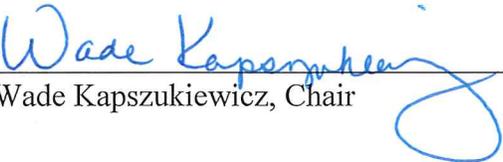
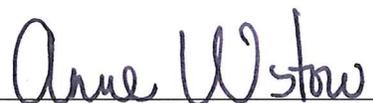


January 22, 2016

The Board of Directors represents that the record of the proceedings of the previous session on December 11, 2015 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, January 22, 2016 at 11:00 A.M.  
Conference Room D, 12<sup>th</sup> Floor  
One Government Center, Toledo, Ohio 43604

1. Call to order by Board Member Gerken
2. Approval of the December 11, 2015 Minutes (posted on the website)
3. Acknowledgement of Commissioner Appointments for 2016
4. Treasurer's Report
  - a. Presentation of Monthly Financial Statements
5. Action Items
  - a. **2016-001: Directing Staff to Split Property at 1541 Air Line, Toledo, Ohio**
6. President's Report
  - a. Possibility of Demolition Funding
  - b. Projects status update
7. Programs Report
  - a. Demolition Programs update
  - b. Heritage Home Program update
8. New Business
9. Adjournment

**Date:** January 11, 2016

**Resolution No. 16-25**

**Title:** Designation of Commissioners' Seats on Various Boards & Commissions for 2016

**Department/Agency:** Commissioners

**Contact:** Lindsay Below, Executive Assistant

**Summary/Background:** For Boards and Commissions on which the Commissioners hold a seat, the Board designates a Commissioner to serve as a representative.

**Budget Impact:** N/A

**Statutory Authority/ORC:**

**Commissioner Skeldon Wozniak offered the following resolution:**

WHEREAS, in consideration of the above, NOW, THEREFORE BE IT RESOLVED by the Board of County Commissioners, Lucas County, Ohio, that:

Section 1. The Board hereby designates Commissioner Pete Gerken as their representative on the following Boards & Commissions for 2016:

- Solid Waste Management Policy Committee
- WMD Equipment Committee
- Corrections Commission of Northwest Ohio (CCNO)
- Land Bank

Section 2. The Board hereby designates Commissioner Tina Skeldon Wozniak as their representative on the following Boards & Commissions for 2016:

- Family & Children First Council
- District Advisory Council of the Lucas County Health District
- Land Bank
- Toledo Cultural Arts Society
- Board of Revision
- Records Commission

Section 3. The Board hereby designates Commissioner Carol Contrada as their representative on the following Boards & Commissions for 2016:

- Data Processing Board
- Criminal Justice Coordinating Council (CJCC)
- Toledo/Lucas County Convention and Visitors' Bureau, Inc.
- Community Corrections Planning Board
- Integrated Justice System
- Toledo Zoological Society

**January 11, 2016**

**Designation of Commissioners' Seats on Various Boards & Commissions for 2016**

**Page 2**

Section 4. 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.

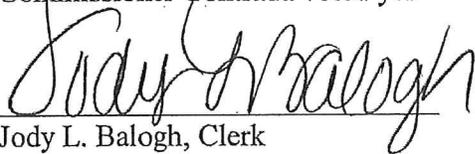
Section 5. This resolution shall be in full force and effect from and immediately upon its adoption.

**Action Taken:**

Commissioner Skeldon Wozniak voted yes

Commissioner Gerken voted yes

Commissioner Contrada voted yes

A handwritten signature in cursive script, appearing to read "Jody L. Balogh". The signature is written in black ink and is positioned above a horizontal line.

Jody L. Balogh, Clerk

	2016 Budget	2016 Actual	% to Date
<b>Starting Balance</b>	<b>\$ 2,200,000</b>	<b>\$ 1,445,336</b>	<b>65.7%</b>
<b>REVENUES</b>			
<b>Operating Revenue</b>			
Statutory Reutilization Fund	\$ 1,600,000	\$ -	0.0%
Property Sales	\$ 250,000	\$ 1,324	0.5%
Housing Fund	\$ 150,000	\$ -	0.0%
Project Reimbursement	\$ 100,000	\$ 1,188	1.2%
Investment Income	\$ 2,500	\$ -	0.0%
Other Income	\$ 35,000	\$ -	0.0%
<b>Total Operating Revenues</b>	<b>\$ 2,137,500</b>	<b>\$ 2,512</b>	<b>0.1%</b>
<b>Grant Revenue</b>			
OHFA NIP Demolition Reimbursement	\$ 4,165,000	\$ 232,129	5.6%
OHFA NIP Maintenance Reimbursement	\$ 480,500	\$ 28,800	6.0%
OHFA NIP Admin Reimbursement	\$ 340,500	\$ 18,679	5.5%
<b>Total Grant Revenues</b>	<b>\$ 4,986,000</b>	<b>\$ 279,608</b>	<b>5.6%</b>
<b>Total Revenues</b>	<b>\$ 7,123,500</b>	<b>\$ 282,120</b>	<b>4.0%</b>
<b>OPERATING EXPENSES</b>			
<b>Contract Services</b>			
LRC Funded Demolition	\$ 250,000	\$ -	0.0%
Holding Costs	\$ 225,000	\$ 3,390	1.5%
Inspections	\$ 25,000	\$ 500	2.0%
Field Services	\$ 200,000	\$ -	0.0%
Other Contract Services	\$ 12,500	\$ -	0.0%
<b>Program Expenses</b>			
Acquisition / Disposition	\$ 25,000	\$ 2	0.0%
Project Match Grants	\$ 50,000	\$ -	0.0%
Housing Fund	\$ 500,000	\$ 52,778	10.6%
Heritage Home Program	\$ 75,000	\$ 4,000	5.3%
RISE	\$ 425,000	\$ -	0.0%
Other Program Expenses	\$ 26,000	\$ -	0.0%
<b>Professional Services</b>			
Accounting/Auditing/Payroll Services	\$ 15,000	\$ 164	1.1%
Business Insurance	\$ 30,000	\$ 24,908	83.0%
Information Technology	\$ 25,000	\$ 2,566	10.3%
Consulting Services	\$ 20,000	\$ -	0.0%
Communications	\$ 15,000	\$ -	0.0%
Other Professional Services	\$ 5,000	\$ -	0.0%

	<u>2016 Budget</u>	<u>2016 Actual</u>	<u>% to Date</u>
<b>Employee Expenses</b>			
Staff Salaries	\$ 485,000	\$ 15,061	3.1%
Payroll Taxes	\$ 37,000	\$ 1,438	3.9%
Employee Benefits	\$ 115,000	\$ -	0.0%
457(b) Retirement Plan	\$ 25,000	\$ 682	2.7%
Professional Development	\$ 9,000	\$ -	0.0%
Internships	\$ 30,000	\$ -	0.0%
<b>Office Expenses</b>			
Postage	\$ 3,250	\$ 243	7.5%
Equipment, Repairs	\$ 10,000	\$ -	0.0%
Office and Printing	\$ 11,500	\$ 26	0.2%
Parking, Mileage, Fuel	\$ 10,000	\$ 4,667	46.7%
Conferences	\$ 5,000	\$ -	0.0%
Rent	\$ 10,000	\$ -	0.0%
Other Office Expenses	\$ 500	\$ -	0.0%
Miscellaneous Expenses	\$ 500	\$ -	0.0%
<b>Total Operating Expenses</b>	<b>\$ 2,675,250</b>	<b>\$ 110,425</b>	<b>4.1%</b>
<b>Grant Expenses</b>			
OHFA NIP Demolition	\$ 4,045,608	\$ 5,800	0.1%
OHFA NIP Environmental Services	\$ 996,744	\$ 690	0.1%
OHFA NIP Maintenance	\$ 586,320	\$ 1,699	0.3%
OHFA NIP Maintenance Refunds	\$ 87,948	\$ 38,300	43.5%
OHFA NIP Administration	\$ 146,580	\$ 1,200	0.8%
<b>Total Grant Expenses</b>	<b>\$ 5,863,200</b>	<b>\$ 47,689</b>	<b>0.8%</b>
<b>Total Expenses</b>	<b>\$ 8,538,450</b>	<b>\$ 158,114</b>	<b>1.9%</b>
<b>Budget Stabilization Fund</b>	<b>\$ 450,000</b>	<b>\$ 450,000</b>	<b>100.0%</b>
<b>Unencumbered Ending Balance</b>	<b>\$ 335,050</b>	<b>\$ 1,119,342</b>	<b>334.1%</b>

**Lucas County Land Reutilization Corporation**  
**Bill Payment List**  
**December 2015**

<b>Date</b>	<b>Num</b>	<b>Vendor</b>	<b>Amount</b>
12/04/2015	ach	Ameritas Life Insurance Corp	-1,579.30
12/04/2015	ach	Data Services	-15,133.87
12/03/2015	3159	All Aspects LLC	-6,750.00
12/03/2015	3160	Department of Public Utilities	-154.20
12/03/2015	3161	DMD Environmental Inc	-1,380.00
12/03/2015	3162	Karla Hayes	-45.00
12/03/2015	3163	LISC AmeriCorps	-14,000.00
12/03/2015	3164	Lucas County Auditor	-300.00
12/03/2015	3165	Lucas County Treasurer	-750.00
12/03/2015	3166	Modern Builders Supply Inc.	-638.29
12/03/2015	3167	MoeHill Trashout	-1,650.00
12/03/2015	3168	Mr. Snow Removal	-586.50
12/03/2015	3169	MT Business Technologies Inc.	-109.59
12/03/2015	3170	OFFICE MAX	-78.49
12/03/2015	3171	Ohio Department of Job & Family Services	-322.00
12/03/2015	3172	Phoenix Custom Builders LLC	-8,790.00
12/03/2015	3173	Sutter Home Inspections LTD	-450.00
12/03/2015	3174	TAS Inc	-4,360.00
12/03/2015	3175	Total Environmental Services LLC	-5,200.00
12/11/2015	3177	Collingwood Water	-13.00
12/11/2015	3178	Department of Public Utilities	-485.60
12/11/2015	3179	La Prensa	-375.00
12/11/2015	3180	Lucas County Auditor	-13.00
12/11/2015	3181	MacKinnon & Co	-9,200.00
12/11/2015	3182	Mail It	-230.91
12/11/2015	3183	Modern Builders Supply Inc.	-45,903.65
12/11/2015	3184	Neighborhood Housing Services of Toledo	-20,000.00
12/11/2015	3185	Northwest Ohio Development Agency	-15,650.00
12/11/2015	3186	OFFICE MAX	-157.39
12/11/2015	3187	ohio bureau of workers comp	-99.95
12/11/2015	3188	Phoenix Custom Builders LLC	-5,185.00
12/11/2015	3189	Stephanie Beebe	-55.00
12/11/2015	3190	The Sojourner's Truth	-400.00
12/11/2015	3191	Toledo Blade	-1,222.12

**Lucas County Land Reutilization Corporation**  
**Bill Payment List**  
**December 2015**

Date	Num	Vendor	Amount
12/11/2015	3192	Toledo Edison	-3.45
12/11/2015	3193	Toledo Journal	-426.00
12/11/2015	3194	Tri State Windows LLC	-16,456.00
12/11/2015	3195	Northwest Ohio Development Agency	-13,306.28
12/11/2015	1752	Mail Works	-384.14
12/11/2015	ACH	INTUIT QUICKBOOKS	-39.95
12/11/2015	ACH	Data Services	-144.74
12/11/2015	ACH	GoodHire	-89.96
12/11/2015	ACH	Shell Oil	-58.97
12/11/2015	ACH	Snapfish	-10.91
12/14/2015	3196	Elizabeth Harris	-2,688.73
12/16/2015	3197	All Aspects LLC	-750.00
12/16/2015	3198	Center for Community Progress	-10,000.00
12/16/2015	3199	City of Toledo - OHFA	-69,540.00
12/16/2015	3200	Department of Public Utilities	-35.89
12/16/2015	3201	E & H Taylor Construction Inc.	-750.00
12/16/2015	3202	Habitat for Humanity	-25,714.00
12/16/2015	3203	Karla Hayes	-25.00
12/16/2015	3204	Midwest Environmental, Inc	-750.00
12/16/2015	3205	Mike's Hauling & Demolition	-750.00
12/16/2015	3206	Modern Builders Supply Inc.	-670.10
12/16/2015	3207	MoeHill Trashout	-2,771.51
12/16/2015	3208	Northwest Ohio Development Agency	-1,890.00
12/16/2015	3209	Phoenix Custom Builders LLC	-5,558.10
12/16/2015	3210	SL Hauling & Renovations LLC	-47,350.00
12/16/2015	3211	Sutter Home Inspections LTD	-1,425.00
12/16/2015	3212	T Smidis Hauling	-2,016.00
12/16/2015	3213	City of Toledo - OHFA	-23,180.00
12/16/2015	3214	City of Toledo - OHFA	-63,745.00
12/16/2015	3215	City of Toledo - OHFA	-46,360.00
12/16/2015	3216	City of Toledo - OHFA	-1,932.00
12/16/2015	3217	City of Toledo - OHFA	-1,288.00
12/16/2015	3218	City of Toledo - OHFA	-644.00
12/16/2015	3219	City of Toledo - OHFA	-1,932.00
12/16/2015	3220	City of Toledo - OHFA	-1,932.00
12/16/2015	3221	City of Toledo - OHFA	-2,576.00
12/16/2015	3222	City of Toledo - OHFA	-3,864.00
12/16/2015	3223	City of Toledo - OHFA	-4,508.00
12/16/2015	3224	City of Toledo - OHFA	-3,220.00
12/16/2015	3225	City of Toledo - OHFA	-1,288.00
12/16/2015	3226	City of Toledo - OHFA	-1,288.00

**Lucas County Land Reutilization Corporation**  
**Bill Payment List**  
**December 2015**

<b>Date</b>	<b>Num</b>	<b>Vendor</b>	<b>Amount</b>
12/16/2015	3227	City of Toledo - OHFA	-2,576.00
12/16/2015	3228	City of Toledo - OHFA	-4,508.00
12/16/2015	3229	E & H Taylor Construction Inc.	-750.00
12/16/2015	ach	Cafe Press	-194.64
12/16/2015	ach	Ameritas Life Insurance Corp	-2,496.53
12/16/2015	ach	Data Services	-23,989.03
12/17/2015	3230	Department of Public Utilities	-140.19
12/17/2015	3231	DMD Environmental Inc	-690.00
12/17/2015	3232	Lucas County Auditor	-5.00
12/17/2015	3233	Lucas county Health Benefits	-5,810.77
12/17/2015	3234	Mr. Snow Removal	-3,007.00
12/17/2015	3235	Sutter Home Inspections LTD	-1,200.00
12/17/2015	3236	T Smidis Hauling	-2,322.79
12/17/2015	3237	Tri State Windows LLC	-14,392.00
12/21/2015	3238	first american title Insurance Co	-788.00
12/23/2015	3239	Avatar LLC	-1,680.00
12/23/2015	3240	City of Toledo - OHFA	-7,000.00
12/23/2015	3241	Department of Public Utilities	-42.88
12/23/2015	3242	Gerald Kellman	-2,134.86
12/23/2015	3243	Lucas County OMB	-232.10
12/23/2015	3244	Mail Works	-195.00
12/23/2015	3245	MoeHill Trashout	-5,324.31
12/23/2015	3246	OFFICE MAX	-111.83
12/23/2015	3247	Sutter Home Inspections LTD	-750.00
12/23/2015	3248	Toledo Edison	-5.08
12/23/2015	3250	Verizon Wireless	-188.03
12/29/2015	3251	Tri State Windows LLC	-12,755.00
12/31/2015	ach	Ameritas Life Insurance Corp	-1,605.48
12/31/2015	ach	Data Services	-15,442.07
12/31/2015	ach	Shell Oil	-57.82
12/31/2015	3252	City of Toledo - OHFA	-644.00
12/31/2015	3253	Department of Public Utilities	-133.38
12/31/2015	3254	E & H Taylor Construction Inc.	-750.00
12/31/2015	3255	Keith Hershey	-15,000.00
12/31/2015	3256	Lucas County Treasurer	-3,700.00
12/31/2015	3257	Modern Builders Supply Inc.	-20,267.68
12/31/2015	3258	Neighborhood Housing Services of Toledo	-20,000.00
12/31/2015	3259	OFFICE MAX	-373.08
12/31/2015	3260	Shantae Brownlee	-133.86
12/31/2015	3261	SL Hauling & Renovations LLC	-1,650.00
12/31/2015	3262	TJRS LLC	-3,000.00

**Lucas County Land Reutilization Corporation**  
**Bill Payment List**  
December 2015

<u>Date</u>	<u>Num</u>	<u>Vendor</u>	<u>Amount</u>
12/31/2015	3263	Waterford Bank	-435.00
12/31/2015	3264	City of Toledo - OHFA	-1,288.00
12/31/2015	3265	City of Toledo - OHFA	-3,220.00
12/31/2015	3266	City of Toledo - OHFA	-644.00
12/31/2015	ach	Home Depot	-19.96
12/31/2015	3267	Karla Hayes	-15.00
12/31/2015	3268	Kathleen Kovacs	-800.00
12/31/2015	3269	Toledo Police Department	-120.00
12/18/2015	ACH	Department of Public Utilities	-27.74
12/30/2015	ach	Dell	-162.49
12/31/2015	ach	Shell Oil	-51.54
12/31/2015	ach	Home Depot	-13.77
			<hr/>
			<b>-\$ 705,473.50</b>



**Date:** January 22, 2016

**Resolution No. 2016-001**

**Title:** Directing the staff to split the property at 1541 Air Line Avenue, Toledo, Ohio between adjacent owners, consistent with the Corporation's policies and procedures

**Summary/Background:** Two adjacent owners applied for this property under the side lot program, and both were deemed qualified end users. Following the Corporation's policies and procedures, the staff recommended this property be split evenly between qualified end users.

The decision of the staff was appealed to the Board by Mr. Roger Kosch at 1547 Air Line, who request that the whole lot be transferred to them. Ms. Peggy Anderson, the owner of 1539 Air Line, objected, and requested his portion of the property.

**Authority:** Policies and Procedures

**Director Gerken offered the following resolution:**

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

Section 1. This Board determines that the Corporation should evenly split the property at 1541 Air Line Avenue between two equally qualified applicants, consistent with the policies and procedures.

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 was not present

Director Wozniak was not present

Director Gerken voted yes

Director Hicks-Hudson was not present

Director Zeitler voted yes

Director Beazley voted yes

Director Gibbon voted yes

Director Stanbery voted yes

Director Mendoza voted yes

Anne Wistow

Anne Wistow, Secretary of the Board



Dear Mr. Mann:

Re. the property at 1547 Airline;

I'm objecting to the split of the property where the blighted house was torn down.

Mr. Anderson owner of the adjoining home may be miss representing himself as to the use of the half lot.

He has publicly stated to the neighbors at 1547 Airline And 1550 Wayne St. that he is going to repair cars on this property, a violation of city code.

I would please ask you to interview Mr. Joe Ryan the neighbor at 1550 Wayne St., phone # 419-382-8501. Mr. Ryan's family has lived at this address for some thirty years and have information that is important that you here and know about the neighbor Mr. William Anderson.

I'm trying to protect my renters from being subjected to some new problem that will be as bad as the old abandoned house that was removed. The neighborhood is under enough stress and certainly deserves every consideration of the Land Bank.

Sincerely,

A handwritten signature in cursive script that reads "Roger Kosch". The signature is written in dark ink and is positioned to the right of the word "Sincerely,".

Roger Kosch

12/30/15

Parcel	Address	City	Zip	LB Demo	Purchaser	Occupancy	Date Transferred
03-05651	413 13TH ST	Toledo	43624	Yes	UpTown Association	Community Group	11/16/2015
02-11247	227 CITY PARK AVE	Toledo	43602	No	City of Toledo	Land Assembly	11/19/2015
10-01331	2584 KRESS ST	Toledo	43610	No	City of Toledo	Land Assembly	11/19/2015
11-18604	803 TROY ST	Toledo	43611	No	City of Toledo	Land Assembly	11/19/2015
11-18627	825 TROY ST	Toledo	43611	No	City of Toledo	Land Assembly	11/19/2015
06-00327	1273 BELMONT AVE	Toledo	43607	Yes	David Noble	Owner Occupant	11/30/2015
04-01531	245 LELAND AVE	Toledo	43609	Yes	John Lewinski	Owner Occupant	11/30/2015
09-15391	429 COLBURN ST	Toledo	43609	No	The Borders'	Owner Occupant	11/30/2015
16-28861	3422 GLENWOOD AVE	Toledo	43610	No	Essenia Boggs	Owner Occupant	12/1/2015
16-00054	1619 WAITE AVE	Toledo	43607	No	Irest Riley	Owner Occupant	12/2/2015
04-11321	1206 UPTON AVE	Toledo	43607	Yes	Kazadore Lanier Jr.	Owner Occupant	12/11/2015
16-27337	542 NEVADA ST	Toledo	43605	Yes	Mary Carr	Owner Occupant	12/14/2015
17-03301	426 PLATT ST	Toledo	43605	Yes	Donald Hayes	Rental	12/14/2015
04-58267	1108 PROSPECT AVE	Toledo	43606	Yes	Marcus Hand	Rental	12/14/2015
04-63161	833 PINEWOOD AVE	Toledo	43607	Yes	Pearlene Johnson	Owner Occupant	12/14/2015
12-04831	2024 JOFFRE ST	Toledo	43607	Yes	Shirley Smith	Owner Occupant	12/14/2015
07-24837	314 HILLWOOD DR	Toledo	43608	Yes	Eliseo Rodriguez	Rental	12/14/2015
07-18661	1006 WESTERN AVE	Toledo	43609	Yes	Patricia Machado	Owner Occupant	12/14/2015
02-04481	2724 N DETROIT AVE	Toledo	43610	Yes	The Smith's	Owner Occupant	12/14/2015
03-23204	3117 KIMBALL AVE	Toledo	43610	Yes	Tesha Birchfield	Owner Occupant	12/14/2015
01-02107	3915 BURTON AVE	Toledo	43612	Yes	Jessica Huth	Owner Occupant	12/14/2015
33-73651	11810 VAN DYKE AVE	Jerusalem Township	43412	No	Freddie Anderson	Land Assembly	12/21/2015
01-08237	1423 MACOMBER ST	Toledo	43606	No	Leonard Chandler	Owner Occupant	12/21/2015
14-22591	1109 NEWBURY ST	Toledo	43609	No	Edward Pezzino	Owner Occupant	12/21/2015
05-18581	961 WILLOW AVE	Toledo	43605	Yes	Michael Kozlowski	Rental	12/22/2015
65-83657	7285 SAWMILL RUN	Holland	43528	No	Springfield Township	Land Assembly	12/31/2015
14-33891	3237 ST BERNARD DR	Toledo	43607	No	Garold Spiess	Owner Occupant	1/5/2016

07-09844	240 E LAKE ST	Toledo	43608	Yes	Sharon Tuggle	Owner Occupant	1/7/2016
07-09847	242 E LAKE ST	Toledo	43608	Yes	Sharon Tuggle	Owner Occupant	1/7/2016
07-09851	246 E LAKE ST	Toledo	43608	No	Sharon Tuggle	Owner Occupant	1/7/2016
07-09854	250 E LAKE ST	Toledo	43608	No	Sharon Tuggle	Owner Occupant	1/7/2016
14-19877	156 CORINTH ST	Toledo	43609	Yes	Misty Porter	Owner Occupant	1/7/2016
14-19881	158 CORINTH ST	Toledo	43609	Yes	Misty Porter	Owner Occupant	1/7/2016

<b>Total:</b>							<b>35</b>
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LUCAS COUNTY  
**LandBank**

DEED-IN-ESCROW  
PROPERTY REHAB PROGRAM

Sales Report

December 5<sup>th</sup>, 2015 – January 22<sup>nd</sup>, 2016

**653 WILLIAMSVILLE, 43609**

**Resale**



**New Owner: Zach M. Boling**

This single-family home in South Toledo was sold on 10/5/2015 for \$15,000 with the expectation that Mr. Boling would invest another \$14,600 in renovation. The property passed the Land Bank's safety & habitability inspection and the deed was released on 12/4/2015.

**802 RANCH, 43615**

**Owner-Occupant**



**New Owner: Ahmad Kassem**

This single-family home in Secor Gardens was sold on 6/1/2015 for \$3,802 with the expectation that Mr. Kassem would invest another \$15,700 in renovation. The property passed the Land Bank's safety & habitability inspection and the deed was released on 12/9/2015.

**1749 TALBOT, 43613**

**Rental**



**New Owner: Joshua Northup**

This single-family home in DeVilbiss was sold on 6/30/2015 for \$3,000 with the expectation that Mr. Northup would invest another \$5,690 in renovation. The property passed the Land Bank's safety & habitability inspection and the deed was released on 12/23/2015.

**2650 122<sup>nd</sup>, 43611**

**Owner-Occupant**



**New Owner: Gregory Michael Fraunhofer, Sr.**

This single-family home in Point Place was sold on 7/17/2015 for \$2,800 with the expectation that Mr. Fraunhofer would invest another \$30,000 in renovation. The property passed the Land Bank's safety & habitability inspection and the deed was released on 12/23/2015.

**3248 W Lincolnshire, 43606**

**Resale**



**New Owner: Malek Amireh**

This single-family home in Lincolnshire was sold on 3/27/2015 for \$24,000 with the expectation that Mr. Amireh would invest another \$26,950 in renovation. The property passed the Land Bank's safety & habitability inspection and the deed was released on 1/11/2016.

