property has a substantial amount of deferred maintenance, and requires a large financial investment to become viable.

The Toledo Museum of Art (the "Museum") would like to acquire the Property to stabilize and manage it while a long term development partner is identified. It ultimately expects to transfer the Property to a qualified developer with a credible plan. The Museum has dedicated funding to maintain the Property while development plans are formulated through neighborhood engagement and identification of a development partner. The Museum has retained Vistula Management Company to manage the Property.

The Corporation is in a position to acquire the Property from Museum Place LP in lieu of tax foreclosure. The restrictive covenant imposed on the Property by OHFA pursuant to the LIHTC financing will be extinguished following a deed in lieu of foreclosure, though certain affordability provisions will remain intact for three (3) years from the date of foreclosure; current LMI tenants will not be evicted without cause or see their rent rise beyond regulatory LMI caps. There are several minor liens that the Corporation will also need to address for which the Corporation may need to incur expenses not expected to exceed \$25,000. After taking title, the Corporation would transfer the Property to the Museum, recovering any and all costs incurred at closing.

The City of Toledo may release its mortgage as consideration for the Museum's agreement to remit a portion of future sale proceeds from the Property to the City, assuming the Museum ultimately conveys title in the Property to a development partner as it currently intends. The Corporation, the City and the Museum will need to negotiate the final terms of this agreement. Toledo City Council is currently considering legislation that would allow the City to release its mortgage from the property under the terms described above.

The Corporation seeks the authority to negotiate a donation agreement in lieu of tax foreclosure with Museum Place Limited Partnership, through which the Corporation will take title to the Museum Place property. The Corporation also seeks the authority to negotiate a development agreement with the City of Toledo and the Toledo Museum of Art governing the transfer of title in the Property from the Corporation to the Museum.

Authority: Code of Regulations 1.4

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. The Corporation is authorized to negotiate a donation agreement in lieu of tax foreclosure with Museum Place Limited Partnership, through which the Corporation will take title to the Museum Place property. The Corporation is further authorized to negotiate a development agreement with the City of Toledo and the Toledo Museum of Art governing the transfer of title in the Property from the Corporation to the Museum.

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 was not present
Director Beazley voted yes
Director Gibbon was not present
Director Kozak voted yes
Director Mendoza was not present



Anne Wistow, Secretary of the Board



Date: December 2, 2016

Resolution No. 2016-026

Title: Extending the term of the grant agreement with United North for the St. Hedwig's Senior LIHTC project

Summary/Background: United North had been awarded low income housing tax credits for the 2015-2016 funding round to convert the former St. Hedwig's School into 38 units of affordable housing for seniors. Since receiving this award, project costs had increased substantially, from \$9,900,000 to \$11,600,000, placing the project in jeopardy on account of this large gap.

To assist with addressing a portion of this financing gap, the Corporation awarded United North a Housing Fund Grant in the amount of \$100,000 to cover the projected demolition costs of the convent on the project site. The Grant Agreement was entered into by the parties on November 24, 2015. Grant funds were to be expended by December 15, 2016.

Since entering into the Grant Agreement, United North had worked to address the remaining financing gap for the project, resulting in a delay of the project. As a result, United North has partnered with PIRHL, a Cleveland based developer specializing in affordable housing development. Through its partnership with PIRHL, United North has reconfigured the St. Hedwig's Project to the point where it is financially viable, with the inclusion of the Housing Fund award.

United North is now in a position to move forward with the St. Hedwig's project, but has requested an extension of the Grant deadline to allow these funds to be utilized for the project. Demolition of the convent on the project site is expected to commence in June of 2017. To account for invoicing and potential construction related delays, United North is requesting that the Grant Agreement deadline be extended to November 30, 2017.

Authority: Code of Regulations 1.4

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:

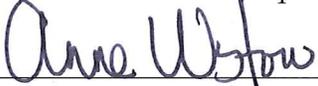
Section 1. The Corporation is authorized to extend the deadline for the Housing Fund Grant Agreement with United North to November 30, 2017, to provide additional time for the demolition of the convent on the St. Hedwig's project site.

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 was not present
Director Beazley voted yes
Director Gibbon was not present
Director Kozak voted yes
Director Mendoza was not present



Anne Wistow, Secretary of the Board

November 21, 2016

David P. Mann
President
Lucas County Land Bank
One Government Center
Suite 580
Toledo, Ohio 43604

Dear Mr. Mann:

United North is requesting an extension of the \$100,000 grant agreement in support of the St. Hedwig Senior Housing project. As you know, this proposed development consists of the renovation of the historic St. Hedwig School, the demolition of a former convent building, and construction of a new senior housing structure on the site of the convent next to the school. A total of 38 units will be created.

The St. Hedwig Senior Housing project has overcome many hurdles over the past three years. In particular, a funding gap of approximately \$600,000 that was created by escalating construction costs during the three year period.