**2034 Wyndhurst, 43607**

**Rental**



**New Owner: David & Judith Burkholder**

This single-family home in Bancroft Hills was sold on 8/27/2015 for \$6,000 with the expectation that Mr. & Mrs. Burkholder would invest another \$10,100 in renovation. The property passed the Land Bank's safety & habitability inspection and the deed was released on 1/11/2016.

1822 Marne, 43613

Rental

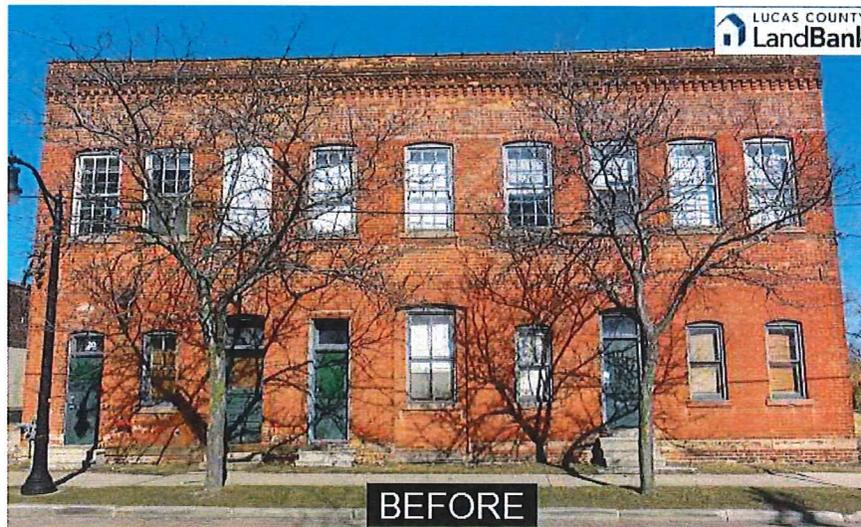


**New Owner:** Jonathan D. Vogt

This single-family home in DeVilbiss was sold on 7/24/2015 for \$2,800 with the expectation that Mr. Vogt would invest another \$15,100 in renovation. The property passed the Land Bank's safety & habitability inspection and the deed was released on 1/14/2016.

16 Broadway, 43604

Owner-Occupant



**New Owner:** Kevin & Ambrea Mikolajczyk

This mixed-use property in the Warehouse District was sold on 12/7/2015 for \$10,000 with the expectation that Mr. & Mrs. Mikolajczyk would invest another \$230,252 in renovation.

1012 Wright, 43609

Rental



**New Owner:** Toledo Residential Capital Management, LLC

This single-family home in Arlington was sold on 12/10/2015 for \$7,000 with the expectation that the new owner would invest another \$9,850 in renovation.

118 Carroll, 43609

Rental

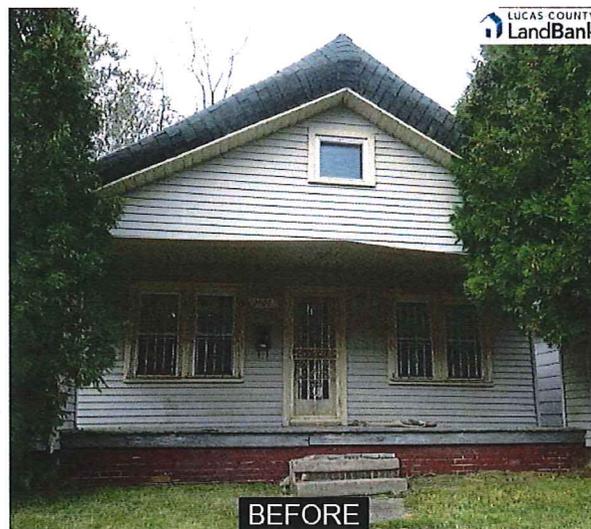


**New Owner:** Alex Quinones, Jr.

This single-family home in the Old South End was sold on 1/6/2016 for \$2,800 with the expectation that Mr. Quinones would invest another 6,950 in renovation.

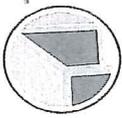
1107 Coventry, 43607

Rental



**New Owner:** Monroe Smith, III

This duplex home in Scott Park was sold on 1/8/2016 for \$3,500 with the expectation that Mr. Smith would invest another \$9,800 in renovation.



**OHFA NIP Demolition Grant Status Report**

Project Status	Current	Total Budgeted	%
Identified	1163	1154	101%
Acquired	845	1154	73%
Torn Down	478	1154	41%
Reimbursed	389	1154	34%
Expenditures	\$ 4,485,296	\$ 11,521,525	39%

Reimbursed To Date	Unreimbursed To Date	Total Spending	Grant Award
\$ 3,745,727	\$ 739,569	\$ 4,485,296	\$ 11,521,525

Target Areas Name	Projects	%
A Old South End	174	15%
B Cherry Legacy Area	135	12%
C BUMA / Englewood	96	8%
D The Junction / UpTown	236	20%
E East Toledo	213	18%
F ONE Village	252	22%
G Five Points / Overland	33	3%
H Arlington / Scott Park	24	2%

Side Lots Transferred	Current	All Projects	%
	136	1163	12%

COT Contractor	Private Contractor	Privates %	MBE %
364	117	24%	62%



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

**PROJECT REPORT  
 THROUGH January 18, 2016**

**Program Overview**

<i>Intakes</i>	<i>Technical Assistance</i>	<i>Potential Loans</i>	<i>Loans In Process</i>	<i>Loans Closed</i>
209*	119	11	0	2

**Technical Assistance**

Address	Technical Assistance	Loan Opportunity	Loan in Process
1252 Corbin	Assessment completed		
401 Platt	Assessment completed		
67 Birckhead	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	Possible loan	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 Closed	Improvements in process
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 Submitted	Loan denied
631 Toronto	Assessment completed		
3458 Brantford	Assessment completed		
621 Winthrop	Assessment completed	Loan Submitted	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	Using own funds	Improvements in process
660 E. Broadway	Assessment completed		
2468 Middlesex	Assessment completed		
1438 Primrose	Assessment completed		

428 Knower	Assessment completed		
2815 Collingwood	Assessment completed	Possible loan	
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	Possible loan	
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	Possible loan	
2854 Scottwood	Assessment completed		
3116 Darlington	Assessment completed		
5434 Fortune	Assessment completed		
4602 288 <sup>th</sup>	Assessment completed		
3541 146 <sup>th</sup>	Assessment completed		
5585 302 <sup>nd</sup>	Assessment completed		
4302 Onadaga	Assessment completed		
1918 Starr	Assessment completed	Possible loan	
1344 Corry	Assessment completed		
2621 106 <sup>th</sup>	Assessment completed		
3109 Eastmoreland	Assessment completed		
2527 116 <sup>th</sup>	Assessment completed		
2720 128 <sup>th</sup>	Assessment completed		
4805 293 <sup>rd</sup>	Assessment completed		
230 Trails End	Assessment completed		
920 N. Detroit	Assessment completed	Possible Loan	
4264 W. River	Assessment completed	Using own funds	Improvements in process
4306 Sheraton	Assessment completed	Possible Loan	
5026 307 <sup>th</sup>	Assessment completed		
3511 Beechway	Assessment completed		
5512 Pageland	Assessment completed		
2416 Starr	Assessment completed		
3038 Lincolnshire	Assessment completed		
1853 Genesee	Assessment completed	Possible Loan	
6046 326 <sup>th</sup> St.	Assessment completed		
2826 123 <sup>rd</sup> St	Assessment completed	Possible Loan	
2728 Sulphur	Assessment completed		

Springs			
2525 Brenner	Assessment completed		
2950 113 <sup>th</sup> St.	Assessment completed		
2748 Gladhaven	Assessment completed	Possible loan	
1147 Carlton	Assessment completed		
1216 Tecumseh	Assessment completed		
251 Elgin	Assessment completed	Possible loan	

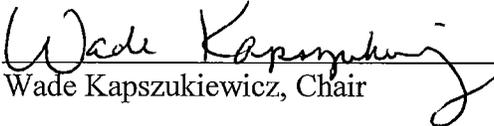
\* Amount may not match LAIN because only able to indicate one Land Bank program in the system.

**ZIP CODE ANALYSIS OF USE:**

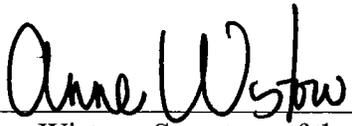
<b>Zip Code</b>	<b># of Inquiries</b>	<b>Zip Code</b>	<b># of Inquiries</b>
43610	26	43614	13
43608	14	43609	6
43607	12	43612	7
43620	2	43611	17
43606	48	43613	1
43605	13	43615	4
43566	1	43602	2
43616	4		

March 11, 2016

The Board of Directors represents that the record of the proceedings of the previous session on January 22, 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, March 11, 2016 at 11:00 A.M.  
Conference Room D, 12<sup>th</sup> Floor  
One Government Center, Toledo, Ohio 43604

1. Call to order by Chairman Kapszukiewicz
2. Approval of the January 22, 2016 Minutes (posted on the website)
3. Treasurer's Report
  - a. Presentation of Monthly Financial Statements
4. Action Items
  - a. **2016-002: Adjustments and Additions to the Corporation's Employment Benefits**
5. President's Report
  - a. Future of OHFA Demolition Funding
  - b. Possibility of Collaboration on Museum Place
  - c. Projects status update
6. Programs Report
  - a. RISE – Library Village update
  - b. Demolition Programs update
  - c. Heritage Home Program update
7. New Business
8. Adjournment

	<u>2016 Budget</u>	<u>2016 Actual</u>	<u>% to Date</u>
<b>Starting Balance</b>	<b>\$ 2,200,000</b>	<b>\$ 1,230,149</b>	
<b>REVENUES</b>			
<b><i>Operating Revenue</i></b>			
Statutory Reutilization Fund	\$ 1,600,000	\$ -	0.0%
Property Sales	\$ 250,000	\$ 111,000	44.4%
Housing Fund	\$ 150,000	\$ 150,000	100.0%
Project Reimbursement	\$ 100,000	\$ 26,830	26.8%
Investment Income	\$ 2,500	\$ 326	13.1%
Other Income	\$ 35,000	\$ 610	1.7%
<b>Total Operating Revenues</b>	<b>\$ 2,137,500</b>	<b>\$ 288,767</b>	<b>13.5%</b>
<b><i>Grant Revenue</i></b>			
OHFA NIP Demolition Reimbursement	\$ 4,165,000	\$ 511,578	12.3%
OHFA NIP Maintenance Reimbursement	\$ 480,500	\$ 61,200	12.7%
OHFA NIP Admin Reimbursement	\$ 340,500	\$ 39,974	11.7%
<b>Total Grant Revenues</b>	<b>\$ 4,986,000</b>	<b>\$ 612,752</b>	<b>12.3%</b>
<b>Total Revenues</b>	<b>\$ 7,123,500</b>	<b>\$ 901,519</b>	<b>12.7%</b>
<b>OPERATING EXPENSES</b>			
<b><i>Contract Services</i></b>			
LRC Funded Demolition	\$ 250,000	\$ 27,391	11.0%
Holding Costs	\$ 225,000	\$ 23,740	10.6%
Inspections	\$ 25,000	\$ 5,325	21.3%
Field Services	\$ 200,000	\$ 4,085	2.0%
Other Contract Services	\$ 12,500	\$ 3,160	25.3%
<b><i>Program Expenses</i></b>			
Acquisition / Disposition	\$ 25,000	\$ 7,373	29.5%
Project Match Grants	\$ 50,000	\$ 10,095	20.2%
Housing Fund	\$ 500,000	\$ 52,778	10.6%
Heritage Home Program	\$ 75,000	\$ 6,850	9.1%
RISE	\$ 425,000	\$ 144	0.0%
Other Program Expenses	\$ 26,000	\$ 35	0.1%
<b><i>Professional Services</i></b>			
Accounting/Auditing/Payroll Services	\$ 15,000	\$ 276	1.8%
Business Insurance	\$ 30,000	\$ 24,908	83.0%
Information Technology	\$ 25,000	\$ 2,566	10.3%
Consulting Services	\$ 20,000	\$ -	0.0%
Communications	\$ 15,000	\$ 925	6.2%
Other Professional Services	\$ 5,000	\$ -	0.0%

	<u>2016 Budget</u>	<u>2016 Actual</u>	<u>% to Date</u>
<b>Employee Expenses</b>			
Staff Salaries	\$ 485,000	\$ 64,515	13.3%
Payroll Taxes	\$ 37,000	\$ 6,157	16.6%
Employee Benefits	\$ 115,000	\$ 14,126	12.3%
457(b) Retirement Plan	\$ 25,000	\$ 2,728	10.9%
Professional Development	\$ 9,000	\$ -	0.0%
Internships	\$ 30,000	\$ -	0.0%
<b>Office Expenses</b>			
Postage	\$ 3,250	\$ 450	13.9%
Equipment, Repairs	\$ 10,000	\$ 1,045	10.4%
Office and Printing	\$ 11,500	\$ 1,669	14.5%
Parking, Mileage, Fuel	\$ 10,000	\$ 4,843	48.4%
Conferences	\$ 5,000	\$ 468	9.4%
Rent	\$ 10,000	\$ -	0.0%
Other Office Expenses	\$ 500	\$ -	0.0%
Miscellaneous Expenses	\$ 500	\$ -	0.0%
<b>Total Operating Expenses</b>	<b>\$ 2,675,250</b>	<b>\$ 265,651</b>	<b>9.9%</b>
<b>Grant Expenses</b>			
OHFA NIP Demolition	\$ 4,045,608	\$ 385,477	9.5%
OHFA NIP Environmental Services	\$ 996,744	\$ 69,862	7.0%
OHFA NIP Maintenance	\$ 586,320	\$ 6,099	1.0%
OHFA NIP Maintenance Refunds	\$ 87,948	\$ 38,300	43.5%
OHFA NIP Administration	\$ 146,580	\$ 2,600	1.8%
<b>Total Grant Expenses</b>	<b>\$ 5,863,200</b>	<b>\$ 502,338</b>	<b>8.6%</b>
<b>Total Expenses</b>	<b>\$ 8,538,450</b>	<b>\$ 767,989</b>	<b>9.0%</b>
<b>Budget Stabilization Fund</b>	<b>\$ 450,000</b>	<b>\$ 450,000</b>	<b>100.0%</b>
<b>Unencumbered Ending Balance</b>	<b>\$ 335,050</b>	<b>\$ 913,678</b>	<b>272.7%</b>

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

Date	Num	Vendor	Amount
02/02/2016	3326	Louisville Title Agency	-275.50
02/02/2016	ach	Ameritas Life Insurance Corp	-1,484.98
02/03/2016	ach	INTUIT QUICKBOOKS	-39.95
02/03/2016	ach	Shell Oil	-43.09
02/03/2016	1755	Metropolitan Title Co	-1,700.00
02/03/2016	3327	David Mann	-21.44
02/03/2016	3328	Department of Public Utilities	-943.10
02/03/2016	3329	DMD Environmental Inc	-4,830.00
02/03/2016	3330	Kathleen Kovacs	-1,025.00
02/03/2016	3331	Keystone Press	-135.00
02/03/2016	3332	Lucas County Auditor	-11.00
02/03/2016	3333	Lucas County Treasurer	-1,400.00
02/03/2016	3334	MoeHill Trashout	-606.38
02/03/2016	3335	Mr. Snow Removal	-1,700.00
02/03/2016	3336	OFFICE MAX	-3.30
02/03/2016	3337	SL Hauling & Renovations LLC	-6,750.00
02/03/2016	3338	Sutter Home Inspections LTD	-1,750.00
02/03/2016	3339	Total Environmental Services LLC	-1,250.00
02/11/2016	3345	Claude & Patricia Jones	-1,350.00
02/11/2016	3346	Collingwood Water	-51.00
02/11/2016	ach	Data Services	-211.20
02/11/2016	ach	INTUIT QUICKBOOKS	-20.36
02/11/2016	3348	Keystone Press	-275.00
02/11/2016	3349	Lake Erie Tree Service LLC	-1,000.00
02/11/2016	3350	Lucas County Auditor	-9.00
02/11/2016	3351	Mail It	-207.32
02/11/2016	3352	MT Business Technologies Inc.	-116.07
02/11/2016	3353	Northwest Ohio Development Agency	-1,575.00
02/11/2016	3354	SL Hauling & Renovations LLC	-34,335.00
02/11/2016	3355	Sutter Home Inspections LTD	-500.00
02/11/2016	3356	T Smidis Hauling	-1,067.93
02/11/2016	3357	Total Environmental Services LLC	-13,860.00
02/11/2016	3358	Winthop Place LLC	-1,000.00
02/11/2016	3363	SL Hauling & Renovations LLC	-1,000.00
02/11/2016	3344	City of Toledo - OHFA	-17,385.00
02/12/2016	3364	City of Toledo - OHFA	-47,648.00
02/12/2016	ach	Ameritas Life Insurance Corp	-1,484.98
02/12/2016	3365	Department of Public Utilities	-1,467.31
02/12/2016	3366	Department of Public Utilities	-8.99
02/12/2016	3367	Midland Title and Escrow	-788.00

02/19/2016	3368	City of Toledo - OHFA	-46,360.00
02/19/2016	3369	Department of Public Utilities	-386.11
02/19/2016	3370	Landscape by Michael LLC	-1,600.00
02/19/2016	3371	lucas County Engineer	-1,744.79
02/19/2016	3372	MoeHill Trashout	-877.50
02/19/2016	3373	Mr. Snow Removal	-2,896.13
02/19/2016	3374	OFFICE MAX	-20.43
02/19/2016	3375	Sutter Home Inspections LTD	-1,325.00
02/19/2016	3376	T Smidis Hauling	-1,820.85
02/19/2016	3377	Verizon Wireless	-188.19
02/19/2016	3378	City of Toledo - OHFA	-53,443.00
02/19/2016	ach	Fred's Pro Hardware	-8.13
02/19/2016	ach	INTUIT QUICKBOOKS	-4.28
02/19/2016	ach	Shell Oil	-41.41
02/22/2016	ach	INTUIT QUICKBOOKS	-47.07
02/23/2016	3379	Modern Builders Supply Inc.	-6,653.11
02/25/2016	3380	City of Toledo - OHFA	-34,770.00
02/25/2016	3381	David Mann	-120.00
02/25/2016	3382	Department of Public Utilities	-68.43
02/25/2016	3383	La Prensa	-330.00
02/25/2016	3384	Lucas County Auditor	-4.00
02/25/2016	3385	Lucas County Health Benefits	-7,063.16
02/25/2016	3386	Mr. Snow Removal	-1,985.00
02/25/2016	3387	SL Hauling & Renovations LLC	-27,000.00
02/25/2016	3388	Sutter Home Inspections LTD	-500.00
02/25/2016	3389	T Smidis Hauling	-1,012.22
02/25/2016	3390	The Sojourner's Truth	-235.00
02/25/2016	3391	Toledo Edison	-4.29
02/25/2016	3347	DMD Environmental Inc	-6,360.00
02/25/2016	3392	DMD Environmental Inc	-5,865.00
02/25/2016	ach	Home Depot	-143.65
02/25/2016	ach	Sunoco	-49.59
02/12/2016	ach	Data Services	-17,296.97
02/02/2016	ach	Department of Public Utilities	-11.39
02/23/2016	ach	Menards	-53.58
02/23/2016	ach	Department of Public Utilities	-11.86
02/26/2016	ach	Data Services	-17,002.07
02/26/2016	ach	Amazon	-147.99
02/26/2016	ach	Delta Airlines	-468.40
02/26/2016	ach	Ameritas Life Insurance Corp	-1,626.98
			<hr/>
			- \$ 388,874.48



**Date:** March 11, 2016

**Resolution No. 2016 - 002**

**Title:** Making Certain Adjustments and Additions to the Corporation's Employment Benefits

**Summary/Background:** In the interest of attracting and retaining talented employees, the Corporation has adopted certain employee benefit programs that meet or exceed benefits offered to public employees in Northwest Ohio.

By Resolution 2012-008, the Corporation adopted a 457(b) qualified retirement plan for its employees and authorized a matching contribution of up to 5% of an employee's salary if they made the same contribution to the retirement plan.

After reviewing best practices by public employers in Northwest Ohio that have comparable 401(k) or 457(b) plans, the President is recommending that the matching contribution amount be raised by 2.5% to up to a total of 7.5% of an employee's salary on an annual basis. By raising the matching amount to this level, the Corporation would be paying, between FICA contributions and the retirement match, an equal amount toward retirement planning as County offices do to the Ohio Public Employees Retirement System. To the extent that all employees participate at the new higher level, this increase would mean less than a \$10,000 annual increase to the Land Bank.

In addition, the President is recommending that the Corporation adopt a Section 125 cafeteria plan for its employees, so that employees are able to participate in a Flexible Medical Spending Account on a pre-tax basis through payroll deduction. This FSA plan would be administered by the North West Group Services, a Maumee-based company that also manages the FSA and Section 125 plans for Lucas County employees.

**Authority:** Policies and Procedures

**Director Beazley offered the following resolution:**

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

Section 1. The employer matching contribution for the Corporation's Section 457(b) retirement plan, administered by Ameritas Retirement Plans through Wilcox Financial, or its successors and assigns, is increased from 5% to 7.5% of an employee's annual salary beginning on January 1, 2016. The Treasurer shall take all necessary steps to implement this policy with the Corporation's payroll and benefit providers and to allow employees of the Corporation to make any necessary catch-up contributions toward the match for the 2016 calendar year, if they so elect.

Section 2. The Corporation adopts a Section 125 plan, consistent with the Internal Revenue Code, and shall offer such benefits to its employees under the plan as the President determines in his sole

discretion, such benefits and plans to be administered through an agreement with North West Group Services, its successors and assigns.

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 Below voted yes

Director Granata voted yes

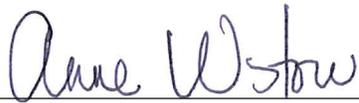
Director Zeitler voted yes

Director Beazley voted yes

Director Gibbon voted yes

Director Stanbery voted yes

Director Mendoza was not present



\_\_\_\_\_  
Anne Wistow, Secretary of the Board



Parcel	Address	City	Zip	LB Demo	Purchaser	Occupancy	Date Transferred
04-01974	218 WALBRIDGE AVE	Toledo	43609	No	Mary Mantey	Owner Occupant	1/8/2016
07-07277	322 DALE ST	Toledo	43609	Yes	Terry Warejko	Rental	1/8/2016
02-19797	2435 GASSER ST	Toledo	43606	Yes	Timothy Sherman & Marlene Sandridge	Both Owner Occupant	1/12/2016
03-06627	619 FORSYTHE ST	Toledo	43605	Yes	Eric Stribling	Owner Occupant	1/13/2016
03-24087	3204 COLLINGWOOD BLVD	Toledo	43610	Yes	Breck Burgy	Owner Occupant	1/13/2016
03-29851	224 E PARK ST	Toledo	43608	Yes	The Block's	Owner Occupant	1/13/2016
04-50234	616 BOWMAN ST	Toledo	43609	Yes	Mary Barnt	Owner Occupant	1/13/2016
13-11217	764 ORCHARD ST	Toledo	43609	Yes	Diego Perez	Owner Occupant	1/13/2016
13-11367	758 LOTUS AVE	Toledo	43609	Yes	Tamatha Handy	Owner Occupant	1/13/2016
14-09124	31 JERVIS ST	Toledo	43609	Yes	Antonio Moreno	Owner Occupant	1/13/2016
14-34707	547 CONGRESS ST	Toledo	43609	Yes	The Wilson's	Owner Occupant	1/13/2016
15-01754	416 HAVRE ST	Toledo	43609	Yes	Jose Medina	Owner Occupant	1/13/2016
16-18001	233 KEVIN PL	Toledo	43610	Yes	Teresa Brown	Owner Occupant	1/13/2016
16-29737	3380 CHERRY ST	Toledo	43608	Yes	Gladys Sigaroa	Owner Occupant	1/13/2016
01-10831	1334 PROUTY AVE	Toledo	43609	Yes	James Gilliam	Rental	1/13/2016
05-00967	1837 ARLINGTON AVE	Toledo	43609	Yes	Alfred Burkhardt	Rental	1/13/2016
07-18811	1685 BELMONT AVE	Toledo	43607	Yes	Howard Badgett	Rental	1/13/2016
08-53287	1525 NEBRASKA AVE	Toledo	43607	Yes	Robert Ingram	Rental	1/13/2016
09-02384	329 E BROADWAY ST	Toledo	43605	Yes	The Rajner's	Rental	1/13/2016
14-34604	647 COLBURN ST	Toledo	43609	Yes	Eloisa Pinzas	Rental	1/13/2016
11-50551	1639 HOMESTEAD ST	Toledo	43605	Yes	SMS Reality LLC	Rental	1/14/2016
11-62097	3259 136TH ST	Toledo	43611	No	The Cooper's & Mark Musko	Both Owner Occupant	1/21/2016
02-17051	2432 VALENTINE ST	Toledo	43605	Yes	Myers	Occupant	1/21/2016
07-22877	2259 WHITNEY AVE	Toledo	43606	Yes	Janice Edwards & Kathryn Price	Both Owner Occupant	1/21/2016
03-09317	341 CHAPIN ST	Toledo	43609	No	Edward Bell	Owner Occupant	1/21/2016



16-15941	4034 PEAK AVE	Toledo	43612	Yes	Zulma Pinzas	Owner Occupant	1/21/2016
20-89037	1009 KEIL RD	Toledo	43607	Yes	Carmen Sanders	Owner Occupant	1/21/2016
23-36321	3403 MCGREGOR LN	Toledo	43623	Yes	The Lang's	Owner Occupant	1/21/2016
11-13601	2117 N ERIE ST	Toledo	43611	Yes	Fred Hamsayeh	Rental	1/21/2016
04-62881	236 SUMMERDALE AVE	Toledo	43605	No	Sean Hoy & Floyd Stewart	Both Owner Occupant	1/26/2016
06-04367	1431 KENYON DR	Toledo	43614	No	Benigno Salazar	Owner Occupant	1/26/2016
10-01667	2829 STICKNEY AVE	Toledo	43608	Yes	Timothy Reed	Owner Occupant	1/29/2016
04-02521	228 EASTERN AVE	Toledo	43609	No	Raymond Bartlett	Rental	2/1/2016
17-03481	216 OSWALD ST	Toledo	43605	Yes	Zulma Lopez	Owner Occupant	2/2/2016
13-11694	1820 CLINTON ST	Toledo	43607	Yes	City of Toledo	Land Assembly	2/4/2016
08-03454	11 NEVADA ST	Toledo	43605	Yes	Rebecca Barney	Owner Occupant	2/8/2016
16-34581	423 HIETT AVE	Toledo	43609	Yes	Bonnie Britt	Owner Occupant	2/8/2016
03-00624	1430 CAMPBELL ST	Toledo	43607	No	Thomas Pruss	Owner Occupant	2/12/2016
03-00621	1428 CAMPBELL ST	Toledo	43607	Yes	Thomas Pruss	Owner Occupant	2/12/2016
05-07197	1816 STAHLWOOD AVE	Toledo	43613	Yes	The Muranyi's	Owner Occupant	2/18/2016
10-26601	1342 YATES ST	Toledo	43608	Yes	Lestdean Evans	Owner Occupant	2/18/2016
02-05617	2244 FRANKLIN AVE	Toledo	43620	No	Mercy St. V's	N/A	2/22/2016
04-63277	623 LUCAS ST	Toledo	43602	No	Tennille Simpson	Owner Occupant	2/22/2016
11-17481	2913 N MICHIGAN ST	Toledo	43611	Yes	Donna Lopez & The Wyse's	Both Owner Occupant	2/23/2016
03-23117	3154 KIMBALL AVE	Toledo	43610	Yes	Charvette Parker	Owner Occupant	2/26/2016
09-11031	708 OAKDALE AVE	Toledo	43605	Yes	Earleen Poulson	Owner Occupant	2/26/2016
18-80991	3110 ELM ST	Toledo	43608	Yes	Tiffany Lighten	Owner Occupant	2/26/2016
14-06744	16 POPLAR ST	Toledo	43605	No	Andrew Durnwald	Rental	3/2/2016
14-06747	18 POPLAR	Toledo	43605	No	Andrew Durnwald	Rental	3/2/2016
<b>Total:</b>			<b>49</b>				



# LUCAS COUNTY LandBank

## DEED-IN-ESCROW PROPERTY REHAB PROGRAM

Sales Report

January 23<sup>rd</sup>, 2016 – March 11<sup>th</sup>, 2016

## COMPLETED RENOVATION PROJECTS

1942 Brussels, 43613

Rental

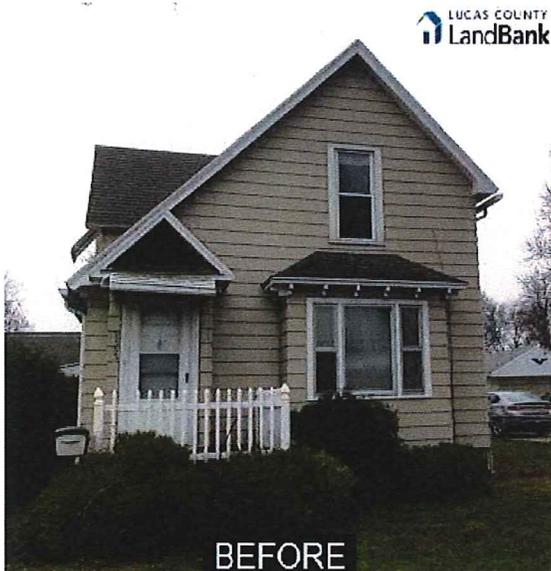


**New Owner:** Rayfield & Anita Coley

This single-family home in DeVilbiss was sold on 10/29/2015 for \$3,800 with the expectation that Mr. & Mrs. Coley would invest another \$9,300 in renovation. The property passed the Land Bank's safety & habitability inspection and the deed was released on 1/28/2016.

2633 Laskey, 43613

Owner-Occupant



**New Owner:** Harry G. Schmitz

This single-family home in Franklin Park was sold on 6/30/2015 for \$22,000 with the expectation that Mr. Schmitz would invest another \$10,000 in renovation. The property passed the Land Bank's safety & habitability inspection and the deed was released on 2/2/2016.

1020 Alldays, 43607

Rental



New Owner: Thomas R. Harper, Sr.

This single-family home in Scott Park was sold on 11/20/2015 for \$5,000 with the expectation that Mr. Harper would invest another \$4,175 in renovation. The property passed the Land Bank's safety & habitability inspection and the deed was released on 2/2/2016.

2721 Stateview, 43609

Owner-Occupant



New Owner: Douglas Byrne

This single-family home in Burroughs was sold on 11/14/2014 for \$5,000 with the expectation that Mr. Byrne would invest another \$5,855 in renovation. The property passed the Land Bank's safety & habitability inspection and the deed was released on 2/5/2016.

1628 Sarasota, 43612

Rental



New Owner: Sean Driscoll

This single-family home in Hopewell Heights was sold on 1/21/2015 for \$5,000 with the expectation that Mr. Driscoll would invest another \$50,000 in renovation. The property passed the Land Bank's safety & habitability inspection and the deed was released on 2/6/2016.

833 Orchard, 43609

Rental



New Owner: David Portnoy

This single-family home in the Old South End was sold on 7/15/2015 for \$2,000 with the expectation that Mr. Portnoy would invest another \$17,200 in renovation. The property passed the Land Bank's safety & habitability inspection and the deed was released on 2/10/2016.

2806 Fulton, 43610

Rental



New Owner: Edward Hoppel

This single-family home in Olde Towne was sold on 5/4/2015 for \$300 with the expectation that Mr. Hoppel would invest another \$16,800 in renovation. The property passed the Land Bank's safety & habitability inspection and the deed was released on 2/12/2016.

150 E Park, 43608

Owner-Occupant



New Owner: Juana Balcazar Hernandez

This single-family home in ONE Village was sold on 11/5/2015 for \$7,505 with the expectation that Ms. Hernandez would invest another \$7,100 in renovation. The property passed the Land Bank's safety & habitability inspection and the deed was released on 2/12/2016.

1759 Balkan, 43613

Rental



New Owner: Robert Eisenmann

This single-family home in DeVilbiss was sold on 11/13/2015 for \$4,000 with the expectation that Mr. Eisenmann would invest another \$16,500 in renovation. The property passed the Land Bank's safety & habitability inspection and the deed was released on 2/17/2016.

2029 Nevada, 43605

Rental



New Owner: Northwest Ohio Property Investments (Joel Roggelin)

This single-family home in East Toledo was sold on 7/20/2015 for \$5,200 with the expectation that the new owner would invest another \$11,600 in renovation. The property passed the Land Bank's safety & habitability inspection and the deed was released on 2/17/2016.

**430 Southview, 43609**

**Resale**



**New Owner: JA2 Investments LLC**

This single-family home in Burroughs was sold on 12/2/2015 for \$6,500 with the expectation that the new owner would invest another \$18,365 in renovation. The property passed the Land Bank's safety & habitability inspection and the deed was released on 2/19/2016.

**1708 Duncan, 43613**

**Owner-Occupant**



**New Owner: James E. McIntyre**

This single-family home in DeVilbiss was sold on 10/6/2015 for \$5,500 with the expectation that Mr. McIntyre would invest another \$16,700 in renovation. The property passed the Land Bank's safety & habitability inspection and the deed was released on 3/1/2016.

1936 Airport, 43609

Owner-Occupant



New Owner: Opath Viengmany

This single-family home in Burroughs was sold on 6/5/2015 for \$2,500 with the expectation that Mr. Viengmany would invest another \$8,383 in renovation. The property passed the Land Bank's safety & habitability inspection and the deed was released on 3/4/2016.

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## PROPERTIES SOLD

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5322 Spicer, 43612

Family



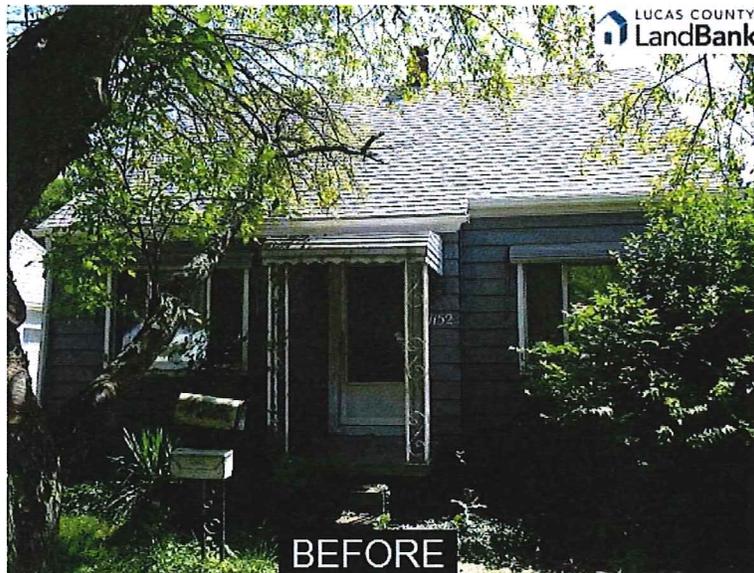
**New Owner:** Hassan Khreis

This single-family home in North Towne was sold on 1/15/2016 for \$8,000 with the expectation that Mr. Khreis would invest another \$29,720 in renovation.

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1152 Key, 43537

Resale

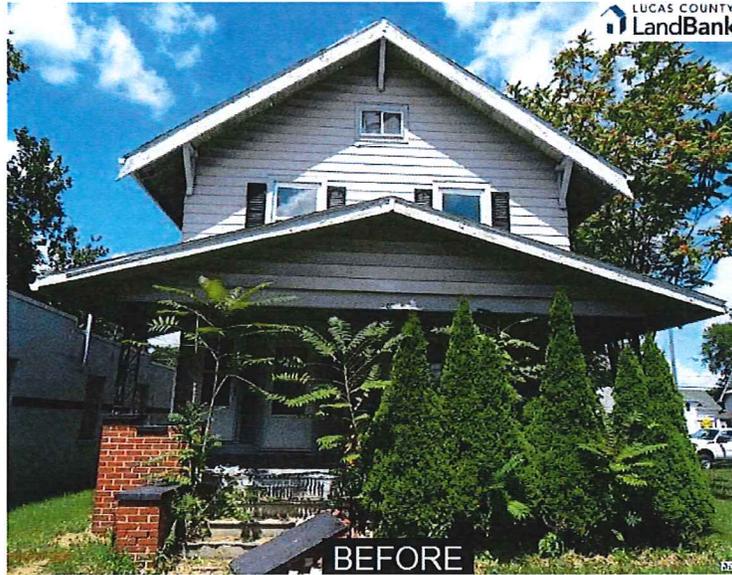


**New Owner:** Linda Scott

This single-family home in Maumee was sold on 1/20/2016 for \$40,000 with the expectation that Ms. Scott would invest another \$40,500 in renovation.

642 W Sylvania, 43612

Family



**New Owner:** Donell Barker

This single-family home in Asbury Park was sold on 1/21/2016 for \$5,175 with the expectation that Mr. Barker would invest another \$8,700 in renovation.

3901 Hoiles, 43612

Rental



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

This single-family home in Willys-Overland was sold on 1/26/2016 for \$1,300 with the expectation that the new owner would invest another \$17,300 in renovation.

3630 Leybourn, 43612

Owner-Occupant



**New Owner:** James M. Clark, Jr.

This single-family home in Willys-Overland was sold on 1/28/2016 for \$3,950 with the expectation that Mr. Clark would invest another \$9,200 in renovation.

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.

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537 St. Louis, 43605

Rental



**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.

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1732 Fairfax, 43613

Family



**New Owner:** Neiko Jones

This single-family home in DeVilbiss was sold on 2/4/2016 for \$1,000 with the expectation that Ms. Jones would invest another \$7,950 in renovation.

253 W Poinsetta, 43612

Family



**New Owner:** Sally M. Northrup

This single-family home in West Toledo was sold on 2/9/2016 for \$35,500 with the expectation that Ms. Northrup would invest another \$3,900 in renovation.

856 Rogers, 43605

Owner-Occupant



**New Owner:** Claude & Patricia Rogers

This single-family home in East Toledo was sold on 2/9/2016 for \$300 with the expectation that Mr. & Mrs. Rogers would invest another \$5,200 in renovation.

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.

2109 Talbot, 43613

Rental



**New Owner:** Jonathan Vogt

This single-family home in DeVilbiss was sold on 2/18/2016 for \$13,100 with the expectation that Mr. Vogt would invest another \$13,775 in renovation.

4116 Walker, 43612

Rental

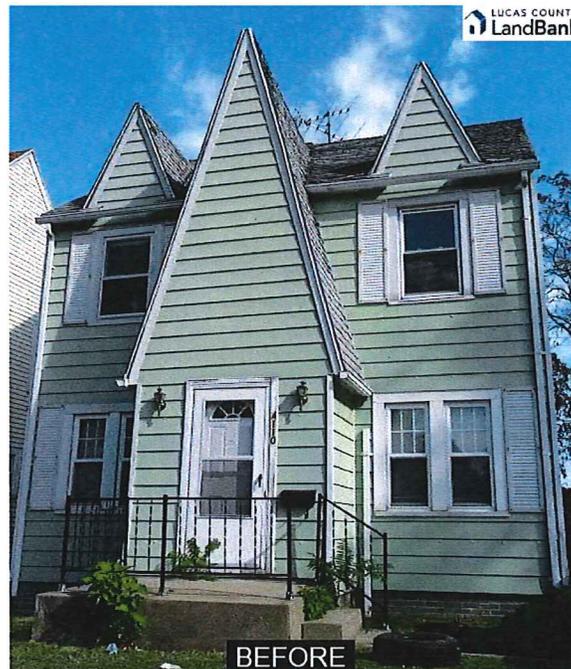


**New Owner:** Chris Henderson

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.

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.

## RISE

Rebuild    Invest    Stabilize    Engage

### New Programs

#### Homeownership Advantage

Idea: In-house renovation of acquired properties  
Lead: Anne  
Team: Josh, Stuart, Steph, FT2

#### ReInvest Grants

Idea: Matching grants to homeowners for repairs  
Lead: Shantae  
Team: Stephanie, Stuart, FT2

#### Business Advantage

Idea: Existing/new business outreach; lending; repurposing  
Lead: Josh  
Team: Shantae, Kathleen

#### Sylvania Avenue Neighbors

Idea: Community organizing; place making; marketing; greening  
Lead: Shantae  
Team: David, Anne, Stephanie

#### Code Enforcement / Partnerships

Idea: External accountability; investment  
Lead: David  
Team: TreVé

### Current Programs

#### Data Inventory / Survey / Acquisition

Lead: Anne  
Team: TreVé, Stephanie

#### Heritage Home Program

Lead: Kathleen  
Team: Stuart, David, FT2

#### Side Lot Disposition

Leads: Stephanie & Anne

#### Demolition

Lead: Shantae  
Team: Stephanie, TreVé

#### Housing Fund

Lead: Josh  
Team: Shantae, Steph, David



**OHFA NIP Demolition Grant Status Report**

Project Status	Current	Total Budgeted	%
Identified	1186	1155	103%
Acquired	970	1155	84%
Torn Down	553	1155	48%
Reimbursed	389	1155	34%
Expenditures	\$ 5,409,434	\$ 11,521,525	47%

Reimbursed To Date	Unreimbursed To Date	Total Spending	Grant Award
\$ 3,745,727	\$ 1,663,707	\$ 5,409,434	\$ 11,521,525

Target Areas Name	Projects	%
A Old South End	176	15%
B Cherry Legacy Area	137	12%
C BUMA / Englewood	97	8%
D The Junction / UpTown	232	20%
E East Toledo	217	18%
F ONE Village	254	21%
G Five Points / Overland	34	3%
H Arlington / Scott Park	26	2%

Side Lots Transferred	Current	All Projects	%
	154	1186	13%

COT Contractor	Private Contractor	Privates %	MBE %
415	157	27%	69%



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

**PROJECT REPORT  
 THROUGH March 8, 2016**

**Program Overview**

<i>Intakes</i>	<i>Technical Assistance</i>	<i>Potential Loans</i>	<i>Loans In Process</i>	<i>Loans Closed</i>
212*	122	6	0	2

**Technical Assistance**

Address	Technical Assistance	Loan Opportunity	Loan in Process
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	Possible loan	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 Closed	Improvements in process
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 Submitted	Loan denied
631 Toronto	Assessment completed		
3458 Brantford	Assessment completed		
621 Winthrop	Assessment completed	Loan Submitted	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	Using own funds	Improvements in process
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 <sup>th</sup>	Assessment completed		
3541 146 <sup>th</sup>	Assessment completed		
5585 302 <sup>nd</sup>	Assessment completed		
4302 Onadaga	Assessment completed		
1918 Starr	Assessment completed		
1344 Corry	Assessment completed		
2621 106 <sup>th</sup>	Assessment completed		
3109 Eastmoreland	Assessment completed		
2527 116 <sup>th</sup>	Assessment completed		
2720 128 <sup>th</sup>	Assessment completed		
4805 293 <sup>rd</sup>	Assessment completed		
230 Trails End	Assessment completed		
920 N. Detroit	Assessment completed		
4264 W. River	Assessment completed	Using own funds	Improvements in process
4306 Sheraton	Assessment completed		
5026 307 <sup>th</sup>	Assessment completed		
3511 Beechway	Assessment completed		
5512 Pageland	Assessment completed		
2416 Starr	Assessment completed		
3038 Lincolnshire	Assessment completed		
1853 Genesee	Assessment completed	Possible Loan	
6046 326 <sup>th</sup> St.	Assessment completed		
2826 123 <sup>rd</sup> St	Assessment completed	Possible Loan	
2728 Sulphur	Assessment completed		

Springs			
2525 Brenner	Assessment completed		
2950 113 <sup>th</sup> St.	Assessment completed		
2748 Gladhaven	Assessment completed		
1147 Carlton	Assessment completed		
1216 Tecumseh	Assessment completed		
251 Elgin	Assessment completed	Possible loan	
2464 Scottwood	Assessment completed	Possible loan	
2364 Meadowwood	Assessment completed	Possible loan	
5144 Ketukkee	Assessment completed	Possible loan	

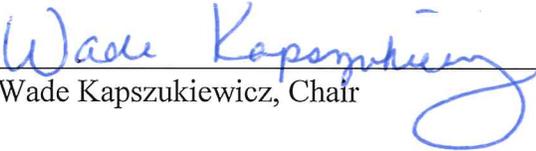
\* Amount may not match LAIN because only able to indicate one Land Bank program in the system.

**ZIP CODE ANALYSIS OF USE:**

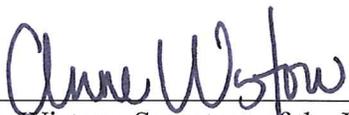
<b>Zip Code</b>	<b># of Inquiries</b>	<b>Zip Code</b>	<b># of Inquiries</b>
43610	26	43614	5
43608	14	43609	6
43607	12	43612	7
43620	23	43611	25
43606	48	43613	1
43605	14	43615	4
43566	1	43602	2
43616	4		

April 22, 2016

The Board of Directors represents that the record of the proceedings of the previous session on March 11, 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  
**LandBank**

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

1. Call to order by Chairman Kapszukiewicz
2. Approval of the March 11, 2016 Minutes (posted on the website)
3. *ex officio* Directors Action Item
  - a. **2016-003: Appointing Chris Kozak to the Board of Directors as an Appointed Director to fill the unexpired term of A. Bailey Stanbery**
4. Treasurer's Report
  - a. Presentation of Monthly Financial Statements
  - b. Report on 1st half DTAC collections
5. Directors Action Item
  - a. **2016-004: Approving the Draft Request for Proposals and Establishing a Review Committee for the 2016 Housing Fund Grant**
6. President's Report
  - a. Old South Toledo Library Project
  - b. Projects status update
7. Programs Report
  - a. RISE – Library Village update
  - b. Demolition Programs update
  - c. Heritage Home Program update
8. New Business
9. Adjournment



**Date:** April 22, 2016

**Resolution No. 2016-003**

**Title:** Appointing Chris Kozak to the Board of Directors as an Appointed Director to fill the unexpired term of A. Bailey Stanbery

**Summary/Background:** On March 25, 2016, A. Bailey Stanbery, an Appointed Director who filled the role of a director with private rehabilitation or acquisition experience, resigned his seat.

To ensure that the Corporation meets its statutory obligations regarding private rehabilitation or acquisition experience, the Corporation wishes to appoint Chris Kozak as an Appointed Director to fill Mr. Stanbery's unexpired term.

As Communications and Community Relationships Manager for Columbia Gas of Ohio and also as a Board member of NeighborWorks Toledo Region, a local community development organization, Mr. Kozak brings a strong understanding of the Land Bank's core operations and private sector experience that will serve the Board well.

Pursuant to the Code of Regulations, the *ex officio* Board members seek to appoint Chris Kozak to the vacant seat on the Land Bank's Board of Directors.

**Authority:** Code of Regulations §3.1.5

**Director Wozniak offered the following resolution:**

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

Section 1. Chris Kozak is appointed to the Board of Directors as an Appointed Director for the remainder of the unexpired term of this seat.

Section 2. The *ex officio* Directors find and determine 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 Below voted yes

Anne Wistow

Anne Wistow, Secretary of the Board

	2016 Budget	2016 Actual	% to Date
<b>Starting Balance</b>	<b>\$ 2,200,000</b>	<b>\$ 1,230,149</b>	
<b>REVENUES</b>			
<b>Operating Revenue</b>			
Statutory Reutilization Fund	\$ 1,600,000	\$ 951,223	59.5%
Property Sales	\$ 250,000	\$ 225,929	90.4%
Housing Fund	\$ 150,000	\$ 150,000	100.0%
Project Reimbursement	\$ 100,000	\$ 34,952	35.0%
Investment Income	\$ 2,500	\$ 465	18.6%
Other Income	\$ 35,000	\$ 1,232	3.5%
<b>Total Operating Revenues</b>	<b>\$ 2,137,500</b>	<b>\$ 1,363,801</b>	<b>63.8%</b>
<b>Grant Revenue</b>			
OHFA NIP Demolition Reimbursement	\$ 4,165,000	\$ 634,721	15.2%
OHFA NIP Maintenance Reimbursement	\$ 480,500	\$ 76,800	16.0%
OHFA NIP Admin Reimbursement	\$ 340,500	\$ 50,132	14.7%
<b>Total Grant Revenues</b>	<b>\$ 4,986,000</b>	<b>\$ 761,653</b>	<b>15.3%</b>
<b>Total Revenues</b>	<b>\$ 7,123,500</b>	<b>\$ 2,125,454</b>	<b>29.8%</b>
<b>OPERATING EXPENSES</b>			
<b>Contract Services</b>			
LRC Funded Demolition	\$ 250,000	\$ 42,391	17.0%
Holding Costs	\$ 225,000	\$ 30,150	13.4%
Inspections	\$ 25,000	\$ 7,150	28.6%
Field Services	\$ 200,000	\$ 4,310	2.2%
Other Contract Services	\$ 12,500	\$ 3,160	25.3%
<b>Program Expenses</b>			
Acquisition / Disposition	\$ 25,000	\$ 9,332	37.3%
Project Match Grants	\$ 50,000	\$ 11,562	23.1%
Housing Fund	\$ 500,000	\$ 72,778	14.6%
Heritage Home Program	\$ 75,000	\$ 12,650	16.9%
RISE	\$ 425,000	\$ 1,865	0.4%
Other Program Expenses	\$ 26,000	\$ 10,802	41.5%
<b>Professional Services</b>			
Accounting/Auditing/Payroll Services	\$ 15,000	\$ 3,074	20.5%
Business Insurance	\$ 30,000	\$ 24,908	83.0%
Information Technology	\$ 25,000	\$ 3,706	14.8%
Consulting Services	\$ 20,000	\$ -	0.0%
Communications	\$ 15,000	\$ 4,791	31.9%
Other Professional Services	\$ 5,000	\$ -	0.0%