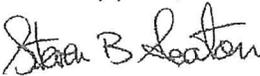
United North has recently formed a partnership with the PIRHL organization from Cleveland. PIRHL is a well-respected and experienced developer of Low Income Housing Tax Credit projects, including Englewood Senior Housing in Toledo. The entry of PIRHL into St. Hedwig's Senior Housing as co-developer has been positive thus far, and I believe the project is now positioned toward a successful completion.

United North is requesting an extension of the grant agreement from the current expiration date to November 30, 2017. The construction schedule is still being formulated and refined at this point in time, but remediation and demolition of the convent is expected to commence in June 2017.

I have attached an updated version of the sources and uses of funds for the project. The line item identified as "Financial Gap" is deferred developer fee. Please be advised that the Land Bank funding remains a necessary part of the financial structure for St Hedwig's, and that the project cannot move forward without your continued commitment.

Your assistance will leverage millions of dollars flowing into Toledo in support of low income people, as well as creating construction and permanent jobs. United North greatly appreciates the support we have been given by the staff and board of the Land Bank for this vital project in Toledo's North End.

Sincerely yours,


Steven B. Seaton
CEO



3106 Lagrange Street
Toledo OH 43608
419.255.8406
TTY 711
FX: 419.255.7042
www.unitednorth.org



Our Mission: To channel the synergy of collective North Toledo neighborhoods and create the avenue needed to stabilize, stimulate, rebuild, grow and organize.

Financial Opportunity
CENTER

2860 Lagrange Street
Toledo OH 43608
419.724.5640
FX: 419.724.5643



3114 Lagrange Street
Toledo OH 43608
419.720.8952
www.ohiotheatretoledo.org



PROJECT SUMMARY - EXTERNAL

St. Hedwig Senior Housing
 225 Dexter Street, Toledo, OH 43608
 9%, includes adaptive reuse and new con, "New Construction"

PROJECT SUMMARY				NOTES / COMMENTS			DATE:
				Date	Author	Item Description	
Project Name:	ST. HEDWIG SENIOR HOUSING						
Total # Units	38						
	Ownership Structure	Owner %	Fee Split %				
Partner #1:							
Partner #2:							
Lender:							
Syndicator:							
Property Manager:							
SOURCES OF FUNDS				USES OF FUNDS			
SOURCE OF FUNDS:	Amount	%	Per Unit	USE OF FUNDS:	Amount	%	Per Unit
1st Mortgage: conventional	\$ 207,347	2%	\$ 5,456	Acquisition	\$ 200,000	2%	\$ 5,263
Other Perm Loan: N/A	\$ -		\$ -	Hard Costs	\$ 7,698,968	71%	\$ 202,604
Total LIHTC (9% + 4%)	\$ 9,397,349	87%	\$ 247,299	Soft Costs	\$ 267,998	2%	\$ 7,053
Total Other Credits	\$ -		\$ -	Professional Services	\$ 703,900	6%	\$ -
Interim Income	\$ -		\$ -	Financing Costs	\$ 384,568	4%	\$ 10,120
City of Toledo HOME	\$ 500,000	5%	\$ 13,158	Developer Fees & Expenses	\$ 1,500,000	14%	\$ 39,474
AHP	\$ -		\$ -	Reserves / Escrows	\$ 104,650	1%	\$ 2,754
Land bank grant	\$ 100,000	1%	\$ 2,632				
Financial Gap	\$ 655,389	6%	\$ 17,247				
TOTAL SOURCE OF FUNDS	\$ 10,860,084		\$ 285,792	TOTAL USE OF FUNDS	\$ 10,860,084		\$ 267,268
OPERATING EXPENSES & DEBT				TAX CREDIT EQUITY			
Item Description	Annual	%	PUPA	Item Description	9% Basis	Acquisition	
Gross Potential Rent	\$ 242,496		\$ 6,381	Estimated Eligible Basis	\$ 10,232,569	\$ -	
Other Income	\$ 2,280		\$ 60	Eligible Basis as a % of TDC	94%		
Total Economic Vacancy	\$ (12,239)	5%	\$ (322)	Percentage Affordable	100%	100%	
Total Delinquency Loss	\$ -		\$ -	High Cost Area Adjustment		100%	
TOTAL REVENUE	\$ 232,537			Applicable Federal Rate			
Operating Expenses	\$ 184,846		\$ 4,864	Annual Credit	\$ -	\$ -	
Replacement Reserves	\$ 11,400		\$ 300	Percent to ILP	99.9900%	99.9900%	
NET OPERATING INCOME	\$ 36,292		\$ 955	No. of Years Available	10	\$ 10	
DSCR	2.78			Expected Price per Credit \$1	\$ 1.0600	\$ 1.0600	
Interest Rate	4.80%			Projected Equity Contribution	\$ 9,397,349	\$ -	
Amortization	30			Total Equity Contribution	\$ 9,397,349		
Annual PMT	\$ 13,055						