	<u>2016 Budget</u>	<u>2016 Actual</u>	<u>% to Date</u>
<b>Employee Expenses</b>			
Staff Salaries	\$ 485,000	\$ 113,972	23.5%
Payroll Taxes	\$ 37,000	\$ 11,239	30.4%
Employee Benefits	\$ 115,000	\$ 21,365	18.6%
457(b) Retirement Plan	\$ 25,000	\$ 5,648	22.6%
Professional Development	\$ 9,000	\$ -	0.0%
Internships	\$ 30,000	\$ -	0.0%
<b>Office Expenses</b>			
Postage	\$ 3,250	\$ 1,021	31.4%
Equipment, Repairs	\$ 10,000	\$ 2,961	29.6%
Office and Printing	\$ 11,500	\$ 3,278	28.5%
Parking, Mileage, Fuel	\$ 10,000	\$ 5,616	56.2%
Conferences	\$ 5,000	\$ 1,242	24.8%
Rent	\$ 10,000	\$ -	0.0%
Other Office Expenses	\$ 500	\$ 44	8.8%
Miscellaneous Expenses	\$ 500	\$ 114	22.8%
<b>Total Operating Expenses</b>	<b>\$ 2,675,250</b>	<b>\$ 409,131</b>	<b>15.3%</b>
<b>Grant Expenses</b>			
OHFA NIP Demolition	\$ 4,045,608	\$ 839,830	20.8%
OHFA NIP Environmental Services	\$ 996,744	\$ 128,122	12.9%
OHFA NIP Maintenance	\$ 586,320	\$ 11,241	1.9%
OHFA NIP Maintenance Refunds	\$ 87,948	\$ 63,567	72.3%
OHFA NIP Administration	\$ 146,580	\$ 3,250	2.2%
<b>Total Grant Expenses</b>	<b>\$ 5,863,200</b>	<b>\$ 1,046,009</b>	<b>17.8%</b>
<b>Total Expenses</b>	<b>\$ 8,538,450</b>	<b>\$ 1,455,140</b>	<b>17.0%</b>
<b>Budget Stabilization Fund</b>	<b>\$ 450,000</b>	<b>\$ 450,000</b>	<b>100.0%</b>
<b>Unencumbered Ending Balance</b>	<b>\$ 335,050</b>	<b>\$ 1,450,463</b>	<b>432.9%</b>

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

Date	Num	Vendor	Amount
03/03/2016	3393	City of Toledo - OHFA	-13,000.00
03/03/2016	3394	Department of Public Utilities	-447.79
03/03/2016	3395	DMD Environmental Inc	-15,575.00
03/03/2016	3396	E & H Taylor Construction Inc.	-33,750.00
03/03/2016	3397	HazCorp	-2,415.00
03/03/2016	3398	Kathleen Kovacs	-1,825.00
03/03/2016	3399	Lake Erie Tree Service LLC	-700.00
03/03/2016	3400	Landscape by Michael LLC	-1,700.00
03/03/2016	3401	Lucas County Auditor	-5.00
03/03/2016	3402	Lucas County OMB	-226.89
03/03/2016	3403	Midland Title and Escrow	-1,288.00
03/03/2016	3404	Mr. Snow Removal	-500.00
03/03/2016	3405	MT Business Technologies Inc.	-62.01
03/03/2016	3406	SL Hauling & Renovations LLC	-33,750.00
03/03/2016	3407	T Smidis Hauling	-402.48
03/03/2016	3408	The Sojourner's Truth	-235.00
03/03/2016	3409	Toledo Botanical Garden	-125.00
03/03/2016	3410	Total Environmental Services LLC	-2,700.00
03/03/2016	3411	Metropolitan Title Co	-1,800.00
03/14/2016	ach	INTUIT QUICKBOOKS	-39.95
03/14/2016	ach	Amazon	-11.31
03/14/2016	ach	ICC Safe Org	-128.76
03/14/2016	1756	Louisville Title Agency	-788.00
03/14/2016	ach	MFS Supply	-168.57
03/14/2016	ach	Shell Oil	-50.75
03/14/2016	ach	Pam's Corner	-40.00
03/14/2016	3412	All Aspects LLC	-33,750.00
03/14/2016	3413	City of Toledo - OHFA	-46,360.00
03/14/2016	3414	Department of Public Utilities	-546.43
03/14/2016	3415	DMD Environmental Inc	-345.00
03/14/2016	3416	J Walk Construction	-750.00
03/14/2016	3417	Mail It	-289.65
03/14/2016	3418	Midwest Environmental, Inc	-1,100.00
03/14/2016	3419	MoeHill Trashout	-1,277.50
03/14/2016	3420	Mr. Snow Removal	-1,100.00
03/14/2016	3421	ohio bureau of workers comp	-999.50
03/14/2016	ach	Shell Oil	-26.96
03/14/2016	3422	Sutter Home Inspections LTD	-825.00
03/14/2016	3423	TAS Inc	-191.00
03/14/2016	3424	Toledo Blade	-3,247.60

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

Date	Num	Vendor	Amount
03/14/2016	3425	Total Environmental Services LLC	-11,740.00
03/14/2016	3426	City of Toledo - OHFA	-5,795.00
03/14/2016	3427	City of Toledo - OHFA	-1,100.00
03/14/2016	3428	City of Toledo - OHFA	-46,360.00
03/14/2016	3429	Collingwood Water	-31.00
03/18/2016	ach	GoodHire	-134.94
03/18/2016	ach	MFS Supply	-171.18
03/18/2016	1757	Midland Title and Escrow	-138.00
03/18/2016	3430	City of Toledo - OHFA	-52,155.00
03/18/2016	3431	David Mann	-165.71
03/18/2016	3432	Department of Public Utilities	-337.03
03/18/2016	3433	DMD Environmental Inc	-1,380.00
03/18/2016	3434	HazCorp	-3,795.00
03/18/2016	3435	Lake Erie Tree Service LLC	-425.00
03/18/2016	3436	Lucas County Health Benefits	-7,077.16
03/18/2016	3437	Verizon Wireless	-189.50
03/24/2016	ACH	Ameritas Life Insurance Corp	-1,769.58
03/24/2016	ACH	Community Developments Software	-1,050.00
03/24/2016	ACH	EFile ACA Forms	-36.00
03/24/2016	ACH	ICC Safe Org	-94.61
03/24/2016	ACH	INTUIT QUICKBOOKS	-566.16
03/24/2016	3438	Blanchard Tree Service	-225.00
03/24/2016	3439	City of Toledo - OHFA	-81,130.00
03/24/2016	3440	Department of Public Utilities	-141.70
03/24/2016	3441	Lucas County Auditor	-3.00
03/24/2016	3442	Lucas County OMB	-226.55
03/24/2016	3443	Midwest Environmental, Inc	-16,300.00
03/24/2016	3444	Neighborhood Housing Services of Toledo	-20,000.00
03/24/2016	3445	SL Hauling & Renovations LLC	-60,750.00
03/24/2016	3446	TJRS LLC	-40,500.00
03/24/2016	3447	Toledo Edison	-9.69
03/24/2016	3448	Total Environmental Services LLC	-3,559.00
03/24/2016	3449	Midwest Environmental, Inc	-27,000.00
03/24/2016	3450	SL Hauling & Renovations LLC	-7,500.00
03/24/2016	ach	Data Services	-16,910.76
03/25/2016	3451	City of Toledo - OHFA	-34,000.00
03/25/2016	3452	Claude & Patricia Jones	-1,467.42
03/31/2016	3453	City of Toledo - OHFA	-644.00
03/31/2016	3454	Department of Public Utilities	-270.59
03/31/2016	3455	DMD Environmental Inc	-7,985.00
03/31/2016	3456	HazCorp	-5,520.00

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

Date	Num	Vendor	Amount
03/31/2016	3457	HealthSpan EAP	-162.00
03/31/2016	3458	Keystone Press	-287.50
03/31/2016	3459	Lake Erie Tree Service LLC	-550.00
03/31/2016	3460	Landscape by Michael LLC	-400.00
03/31/2016	3461	Lucas County Auditor	-2.00
03/31/2016	3462	Midwest Environmental, Inc	-750.00
03/31/2016	3463	Mr. Snow Removal	-1,350.00
03/31/2016	3464	MT Business Technologies Inc.	-70.87
03/31/2016	3465	OFFICE MAX	-21.21
03/31/2016	3466	SL Hauling & Renovations LLC	-7,500.00
03/31/2016	3467	Sutter Home Inspections LTD	-750.00
03/31/2016	3468	TAS Inc	-2,530.00
03/31/2016	3469	Total Environmental Services LLC	-4,830.00
03/31/2016	3470	SL Hauling & Renovations LLC	-750.00
03/31/2016	3471	SL Hauling & Renovations LLC	-750.00
03/31/2016	ach	Amazon	-13.99
03/31/2016	ach	Michaels Cafe Bakery	-73.75
03/31/2016	ach	Shell Oil	-56.63
03/31/2016	ach	Ameritas Life Insurance Corp	-1,769.58
03/31/2016	ach	Data Services	-17,013.13
03/16/2016	ach	Menards	-67.81
03/16/2016	ach	Shell Oil	-46.38
03/31/2016	ach	Data Services	-107.74
			<b>-\$ 701,049.32</b>



**Date:** April 22, 2016

**Resolution No. 2016-004**

**Title:** Approving the Draft Request for Proposals and Establishing a Review Committee for the 2016 Housing Fund grant

**Summary/Background:** The Corporation seeks to issue a 2016 Request for Proposals (RFP) for funding under its Housing Fund program. The Draft RFP contains priorities that respond directly to ongoing community needs. These priorities include home repair for occupied properties, renovation of vacant residential properties, and construction of new housing for owner-occupancy, with a focus on projects and programs targeting low to moderate income areas. The 2016 Housing Fund grant is not expected to differ significantly from prior rounds in process or administration.

The Corporation also seeks to establish a Review Committee for purposes of working with Corporation staff to review funding proposals submitted and make recommendations to the Board. Pursuant to the Assignment Agreement with the Toledo-Lucas County Housing Fund, this committee should be comprised of individuals representing the Corporation and organizations that were historically represented through the Toledo-Lucas County Housing Fund. Corporation staff recommends representatives from the Board, LISC, and the City of Toledo for membership on the Review Committee.

**Authority:** Code of Regulations §1.4

**Director Beazley offered the following resolution:**

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

Section 1. The President is authorized to issue the 2016 Request for Proposals, consistent with the language of the Draft Request for Proposals.

Section 2. The President is authorized to establish a Review Committee for the 2016 Request for Proposals for the purposes of reviewing funding proposals submitted and making recommendations to the Board. Review Committee membership will consist of representatives from the Board, LISC, and the City of Toledo.

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 Below voted yes

Director Granata voted yes

Director Zeitler voted yes

Director Beazley voted yes

Director Gibbon voted yes

Director Kozak voted yes

Director Ibarra voted yes

A handwritten signature in cursive script that reads "Anne Wistow". The signature is written in dark ink and is positioned above a horizontal line.

Anne Wistow, Secretary



## 2016 Request for Proposals

The **Lucas County Land Bank** is a community improvement corporation designed to strengthen neighborhoods in Lucas County by returning vacant and abandoned properties to productive use. By strategically acquiring properties, the Land Bank works to reduce blight, increase property values, strengthen neighborhoods, and improve the quality of life for all Lucas County residents. Through its Housing Fund program, the Land Bank works to build vibrant, economically and racially diverse communities by facilitating the production and preservation of housing throughout Lucas County.

The Land Bank is pleased to announce the availability of a new round of funding for 2016, and to formally issue this Request for Proposals for funding.

### 2016 Priorities

For the 2016 Funding Round, priority will be given to programs and projects that focus on home repairs and improvements for occupied residential properties, including energy efficient retrofitting. Other eligible program and projects include renovation of vacant residential properties for owner-occupancy and new construction of residential units for owner occupancy.

Preference is given for projects and programs that invest in low to moderate income areas of Lucas County.

### Eligible Applicants

Applicants must be non-profit organizations. Joint applicants (two or more entities submitting a single proposal) must designate one lead entity to be responsible for fiscal management and administration.

### Types of Assistance

Awards will be given in the form of grants. Funds will be disbursed to recipients on a reimbursable basis throughout the grant period.

### Available Funds / Maximum Assistance

Available grant funds for 2016 will not exceed \$400,000. Individual grants are capped at 50% of the total project or program cost. Individual grants will typically not exceed \$200,000. Administrative costs are capped at 10% of total project or program budget.

### Proposal Format

Applicants must submit two bound copies of the proposal plus one electronic copy provided through e-mail. Proposals should be limited to twenty-one (21) pages of text, excluding the preliminary budgets, development team resumes and the one-page project summary (see below). Additional pages submitted beyond this limit will not be read or considered.

Qualified applications must include the following sections, which should be clearly identified and submitted in the following order:

#### 1. Project / Program Summary

Complete the one page Project / Program Summary Form and attach this as the cover page to the proposal. The Project / Program Summary Form is attached, and is available electronically on the Land Bank's web site ([www.lucascountylandbank.org](http://www.lucascountylandbank.org)).

## **2. Project / Program Description**

Describe the type of project / program and scope of activity proposed, including (as applicable):

- Brief description of the applicant and its mission and goals;
- Project / program objectives and description;
- Neighborhood context and the impact of the project on the surrounding areas;
- Description of project / program target population;
- Addresses, ownership, zoning and site control status of target properties (if known);
- Summary of any anticipated "green building" or sustainable design features;
- Summary of any supportive programs for residents that will ensure the sustainability of the project / program, particularly with respect to proposals targeting lower income households.

## **3. Preliminary Budgets and Funding Commitments**

Submit a budget for your project / program including an electronic copy in Excel format. Provide a status summary of all existing project funding commitments and a list of pending applications with dates of submission and expected awards. Indicate how the project will be financed during the construction / renovation phase, as applicable.

## **4. Project / Program Timetable**

Provide a timetable with key benchmarks identified by target date. Include projected application dates and approval dates for other expected funding sources, as well as design benchmarks, zoning approvals, and dates for bidding and construction start and completion. The timetable must include your best estimate regarding the anticipated date on which the project will require Land Bank financing.

## **5. Development Team**

Provide a brief description of each member of the development team currently identified, including developer, legal counsel, contractor(s), architect, consultant, and any other relevant team member. If a partnership or other business structure is being created, describe the business structure and identify which member will be responsible for fiscal management and administration. Provide a summary of other related development activities that each team member is undertaking or has undertaken. Please include a resume for each identified member of the development team as an attachment.

Major changes to the development team are considered material changes to the project. Pending and approved applicants are required to notify the Land Bank of such changes. Major changes to the development team could result in the Land Bank reassessing its commitment.

## **Review Criteria**

Proposals will be reviewed by the RFP Review Committee and by Land Bank staff. Following review of the proposals, the Land Bank may request a meeting with individual applicants to discuss proposals in greater detail. Based upon the results of this meeting and a review of the proposal, applicants may be requested to provide additional information/detail for portions of their application.

Proposals will be reviewed based on the following considerations:

- The extent to which the proposal meets the 2016 funding priorities as described above.
- The proposal is economically feasible, as demonstrated through the development budget.
- Land Bank funding is necessary to advance the project / program.
- The applicant and development team have the experience and organizational capacity to successfully implement the project.
- The applicant has the ability to fiscally manage and monitor the requested funds.
- The project relates to the applicant's mission and goals.
- The project timeline is clearly defined and is attainable.

- The project is ready to proceed, and site control, zoning and funding commitments are in place.
- The project complies with all other requirements of this Request for Proposals.

### **Proposal Submission**

Proposals must be delivered no later than **Friday, May 20, 2016 at 4:30 PM to:**

Joshua Murnen, Vice President and General Counsel  
Lucas County Land Bank  
One Government Center, Suite 580  
Toledo, Ohio 43604

The electronic copy of the proposal can be e-mailed to [jmurnen@co.lucas.oh.us](mailto:jmurnen@co.lucas.oh.us). **Proposals received after the deadline will not be accepted and will not be reviewed.**

The Land Bank assumes no liability for costs incurred in proposal preparation. The Land Bank reserves the right to accept or reject proposals or to seek additional information from any applicant. The Land Bank is under no obligation to award any or all available funds through this RFP. It is anticipated that final funding recommendations will be made to the Land Bank's Board of Directors on June 10, 2016.

### **Grant Agreements / Progress Reports**

Successful applicants will enter into a grant agreement with the Land Bank. This agreement will include a requirement for periodic progress reports as a condition for continued funding.

### **Questions**

All questions regarding the application should be in writing and e-mailed to [jmurnen@co.lucas.oh.us](mailto:jmurnen@co.lucas.oh.us).

The Land Bank's staff will post responses to general questions on the Land Bank's web site at [www.lucascountylandbank.org](http://www.lucascountylandbank.org).

### **Briefing Session and Timeline**

All interested parties are encouraged to attend a briefing session regarding the application and review process scheduled for:

Thursday, May 6, 2016  
10:00 AM  
Lucas County Commissioners' Meeting Room  
One Government Center, First Floor  
Toledo, Ohio 43604

**PROJECT / PROGRAM SUMMARY FORM**

(Attach as single cover page to proposal)

Lead Applicant Name: \_\_\_\_\_ Contact Person: \_\_\_\_\_

Address: \_\_\_\_\_ Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_

Applicant type (ex: for-profit entity, non-profit entity, partnership): \_\_\_\_\_

Co-Applicant name (if applicable): \_\_\_\_\_ Contact Person: \_\_\_\_\_

Address: \_\_\_\_\_ Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_

Co-Applicant type: \_\_\_\_\_

Provide overview of partners, including development team members: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

**Project / Program Information**

Name of Project / Program: \_\_\_\_\_

Provide a brief summary of the project or program. Describe the project or program, including number of households assisted, number of units and unit type(s) renovated or constructed, and any other relevant information:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Project / Program Location**

Property address(es), neighborhoods or zip codes: \_\_\_\_\_

\_\_\_\_\_  
Describe neighborhood support for project or program: \_\_\_\_\_  
\_\_\_\_\_

**Financial Summary**

Funding requested from Land Bank: \$ \_\_\_\_\_ Total project or program costs: \$ \_\_\_\_\_

Percentage of total development or program costs (funding request / total cost): \_\_\_\_\_

Anticipated date by which Land Bank funds will need to be utilized: \_\_\_\_\_

Summary of available approved funding sources: \_\_\_\_\_  
\_\_\_\_\_

Parcel Number	Address	City	Zip	LB Demo	Purchaser	Occupancy	Completed
01-02521	3924 BURTON AVE	Toledo	43612	No	James Latta	Rental	3/15/2016
07-47011	1509 KETCHAM AVE	Toledo	43608	No	Velocity Investments LLC	Rental	3/15/2016
07-47014	3204 BUCKEYE ST	Toledo	43608	No	Velocity Investments LLC	Rental	3/15/2016
44-61924	2323 RUTHDALE AVE	Oregon	43616	No	The Rymer's	Owner Occupant	3/15/2016
44-61927	2327 RUTHDALE AVE	Oregon	43616	No	The Rymer's	Owner Occupant	3/15/2016
65-42814	140 CONNELSVILLE AVE	Toledo	43615	No	The Donnelly's	Owner Occupant	3/15/2016
04-52037	1043 COLBURN ST	Toledo	43609	Yes	Julio Santillan Coronado	Owner Occupant	3/23/2016
11-24927	731 WOODSTOCK AVE	Toledo	43607	Yes	Alpha & Omega Northgate Enterprises LLC	Rental	3/23/2016
11-24924	735 WOODSTOCK AVE	Toledo	43607	No	Alpha & Omega Northgate Enterprises LLC	Rental	3/23/2016
11-24931	729 WOODSTOCK AVE	Toledo	43607	No	Alpha & Omega Northgate Enterprises LLC	Rental	3/23/2016
82-09945	5036 SILICA DR	Sylvania	43560	No	DB Ventures Management LLC	Rental	3/23/2016
03-27157	1541 AIR LINE AVE	Toledo	43609	Yes	The Anderson's & The Kosch's	Owner Occupant & Rental	3/23/2016
17-00274	918 FREDERICK ST	Toledo	43608	No	Kendall Harris	Rental	3/25/2016
05-09111	3408 UPTON AVE	Toledo	43613	Yes	Paulette King	Owner Occupant	3/25/2016
03-12771	648 PINEWOOD AVE	Toledo	43602	Yes	Marlon Barbour	Owner Occupant	3/28/2016
14-08137	718 WESTERN AVE	Toledo	43609	Yes	Joel Clark	Owner Occupant	3/28/2016
04-60051	1317 PROSPECT AVE	Toledo	43606	No	Doreann Alexander	Rental	3/28/2016
18-66954	1954 PRICE ST	Toledo	43605	No	Don Gruber	Rental	3/28/2016
16-05041	136 W DELAWARE AVE	Toledo	43610	No	Nestor Moreno & The Watson's	Both Owner Occupant	3/30/2016
33-76734	96 REUBENS ST	Curtice	43412	No	Jerusalem Township	N/A	4/11/2016
<b>Total:</b>				<b>20</b>			



LUCAS COUNTY  
**LandBank**

DEED-IN-ESCROW  
PROPERTY REHAB PROGRAM

Sales Report

March 12<sup>th</sup>, 2016 – April 22<sup>nd</sup>, 2016

## COMPLETED RENOVATION PROJECTS

345 Gessner, 43605

Rental



New Owner: JDJC Properties LLC

This single-family home in East Toledo was sold on 11/16/2015 for \$2,800 with the expectation that the new owners would invest another \$19,500 in renovation. The property passed the Land Bank's safety & habitability inspection and the deed was released on 3/17/2016.

1831 Talbot, 43613

Rental



New Owner: Timothy Harris

This single-family home in DeVilbiss was sold on 8/7/2015 for \$7,000 with the expectation that Mr. Harris would invest another \$14,900 in renovation. The property passed the Land Bank's safety & habitability inspection and the deed was released on 3/21/2016.

**3744 House of Stuart, 43607**

**Rental**



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

This single-family home in Sleepy Hollow was sold on 3/6/2015 for \$7,891 with the expectation that Mr. Howard would invest another \$11,500 in renovation. The property passed the Land Bank's safety & habitability inspection and the deed was released on 3/22/2016.

**2150 Air Line, 43609**

**Rental**



**New Owner:** Invest Tek LLC (Nicholas Olds)

This single-family home in Burroughs was sold on 12/16/2014 for \$2,700 with the expectation that Mr. Olds would invest another \$8,930 in renovation. The property passed the Land Bank's safety & habitability inspection and the deed was released on 3/24/2016.

**1434 Emerson, 43605**

**Rental**



**New Owner:** 1717-07 Investments LLC (Brian Reichow)

This single-family home in East Toledo was sold on 11/13/2015 for \$2,800 with the expectation that Mr. Reichow would invest another \$28,300 in renovation. The property passed the Land Bank's safety & habitability inspection and the deed was released on 3/30/2016.

**434 Sunset, 43612**

**Owner-Occupant**



**New Owner:** A&H Properties LLC (Hassan Khreis)

This single-family home in the West Toledo was sold on 8/6/2015 for \$5,000 with the expectation that Mr. Khreis would invest another \$19,175 in renovation. The property passed the Land Bank's safety & habitability inspection and the deed was released on 3/31/2016.

885 Ogden, 43609

Owner-Occupant



New Owner: Erica Rubio Gomez

This single-family home in South Toledo was sold on 9/3/2014 for \$13,011 with the expectation that Ms. Rubio Gomez would invest another \$4,500 in renovation. The property passed the Land Bank's safety & habitability inspection and the deed was released on 4/8/2016.

1940 Loxley, 43613

Owner-Occupant



New Owner: Dolores De Castillo

This single-family home in DeVilbiss was sold on 11/18/2013 for \$16,177 with the expectation that Ms. De Castillo would invest another \$10,000 in renovation. The property passed the Land Bank's safety & habitability inspection and the deed was released on 4/12/2016.

706 Clifton, 43607

Resale



New Owner: Tiffanie McNair

This single-family home in Sleepy Hollow was sold on 10/2/2015 for \$8,500 with the expectation that Ms. McNair would invest another \$15,000 in renovation. The property passed the Land Bank's safety & habitability inspection and the deed was released on 4/13/2016.

253 W. Poinsetta, 43612

Family



New Owner: Sally Northrup

This single-family home in West Toledo was sold on 2/9/2016 for \$35,500 with the expectation that Ms. Northrup would invest another \$3,900 in renovation. The property passed the Land Bank's safety & habitability inspection and the deed was released on 4/13/2016.

## PROPERTIES SOLD

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4919 Harvest, 43623

Resale



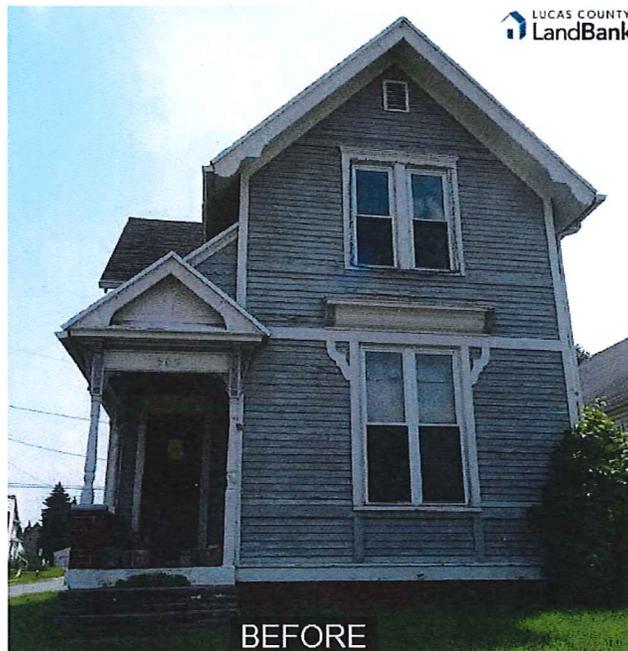
**New Owner:** Stephen Ball

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.

---

503 Walden, 43605

Owner-Occupant



**New Owner:** Richard & Jacqueline Gaston

This single-family home in East Toledo was sold on 3/9/2016 for \$1,500 with the expectation that Mr. and Mrs. Gaston would invest another \$6,408 in renovation.

---

414 Bender, 43609

Rental



**New Owner:** Alibaba Holdings LLC (Mike Burkett)

This single-family home in Burroughs was sold on 3/15/2016 for \$11,000 with the expectation that Mr. Burkett would invest another \$28,250 in renovation.