Wade Kapszukiewicz, Chair

2016 ACCOMPLISHMENTS

By: David Mann, President

Core Mission

- ✓ Actively involved in more than 2500 vacant, abandoned and tax-delinquent properties
- ✓ Sold more than 400 properties for renovation, redevelopment, or side lot repurposing
- ✓ Own or on track to own more than 3000 distressed properties throughout Lucas County
- ✓ Brought on board three new employees – increasing a highly productive and energetic staff to 10 full and part-time employees
- ✓ Staff recognized nationally as leaders in the land banking movement – invited to speak at Harvard Law School, Reclaiming Vacant Properties conference in Baltimore, and Ohio Land Bank Conference in Cleveland

Major Programs

- ✓ Secured more than \$15.7 million of HHF demolition funding for Lucas County (total to date of \$27.2 million) based on strong ongoing performance – the largest award per capita in the State of Ohio
- ✓ Developed and implemented a targeted investment effort called RISE in Library Village in a way that will allow the program to be replicated in new neighborhoods
- ✓ Offered free technical assistance to more than 190 homeowners under the Heritage Home Program – an almost 100% increase year-to-year
- ✓ Awarded a national Technical Assistance Scholarship grant from the Center of Community Progress and developed a Cost of Blight study for Toledo and an Open Space Action plan for the Junction neighborhood in central Toledo
- ✓ Secured an AmeriCorps member in partnership with the Junction Coalition to help build volunteer capacity in the Junction neighborhood for ongoing revitalization efforts
- ✓ Awarded \$400,000 in Housing Fund grants for homeownership and homeowner repair needs after an open, transparent, and community-informed process
- ✓ Renewed our funding agreement with NCRC and the Reinvest Toledo coalition through 2018 to ensure that Toledo's neighborhoods have vital community organizing and reinvestment opportunities

Significant Properties

- ✓ Sold the Pythian Castle under a 3-year redevelopment and reinvestment plan
- ✓ Worked closely with the Toledo Museum of Art and City of Toledo to position the Museum Place project for redevelopment

Business Operations

- ✓ Received the Auditor of State's Award for Exemplary Financial Reporting for 2015 – the fifth year straight for this recognition
- ✓ Adopted a new comprehensive purchasing policy and became the first Land Bank in Ohio to formally recognize the value of construction trades through a PLA
- ✓ Secured a Private Letter Ruling from the IRS confirming our income is excluded from federal income tax as a land reutilization corporation – the first in Ohio
- ✓ Adopted a renewed and comprehensive Memorandum of Understanding with the City of Toledo through 2020



Date: December 2, 2016

Resolution No. 2016-027

Title: Adjusting the Compensation of the President for 2016 and 2017

Summary/Background: David Mann has served as President of the Corporation since September 2013. Prior to his appointment as President, Mr. Mann served as Vice President & Executive Director and as a member of the Board of Directors going back to the founding of the Corporation in 2010. He has made a lasting and important commitment to the success of the Corporation, its Board, and its employees.

Highlights of the Corporation's major accomplishments in 2016 is attached.

Consistent with the Lucas County Treasurer's management salary increases and the President's authority, Mr. Mann granted salary increases in the amount of 3% to the Corporation's eight employees retroactive to the first pay period in 2016. Further, based on exceptional performance during the past year, Mr. Mann granted one-time performance bonuses to the Corporation's eight employees as of the December 16, 2016 pay period. Consistent with the Lucas County Treasurer's management salary increase and the President's authority, Mr. Mann has granted salary increases in the amount of 2% to the Corporation's eight employees effective on the first pay period of 2017 and thereafter.

Because only the Board of Directors has the authority to adjust the compensation of the President, Mr. Mann has not participated in any of the compensation increases that the Corporation's other employees have been granted in 2016. In recognition of Mr. Mann's 2016 performance, the Board of Directors wishes to authorize a one-time bonus payment of 5.5% of Mr. Mann's salary as of the date of this resolution. This one-time payment, in lieu of a permanent salary increase, will ensure that the Corporation remains fiscally prudent and rewards executive performance based on actual results for the Corporation. Consistent with the Lucas County Treasurer's management salary increases, the Board further wishes to grant a salary increase in the amount of 2% to Mr. Mann based on his salary as of the date of this resolution and effective with the first pay period in 2017.

Authority: Code of Regulations; 2016 Budget; 2017 Budget

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. A one-time bonus payment in the amount of 5.5% of the President's 2016 salary as of the date of this resolution is authorized and shall be paid in the next pay period following enactment of this resolution.

Section 2. A permanent salary increase in the amount of 2% of the President's 2016 salary as of the date of this resolution is authorized as of the first pay period of 2017.

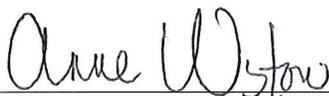
Section 3. This Board finds and determines that all formal actions of this Board concerning and

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 was not present
Director Beazley voted yes
Director Gibbon was not present
Director Mendoza was not present
Director Kozak voted yes



Anne Wistow, Secretary of the Board



LUCAS COUNTY LandBank

PROPERTY REHAB PROGRAM

Sales Report

September 24th – December 2nd, 2016

COMPLETED RENOVATION PROJECTS

1434 Lebanon, 43605

Family



New Owner: Allen & Lisa Rajner

This single-family home in East Toledo was sold on 5/10/2016 for \$12,500 with the expectation that Mr. & Mrs. Rajner would invest another \$4,360 in renovation. The property passed the Land Bank's safety & habitability inspection and the deed was released on 9/30/2016.

1928 Southmoor, 43609

Owner-Occupant



New Owner: Hannah Aiyewunmi

This single-family home in South Toledo was sold on 7/18/2016 for \$9,000 with the expectation that Ms. Aiyewunmi would invest another \$4,800 in renovation. The property passed the Land Bank's safety & habitability inspection and the deed was released on 10/6/2016.

263 Leland, 43609

Rental



New Owner: James & Sherry Boone

This single-family home in the Old South End was sold on 3/17/2016 for \$2,000 with the expectation that Mr. & Mrs. Boone would invest another \$4,099 in renovation. The property passed the Land Bank's safety & habitability inspection and the deed was released on 10/11/2016.

2337 Newport, 43613

Rental



New Owner: William McConnell

This single-family home in the Whitmer-Trilby neighborhood was sold on 2/5/2015 for \$3,500 with the expectation that Mr. McConnell would invest another \$20,800 in renovation. The property passed the Land Bank's safety & habitability inspection and the deed was released on 10/21/2016.

648 W Capistrano, 43612

Resale



BEFORE

AFTER

New Owner: Scott Cousino

This single-family home in West Toledo was sold on 5/24/2016 for \$18,000 with the expectation that Mr. Cousino would invest another \$20,500 in renovation. The property passed the Land Bank's safety & habitability inspection and the deed was released on 10/31/2016.

3401 Grayling, 43623

Resale



BEFORE

AFTER

New Owner: Sean Driscoll

This single-family home in Franklin Park was sold on 3/28/2016 for \$25,000 with the expectation that Mr. Driscoll would invest another \$41,300 in renovation. The property passed the Land Bank's safety & habitability inspection and the deed was released on 11/3/2016.

924 Frederick, 43608

Rental



New Owner: Kim Hill

This single-family home in North Toledo was sold on 3/21/2016 for \$900 with the expectation that Ms. Hill would invest another \$3,750 in renovation. The property passed the Land Bank's safety & habitability inspection and the deed was released on 11/7/2016.

625 Centennial, 43617

Owner-Occupant

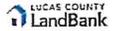


New Owner: John & Danielle Moses

This vacant lot in Springfield Township was sold on 11/3/2015 for \$15,900 with the expectation that Mr. & Mrs. Moses would invest another \$145,000 to construct a single-family home. The property passed the Land Bank's inspection on 11/7/2016.

537 St Louis, 43605

Rental



BEFORE



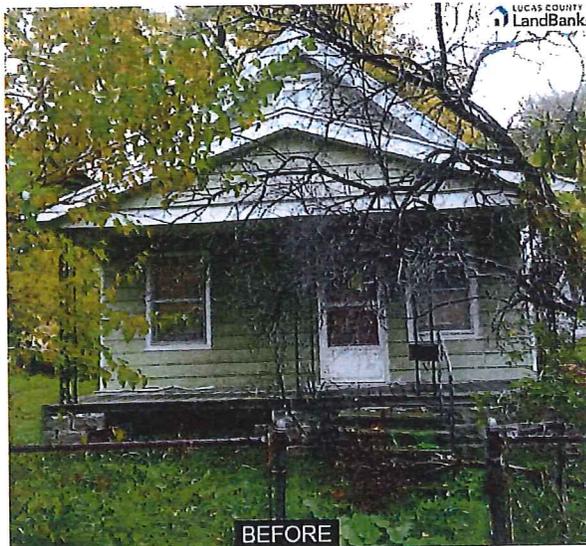
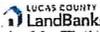
AFTER

New Owner: Obed Monago

This single-family home in East Toledo was sold on 2/1/2016 for \$2,800 with the expectation that Mr. Monago would invest another \$14,200 in renovation. The property passed the Land Bank's safety & habitability inspection and the deed was released on 11/10/2016.

1939 Price, 43605

Family



BEFORE



AFTER

New Owner: Donald & Brenda Gift

This single-family home in East Toledo was sold on 6/3/2016 for \$2,000 with the expectation that Mr. & Mrs. Gift would invest another \$6,900 in renovation. The property passed the Land Bank's safety & habitability inspection and the deed was released on 11/14/2016.