---

263 Leland, 43609

Rental



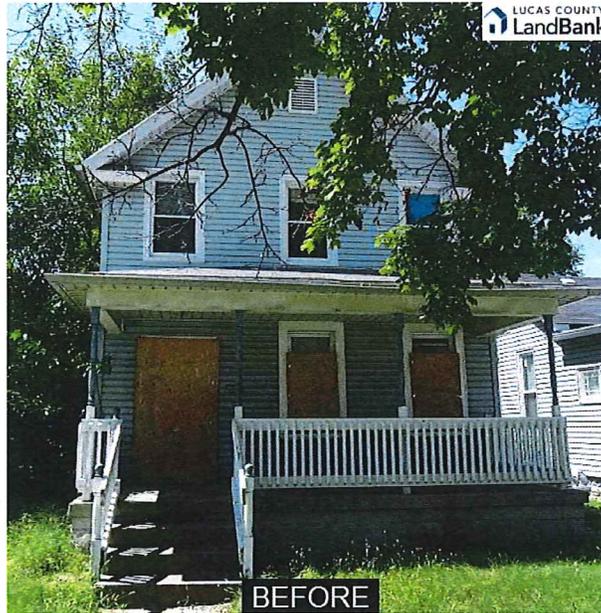
**New Owner:** James & Sherry Boone

This single-family home in the Old South End was sold on 3/17/2016 for \$2,000 with the expectation that Mr. and Mrs. Boone would invest another \$4,099 in renovation.

---

2001 Walnut, 43608

Owner-Occupant



**New Owner:** Britney Cooper

This single-family home in North Toledo was sold on 3/18/2016 for \$2,650 with the expectation that Ms. Cooper would invest another \$18,650 in renovation.

---

330 OConnell, 43608

Family



**New Owner:** David Hollingshead

This single-family home in North Toledo was sold on 3/18/2016 for \$6,000 with the expectation that Mr. Hollingshead would invest another \$7,700 in renovation.

---

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.

---

1226 Berdan, 43612

Rental



**New Owner:** Elefterios Pastrikos

This duplex in Willys-Overland was sold on 3/23/2016 for \$6,100 with the expectation that Mr. Pastrikos would invest another \$14,000 in renovation.

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.

422 Chicago, 43611

Rental



**New Owner:** Bill Van Wormer

This single-family home in North River was sold on 3/25/2016 for \$4,000 with the expectation that Mr. Van Wormer would invest another \$10,850 in renovation.

3401 Grayling, 43623

Resale

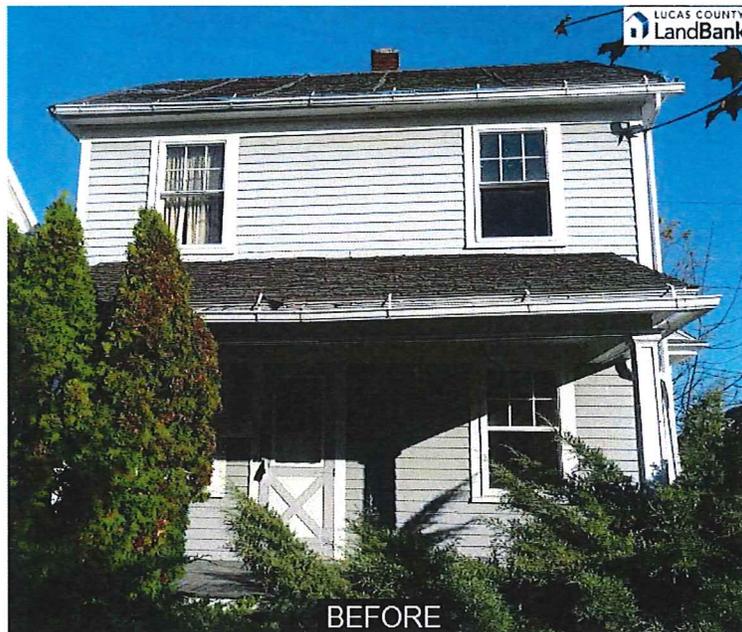


**New Owner:** Sean Driscoll

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.

2643 120<sup>th</sup>, 43611

Resale



**New Owner:** Bartley Lydy

This single-family home in Point Place was sold on 3/29/2016 for \$12,500 with the expectation that Mr. Lydy would invest another \$20,100 in renovation.

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.

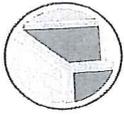
2436 Robinwood, 43620

Owner-Occupant



**New Owner:** KLBS Investments LLC (Kerri Storer)

This duplex home in the Old West End was sold on 4/15/2016 for \$2,777 with the expectation that Ms. Storer would invest another \$110,000 in renovation.



**OHFA NIP Demolition Grant Status Report**

Project Status	Current	Total Budgeted	%
Identified	1218	1135	107%
Acquired	1029	1135	91%
Torn Down	605	1135	53%
Reimbursed	402	1135	35%
Expenditures	\$ 6,076,039	\$ 11,521,525	53%

Reimbursed To Date	Unreimbursed To Date	Total Spending	Grant Award
\$ 3,894,628	\$ 2,181,411	\$ 6,076,039	\$ 11,521,525

Target Areas Name	Projects	%
A Old South End	180	15%
B Cherry Legacy Area	137	11%
C BUMA / Englewood	98	8%
D The Junction / UpTown	238	20%
E East Toledo	223	18%
F ONE Village	263	22%
G Five Points / Overland	35	3%
H Arlington / Scott Park	27	2%

Side Lots Transferred	Current	All Projects	%
	168	1218	14%

COT Contractor	Private Contractor	Privates %	MBE/WBE %
439	159	27%	69%



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

**PROJECT REPORT  
 THROUGH April 22, 2016**

**Program Overview**

<i>Intakes</i>	<i>Technical Assistance</i>	<i>Potential Loans</i>	<i>Loans In Process</i>	<i>Loans Closed</i>
219*	136	6	0	2

**Technical Assistance**

Address	Technical Assistance	Loan Opportunity	Loan in Process
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	Possible loan	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 Closed	Improvements in process
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 Submitted	Loan denied
631 Toronto	Assessment completed		
3458 Brantford	Assessment completed		
621 Winthrop	Assessment completed	Loan Submitted	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	Using own funds	Improvements in process
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 <sup>th</sup>	Assessment completed		
3541 146 <sup>th</sup>	Assessment completed		
5585 302 <sup>nd</sup>	Assessment completed		
4302 Onadaga	Assessment completed		
1918 Starr	Assessment completed		
1344 Corry	Assessment completed		
2621 106 <sup>th</sup>	Assessment completed		
3109 Eastmoreland	Assessment completed		
2527 116 <sup>th</sup>	Assessment completed		
2720 128 <sup>th</sup>	Assessment completed		
4805 293 <sup>rd</sup>	Assessment completed		
230 Trails End	Assessment completed		
920 N. Detroit	Assessment completed		
4264 W. River	Assessment completed	Using own funds	Improvements in process
4306 Sheraton	Assessment completed		
5026 307 <sup>th</sup>	Assessment completed		
3511 Beechway	Assessment completed		
5512 Pageland	Assessment completed		
2416 Starr	Assessment completed		
3038 Lincolnshire	Assessment completed		
1853 Genesee	Assessment completed	Possible Loan	
6046 326 <sup>th</sup> St.	Assessment completed		
2826 123 <sup>rd</sup> St	Assessment completed	Possible Loan	
2728 Sulphur	Assessment completed		

Springs			
2525 Brenner	Assessment completed		
2950 113 <sup>th</sup> St.	Assessment completed		
2748 Gladhaven	Assessment completed		
1147 Carlton	Assessment completed		
1216 Tecumseh	Assessment completed		
251 Elgin	Assessment completed	Possible loan	
2464 Scottwood	Assessment completed	Possible loan	
2364 Meadowwood	Assessment completed	Possible loan	
5144 Ketukkee	Assessment completed	Possible loan	
34 Birkhead	Assessment completed		
2649 Starr	Assessment completed		
2323 Drummond	Assessment completed	Possible loan	
3833 Drexel	Assessment completed		
3028 Drummond	Assessment completed		
740 Parker	Assessment completed	Possible loan	
415 W. Dudley	Assessment completed		
628 Brighton	Assessment completed	Possible Loan	
1565 Avondale	Assessment completed		
1813 Talbot	No show		
2223 Robinwood	Assessment completed	Possible Loan	
822 Delence	Assessment completed	Recommended demolition	
1014 Alldays	Assessment completed	Possible loan	
628 Evesham	Assessment completed	Recommended demolition	

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

**ZIP CODE ANALYSIS OF USE:**

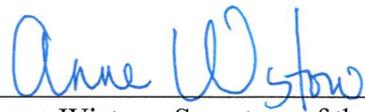
Zip Code	# of Inquiries	Zip Code	# of Inquiries
43610	26	43614	5
43608	15	43609	6
43607	16	43612	7
43620	24	43611	25
43606	48	43613	1
43605	17	43615	4
43566	1	43602	2
43616	4	43537	1

June 10, 2016

The Board of Directors represents that the record of the proceedings of the previous session on April 22, 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, June 10, 2016 at 11:00 A.M.  
Conference Room D, 12<sup>th</sup> Floor  
One Government Center, Toledo, Ohio 43604

1. Call to order by the Chairman Kapszukiewicz
2. Approval of the April 22, 2016 Minutes (posted on the website)
3. Action Items (*ex officio* Directors)
  - a. **Resolution 2016-005: Making Appointed Director Appointments for the 2016-2018 Term**
4. Treasurer's Report
  - a. Presentation of the Annual Financial Audit
  - b. **Resolution 2016-006: Ratifying the Certification of the 2015 Annual Financial Audit to the Auditor of State**
  - c. Annual Conflict of Interest and Fraud Policy Review
  - d. **Resolution 2016-007: Amending the 2016 Annual Budget**
  - e. Presentation of Monthly Financial Statements
5. Action Items (all Directors)
  - a. **Resolution 2016-008: Electing a Chair and Vice-Chair of the Board**
  - b. **Resolution 2016-009: Amending the Purchasing Policy (deferred)**
  - c. **Resolution 2016-010: Amending the Policies and Procedures**
  - d. **Resolution 2016-011: Repealing Certain Inoperable and Obsolete Resolutions of the Corporation**
  - e. **Resolution 2016-012: Accepting the Recommendations of the Review Committee and Awarding Housing Fund Grants for the 2016-2017 Funding Round**
  - f. **Resolution 2016-013: Authorizing the President to Negotiate and Execute an Amended and Restated Memorandum of Understanding with the City of Toledo**
6. President's Report
  - a. Projects status update
7. Programs Report
  - a. Demolition programs update
  - b. RISE update
  - c. Heritage Home Program update
8. New Business
9. Adjournment



**Date:** June 10, 2016

**Resolution No. 2016-005**

**Title:** Making Appointed Director Appointments for the 2016-2018 Term

**Summary/Background:** On May 23, 2014 by resolution 2014-18, the *ex officio* Board members appointed four Appointed Directors to the Land Bank's Board of Directors. Three of those directors have since resigned from the Board. Linda Furney, Paula Hicks-Hudson, and A. Bailey Stanbery have been replaced by Amelia Gibbon, Guisselle Mendoza, and Chris Kozak, respectively. Michael Beazley has continued to serve on the Board of Directors.

Given their capable service during the last two years and request to be re-appointed as Appointed Directors for the following two year term, the *ex officio* Board members wish to re-appoint these individuals.

**Authority:** Code of Regulations, Sec. 3.01

**Director Gerken offered the following resolution:**

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

Section 1. Amelia Gibbon, Guisselle Mendoza, Michael Beazley, and Chris Kozak are re-appointed as Appointed Directors of the Corporation for a term to last until the 2018 Annual Meeting.

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

  
\_\_\_\_\_  
Anne Wistow, Secretary of the Board



**Date:** June 10, 2016

**Resolution No. 2016-006**

**Title:** Ratifying the Certification of the 2015 Annual Financial Report to the Auditor of State in accordance with Ohio Rev. Code § 1724.05

**Summary/Background:** The Audit Committee met to review the 2015 Annual Financial Report. With the Committee's recommendation, the Report was submitted to the Ohio Auditor of State. The Treasurer has been notified that the Corporation has received a clean financial audit for 2015.

Under Ohio law, the Board or the Treasurer must certify its annual financial report to the Auditor of State no later than April 29, 2016. Consistent with this deadline, the Treasurer has certified the attached annual financial report. The Board wishes to ratify that action.

**Authority:** Ohio Rev. Code § 1724.05

**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 2015 annual financial report, attached to this resolution and prepared according to generally accepted accounting principles, is certified as a full and complete accounting of the Corporation's activities to the best knowledge and belief of the Board. The certification of this annual financial report by the Treasurer on or before April 29, 2016 is ratified by the Board.

Section 2. The Board directs the President to publish the annual financial report on the Corporation's website.

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

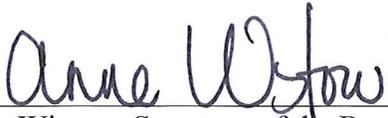
Director Wozniak voted yes

Director Gerken voted yes

Director Sobczak voted yes

Director Zeitler voted yes

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



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Anne Wistow, Secretary of the Board



LUCAS COUNTY LAND REUTILIZATION CORPORATION  
ANNUAL CONFLICT OF INTEREST POLICY STATEMENT

I, \_\_\_\_\_, a duly authorized member of the Board of Directors or a duly appointed Officer or employee of the Lucas County Land Reutilization Corporation do affirm that:

- 1) I have received a copy of the most recent Conflicts of Interest Policy, have read and understood the policy, and do agree to comply with this policy for the duration of my tenure as a Director/Officer/employee.
- 2) I understand that the Lucas County Land Reutilization Corporation is an organization performing essential governmental functions authorized in Chapters 1724 and 5722 of the Ohio Revised Code, and therefore, pursuant to Section 115(1) of the Internal Revenue Code of 1986 (or its successor), it and its income is exempt from federal income taxation; and in order to maintain its federal tax exemption it must engage primarily in activities which accomplish one or more of its governmental purposes.
- 3) I have filed with the Secretary of the Corporation a copy of my Ohio Ethics Commission disclosure form (as required by law) for the current calendar year. **(If an *ex officio* Director)**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Date

## CONFLICTS OF INTEREST POLICY

SECTION 8.1. PURPOSE. The purpose of this conflicts of interest policy is to protect the interests of the Lucas County Land Reutilization Corporation when it is contemplating entering into a transaction or arrangement that might benefit the private interest of an Officer or Director. A transaction or arrangement that provides a public benefit to a political subdivision with which an Officer or Director is associated either by election or employment is not in and of itself a conflict of interest under this policy. This policy is intended to supplement but not replace the applicable provisions of the Ohio Revised Code for public officials and public employees, including the following provisions set forth in the first paragraph of Section 1724.10 (B)(1) which address the issue of not only conflicts of interest but also the incompatibility of public offices, specifically:

Membership on the governing board of a community improvement corporation does not constitute the holding of a public office or employment within the meaning of sections 731.02 and 731.12 of the Revised Code or any other section of the Revised Code. Membership on such governing boards shall not constitute an interest, either direct or indirect, in a contract or expenditure of money by any municipal corporation, township, county, or other political subdivision. No member of such governing boards shall be disqualified from holding any public office or employment, nor shall such member forfeit any such office or employment, by reason of membership on the governing board of a community improvement corporation notwithstanding any law to the contrary.

### SECTION 8.2. DEFINITIONS.

*Interested person.* Any Director or Officer who has a direct or indirect financial interest, as defined below, is an interested person for purposes of this Policy.

*Financial Interest.* A person has a financial interest if the person has, directly or indirectly, through business, investment or family: (a) an ownership or investment interest in any entity with which the Corporation has a transaction or arrangement, (b) a compensation arrangement with the Corporation or with any entity or individual with which the Corporation has a transaction or arrangement, or (c) a potential ownership or investment interest in, or compensation arrangement with, any entity or individual with which the Corporation is negotiating a transaction or arrangement.

SECTION 8.3. IN GENERAL. Words and terms with italicized letters used as defined words and terms in this Policy and not otherwise defined shall have the same meaning given such words and terms in the Code of Regulations of the Corporation.

SECTION 8.3.1. DUTY TO DISCLOSE. In connection with any actual or possible conflicts of interest, an interested person must disclose the existence and nature of his or her financial interest to the Board of Directors prior to its considering the proposed transaction or arrangement.

SECTION 8.3.2. DUTY TO RECUSE ONESELF FROM VOTE. A director that is either elected or employed by a political subdivision with which the Corporation is considering entering into a transaction or other arrangement must recuse himself or herself from voting on the matter.

SECTION 8.3.3. DETERMINING WHETHER A CONFLICT OF INTEREST EXISTS. After disclosure of the financial interest, the interested person shall leave the meeting of the Board of Directors while the financial interest is discussed and voted upon. If such interested person is a Director, the remaining Board of Directors shall decide if a conflict of interest exists.

SECTION 8.3.4. PROCEDURES FOR ADDRESSING THE CONFLICT OF INTEREST. If, pursuant to Section 8.3.3, a conflict of interests is deemed to exist:

- a. The Board of Directors shall, if appropriate, appoint a disinterested person or committee to investigate alternatives to the proposed transaction or arrangement.
- b. After exercising due diligence, the Board of Directors shall determine whether the corporation can obtain a more advantageous transaction or arrangement with reasonable efforts from a person or entity that would not give rise to a conflict of interest.
- c. If a more advantageous transaction or arrangement is not reasonably attainable under circumstances that would not give rise to a conflict of interest, the Board of Directors shall determine by a majority vote of the disinterested Directors whether the transaction or arrangement is in the Corporation's best interest and for its own benefit and whether the transaction is fair and reasonable to the Corporation and shall make its decision as to whether to enter into the transaction or arrangement in conformity with such determination.

SECTION 8.3.5. VIOLATIONS OF THE CONFLICTS OF INTEREST POLICY.

- a. If the Board of Directors has reasonable cause to believe that an interested person has failed to disclose actual or possible conflicts of interest, it shall inform the interested person of the basis for such belief and afford such person an opportunity to explain the alleged failure to disclose.
- b. If after hearing the response of such person and making such further investigation as may be warranted in the circumstances, the Board of Directors determines that the interested person has in fact failed to disclose an actual or possible conflict of interest, it shall take appropriate disciplinary and corrective action, up to and including removal from the Board of Directors.

SECTION 8.4. RECORDS OF PROCEEDINGS. With respect to any proceedings of the Board of Directors under this Policy, the minutes of the Board of Directors shall contain the following:

- a. The names of the persons who disclosed or otherwise were found to have a financial interest in connection with an actual or possible conflict of interest, the nature of the financial interest, any action taken to determine whether a conflict of interest was present, and the Board of director's decision as to whether a conflict of interest in fact existed.

b. The names of the persons who were present for discussions and votes relating to the transaction or arrangement, the content of the discussion, including any alternatives to the proposed transaction or arrangement, and a record of any votes taken in connection.

SECTION 8.5. ANNUAL STATEMENTS. Each Director and Officer shall annually sign a statement which affirms that such person:

- a. has received a copy of the most recent Conflicts of Interest Policy;
- b. has read and understands the Policy;
- c. has agreed to comply with this Policy;
- d. understands that the Corporation is an organization performing essential governmental functions authorized in Chapters 1724 and 5722 of the Ohio Revised Code, and therefore, pursuant to Section 115(1) of the Code, it and its income is exempt from federal income taxation; and in order to maintain its federal tax exemption it must engage primarily in activities which accomplish one or more of its governmental purposes; and
- e. with regard to any public official, such official has filed with the Board his/her Ohio Ethics Commission disclosure form for the calendar year as required by law.

SECTION 8.6. PERIODIC REVIEWS. To ensure that the Corporation operates in a manner consistent with its governmental purposes and that it does not engage in activities that could jeopardize its status as an organization performing essential governmental functions and claiming exemption from federal income taxation pursuant to Section 115(1) of the Code, periodic reviews shall be conducted. The periodic reviews shall at the minimum include the following subjects:

- a. Whether compensation arrangements and benefits are reasonable and the result of arm's length bargaining; and
- b. Whether partnership and joint venture arrangements and arrangements with management service organizations, including property management organizations, if any conform to written policies of the Corporation, are properly recorded with the Corporation, reflect reasonable payment for goods and services, further the Corporation's governmental purposes and do not result in personal inurement or impermissible private benefit.

SECTION 8.7. USE OF OUTSIDE EXPERTS. In conducting the periodic review provided for in Section 8.6, the Corporation may, but need not, use outside advisors or experts. If used, their use shall not relieve the Board of Directors of its responsibility for ensuring that periodic reviews are conducted.

SECTION 8.8. AMENDMENTS. This Policy may be amended from time to time by the Directors of the Corporation acting in accordance with the provisions governing amendments to the Policy set forth in the Code of Regulations.



**Acknowledgment of Receipt of Required  
Information  
Regarding the Ohio Auditor of State  
Fraud-Reporting System**

Pursuant to Ohio Revised Code 117.103(B)(1), a public office shall provide information about the Ohio fraud-reporting system operated by the Ohio Auditor of State's Office, and the means of reporting fraud, to each current and new public employee.

By signing below you are acknowledging that your employer, the **Lucas County Land Reutilization Corporation**, has provided you with written information about the fraud-reporting system as described by Section 117.103(A) of the Revised Code, and that you have read and understand the information provided.

You are also acknowledging that this written information further contained information regarding Section 124.341 of the Revised Code and the protections provided to you as a classified or unclassified employee if you use the before-mentioned fraud-reporting system.

\_\_\_\_\_  
Please print name

\_\_\_\_\_  
Please sign name

\_\_\_\_\_  
Date



**Date:** June 10, 2016

**Resolution No. 2016-007**

**Title:** Amending the 2016 Annual Budget

**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.

**Authority:** Code of Regulations § 9.3

**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 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 Sobczak voted yes

Director Zeitler voted yes

Director Beazley voted yes

Director Gibbon voted yes

Director Mendoza voted yes

Director Kozak was not present

  
Anne Wistow, Secretary of the Board

	2016 Budget Approved 12/2015	2016 Budget Revised 6/2016	Difference
<b>Starting Balance</b>	<b>\$ 2,200,000</b>	<b>\$ 1,250,000</b>	
<b>REVENUES</b>			
<b>Operating Revenue</b>			
Statutory Reutilization Fund	\$ 1,600,000	\$ 1,450,000	\$ (150,000)
Property Sales	\$ 250,000	\$ 250,000	\$ -
Housing Fund	\$ 150,000	\$ 150,000	\$ -
Project Reimbursement	\$ 100,000	\$ 100,000	\$ -
RISE Income	\$ -	\$ 495,000	\$ 495,000
Investment Income	\$ 2,500	\$ 2,500	\$ -
Other Income	\$ 35,000	\$ 35,000	\$ -
<b>Total Operating Revenues</b>	<b>\$ 2,137,500</b>	<b>\$ 2,482,500</b>	<b>\$ 345,000</b>
<b>Grant Revenue</b>			
OHFA NIP Demolition	\$ 4,165,000	\$ 4,165,000	\$ -
OHFA NIP Maintenance	\$ 480,500	\$ 480,500	\$ -
OHFA NIP Administration	\$ 340,500	\$ 340,500	\$ -
<b>Total Grant Revenues</b>	<b>\$ 4,986,000</b>	<b>\$ 4,986,000</b>	<b>\$ -</b>
<b>Total Revenues</b>	<b>\$ 7,123,500</b>	<b>\$ 7,468,500</b>	<b>\$ 345,000</b>
<b>OPERATING EXPENSES</b>			
<b>Contract Services</b>			
LRC Funded Demolition	\$ 250,000	\$ 250,000	\$ -
Holding Costs	\$ 225,000	\$ 225,000	\$ -
Inspections	\$ 25,000	\$ 25,000	\$ -
Field Services	\$ 200,000	\$ 200,000	\$ -
Other Contract Services	\$ 12,500	\$ 12,500	\$ -
<b>Program Expenses</b>			
Acquisition / Disposition	\$ 25,000	\$ 25,000	\$ -
RISE - Targeted Investment	\$ 425,000	\$ 842,500	\$ 417,500
Project Match Grants	\$ 50,000	\$ 50,000	\$ -
Housing Fund	\$ 500,000	\$ 391,000	\$ (109,000)
Heritage Home Program	\$ 75,000	\$ 60,000	\$ (15,000)
Other Program Expenses	\$ 26,000	\$ 26,000	\$ -
<b>Professional Services</b>			
Accounting/Auditing/Payroll	\$ 15,000	\$ 15,000	\$ -
Business Insurance	\$ 30,000	\$ 30,000	\$ -
Information Technology	\$ 25,000	\$ 35,000	\$ 10,000
Consulting Services	\$ 20,000	\$ 15,000	\$ (5,000)
Communications	\$ 15,000	\$ 15,000	\$ -
Other Professional Services	\$ 5,000	\$ 5,000	\$ -

	2016 Budget Approved 12/2015	2016 Budget Revised 6/2016	Difference
<b>Employee Expenses</b>			
Staff Salaries	\$ 485,000	\$ 476,000	\$ (9,000)
Payroll Taxes	\$ 37,000	\$ 40,000	\$ 3,000
Employee Benefits	\$ 115,000	\$ 100,000	\$ (15,000)
457(b) Retirement Plan	\$ 25,000	\$ 35,500	\$ 10,500
Professional Development	\$ 9,000	\$ 9,000	\$ -
Internships	\$ 30,000	\$ 30,000	\$ -
<b>Office Expenses</b>			
Postage	\$ 3,250	\$ 3,250	\$ -
Equipment, Repairs	\$ 10,000	\$ 10,000	\$ -
Office and Printing	\$ 11,500	\$ 11,500	\$ -
Parking, Mileage, Fuel	\$ 10,000	\$ 10,000	\$ -
Conferences	\$ 5,000	\$ 5,000	\$ -
Rent	\$ 10,000	\$ -	\$ (10,000)
Other Office Expenses	\$ 500	\$ 500	\$ -
Miscellaneous Expenses	\$ 500	\$ 500	\$ -
<b>Total Operating Expenses</b>	<b>\$ 2,675,250</b>	<b>\$ 2,953,250</b>	<b>\$ 278,000</b>
<b>Grant Expenses</b>			
OHFA NIP Demolition	\$ 4,045,608	\$ 4,045,608	\$ -
OHFA NIP Environmental Services	\$ 996,744	\$ 996,744	\$ -
OHFA NIP Property Maintenance	\$ 586,320	\$ 586,320	\$ -
OHFA NIP Property Maintenance Refunds	\$ 87,948	\$ 87,948	\$ -
OHFA NIP Administration	\$ 146,580	\$ 146,580	\$ -
<b>Total Grant Expenses</b>	<b>\$ 5,863,200</b>	<b>\$ 5,863,200</b>	<b>\$ -</b>
<b>Total Expenses</b>	<b>\$ 8,538,450</b>	<b>\$ 8,816,450</b>	<b>\$ 278,000</b>
<b>Budget Stabilization Fund</b>	<b>\$ 450,000</b>	<b>\$ 450,000</b>	
<b>Unencumbered Ending Balance</b>	<b>\$ 335,050</b>	<b>\$ (547,950)</b>	

	<u>2016 Budget</u>	<u>2016 Actual</u>	<u>% to Date</u>
<b>Starting Balance</b>	<b>\$ 1,250,000</b>	<b>\$ 1,230,149</b>	-
<b>REVENUES</b>			
<b>Operating Revenue</b>			
Statutory Reutilization Fund	\$ 1,450,000	\$ 951,223	65.6%
Property Sales	\$ 250,000	\$ 257,402	103.0%
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	\$ 791	31.6%
Other Income	\$ 35,000	\$ 2,805	8.0%
<b>Total Operating Revenues</b>	<b>\$ 2,482,500</b>	<b>\$ 1,418,528</b>	<b>57.1%</b>
<b>Grant Revenue</b>			
OHFA NIP Demolition Reimbursement	\$ 4,165,000	\$ 1,329,049	31.9%
OHFA NIP Maintenance Reimbursement	\$ 480,500	\$ 178,800	37.2%
OHFA NIP Admin Reimbursement	\$ 340,500	\$ 112,997	33.2%
<b>Total Grant Revenues</b>	<b>\$ 4,986,000</b>	<b>\$ 1,620,846</b>	<b>32.5%</b>
<b>Total Revenues</b>	<b>\$ 7,468,500</b>	<b>\$ 3,039,374</b>	<b>40.7%</b>
<b>OPERATING EXPENSES</b>			
<b>Contract Services</b>			
LRC Funded Demolition	\$ 250,000	\$ 51,750	20.7%
Holding Costs	\$ 225,000	\$ 46,592	20.7%
Inspections	\$ 25,000	\$ 10,650	42.6%
Field Services	\$ 200,000	\$ 26,910	13.5%
Other Contract Services	\$ 12,500	\$ 3,405	27.2%
<b>Program Expenses</b>			
Acquisition / Disposition	\$ 25,000	\$ 10,450	41.8%
Project Match Grants	\$ 50,000	\$ 12,792	25.6%
Housing Fund	\$ 391,000	\$ 82,778	21.2%
Heritage Home Program	\$ 60,000	\$ 17,125	28.5%
RISE	\$ 842,500	\$ 26,970	3.2%
Other Program Expenses	\$ 26,000	\$ 26,706	102.7%
<b>Professional Services</b>			
Accounting/Auditing/Payroll Services	\$ 15,000	\$ 10,953	73.0%
Business Insurance	\$ 30,000	\$ 26,682	88.9%
Information Technology	\$ 35,000	\$ 11,817	33.8%
Consulting Services	\$ 15,000	\$ 375	2.5%
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>
<b>Employee Expenses</b>			
Staff Salaries	\$ 476,000	\$ 171,516	36.0%
Payroll Taxes	\$ 40,000	\$ 15,672	39.2%
Employee Benefits	\$ 100,000	\$ 39,634	39.6%
457(b) Retirement Plan	\$ 35,500	\$ 9,553	26.9%
Professional Development	\$ 9,000	\$ 510	5.7%
Internships	\$ 30,000	\$ -	0.0%
<b>Office Expenses</b>			
Postage	\$ 3,250	\$ 1,345	41.4%
Equipment, Repairs	\$ 10,000	\$ 2,964	29.6%
Office and Printing	\$ 11,500	\$ 4,610	40.1%
Parking, Mileage, Fuel	\$ 10,000	\$ 6,617	66.2%
Conferences	\$ 5,000	\$ 1,242	24.8%
Rent	\$ -	\$ -	0.0%
Other Office Expenses	\$ 500	\$ 44	8.8%
Miscellaneous Expenses	\$ 500	\$ 114	22.8%
<b>Total Operating Expenses</b>	<b>\$ 2,953,250</b>	<b>\$ 624,568</b>	<b>21.1%</b>
<b>Grant Expenses</b>			
OHFA NIP Demolition	\$ 4,045,608	\$ 1,236,064	30.6%
OHFA NIP Environmental Services	\$ 996,744	\$ 233,919	23.5%
OHFA NIP Maintenance	\$ 586,320	\$ 24,061	4.1%
OHFA NIP Maintenance Refunds	\$ 87,948	\$ 63,567	72.3%
OHFA NIP Administration	\$ 146,580	\$ 7,500	5.1%
<b>Total Grant Expenses</b>	<b>\$ 5,863,200</b>	<b>\$ 1,565,110</b>	<b>26.7%</b>
<b>Total Expenses</b>	<b>\$ 8,816,450</b>	<b>\$ 2,189,678</b>	<b>24.8%</b>
<b>Budget Stabilization Fund</b>	<b>\$ 450,000</b>	<b>\$ 450,000</b>	<b>100.0%</b>
<b>Unencumbered Ending Balance</b>	<b>\$ (547,950)</b>	<b>\$ 1,629,846</b>	<b>-297.4%</b>

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

Date	Num	Vendor	Amount
04/07/2016	3472	Avatar LLC	-1,140.00
04/07/2016	3473	Collingwood Water	-56.00
04/07/2016	3474	Department of Public Utilities	-766.88
04/07/2016	3475	DMD Environmental Inc	-1,035.00
04/07/2016	3476	HazCorp	-4,830.00
04/07/2016	3477	Kathleen Kovacs	-1,800.00
04/07/2016	3478	La Prensa	-175.00
04/07/2016	3479	Lake Erie Tree Service LLC	-100.00
04/07/2016	3480	Lucas County Auditor	-1.00
04/07/2016	3481	Mr. Snow Removal	-1,885.00
04/07/2016	3482	Rehmann	-2,575.00
04/07/2016	3483	Sutter Home Inspections LTD	-250.00
04/07/2016	3484	T Smidis Hauling	-181.50
04/07/2016	3485	The Friendly Center	-396.05
04/07/2016	3486	The Sojourner's Truth	-235.00
04/07/2016	3487	Toledo Journal	-656.76
04/07/2016	ach	INTUIT QUICKBOOKS	-39.95
04/07/2016	1758	Kwik Parking	-495.00
04/07/2016	ach	Mama Marys Pizza	-43.85
04/07/2016	3488	Lucas County Auditor	-1.00
04/11/2016	ach	Ohio Homeowner Association	-25,266.65
04/14/2016	ach	Amazon	-183.44
04/14/2016	ach	Ameritas Life Insurance Corp	-2,462.23
04/14/2016	ach	CDW Government	-1,550.31
04/14/2016	ach	Gateway Express	-45.00
04/14/2016	ach	UAG	-69.95
04/14/2016	3489	Cleveland Restoration Society	-4,000.00
04/14/2016	3490	Department of Public Utilities	-366.51
04/14/2016	3491	East Toledo Family Center	-264.14
04/14/2016	3492	Lucas County Auditor	-4.00
04/14/2016	3493	Lucas County Treasurer	-650.00
04/14/2016	3494	Mail It	-281.32
04/14/2016	3495	Midwest Environmental, Inc	-16,800.00
04/14/2016	3496	Midland Title and Escrow	-11.00
04/14/2016	3497	Port Lawrence Title	-1,011.50
04/21/2016	3498	Adelante Inc	-245.00
04/21/2016	3499	Avatar LLC	-7,533.75
04/21/2016	3500	Department of Public Utilities	-561.15
04/21/2016	3501	Joshua Murnen	-146.22
04/21/2016	3502	Lake Erie Tree Service LLC	-375.00

04/21/2016	3503	Lucas County Health Benefits	-7,077.16
04/21/2016	3504	MoeHill Trashout	-1,857.91
04/21/2016	3505	Mr. Snow Removal	-1,630.00
04/21/2016	3506	Neighborhood Housing Services of Toledo	-10,000.00
04/21/2016	3507	OFFICE MAX	-74.93
04/21/2016	3508	Sutter Home Inspections LTD	-350.00
04/21/2016	3509	T Smidis Hauling	-2,716.21
04/21/2016	3510	Total Environmental Services LLC	-19,830.00
04/21/2016	3511	Verizon Wireless	-188.17
04/21/2016	ach	Ameritas Life Insurance Corp	-2,461.99
04/21/2016	ach	Data Services	-17,099.22
04/21/2016	1759	Louisville Title Agency	-38.00
04/21/2016	ach	Shell Oil	-92.30
04/21/2016	ach	Speedway	-56.50
04/21/2016	ach	Stop & Shop	-54.11
04/28/2016	3512	A+Building Maintenance	-4,860.00
04/28/2016	3513	All Aspects LLC	-3,510.00
04/28/2016	3514	Brooks Insurance	-1,774.00
04/28/2016	3515	DMD Environmental Inc	-12,470.00
04/28/2016	3516	Lake Erie Tree Service LLC	-125.00
04/28/2016	3517	Lucas County Auditor	-3.00
04/28/2016	3518	Lucas County OMB	-224.05
04/28/2016	3519	MoeHill Trashout	-802.50
04/28/2016	3520	Mr. Snow Removal	-1,145.00
04/28/2016	3521	National Community Reinvestment	-14,585.00
04/28/2016	3522	SL Hauling & Renovations LLC	-6,750.00
04/28/2016	3523	Sutter Home Inspections LTD	-750.00
04/28/2016	3524	Toledo Edison	-0.55
04/28/2016	3525	Total Environmental Services LLC	-18,695.00
04/28/2016	3526	Department of Public Utilities	-96.98
04/28/2016	3527	Mr. Snow Removal	-4,020.00
04/28/2016	3528	Total Environmental Services LLC	-60,200.00
04/28/2016	ach	Home Depot	-30.41
04/28/2016	1760	TJRS LLC	-13,500.00
04/28/2016	ach	Marathon	-45.00
04/28/2016	ach	AutoZone	-11.23
04/28/2016	ach	Menards	-12.81
04/28/2016	ach	OFFICE MAX	-3.74
04/29/2016	ach	Marathon	-65.00
04/19/2016	ach	Department of Public Utilities	-34.17
04/08/2016	ach	Data Services	-16,534.39
04/08/2016	ach	Data Services	-107.74
04/22/2016	ACH	NWGS	-523.81
04/25/2016	ACH	NWGS	-301.10
04/26/2016	ACH	NWGS	-539.68
04/26/2016	ACH	NWGS	-100.79
04/06/2016	ACH	NWGS	-1.00

04/27/2016 ACH NWGS

-542.47

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- \$ 304,381.08

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

Date	Num	Vendor	Amount
05/05/2016	3529	All Aspects LLC	-5,250.00
05/05/2016	3530	ASAP Mowing	-4,800.00
05/05/2016	3531	City of Toledo - OHFA	-57,950.00
05/05/2016	3532	Gerald Kellman	-1,318.68
05/05/2016	3533	Lucas County Auditor	-1.00
05/05/2016	3534	MoeHill Trashout	-715.00
05/05/2016	3535	Mr. Snow Removal	-870.00
05/05/2016	3536	MT Business Technologies Inc.	-82.11
05/05/2016	3537	OFFICE MAX	-77.38
05/05/2016	3538	Ohio Auditor of State	-2,255.00
05/05/2016	3539	T Smidis Hauling	-1,235.99
05/05/2016	3540	TJRS LLC	-450.00
05/05/2016	3541	Total Environmental Services LLC	-20,739.00
05/05/2016	3542	City of Toledo - OHFA	-40,565.00
05/05/2016	3543	City of Toledo - OHFA	-644.00
05/05/2016	3544	City of Toledo - OHFA	-644.00
05/05/2016	3545	City of Toledo - OHFA	-644.00
05/05/2016	3546	City of Toledo - OHFA	-2,576.00
05/05/2016	3547	City of Toledo - OHFA	-4,508.00
05/05/2016	3548	City of Toledo - OHFA	-1,932.00
05/05/2016	3549	City of Toledo - OHFA	-644.00
05/05/2016	3550	Kathleen Kovacs	-2,087.50
05/05/2016	ach	INTUIT QUICKBOOKS	-39.95
05/05/2016	ach	Amazon	-115.96
05/05/2016	3551	Department of Public Utilities	-1,608.14
05/05/2016	3552	David Mann	-79.38
05/05/2016	ach	lowes	-9.60
05/05/2016	ach	Sunoco	-64.83
05/06/2016	ach	Ameritas Life Insurance Corp	-3,014.39
05/06/2016	ach	Colonial Life Insurance	-39.70
05/06/2016	ach	Data Services	-21,561.01
05/12/2016	3553	Blanchard Tree Service	-750.00
05/12/2016	3554	City of Toledo - OHFA	-3,000.00
05/12/2016	3555	Department of Public Utilities	-589.31
05/12/2016	3556	Lucas County Auditor	-1.00
05/12/2016	3557	Mail It	-323.95
05/12/2016	3558	Sutter Home Inspections LTD	-500.00
05/12/2016	3559	TJRS LLC	-8,510.00
05/12/2016	3560	Toledo Blade	-456.00
05/12/2016	3561	Total Environmental Services LLC	-9,380.00

05/12/2016	3562	Winthop Place LLC	-1,230.00
05/12/2016	3563	City of Toledo - OHFA	-81,130.00
05/12/2016	ach	Data Services	-237.31
05/12/2016	ach	Home Depot	-20.74
05/12/2016	1761	Mail Works	-826.90
05/12/2016	ACH	NWGS	-57.10
05/12/2016	ACH	NWGS	-40.00
05/12/2016	3564	Collingwood Water	-31.00
05/12/2016	3565	Northwest Group Services Agency Inc.	-320.00
05/13/2016	3566	Louisville Title Agency	-287.00
05/19/2016	ach	Ameritas Life Insurance Corp	-2,606.92
05/19/2016	ach	Colonial Life Insurance	-39.70
05/19/2016	ach	Data Services	-18,376.25
05/19/2016	3567	City of Toledo - OHFA	-57,950.00
05/19/2016	3568	Department of Public Utilities	-110.61
05/19/2016	3569	DMD Environmental Inc	-1,035.00
05/19/2016	3570	Landscape by Michael LLC	-3,510.00
05/19/2016	3571	Lucas County Health Benefits	-9,595.94
05/19/2016	3572	Lucas County OMB	-226.27
05/19/2016	3573	Lucas County Treasurer	-1,550.00
05/19/2016	3574	Mail Works	-826.90
05/19/2016	3575	MoeHill Trashout	-235.10
05/19/2016	3576	Mr. Snow Removal	-1,285.00
05/19/2016	3577	OFFICE MAX	-43.39
05/19/2016	3578	Sutter Home Inspections LTD	-800.00
05/19/2016	3579	T Smidis Hauling	-1,245.81
05/19/2016	3580	Total Environmental Services LLC	-1,825.00
05/19/2016	3581	Verizon Wireless	-189.48
05/26/2016	ach	Sunoco	-63.47
05/26/2016	ach	Shell Oil	-65.00
05/26/2016	3582	All Aspects LLC	-750.00
05/26/2016	3583	American Lawn Services	-3,630.00
05/26/2016	3584	Ameritas Life Insurance Corp	-225.00
05/26/2016	3585	Avatar LLC	-577.50
05/26/2016	3586	City of Toledo - OHFA	-34,770.00
05/26/2016	3587	Department of Public Utilities	-61.81
05/26/2016	3588	DMD Environmental Inc	-5,865.00
05/26/2016	3589	EMILY MORRISON	-375.00
05/26/2016	3590	Lake Erie Tree Service LLC	-1,300.00
05/26/2016	3591	Madhouse Creative LLC	-835.00
05/26/2016	3592	Mike's Hauling & Demolition	-2,250.00
05/26/2016	3593	MoeHill Trashout	-338.48
05/26/2016	3594	Mr. Snow Removal	-800.00
05/26/2016	3595	SL Hauling & Renovations LLC	-750.00
05/26/2016	3596	Sutter Home Inspections LTD	-350.00
05/26/2016	3597	T Smidis Hauling	-970.86
05/26/2016	3598	Toledo Bar Association	-510.00

05/26/2016	3599	Total Environmental Services LLC	-925.00
05/26/2016	3600	VILLAGE OF HOLLAND	-40.00
05/26/2016	3601	City of Toledo - OHFA	-644.00
05/26/2016	3602	Total Environmental Services LLC	-5,445.00
05/26/2016	3603	City of Toledo - OHFA	-1,288.00
05/26/2016	3604	City of Toledo - OHFA	-3,220.00
05/26/2016	3605	City of Toledo - OHFA	-1,288.00
05/26/2016	3606	City of Toledo - OHFA	-1,288.00
05/26/2016	3607	City of Toledo - OHFA	-1,288.00
05/26/2016	3608	City of Toledo - OHFA	-644.00
05/26/2016	3609	City of Toledo - OHFA	-2,576.00
05/26/2016	3610	City of Toledo - OHFA	-1,288.00
05/26/2016	3611	City of Toledo - OHFA	-1,288.00
05/26/2016	3612	City of Toledo - OHFA	-644.00
05/26/2016	3613	Lucas County Treasurer	-800.00
05/31/2016	3614	Louisville Title Agency	-788.00
05/20/2016	ach	Speedway	-62.00
05/20/2016	ach	Shell Oil	-60.00
05/20/2016	ach	Community Developments Software	-700.00
05/20/2016	ach	Home Depot	-20.26
05/20/2016	ach	Menards	-11.85
05/31/2016	ach	Home Depot	-10.46
05/31/2016	ach	Speedway	-73.00
05/30/2016	ach	Shell Oil	-74.50
05/30/2016	ach	Walgreens	-4.28
05/02/2016	ach	NWGS	-25.00
05/13/2016	ach	NWGS	-25.00
05/20/2016	ach	Department of Public Utilities	-11.39
05/20/2016	ach	NWGS	-25.00
05/30/2016	ach	NWGS	-18.16
			<hr/>
			-\$ 464,725.32



**Date:** June 10, 2016

**Resolution No. 2016-008**

**Title:** Electing a Chair and Vice-Chair of the Board

**Summary/Background:** The Code of Regulations requires an election for the Chair and Vice-Chair of the Corporation's Board of Directors annually.

**Authority:** Code of Regs. § 3.08

**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. Director Kapszukiewicz is elected Chair of the Board of Directors for a term commencing immediately and expiring at the next annual meeting of the corporation.

Section 2. Director Gerken is elected Vice-Chair of the Board of Directors for a term commencing immediately and expiring at the next annual meeting of the corporation.

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

  
\_\_\_\_\_  
Anne Wistow, Secretary of the Board

**Date:** June 10, 2016

**Resolution No. 2016-010**

**Title:** Amending the Policies and Procedures

**Summary/Background:** The Corporation wishes to amend its Policies and Procedures as adopted through Resolution 2011-003, and amended in Resolution 2014-22. Since the Corporation first adopted its amended Policies and Procedures in May of 2014, it has continuously worked to improve its effectiveness in carrying-out its mission and goals. The amended Policies and Procedures reflect the Corporation's ongoing efforts to bring its policies into line with current best-practices. An executive summary and a marked copy of the amended Policies and Procedures are attached.

**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:

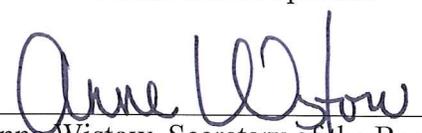
Section 1. The Board adopts the amended Policies and Procedures as attached, and the President is directed to incorporate all amendments into a final Policies & Procedures document which shall be available to the public and posted on the Land Bank's website.

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

  
\_\_\_\_\_  
Anne Wistow, Secretary of the Board

**Amendments to Policies & Procedures**  
**Executive Summary**  
**June 10, 2016**

1. **Forfeited Lands**
  - Properties become forfeited lands when not sold at a Sheriff's sale following tax foreclosure.
  - These amendments provide a new formal procedure for the Land Bank to acquire forfeited land properties that are occupied.
  - If a forfeited land property is occupied by its owner, the Land Bank will work with that owner to responsibly transition the owner into new housing and then find a new productive use for the property.
  - If a forfeited land property is occupied by a tenant, the Land Bank will explore the possibility of selling the property to the tenant under a sustainable arrangement or responsibly transition the tenant into new housing and then find a new productive use for the property.
2. **Deed-in-Lieu of Foreclosure**
  - The amendments streamline the circumstances under which an owner can avoid a tax foreclosure judgment and instead transfer a tax delinquent property to the Land Bank through deed-in-lieu of foreclosure when the Land Bank has identified the property as an acquisition priority.
3. **Renovation Sales**
  - The Land Bank has been advised by local title companies that the process we use to hold renovation partners accountable for their work -- called "deed-in-escrow" -- will not be support or insured going forward.
  - The Land Bank will adopt the successful model used in New York of a Renovation Note and Mortgage in order to hold renovation partners accountable going forward.
  - The Renovation Note & Mortgage will be valued at the Land Bank's cost estimate for necessary renovation work.
  - This Renovation Note and Mortgage will encumber the property during the renovation period following sale to the renovation partner. Once the renovation work is satisfactorily completed, the Note will be canceled and the Mortgage released as of record.
  - If necessary, the Land Bank will enforce the Note & Mortgage through court action in order to ensure our expectations are met.
4. **Side Lots**
  - To be qualified, a side lot applicant must be current on all property taxes or have an active DIPP plan with the County Treasurer's office and made regular and on-time installment payments of at least 50% of the plan's duration.
  - This ensures that property owners who have faced a hardship, but demonstrated their ongoing ability to pay their taxes, will be able to acquire a side lot for their property.
5. **Commercial Property**
  - Land Bank staff will be required to seek Board approval to acquire title to a commercial or industrial property that is larger than 10,000 square feet or occupying more than 1 acre without prior Board approval of an end-user's development plan and purchase agreement for the property.
6. **Side Lot Transfer Appeals**
  - The President will have the discretion to dismiss the appeal of a proposed side lot transfer without further Board action if the appellant challenges the decision solely based on the lawful current use of an end-user's property or the lawful expected future use of the side lot.
7. **Miscellaneous**
  - Miscellaneous minor amendments are made throughout the Policies & Procedures to clarify the Land Bank's operations and expectations.



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## **Article I. Mission**

### **Section 1.01 Mission Statement**

- (A) The Lucas County Land Reutilization Corporation (the "Land Bank") strengthens neighborhoods and preserves property values by strategically returning vacant, abandoned, and tax-delinquent properties to productive use through an open and equitable process.

## **Article II. Authority**

### **Section 2.01 Delegated Authority**

- (A) Unless otherwise provided in these Policies & Procedures, the Board of Directors of the Land Bank delegates to the Land Bank President or the President's designee the authority:
- (i) To acquire and dispose of property on behalf of the Land Bank;
  - (ii) To contract with third parties on behalf of the Land Bank;
  - (iii) To determine the fair market value of a property owned by the Land Bank;
  - (iv) To determine the potential for renovation of a structure; and
  - (v) To expend Land Bank funds consistent with its approved annual budget.
- (B) The authority provided in this Article may only be exercised consistent with these Policies and Procedures. The action of a Land Bank staff member inconsistent with these Policies and Procedures will have no effect unless ratified by the Board of Directors of the Land Bank.
- (C) Exceptions to these Policies and Procedures may be approved by the Board of Directors after a complete presentation by the Land Bank staff.

### **Section 2.02 Terminology**

- (A) Unless otherwise specified, references to "the Land Bank" in these Policies & Procedures mean the Corporation or the Land Bank President or the President's designee, as context requires.

## **Article III. Acquisition of Properties**

### **Section 3.01 General Considerations**

- (A) The Land Bank may acquire vacant, abandoned, and tax-delinquent property to further its mission. In determining whether to acquire a property, the Land Bank will target those properties that meet one or more of the following criteria:
- (i) There is a qualified end user committed to purchasing and returning the property to productive use;

- (ii) There is a prospective end user, neighborhood resident, local governmental entity, community stakeholder, or other interested party who has requested that the Land Bank review the property for acquisition;
- (iii) The redevelopment of the property will support strategic development efforts, is likely to act as catalyst for further development, or is part of a comprehensive development plan;
- (iv) Acquisition will support public infrastructure and green space development;
- (v) Acquisition will help stabilize or improve neighborhood conditions by reducing blight;
- (vi) Acquisition will help create or preserve homeownership opportunities;
- (vii) There is an existing market for the property, but title issues prevent the property from being developed to its highest and best use;
- (viii) Acquisition of the property will help fulfill an existing plan for historic preservation;
- (ix) Acquisition of the property will further the Land Bank's mission and the Land Bank has the resources to maintain and market the property.