1012 Wright, 43609

Rental



New Owner: Toledo Residential Capital Management, LLC (Joe Chavis)

This single-family home in Arlington was sold on 12/10/2015 for \$7,000 with the expectation that Mr. Chavis would invest another \$9,850 in renovation. The property passed the Land Bank's safety & habitability inspection and the deed was released on 11/14/2016.

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. Drummond would invest another \$19,700 in renovation. The property passed the Land Bank's safety & habitability inspection and the deed was released on 11/17/2016.

3314 Millicent, 43615

Resale



New Owner: Charles Loveland

This single-family home in Sylvania Township was sold on 3/30/2016 for \$4,900 with the expectation that Mr. Loveland would invest another \$44,000 in renovation. The property passed the Land Bank's safety & habitability inspection and the deed was released on 11/21/2016.

4116 Walker, 43612

Rental



New Owner: Chris Henderson

This single-family home in Asbury Park was sold on 2/22/2016 for \$5,000 with the expectation that Mr. Henderson would invest another \$4,900 in renovation. The property passed the Land Bank's safety & habitability inspection and the deed was released on 11/21/2016.

445 E Hudson, 43608

Family



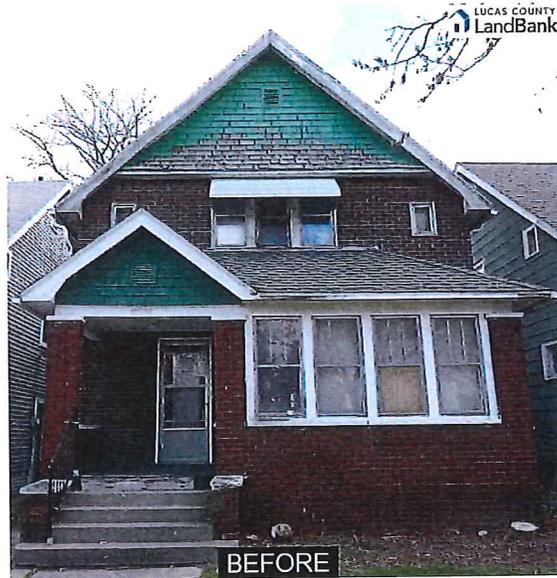
New Owner: Cynthia Kirk

This single-family home in ONE Village was sold on 9/29/2016 for \$5,000 with the expectation that Ms. Kirk would invest another \$9,950 in renovation. The property passed the Land Bank's safety & habitability inspection and the renovation mortgage was satisfied on 11/23/2016.

PROPERTIES SOLD

2554 Ayers, 43606

Rental



New Owner: Rayfield & Anita Coley

This single-family home in BUMA was sold on 9/30/2016 for \$700 with the expectation that Mr. & Mrs. Coley would invest another \$12,400 in renovation.

935 Orchard, 43609

Owner-Occupant



New Owner: Erick de Leon

This single-family home in the Old South End was sold on 10/6/2016 for \$2,900 with the expectation that Mr. de Leon would invest another \$8,100 in renovation.

1324 Craigwood, 43612

Owner-Occupant & Rental



New Owner: Undra Jackson

This duplex home in Library Village was sold on 10/7/2016 for \$11,111 with the expectation that Ms. Jackson would invest another \$11,950 in renovation.

3235 Mulberry, 43608

Family



New Owner: Susan Bowman

This single-family home in ONE Village was sold on 10/19/2016 for \$8,500 with the expectation that Ms. Bowman would invest another \$9,350 in renovation.

2046 Price, 43605

Family



New Owner: Darrell & Bobbi Truax

This single-family home in East Toledo was sold on 10/20/2016 for \$900 with the expectation that Mr. & Mrs. Truax would invest another \$6,000 in renovation.

129 Euclid, 43605

Commercial



New Owner: Northwest Ohio Property Investments LLC (Joel Roggelin)

This commercial property in East Toledo was sold on 10/24/2016 for \$3,000 with the expectation that Mr. Roggelin would invest another \$7,400 in renovation.

931 Parkside, 43607

Owner-Occupant

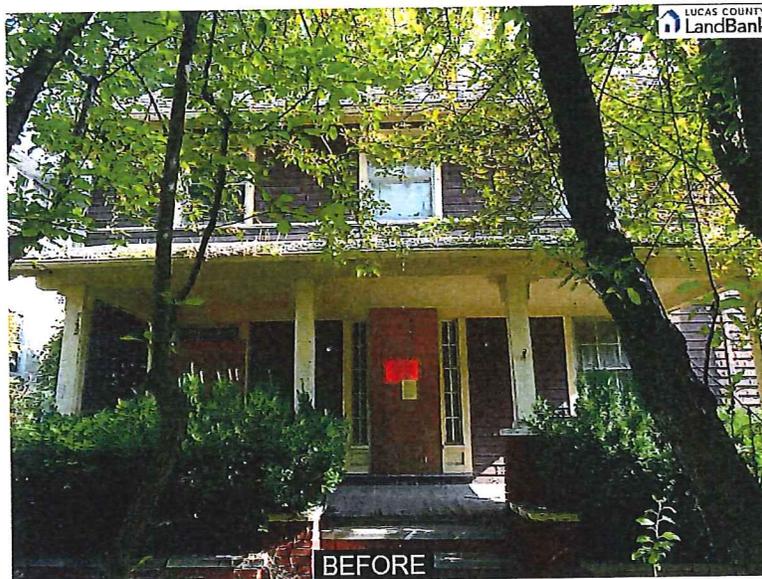


New Owner: Richard Alexander

This single-family home in Scott Park was sold on 10/25/2016 for \$3,500 with the expectation that Mr. Alexander would invest another \$18,975 in renovation.

624 Islington, 43610

Owner-Occupant

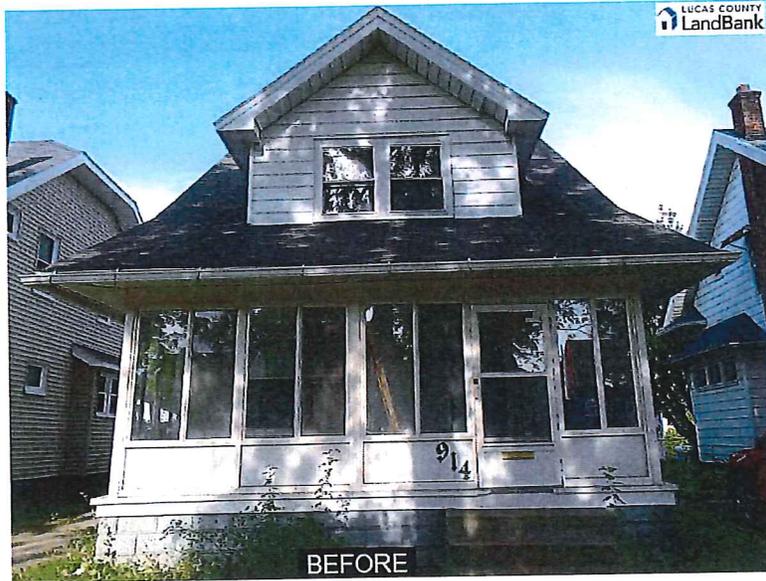


New Owner: Michael Gaytan

This single-family home in the Old West End was sold on 11/2/2016 for \$2,800 with the expectation that Mr. Gaytan would invest another \$23,750 in renovation.

914 Ogden, 43609

Rental



New Owner: Joanas LLC (Cindy Young)

This single-family home in the Highland Heights neighborhood was sold on 11/10/2016 for \$10,000 with the expectation that Ms. Young would invest another \$23,150 in renovation.

4040 Berwick, 43612

Rental

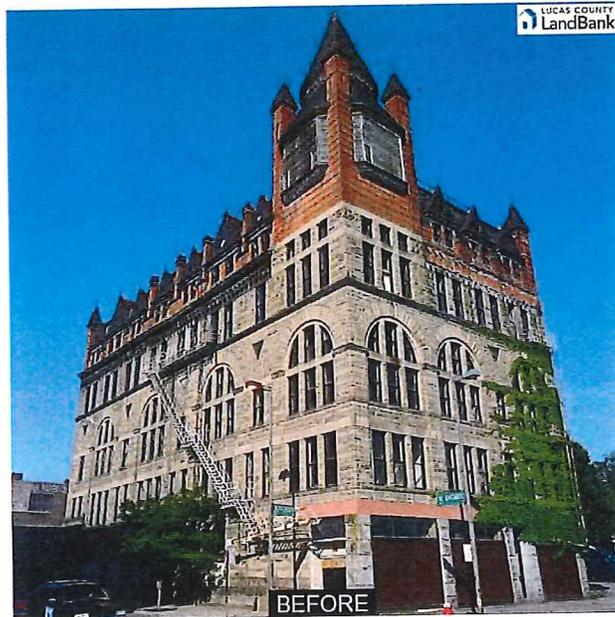


New Owner: Rayfield & Anita Coley

This duplex home in Library Village was sold on 11/14/2016 for \$20,000 with the expectation that Mr. & Mrs. Coley would invest another \$15,300 in renovation.

801 Jefferson, 43624

Commercial



New Owner: Water Street Development LLC (David K. Ball)

The Pythian Castle was sold on 11/21/2016 for \$300 with the expectation that Mr. Ball would invest another \$957,000 in immediate building stabilization, with a total project investment of approximately \$5,000,000.00. The Land Bank made an initial investment of \$274,300 as a loan to immediately replace the roof.

1111 Hawk, 43612

Owner-Occupant



New Owner: Betty & Robert Gunter

This single-family home in Library Village was sold on 11/23/2016 for \$12,000 with the expectation that Mr. & Mrs. Gunter would invest another \$25,300 in renovation.