### **Section 3.02 Pre-Acquisition Considerations**

- (A) The Land Bank will assess the condition, marketability, potential holding and maintenance costs, and possible end users of every property prior to acquisition. When possible, the Land Bank will conduct a complete condition assessment of all structures prior to acquisition.
- (B) Prior to acquisition, the Land Bank will ensure that it has available funds to hold and maintain the property for an extended ownership period.
- (C) The Land Bank may only acquire property that has clear and marketable title, except for delinquent property taxes which may be abated under the Ohio Revised Code.
- (D) If a property is in a local historic district, the Land Bank will endeavor to communicate with the appropriate historic commission to determine potential disposition options prior to acquisition.
- (E) Prospective end users, community stakeholders, or other interested parties may submit a Request for Property Investigation to the Land Bank. The Land Bank will assess properties brought to its attention under a Request for Investigation for potential acquisition.

### **Section 3.03 Post-Acquisition Considerations**

- (A) Upon acquiring any property with a structure, the Land Bank will conduct a complete condition assessment (if not already conducted), secure the property, add the property to its maintenance schedule, and prepare a marketability assessment for the property.
- (B) As soon as practical, the Land Bank will move forward with property disposition, demolition, or marketing following acquisition.

- (C) Upon acquiring a property, the Land Bank will make its ownership known to the public. If the Land Bank has been in contact with a prospective end user, neighbor, community based organization, or other interested party prior to acquisition, it will—\_communicate its ownership of the property to the interested party or parties.

**Section 3.04 Acquisition through Tax Foreclosure**

- (A) The Land Bank will meet regularly with the County Treasurer's and Prosecutor's offices to strategically coordinate acquisition of a property through tax foreclosure.
- (B) When a property is eligible under Ohio law and an acquisition priority for the Land Bank, the Land Bank will coordinate with the County Treasurer's and Prosecutor's offices to investigate and file an expedited tax foreclosure action through the Lucas County Board of Revision.
- (C) When a property is ineligible for expedited tax foreclosure but an acquisition priority for the Land Bank, the Land Bank may coordinate with the County Treasurer's and Prosecutor's offices to investigate and file a judicial tax foreclosure action through the Lucas County Court of Common Pleas.
- (D) For properties subject to tax foreclosure, the Land Bank may acquire title to properties through direct transfer following judgment. The Land Bank will provide formal notice to the County Treasurer and Prosecutor when electing to acquire a property through direct transfer following judgment.
- (E) If the Land Bank elects to acquire a property through direct transfer, it may subsequently amend or rescind its election and will promptly notify the County Prosecutor's and Treasurer's office of its decision prior to transfer.
- (F) In lieu of a direct transfer and when property conditions are unknown or direct transfer is determined not to be the best means of acquisition, the Land Bank may elect to allow properties to be auctioned through the Lucas County Sheriff.
- (G) Upon acquisition after tax foreclosure, the Land Bank will instruct the County Auditor's office to remove all existing delinquent taxes, assessments, charges, penalties, and interest, and exempt the property from future taxes and assessments for the entire period the Land Bank owns the property.

**Section 3.05 Acquisition from the Forfeited Lands List**

- (A) The Land Bank may acquire a property on the Auditor's forfeited lands list when the property is an acquisition priority.
- (B) When the Land Bank wishes to acquire a property on the forfeited lands list, it will provide notice of its intent to acquire the property to the Lucas County Auditor and will instruct the County Auditor's office to remove all existing delinquent taxes, assessments, charges, penalties, and interest, and exempt the property from future taxes and assessments for the entire period the Land Bank owns the property.

(C) The Land Bank will conduct a full condition assessment of a property with a structure on the forfeited lands list prior to acquisition.

(D) The Land Bank may assess, secure, and market a property on the forfeited lands list prior to taking title to the property.

(E) Occupied Forfeited Lands

(i) While an occupied property on the forfeited lands list presents unique community and neighborhood considerations, the Land Bank is uniquely positioned to ensure a positive long-term resolution to the current situation.

(ii) If the property is occupied by any owner of the property prior to it becoming forfeited land, the Land Bank may acquire the property but may only transfer the property in accordance with Article IV. No less than 30 days prior to acquiring title, the Land Bank must take reasonable steps to notify the occupant of its intent to take ownership of the property and provide informational resources that will allow the occupant to responsibly transition to new housing. If the occupant requests it, the Land Bank may grant up to 60 additional days following acquisition of the property in order to permit the occupant to find new housing.

(iii) If the property is occupied by a bona fide tenant of the owner of the property prior to it becoming forfeited land, the Land Bank may agree to transfer the property to the tenant without further marketing if:

1) The tenant permits a complete inspection of the property and the inspection determines that the property is fit for occupancy, even if renovation is required;

2) The tenant participates in HUD-certified housing counseling at the Land Bank's expense and the Land Bank is satisfied by that counseling that the tenant will be a sustainable home owner; and

3) The tenant submits a complete purchase offer for the fair market value of the property and documents proposed renovations and sufficient available resources to complete such work in accordance with Article IV.

(iv) If a property is occupied by any bona fide or alleged tenant of the owner of the property prior to it becoming forfeited land and that tenant is unable or unwilling to satisfy the Land Bank's conditions for transfer, the Land Bank will offer the same periods of time to responsibly transition to new housing as if the tenant were the owner of the property.

(v) The time periods provided in this section will not apply if any local authority has condemned the property or the property is unfit for occupancy in its current state.

**Section 3.06 Acquisition through Donation or Deed-in-Lieu of Foreclosure**

(A) Private Donation

(i) The Land Bank may only acquire a property by private donation if clean, marketable title has been verified. The Land Bank ~~may~~will require prospective donors to provide at the donor's expense a competent title examination prior to acquisition and may request an owner's commitment of title at the donor's expense as a condition of

donation.

- (ii) The Land Bank will conduct a complete condition assessment of any property with a structure before acquiring the property through private donation.
- (iii) If requested by the donor, the Land Bank, as an eligible charitable organization, will acknowledge the donation. The donor will be solely responsible for reporting and determining the value of any property donated.
- (iv) ~~At its discretion~~Unless the property is abandoned land and eligible for deed-in-lieu of foreclosure, the Land Bank ~~may~~will require prospective donors to pay all delinquent taxes, assessments, charges, penalties, and interest prior to private donation.

(B) Deed-in-Lieu of Foreclosure

- (i) If a property has been certified as tax delinquent and abandoned land but is otherwise free from liens ~~and~~, encumbrances, and restrictions affecting title, the Land Bank may ~~opt to~~ take title through deed-in-lieu of foreclosure under R.C. §5722-10.
- (ii) The Land Bank will offer acquisition by deed-in-lieu of foreclosure to the owner(s) of such a property if:
  - 1) The owner(s) contact the Land Bank prior to judgment of foreclosure requesting a deed-in-lieu of foreclosure and the property is eligible under these Policies and Procedures;
  - 2) The owner(s) meet in-person with the Land Bank no later than 10 days after making the request to sign a purchase agreement and deed transferring all right, title, and interest to the Land Bank;
  - 3) The owner(s) at the time of the meeting with the Land Bank have made and demonstrated, or will make and demonstrate immediate following the meeting, full payment of all court costs due; and
  - 4) The Lucas County Treasurer's and Prosecutor's offices consent to deed-in-lieu of foreclosure (as applicable) following notification and any court with jurisdiction over the matter authorizes transfer or dismissal.
- ~~(ii)(iii)~~ (iii) ~~For tax delinquent properties that may be candidates for acquisition through deed in lieu of foreclosure, the Land Bank and Lucas County Treasurer's office may initiate a tax foreclosure investigation to determine the status of title. Notwithstanding the foregoing, the Land Bank and Treasurer's office may elect to proceed with filing a tax foreclosure action against any delinquent property rather than accept a deed-in-lieu of foreclosure.~~
- ~~(iii)(iv)~~ (iv) When accepting a deed-in-lieu of foreclosure, the Land Bank will provide written certification to the Lucas County Auditor that the property is "abandoned land" as defined in R.C. §323.65.

**Section 3.07 Acquisition through Purchase**

- (A) The Land Bank may acquire a property through purchase if no other means of acquisition is available and acquiring the property is a priority.

## **Article IV. Disposition of Properties**

### **Section 4.01 General Considerations and Prohibitions**

- (A) An individual or business entity that was the owner of property at the time of the tax foreclosure action which transferred title to the Land Bank may not subsequently qualify as an end user for that property. For this section, ineligible parties include shareholders, partners, members, and officers of the business entity owner and immediate family members of the individual owner.
  
- (B) A prospective end user may own no real property that:
  - (i) Has any unremediated citations or violations of the state and local codes and ordinances, or has a recent history of such violations;
  - (ii) Is tax delinquent, or was tax delinquent when the prospective end user transferred the property and the property remains tax delinquent;
  - (iii) Was subject to a judgment in a tax foreclosure proceeding in the past five (5) years; or
  - (iv) Has a delinquent water account with the City of Toledo's Department of Public Utilities, or any other local water utility, whether the water account is for a property the prospective end user occupies or a property occupied by a tenant, land contract vendee, or family member of the prospective end user.
  
- (C) The Land Bank will prioritize its disposition resources, including any dollars allocated for demolition, maintenance, and renovation, based on the following general criteria:
  - (i) In neighborhoods with an active neighborhood plan or plans, developed with direct input from neighborhood residents, organizations, and institutions;
  - (ii) Where the targeted elimination of blight will make an impact on the overall stability of the neighborhood;
  - (iii) Where unrestricted dollars can bridge funding gaps to stabilize neighborhoods and preserve property values;
  - (iv) Where an investment will support mixed-income development; and
  - (v) Where an investment will leverage funds from existing federal, state, or local housing programs.
  
- (D) Transactions will be structured in a manner that permits the Land Bank to enforce conditions upon title pertaining to development and use of the property for a specified period-, consistent with these Policies and Procedures.
  
- (E) The proposed end use must follow local development plans. A letter of support or opposition for the proposed use submitted by neighborhood groups or the Toledo-Lucas County Plan Commissions will be a factor in any final decision of the Land Bank.

- (F) The proposed end use must follow current zoning and special use requirements, or a rezoning or variance must be obtained as a condition of the transfer.
  - (G) Options to purchase Land Bank property may be available under terms negotiated by the prospective end user and the Land Bank. Any option fee will be credited to the purchase price at closing. If closing does not occur, the fee is forfeited.
  - (H) The Land Bank reserves the right to convey or not to convey real property, or to convey real property in the way that constitutes the best long term end use for the property and for the neighborhood. Considerations under this section include preserving access to adjacent property and preserving or promoting good planning practices.
- (H)(I) If the rules of an external funding source or federal, state, or local laws and regulations require a disposition outcome that is contrary to these Policies and Procedures for a particular property, the Land Bank will comply with those rules, laws, or regulations.

#### **Section 4.02 Financial Considerations**

- (A) In every transfer of real property the Land Bank will require good and valuable consideration in an amount determined by the Land Bank in its sole discretion and consistent with these Policies and Procedures.
- (B) Land Bank property will be sold for its fair market value, but not less than \$300, except regarding the Side Lot Program. Fair market value will be determined by the Land Bank consistent with these Policies and Procedures.
- (C) Consideration will be in cash. The Land Bank may accept deferred financing, performance of contractual obligations, or other obligations and responsibilities of the transferee in lieu of cash in its sole discretion.
- (D) The Land Bank may not accept cash consideration through installment payments.

#### **Section 4.03 Residential Structure Transfer Program**

- (A) Every residential structure acquired by the Land Bank and determined to be marketable after a complete condition and marketability assessment will be marketed to the public and available for a prospective end user to purchase.
- (B) The Land Bank will determine the initial listing price for a property by conducting an assessment of a property's after renovation market value and deducting projected renovation costs. The final purchase price for any property will be negotiated between the Land Bank and the most qualified end user.
- (C) Prospective end users will be required to complete a Residential Structure Transfer Application, in the form posted on the Land Bank's website as amended from time to time. Applications will only be accepted from prospective end users after the Land Bank has ~~acquired and begun~~ marketings the property to the public with a clear opportunity for title.
- (D) Besides the general considerations under this Article, the Land Bank will require the

following additional information to qualify prospective end users of residential structures:

- (i) A complete renovation for the property that will make the property safe and habitable and return all of the property's system to functional condition;
  - (ii) Proof of funding immediately available to acquire and complete the renovation work for each structure to be acquired and renovated;
  - (iii) Letters of support from neighborhood-based organizations, renovation partners, lenders, purchasers of previously renovated properties, current or former tenants, and any other relevant parties;
  - (iv) Proof of prior experience successfully renovating residential structures, including photographs of work undertaken and completed, and a narrative describing past or current projects; and
  - (v) Any additional information the prospective end user wishes to share with the Land Bank that relates to the renovation project.
- (E) If a prospective end user's proposed renovation costs are substantially less than the Land Bank's assessment, the Land Bank may approve the renovation plan if documentation is provided by the prospective end user demonstrating access to lower cost labor, materials, or technical expertise that reduces the overall renovation costs.
- (F) Acceptable proof of funding includes cash on-hand, available credit, and other liquid assets. Financial assistance offered by a friend or relative ~~will~~may not be accepted unless the individual or entity offering assistance is also an applicant.
- (G) Priority for selecting between qualified purchasers will be determined as follows:
- (i) Owner occupants verified by the Land Bank; then
  - (ii) Owners renting to immediate family members verified by the Land Bank; then
  - (iii) Rental, land contract, or resale opportunities.
- (H) To determine a final purchaser among qualified end users with equal priority under these Policies and Procedures, the Land Bank will accept the highest and best purchase offer for the property.
- (I) ~~Deed-in-Escrow~~ Disposition Procedure
- (i) The Land Bank and purchaser will negotiate a purchase price and enter into a purchase agreement for the property. Closing will be held at a local title company acting as ~~escrow and~~ title (and escrow, where applicable) agent for the transaction.
  - (ii) The purchaser must complete the renovation work on the property and pass a safety and habitability inspection within a negotiated renovation time period.
  - (iii) Closing will be handled with a renovation enforcement note and mortgage, as outlined below. The ~~either~~ prior enforcement mechanisms of "traditional" or "reverse" deed-

in-escrow, at the Land Bank's discretion, shall remain in effect until all such properties subject to such terms have satisfied the Land Bank's expectations. as follows:

- 1) Renovation Enforcement Note and Mortgage: Title will transfer to the purchaser at closing, at which time the purchaser will personally execute the Renovation Enforcement Note securing and the Renovation Enforcement Mortgage against, which will secure the subject property.— The amount of the Renovation Enforcement Note shall be the greater of the sale price of the property or the Land Bank's projected renovation costs for the property. When the renovation work is complete and has passed the Land Bank's safety and habitability inspection, the Land Bank will provide the purchaser with a "Certificate of Habitability" written confirmation that the property is safe, functional, and habitable in satisfaction of the Land Bank's conditions and will record a satisfaction of the Renovation Note and Mortgage.
- 2) Deed-in-Escrow: The Land Bank will retain title to the property at closing, and the deed transferring title to the purchaser will be held in escrow with the closing agent. The Land Bank will issue a notice to proceed allowing the purchaser to move forward with the renovation work. Title will transfer following completion of the renovation work and passage of the Land Bank's safety and habitability inspection. When the renovation work is complete and the purchaser has passed the Land Bank's safety and habitability inspection, the Land Bank will instruct the closing agent to transfer title in the property to the purchaser.
- 3) Reverse Deed-in-Escrow: Title will be transferred to the purchaser. The purchaser will simultaneously execute a deed transferring title back to the Land Bank held by the escrow and title agent during the renovation time period. The deed held in escrow will be voided and released following completion of the renovation work and passage of the Land Bank's safety and habitability inspection.

~~(ii)(iv)~~ When the renovation work is complete and the purchaser has passed the Land Bank's safety and habitability inspection, the Land Bank will instruct the closing agent to either transfer title in the property to the purchaser or void and release the deed held in escrow, depending on the purchase agreement. If the Purchaser fails to renovate the subject property during the renovation period, or otherwise fails to comply with the terms of the Purchase Agreement, a "Forfeiting Event Default" will occur, and the Enforcement Note will become due and payable.— The purchaser can convey the property back to the Land Bank in lieu of payment of the indebtedness and foreclosure. The Land Bank will have the right to foreclose on the Enforcement Mortgage as necessary to retake title and possession to the property.

~~(iii)~~ Properties cannot be rented, occupied, further mortgaged, or otherwise encumbered during the deed-in-escrow or reverse deed-in-escrow renovation period.

~~(iv)(v)~~ If a purchaser intends to encumber the property with a third party mortgage required to obtain third-party purchase or renovation financing, the Land Bank may waive the deed-in-escrow or reverse deed-in-escrow requirement and instead secure a second

~~mortgage against the property subordinate its Mortgage against the property to enable renovation work to occur until the purchaser has completed the renovation work and has passed the safety and habitability inspection.~~

(J) Owner Occupant Disposition Procedures

- (i) Prospective end users who wish to acquire and renovate residential property as owner occupants may be referred to a HUD-certified housing counseling agency for a homeownership and financial literacy evaluation and counseling. Prospective end users may enroll at their discretion.
- (ii) Prospective end users certified as capable following a financial literacy and homeownership evaluation will be given purchase priority for Land Bank property.
- (iii) Prospective end users not certified as capable following a financial literacy and homeownership evaluation may be required to complete mandatory financial literacy and homeownership counseling before being qualified as an end user.
- (iv) The Land Bank may waive the requirements of this section if a prospective end user can demonstrate the financial wherewithal to acquire, renovate, and maintain the property without incurring undue financial hardship.

(K) Marketing Residential Properties

- (i) The Land Bank will list all properties that may be acquired and renovated under its residential structure transfer program on its website.
- (ii) Properties under the residential structure transfer program will be listed with a realtor. The realtor will serve as the Land Bank's agent and primary point of contact for that property.
- (iii) The purchase price of a property listed with a realtor will be its fair market value, based on the collective judgment of the realtor and the Land Bank.
- (iv) The Land Bank will pay a fixed commission to the property's relator of \$2,500 or 7% of the purchase price, whichever is greater, at closing. If a listing agreement terminates without the property's sale, the Land Bank may pay the property's realtor a fee for a listing activity report in the Land Bank's sole discretion.
- (v) Properties for which renovation costs are projected to be \$15,000 or lower will be exclusively available to owner occupant end users (including bona fide renovation for resale to an owner occupant and family renovation end users at the Land Bank's discretion) for at least 2030 days following listing. The owner occupant exclusively period may be extended or shortened by the Land Bank on a case-by-case basis.

**Section 4.04 Side Lot Disposition Program**

(A) Parcels of property transferred under the Side Lot Disposition Program must meet the following criteria:

- (i) The ~~property proposed side lot must be~~ vacant unimproved real property;
- (+)(ii) The proposed side lot is ineligible for new development based on local rules or the

Land Bank's own determination:

- ~~(ii)~~(iii) The ~~property-proposed side lot must be~~ physically contiguous to an adjacent end user, with not less than a 50% common boundary line on one side;
- ~~(iii)~~(iv) The intended use for the proposed side lot ~~must is be~~ disclosed;
- ~~(iv)~~(v) The proposed side lot ~~property~~ will be combined to the adjacent property, unless special circumstances render combination at the time of transfer impracticable or infeasible;
- ~~(v)~~(vi) The end user ~~must~~ holds title to the contiguous property;
- ~~(vi)~~(vii) The contiguous property ~~must be~~ occupied;
- (viii) The end user cannot owe delinquent property taxes on any property owned by the end user, except that an end user will be deemed eligible if:
  - 1) the end user has enrolled in a delinquent tax installment payment plan
  - 2) ~~for the contiguous all property or properties owned by the end user and~~
  - 3) ~~property, and~~ has demonstrated a good faith effort in that plan by making regular installment payments of at least 50% of the total ~~amount due plan amount~~
  - 4) ~~at~~ by the time of closing, ~~and does not owe delinquent property taxes on any other property in Lucas County;~~ and
- ~~(vii)~~(ix) The end user ~~must meet~~ meets all other general disposition considerations under this Article.

(B) Side Lot Pricing

- (i) The Land Bank will offer up to two contiguous parcels to qualified side lot end users for the total price of \$100. Contiguous parcels are parcels contiguous to the end user's adjacent property or contiguous to another eligible side lot. Additional parcels beyond two may be sold for the purchase price of \$100 per parcel.
- (ii) If a parcel is offered under the Side Lot Disposition Program, the size of the lot will not affect the purchase price. The Land Bank may consider lot size in determining whether to include a property in the Side Lot Program.

(C) Side Lot Transfer Procedure

- (i) Prospective side lot end users who meet the qualifying criteria must submit a Vacant Land Transfer Application to the Land Bank. The Land Bank will accept applications until it enters into a purchase agreement with one or more qualified end users.
- (ii) The Land Bank will notify every eligible adjacent end user regarding an available side lot prior to entering into a purchase agreement that disposes of the entire parcel. Prospective end users will have 30 days from the Land Bank's notice to apply for a side lot. Adjacent owners who are ineligible to purchase a side lot during review will not be notified of a side lot opportunity.

- (iii) The Land Bank may enter into a purchase agreement with a qualified side lot end user prior to acquisition. If the Land Bank does not hold title when the purchase agreement is executed, the agreement will be conditional upon the Land Bank ultimately acquiring title to the property.
- (iv) At the time of closing, the end user will authorize the Land Bank to transfer title in the property into the end user's name upon the Land Bank's acquisition of title. The side lot purchase price will be paid at the time of closing or upon the Land Bank taking title, in the Land Bank's discretion.
- (v) If two or more qualified side lot end users have applied under the Side Lot Program, the Land Bank will split the property among the end users in as equitable a manner as possible. The Land Bank may require the side lot end users to pay for all or some of the cost of splitting the property. Split costs will be in addition to the standard side lot purchase price.
- (vi) If an end user will not agree to the proposed split, the Land Bank will convey the property in the way that it deems best for the property and for the surrounding neighborhood.

#### **Section 4.05 Vacant Land Disposition Program**

(A) The Land Bank may sell, lease, or license vacant land to non-adjacent qualified end users at its discretion.

(A)(B) If vacant land is eligible to be developed for new residential, commercial, or industrial use, the Land Bank may offer the vacant land for sale for immediate development at its fair market value. The Land Bank may offer such vacant land for immediate development purposes even if there are eligible adjacent property owners who have expressed an interest in acquiring the land as a side lot after notice to those interested property owners.

### **Article V. Commercial ~~& Industrial~~ Property**

#### **Section 5.01 Definitions**

- (A) "Commercial ~~or industrial~~ property" means any non-residential property, including commercial, industrial and mixed use properties and residential properties with five or more units.
- (B) "Major commercial ~~or industrial~~ property" means any commercial ~~or industrial~~ property with a gross building area of 10,000 square feet or more or occupying land 1 acre or more.
- (C) "Development plan agreement" means a comprehensive plan for the development or redevelopment of commercial property submitted by a qualified end user for approval by the an agreement entered into between the Land Bank, and a qualified end user for the sale and redevelopment of a commercial or industrial property.
- (D) "Qualified end user" means an end user who meets the Land Bank's general disposition requirements and can demonstrate the capacity to successfully redevelop vacant commercial

~~or industrial~~ property consistent with the proposed development agreement.

### **Section 5.02 Acquisition Considerations**

- (A) The Land Bank may acquire a commercial ~~or industrial~~ property after a qualified end user has ~~entered into a development agreement submitted a development plan to with~~ the Land Bank.
- (B) The Land Bank may coordinate with the County Treasurer's office and County Prosecutor's office to carry out tax foreclosure proceedings on an eligible commercial ~~or industrial~~ property, whether or not the Land Bank ultimately takes title to the property. Before taking title to a commercial ~~or industrial~~ property, the Land Bank may assess, secure, and market a commercial ~~or industrial~~ property on the forfeited lands list.
- (C) The Land Bank will not acquire title to a major commercial property without receiving a development plan from a qualified end user that is approved by the Board of Directors following the Board of Director's determination that the development plan will restore the major commercial property to productive use, and without entering into a purchase agreement with the qualified end user following the Board's approval of the development plan.
- ~~(C) The Land Bank will not acquire title to a major commercial or industrial property without entering into a development agreement with a qualified end user first approved by the Board of Directors.~~

### **Section 5.03 Disposition Considerations**

- (A) The Land Bank will prioritize commercial ~~or industrial~~ property end users with development plans that will accomplish some or all of the following goals:
  - (i) Preserve or increase property values;
  - (ii) Increase the marketability of residential properties;
  - (iii) Create new businesses or employment opportunities;
  - (iv) Preserve historic structures;
  - (v) Create new housing opportunities;
  - (vi) Increase walkability or access public transit; and
  - (vii) Assist in the remediation of a brownfield site.
- (B) ~~Regarding For~~ major commercial ~~and industrial~~ properties, the Land Bank will consult with residents, neighborhood-based organizations, political subdivisions, institutional end users, and other community stakeholders prior to seeking Board approval of a development plan submitted by a qualified end user.~~entering into a development agreement with a qualified end user.~~
- (C) The Land Bank will avoid acquiring or disposing of a commercial ~~or industrial~~ property in a manner that may negatively affect the stability of any adjacent neighborhoods or the

community, notwithstanding any offers or development plans received.

**Section 5.04 Development-Commercial Purchase Agreements**

(A) The Land Bank and the end user will negotiate the terms of the development Purchase Agreement on a property-by-property basis. Terms will include purchase price, renovation/development plan, and end use plan, and project-development timeline.