Parcel	Address	City	Zip	LB Demo	Purchaser	Occupancy	Transfer Date
14-10364	630 NORWOOD AVE	TOLEDO	43604	No	FLM Properties LLC	Rental	10/3/2016
10-26967	554 COLBURN ST	TOLEDO	43609	No	Lucille Myers	Owner Occupant	11/1/2016
12-38621	4868 VENTURA DR	TOLEDO	43615	Yes	The Hill's & and The Powell's	Rental	10/21/2016
03-13164	1130 INDIANA AVE	TOLEDO	43607	Yes	Betty Brown	Owner Occupant	9/19/2016
03-13167	1128 INDIANA AVE	TOLEDO	43607	Yes	Betty Brown	Owner Occupant	9/19/2016
20-31251	713 UNDERWOOD AVE	TOLEDO	43607	Yes	Friendship New Vision	N/A	10/5/2016
08-53601	1523 TECUMSEH ST	TOLEDO	43607	Yes	Arthur Green	Owner Occupant	11/9/2016
07-05451	630 GREENE ST	TOLEDO	43609	Yes	Emma Brown	Owner Occupant	11/1/2016
11-21807	219 CITY PARK AVE	TOLEDO	43602	No	City of Toledo	N/A	11/9/2016
15-46974	1217 N MICHIGAN ST	TOLEDO	43604	No	Candi Burris	Owner Occupant	9/14/2016
15-46977	1211 N MICHIGAN ST	TOLEDO	43604	No	Candi Burris	Owner Occupant	9/14/2016
15-46981	1213 N MICHIGAN ST	TOLEDO	43604	No	Candi Burris	Owner Occupant	9/14/2016
14-28707	1430 CHAMPLAIN ST	TOLEDO	43604	No	Sheryl Lauharn	Owner Occupant	10/5/2016
09-66884	131 E BROADWAY ST	TOLEDO	43605	No	Garland Penley	Owner Occupant	9/28/2016
03-14777	1708 FREEDOM ST	TOLEDO	43605	No	Velmer Lilly	Rental	10/13/2016
12-27881	1104 UTAH ST	TOLEDO	43605	No	Thomas Hatas	Owner Occupant	10/13/2016
03-26301	1350 OAK ST	TOLEDO	43605	No	Brenda Monnett	Owner Occupant	11/15/2016
08-53864	1426 BUCKINGHAM ST	TOLEDO	43607	No	Glenn Mack	Owner Occupant	10/3/2016
12-08314	1906 WALNUT ST	TOLEDO	43608	No	The Harris'	Rental	10/13/2016
02-05154	911 UTICA ST	TOLEDO	43608	No	Charles David & Clara McCoy	Owner Occupant	11/1/2016
10-02831	370 OCONNELL ST	TOLEDO	43608	No	Thomas Sadler	Owner Occupant	11/7/2016
07-05117	1232 COLBURN ST	TOLEDO	43609	No	Cheryl Wilson	Owner Occupant	10/24/2016
04-00741	505 WESTERN AVE	TOLEDO	43609	No	Alex Zaborowski	Owner Occupant	11/4/2016
11-19377	920 NEW YORK AVE	TOLEDO	43611	No	Ian Murphy	Rental	10/3/2016
07-29861	4116 WILLYS PKWY	TOLEDO	43612	No	James Bobo	Owner Occupant	10/19/2016
20-54037	1114 TURNER AVE	TOLEDO	43607	Yes	Robert Williamson	Owner Occupant	11/3/2016
04-55754	1133 PECK ST	TOLEDO	43608	Yes	United North	N/A	11/3/2016
01-07221	3010 ELM ST	TOLEDO	43608	Yes	Jonathon Sprauer & Sarah LaPrad	Owner Occupant	10/20/2016
16-12321	944 DIX LN	TOLEDO	43609	Yes	Stephanie Cole	Owner Occupant	10/20/2016
04-00744	501 WESTERN AVE	TOLEDO	43609	Yes	Alex Zaborowski	Owner Occupant	11/4/2016
02-05214	942 UTICA ST	TOLEDO	43608	Yes	Joseph Gramza	Owner Occupant	11/4/2016
02-06234	1164 HARDING DR	TOLEDO	43609	Yes	Rodney Polansky	Owner Occupant	9/14/2016
05-09107	3404 UPTON AVE	TOLEDO	43613	Yes	Joseph Chavis	Owner Occupant	11/10/2016

15-46984	1209 N MICHIGAN ST	TOLEDO	43604	Yes	Candi Burris	Owner Occupant	9/14/2016
09-11674	551 PLYMOUTH ST	TOLEDO	43605	Yes	Michael Ledford	Owner Occupant	10/20/2016
16-26611	608 MILTON ST	TOLEDO	43605	Yes	Norma Lutman	Owner Occupant	10/20/2016
10-26971	552 COLBURN ST	TOLEDO	43609	Yes	Lucille Myers	Owner Occupant	11/1/2016
10-17207	157 MARYLAND AVE	TOLEDO	43605	Yes	Franklin Brown	Owner Occupant	11/4/2016
03-23657	228 KOSCIUSKO ST	TOLEDO	43608	Yes	Sarah Ybarra	Owner Occupant	10/20/2016
04-55684	1228 PAGE ST	TOLEDO	43608	Yes	Barak David Yehuda	Owner Occupant	10/20/2016
14-26137	1302 ST JOHN AVE	TOLEDO	43608	Yes	Keith McWhite	Owner Occupant	10/20/2016
14-11761	576 ORCHARD ST	TOLEDO	43609	Yes	Jesus Rosales	Owner Occupant	10/20/2016
16-12324	952 DIX LN	TOLEDO	43609	Yes	Stephanie Cole	Owner Occupant	10/20/2016
09-11697	557 PLYMOUTH ST	TOLEDO	43605	Yes	Michael Ledford	Owner Occupant	10/20/2016
13-28464	1959 GENESEE ST	TOLEDO	43605	No	Olga Negrin & Marisol Peiro	Owner Occupant	11/4/2016
13-26867	1009 KLONDIKE ST	TOLEDO	43607	No	Virginia Major	Owner Occupant	11/1/2016
06-02541	815 INDIANA AVE	TOLEDO	43607	No	The Parks'	Owner Occupant	11/3/2016
Total:			47				



OHFA NIP Demolition Grant Status Report

Project Status	Current	Total Budgeted	%
Identified	1876	2607	72%
Acquired	1241	2607	48%
Torn Down	879	2607	34%
Reimbursed	767	2607	29%
Expenditures	\$ 9,018,296.05	\$ 27,254,945.06	33%

Reimbursed To Date	Unreimbursed To Date	Total Spending	Grant Award
\$ 7,582,772	\$ 1,435,524	\$ 9,018,296	\$ 27,254,945

Target Areas Name	Projects	%
A Old South End	189	10%
B Cherry Legacy Area	143	8%
C BUMA / Englewood	99	5%
D The Junction / UpTown	246	13%
E East Toledo	471	25%
F ONE Village	662	35%
G Five Points / Overland	37	2%
H Arlington / Scott Park	29	2%

Side Lots Transferred	Current	All Projects	%
	227	1876	12%

COT Contractor	Private Contractor	Privates %	MBE/WBE %
709	166	19%	80%



RISE - Library Village Status Report

Homeownership Advantage

Address	Actual Costs	Sale Proceeds	Profit (Subsidy)	Status
4537 COMMONWEALTH AVE	\$ 10,123	\$ -	\$ (84,286)	Const.
1465 HAGLEY RD	\$ 27,753	\$ -	\$ (85,189)	Const.
4430 OVERLAND PKWY	\$ 585	\$ -	\$ (4,195)	Pre-Con
4220 LOWE RD	\$ 1,000	\$ -	\$ -	Pre-Con
4512 WILLYS PKWY	\$ -	\$ -	\$ -	Pre-Dev
4029 OVERLAND PKWY	\$ 385	\$ -	\$ -	Pre-Dev
1042 ELEANOR AVE	\$ -	\$ -	\$ -	Mkting
4110 PARAKEET AVE	\$ 385	\$ -	\$ -	Pre-Dev
1111 HAWK ST	\$ -	\$ 9,212.00	\$ 9,212.00	Sold
OTHER RISE SALES	\$ -	\$ 25,523.00	\$ 25,523.00	Sold
Total	\$ 40,232	\$ 34,735	\$ (5,497)	

Reinvest Match Grants

Projects	Awarded	Remaining	Investment	Ratio
32	\$ 109,952	\$ 2,689	\$ 259,103	\$2.36

Storefront Improvement Grants

Projects	Awarded	Remaining	Investment	Ratio
7	\$ 47,608	\$ 12,392	\$ 190,472	\$4.00

Additional Investments

Effort	Actual Costs
Side Lot Improvements	\$ 4,039
Outreach	\$ 6,093
Consulting	\$ 1,750

Total	Actual Costs	Sale Proceeds	Profit (Subsidy)
	\$ 209,674	\$ 34,735	\$ (174,939)

Key

Pre-Dev	Determining Investment
Dev	Specifications Being Written
Pre-Con	Pre-Construction Underway
Const.	Construction Underway
Mkting	Marketing for Sale Underway
Sold	Sale Completed



Land Bank Board of Directors 2017 Meeting Schedule

All meetings will be held on Friday at 11:00 a.m. on the 12th Floor of One Government Center, Toledo, OH 43604, unless otherwise indicated with proper notice.

February 24, 2017

March 24, 2017

April 28, 2017

June 9, 2017*

July 28, 2017

August 25, 2017

September 22, 2017

October 27, 2017

December 8, 2017

*Denotes Annual Meeting of the Board, unless otherwise changed