(B) Development plans will contain the following:

- (i) A list of all development partners, including contractors, project manager, architects, legal counsel, realtors, and any other partners;
- (ii) A narrative description of the development work to be completed, project time line, and final end use;
- (iii) The sources of financing or funding available to complete the project;
- (iv) A description of or application for any special use permit, variance, or rezoning necessary to accomplish development plans; and
- (v) A description of previous commercial property experience, if any.

~~(B) Development agreements will contain :~~

- ~~(i) A list of all development partners, including contractors, project manager, architects, legal counsel, realtors, and any other partners;~~
- ~~(ii) A narrative description of the development work to be completed, project time line, and final end use;~~
- ~~(iii) The sources of financing or funding available to complete the project; and~~
- ~~(iv) A description of previous commercial or industrial property experience, if any.~~

~~(C) If a special use permit, a variance, or rezoning is necessary in order to for an end user to accomplish its development plans on a commercial or industrial property, the development agreement will be conditional upon the approval of the Plan Commission or Board of Zoning Appeals, and the political subdivision in which the commercial or industrial property is located~~Purchase Agreements may be made conditional upon satisfaction of any of the requirements described in Section 5.04(B), or any other requirements necessary to demonstrate the capacity to undertake development work, at the Land Bank's sole discretion.

(D) The Land Bank may retain in interest in commercial ~~or industrial~~ property through the ~~"deed in escrow"~~Renovation Enforcement Note and Mortgage procedure described in Section 4.03 Article IV. At the Land Bank's sole discretion, End users will either be required to certify code compliance with the political subdivision in which the property is located, or pass a safety and habitability inspection verifying the following:

- (i) The property is safe and secure;
- (ii) All major systems are properly installed and functional;

- (iii) The property is cleaned and appropriately maintained on both the interior and exterior; and
- (iv) Any other conditions in the development agreement.

### **Section 5.05 Environmental Considerations**

~~(A)~~—The Land Bank ~~will~~may not take title to or have any work performed on a commercial ~~or industrial~~ property that has or is likely to have environmental contamination without ~~first obtaining a Phase I environmental assessment.~~

~~(B)~~~~(A)~~ ~~The Land Bank may not acquire a commercial or industrial property with known or likely environmental contamination without:~~

~~(i)~~ Obtaining a Phase I environmental assessment;

~~(i)~~~~(ii)~~ Prior approval of the Board of Directors; and

~~(ii)~~~~(iii)~~ Prior or funded environmental remediation rendering the site clean and free from contamination.

~~(C)~~~~(B)~~ Notwithstanding section 5.05(B), the Land Bank may acquire a commercial ~~or industrial~~ property with known or likely environmental contamination as a pass-through entity if:

- (i) The qualified end user agrees to fully indemnify the Land Bank for all liability stemming from environmental contamination on the commercial ~~or industrial~~ property; and
- (ii) The qualified end user agrees to remediate existing environmental contamination to acceptable standards as a condition of the development agreement.

## **Article VI. Blight Elimination**

### **Section 6.01 Demolition Decision-making**

(A) Upon acquiring a property that may be demolished, the Land Bank will conduct a complete condition assessment on the property and reasonably estimate the cost of returning the structure to safe, habitable, and code compliant condition.

(B) The Land Bank will review the property's complete condition assessment, estimate renovation costs, fair market value, and the input of neighbors, preservationists, and community stakeholders before making a final demolition decision.

(C) The Land Bank may make demolition decisions prior to acquisition based on a complete exterior inspection if nuisance conditions necessitate expediency.

### **Section 6.02 Demolition Partners**

(A) The Land Bank will partner with the public sector, and private partners and contractors to facilitate the demolition of a property swiftly after a demolition decision has been made.

- (B) Whenever possible, the Land Bank will coordinate with residents and neighborhood-based organizations to identify a property for demolition through the Land Bank's program.

### **Section 6.03 Quality of the Demolition**

- (A) Every Land Bank demolition will conform to the following specifications:
- (i) Demolition of the primary residential structure and all ancillary structures on property, including garages and sheds, and all paved surfaces, including driveways, private walkways and patios;
  - (ii) Removal of the foundation or removal of at least 18 inches of the basement wall while fully crushing the basement floor to allow for storm water drainage;
  - (iii) Removal of dead or dangerous trees, whenever possible;
  - (iv) Hauling of debris from the demolition site to a landfill for disposal, and providing verified original receipts from an approved land fill or dump site evidencing that the debris has been disposed of in a proper manner;
  - (v) Retention and restoration (if damaged) of the sidewalk and public right of way, unless otherwise indicated;
  - (vi) In-fill of the foundation with materials that meet or exceed the trade standard to allow a proper grade and grass growth on the finished lot;
  - (vii) Finishing the site so that it is level and free from debris, including along lot lines, and properly graded;
  - (viii) Coverage of the site with at least 1 inch of top soil, grass or hydro seeding of the site at a rate of 6 pounds per 1000 square feet, and providing a cover of straw (when necessary), so grass is growing on the site and the site can be safely mowed and maintained;
  - (ix) Keeping the property and surrounding area clean and free from excess debris daily during demolition and following completion of demolition;
  - (x) Securing all necessary permits relating to the demolition and hauling of a residential structure, and providing proof of applicable demolition permits; and
  - (xi) Performing the project in a professional, safe and workmanlike manner, providing all necessary protections, and taking all necessary precautions to protect workers, bystanders, and adjacent property from injury or damage during the entire demolition project.

### **Section 6.04 Salvage and Deconstruction**

- (A) Salvage on a property owned by the Land Bank and scheduled for demolition may be permitted to recover important historic materials or architectural details. An organization with experience in salvage may contact the Land Bank at least thirty (30) days prior to the scheduled demolition and request salvage rights. Entities engaged in salvage activities must document satisfactory commercial general liability insurance and have its individual representatives sign a salvage waiver prior to entering the property.

- (B) Where health and safety concerns or timely coordination of the demolition make salvage impracticable, the Land Bank may deny a salvage rights request.
- (C) The Land Bank may expend funds to undertake deconstruction demolition, when feasible and when funding is available.

**Section 6.05 Demolition of Historic Properties**

- (A) The Land Bank will seek demolition of structures in local historic districts only after exhausting reasonable alternatives for the property, including:
  - (i) Marketing the property with a local realtor experienced in historic preservation;
  - (ii) Securing the property to prevent ongoing deterioration; and
  - (iii) Providing grant funds to a qualified end user to support renovation, if funding is available and approved by the Board of Directors.
- (B) To the extent required by law, the Land Bank will obtain approval prior to demolishing a property in a federal or local historic district or listed on the National Register of Historic Places.

**Section 6.06 Commercial ~~or Industrial~~ Property Demolition**

- (A) The Land Bank must receive approval from the Board of Directors prior to allocating resources and demolishing a commercial ~~or industrial~~ property, as defined in Section 5.01(A).
- (B) Commercial ~~or industrial~~ demolition projects eligible for an expenditure of Land Bank resources must meet some or all of the following criteria:
  - (i) Projects in which the Land Bank can acquire title and for which there is a qualified end user for the property if the structure is demolished;
  - (ii) Projects in which a substantial investment will be made in the property or the surrounding area by an end user or a third party following demolition;
  - (iii) Projects in which matching funds are available to assist with demolition costs, including costs associated with environmental assessment and abatement;
  - (iv) Projects in proximity to existing businesses that will benefit from the demolition through workforce expansion, workforce retention, or new capital investment;
  - (v) Projects in proximity to an existing business likely to relocate if the nuisance structure is not demolished, but would remain if the nuisance were abated;
  - (vi) Projects that will increase the quality of life for residents of a surrounding residential neighborhood because of demolition;
  - (vii) Projects in which the structure constitutes a serious health and safety risk to the surrounding area and that risk will be minimized or eliminated because of demolition;
  - (viii) Projects in which the structure is functionally obsolete, cannot be returned to its

- original use, or cannot be converted to a different use; and
- (ix) Additional criteria that increase a project's merit on a case-by-case basis.

## **Article VII. Contractors**

### **Section 7.01 General Considerations**

- (A) Every Land Bank contractor will be required to pre-qualify for work through the Land Bank and work will only be awarded to pre-qualified contractors.— In lieu of pre-qualification, a contractor may be required to complete an independent contractor agreement with the Land Bank before work is awarded at the discretion of the President.
- (B) In order to pre-qualify for work through the Land Bank, all prospective contractors must provide or comply with the following:
  - (i) Complete the Contractor Pre-Qualification Verification Form in its entirety and return it to the Lucas County Land Bank;
  - (ii) Agree to provide equal employment opportunities, as evidenced by contractor's signature on the Equal Opportunity Employment statement (part of the Contractor Pre-Qualification Verification Form) and agree to hire local employees who may have barriers to employment when feasible;
  - (iii) Agree to warranty all work performed under any contract awarded by the Land Bank, as evidenced by contractor's signature on the Contractors Warranty (part of the Contractor Pre-Qualification Verification Form);
  - (iv) Submit or the contractor's insurance agent submit a Certificate of Insurance, documenting the active insurance required by the Land Bank and naming the Lucas County Land Reutilization Corporation as an additional insured with certificate holder status;
  - (v) Submit a completed W-9 Tax Form; and
  - (vi) Submit a copy of the contractor's active Worker's Compensation Certificate.
- (C) If a contractor meets the Land Bank's qualification standards, the contractor will be eligible for work through the Land Bank according to the contractor's trade or specialty.
- (D) The Land Bank reserves the right to require additional information, including a financial statement from contractors, before qualifying a contractor.

## **Article VIII. Maintenance**

### **Section 8.01 Maintenance Generally**

- (A) The Land Bank will endeavor to maintain property in a way that reduces or eliminates nuisance conditions, maintains or increases the property values of adjacent and nearby properties, and ensures the future marketability of the property.

- (B) The Land Bank will utilize public sector and qualified contractors for all maintenance necessary on a property owned by the Land Bank.

**Section 8.02 Maintenance Standards**

- (A) Depending on the final disposition of the property, the Land Bank may require newly acquired properties to be:
  - (i) Initially cleaned and cleared out;
  - (ii) Boarded up and otherwise secured;
  - (iii) Winterized;
  - (iv) Re-keyed or otherwise made accessible; and
  - (v) Regularly mowed and cleared.
- (B) The Land Bank will use public sector and qualified contractors to maintain a property based on the following standards:
  - (i) Mowing the property regularly as needed, to a length of 4-6 inches at each mowing;
  - (ii) Trimming any additional vegetation on a vacant unimproved property or on the frontage of improved property regularly as needed;
  - ~~(iii)~~ Keeping the property free of litter and debris;
  - ~~(iii)~~~~(iv)~~ Removing dead or dying trees (as revenue permits);
  - ~~(iv)~~~~(v)~~ Boarding or otherwise securing any open entry points on vacant structures that the Land Bank owns, as necessary and as resources permit.

**Section 8.03 Adopt-a-Lot Program**

- (A) Residents, businesses, neighbors, block watches, or other organizations interested in maintaining vacant land owned by the Land Bank may apply to participate in the Adopt-a-Lot program.
- (B) Prospective applicants must meet the same considerations as other Land Bank end users for vacant land, but will not be required to own adjacent property.
- (C) A license to enter, maintain, and enjoy the vacant land may be granted to an eligible Adopt-a-Lot program end user at no cost.

**Section 8.04 Special Tax Assessments**

- ~~(C)~~(A) The Land Bank will make payment of all special tax assessments due and owing on property owned by the Land Bank during its time of ownership, unless such special tax assessments are abated as a matter of law or collection is waived by agreement with the taxing authority.

**Article IX. Insurance**

### **Section 9.01 Insurance Requirements**

- (A) Each property that the Land Bank acquires will be covered by general liability insurance for the duration of the Land Bank's ownership.
- (B) The Land Bank may purchase casualty insurance for a property on a case-by-case basis. Factors to consider regarding the purchase of casualty insurance include the proposed length of Land Bank ownership and the fair market value of the property.

## **Article X. Land Assembly**

### **Section 10.01 General Considerations**

- (A) The Land Bank may take title to a property for short or long-term land assembly. A decision to acquire property for land assembly purposes will be based on available resources, the viability of the proposed future development, end user commitment, and any other relevant factors.
- (B) If a private property owner transfers a property to the Land Bank for land assembly, the Land Bank will have the right, but not the obligation, to maintain, repair, demolish, clean, and grade the property and perform all other tasks and services regarding the property that the Land Bank determines are necessary.

### **Section 10.02 Requirements for Land Assembly**

- (A) The Land Bank and a development partner will enter into a Memorandum of Understanding or Purchase and Maintenance Agreement for property the Land Bank acquires for land assembly. No property will be transferred to the Land Bank for land assembly unless the development partner is also a qualified end user.
- (B) The property must have clean, marketable title, and not be occupied as of transfer to the Land Bank for land assembly.
- (C) The Land Bank may require a development partner to maintain all or a portion of the assembled property as a condition of the land assembly.
- (D) The Land Bank may grant a purchase option or may require a development partner to purchase or repurchase the assembled land after a period of time as a condition of the land assembly.

## **Article XI. Appeals**

### **Section 11.01 Appeals to the President**

- (A) An interested party unsatisfied with a Land Bank staff member's decision or conclusion on a matter may request that the Land Bank's President review the matter. The Land Bank's President will independently discuss the matter with the staff member and the interested

party and will notify the interested party of the outcome within seven (7) days.

**Section 11.02 Appeals to the Board of Directors**

- (A) When an interested party is directly affected by a decision of the Land Bank, the party may file an appeal with the Land Bank's Board of Directors. ~~The appeal must be in writing and submitted to the Land Bank no later than ten (10) days after notice of the Land Bank's decision.~~
  
- (B) The Land Bank's Board of Directors will consider each appeal on a case-by-case basis to determine whether the decision of the Land Bank followed these Policies and Procedures or the Board's resolutions.
  
- ~~(B)~~(C) If an interested party wishes to appeal a decision of the Land Bank regarding a side lot or vacant land transfer that is consistent with these Policies and Procedures, the appellant must describe in detail the reason for the appeal. The Land Bank's President will have the discretion to dismiss an appeal under this section without further action of the Board when an interested party is aggrieved based solely on the lawful current use of a proposed end user's property or the lawful expected future use of the side lot or vacant land.
  
- ~~(C)~~(D) If the Board determines that the Land Bank acted in a way inconsistent with these Policies and Procedures or the Board's resolutions, the Board may take action to correct the prior decision. When feasible, the Board may instruct the Land Bank to reconsider its decision in a manner consistent with these Policies and Procedures.
  
- ~~(D)~~(E) Regardless of the outcome of the appeal, the Board will instruct the Land Bank to notify the party of the outcome of the appeal in writing.
  
- ~~(E)~~(F) If the Land Bank has decided to acquire or dispose of a property or contract for services, and if at the time of the appeal the Land Bank has contracted to acquire or dispose of property or contract for services, the appeal will not affect the ability of the Land Bank to acquire or retain title to the property, dispose of the property, or perform its contractual obligations.



**Date:** June 10, 2016

**Resolution No. 2016-011**

**Title:** Repealing Certain Inoperable and Obsolete Resolutions of the Corporation

**Summary/Background:** Since the Corporation's inception in 2010, the Board has enacted certain resolutions which have become inoperable or obsolete following changes to the Land Bank's day-to-day operations or property-related policy decisions.

To ensure that the Corporation's records clearly reflect the intent and purpose of the Board's actions, the Board wishes to repeal those resolutions which have become inoperable or obsolete.

**Authority:** Code of Regulations

**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. Resolution 2011-005, as clarified by section 4 of Resolution 2011-027 and section 3 of Resolution 2012-026, which provided for a leasing arrangement between the County Treasurer's office and the Corporation, having been found to be inoperable and obsolete, is repealed.

Section 2. Resolution 2012-028, as first authorized by section 2 of Resolution 2012-018, which provided for a credit / debit card purchasing policy for the Corporation, having been found to be inoperable and obsolete, is repealed.

Section 3. Resolution 2013-014, which authorized an expenditure for improvements to 1638 Broadway, Toledo, Ohio, having been found to be inoperable and obsolete, is repealed.

Section 4. Resolution 2014-024, which authorized the President to enter into certain homeownership loan agreements with Huntington Bank, N.A., having been found to be inoperable and obsolete, is repealed.

Section 5. Resolution 2015-005, which authorized the acquisition and expenditure of funds related to 1125 W. Sylvania, Toledo, Ohio, having been found to be inoperable and obsolete, is repealed.

Section 6. 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 7. This resolution shall be in full force and effect from and immediately upon its adoption.

**Action Taken:**

Director Kapszukiewicz voted yes

Director Wozniak was not present

Director Below voted yes

Director Hicks-Hudson was not present

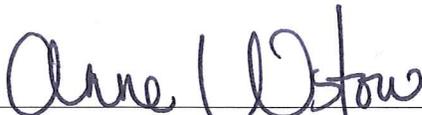
Director Zeitler voted yes

Director Beazley voted yes

Director Gibbon voted yes

Director Mendoza was not present

Director Kozak was not present

  
\_\_\_\_\_  
Anne Wistow, Secretary of the Board



**Date:** June 10, 2016

**Resolution No. 2016-012**

**Title:** Accepting the recommendations of the Review Committee and awarding Housing Fund Grants for the 2016-2017 funding round

**Summary/Background:** To further its mission and goals, the Corporation has allocated \$400,000 toward the Housing Fund Grant program for the 2016 funding round. The Corporation has established a review committee to assist with reviewing proposals and offering recommendations to the Board. Review committee members include representatives from the City of Toledo, Lucas County, and LISC, as well as the Corporation's staff.

The Corporation issued the RFP on April 25, 2016, and received eleven (11) funding proposals by the May 20, 2016 deadline. The Review Committee has thoroughly analyzed each proposal submitted, utilizing the criteria set forth in the RFP and the Corporation's mission and goals, and recommends that five (5) proposals be funded in part. A summary of the proposals and the Review Committee's recommendations is attached.

The President asks that the Board accept the Review Committee's recommendations and authorize the Corporation to negotiate grant agreements with the following organizations:

- **\$14,000 to Historic South** for the Home Rehabilitation Initiative.
- **\$122,000 to Maumee Valley Habitat for Humanity** for the Home Ownership Program & Home Repair Ministry.
- **\$109,000 to NeighborWorks Toledo Region** for improvements to the Oakwood Homes.
- **\$125,000 to Pathway** for the Senior Emergency Homes Repair Program.
- **\$30,000 to United North** for the Emergency Repair and Exterior Paint Program.

The total recommended award for the 2016 Funding Round is \$400,000, which is the entire amount available for this funding round.

**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 President is authorized to enter into grant agreements with Historic South, Maumee Valley Habitat for Humanity, NeighborWorks Toledo Region, Pathway, and United North, pursuant to the recommendations of the Review Committee and the Corporation.

Section 2. Awards under individual grant agreements shall be made on a reimbursable basis and utilized by December 15, 2017, and shall be subject to any additional restrictions or conditions as

negotiated between the Corporation and grant recipient.

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 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 Sobczak voted yes

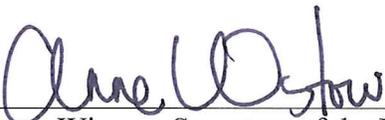
Director Zeitler voted yes

Director Beazley voted yes

Director Gibbon abstained

Director Mendoza voted yes

Director Kozak was not present

  
\_\_\_\_\_  
Anne Wistow, Secretary of the Board



2016-2017 Housing Fund Grant Program

Applicant	NOT RECOMMENDED FOR FUNDING Proposal	Requested Award	Committee Reasoning
Ann Manor Condominium Association	Energy Efficient Retrofitting / Building Repairs: Energy efficiency retrofitting to Ann Manor in the Old West End, including re-roofing and window replacement.	\$90,131	Applicant is non-profit only for benefit of private condominium owners; project may be funded with outside financing.
Lucas Metropolitan Housing Authority	Toledo Homes II: Renovation of five vacant structures within the Toledo Homes II project.	\$337,563	Application is unclear whether project is for home ownership; no match from applicant; unclear time line; applicant previously deficient on Land Bank project.
East Toledo Family Center	ETFC AmeriCorps Project: Fund AmeriCorps member to work in East Toledo to actively recruit and train volunteers in partnership with ETFC/s FOC.	\$14,000	Proposal is not consistent with 2016 priorities; alternative funding may be available.
Friendship New Vision	New Concepts Drug Treatment Center: Renovate 2205 Parkwood in OWE for full service drug treatment center for men.	\$65,000	Proposal is not consistent with 2016 priorities; property targeted for renovation is not available.
Mercy Health / Cherry St. Legacy	Redevelopment of Bronson / Birkhead Places: Iconic fencing and upgraded period lighting for Bronson Arboretum; repair of fencing around Birkhead Place.	\$33,550	Proposal is not consistent with 2016 priorities.
My Sister's House for Girls	New Home New Life Project: Renovate two residential properties to provide safe havens with supportive services for at-risk youth.	\$400,000	Proposal is not consistent with 2016 priorities; unclear where Land Bank funds will be used for any programming outside of pure administrative costs; renovation projects unclear.
	Total Requested:	\$940,244	



**Date:** June 10, 2016

**Resolution No. 2016-013**

**Title:** Authorizing the President to Negotiate and Execute an Amended and Restated Memorandum of Understanding with the City of Toledo

**Summary/Background:** The Land Bank and the City of Toledo have entered into a Memorandum of Understanding (MOU) for the purposes of furthering their mutual goals and facilitating collaboration. The Land Bank and City first entered into an MOU in May of 2011. The MOU was revised in September of 2012 and September of 2014, respectively, to assist in the implementation of the Moving Ohio Forward Grant and Neighborhood Initiative Program, to update best practices, and to improve cooperation between the Land Bank and the City.

The Land Bank and the City seek to amend & restate their MOU to ensure continued effective implementation of existing acquisition, demolition, and maintenance programs, to better align the MOU with best practices, and to continue to improve cooperation and efficiency between the two entities.

The President hereby seeks authority for the President to negotiate and enter into a revised MOU with the City of Toledo. The revised MOU will memorialize and further define the relationship between the Land Bank and the City, and will supersede the previous MOU dated September 25, 2014, and all attachments and addenda.

**Authority:** Code of Regulations §1.4

**Director Gibbon 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 an amended & restated Memorandum of Understanding (MOU) with the City of Toledo for purposes including but not limited to furthering their mutual goals, facilitating collaboration, updating best practices, and effectively administering property acquisition, demolition, and maintenance programs in the City of Toledo, in the sole discretion of the President.

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.

Director Kapszukiewicz voted yes  
Director Wozniak was not present  
Director Below voted yes  
Director Hicks-Hudson was not present  
Director Zeitler voted yes  
Director Beazley voted yes  
Director Gibbon voted yes  
Director Mendoza was not present  
Director Kozak was not present

A handwritten signature in blue ink that reads "Anne Wistow". The signature is written in a cursive style with a large initial "A" and "W".

---

Anne Wistow, Secretary of the Board



LUCAS COUNTY  
**LandBank**

DEED-IN-ESCROW  
PROPERTY REHAB PROGRAM

Sales Report

April 23<sup>rd</sup>, 2016 – June 10<sup>th</sup>, 2016

## COMPLETED RENOVATION PROJECTS

253 W Poinsetta, 43612

Family

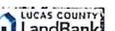


New Owner: Sally Northrup

This single-family home in West Toledo was sold on 2/19/2016 for \$35,500 with the expectation that Ms. Northrup would invest another \$3,900 in renovation. The property passed the Land Bank's safety & habitability inspection and the deed was released on 4/13/2016.

705 Ranch, 43607

Owner-Occupant



New Owner: Ryan and La'Keisha Ruff

This single-family home in Secor Gardens was sold on 8/3/2015 for \$7,000 with the expectation that Mr. and Mrs. Ruff would invest another \$11,250 in renovation. The property passed the Land Bank's safety & habitability inspection and the deed was released on 4/26/2016.

625 Winthrop, 43620

Rental



New Owner: Winthrop Place LLC (Michael Holden)

This single-family home in the Old West End was sold on 6/22/2015 for \$50 with the expectation that Mr. Holden would invest another \$31,050 in renovation. The property passed the Land Bank's safety & habitability inspection and the deed was released on 5/3/2016.

727 Thayer, 43609

Rental



New Owner: Terry Lee

This single-family home in the Old South End was sold on 9/25/2015 for \$2,200 with the expectation that Mr. Lee would invest another \$14,900 in renovation. The property passed the Land Bank's safety & habitability inspection and the deed was released on 5/9/2016.

245 Raymer, 43605

Rental



**New Owner:** AVRE Holdings LLC (Michael Halker)

This single-family home in East Toledo was sold on 9/10/2015 for \$4,500 with the expectation that Mr. Halker would invest another \$10,230 in renovation. The property passed the Land Bank's safety & habitability inspection and the deed was released on 5/13/2016.

1730 Selkirk, 43605

Owner-Occupant



**New Owner:** Mark McManaway

This single-family home in East Toledo was sold on 11/2/2015 for \$13,500 with the expectation that Mr. McManaway would invest another \$6,480 in renovation. The property passed the Land Bank's safety & habitability inspection and the deed was released on 5/13/2016.

1149 Cresceus, 43616

Family



LUCAS COUNTY  
LandBank



LUCAS COUNTY  
LandBank

**New Owner:** Hector Sanchez

This single-family home in Oregon was sold on 11/20/2015 for \$18,500 with the expectation that Mr. Sanchez would invest another \$3,300 in renovation. The property passed the Land Bank's safety & habitability inspection and the deed was released on 5/13/2016.

## PROPERTIES SOLD

3129 Pomeroy, 43608

Rental



**New Owner:** Jonathan Vogt

This single-family home in ONE Village was sold on 4/19/2016 for \$1,776 with the expectation that Mr. Vogt would invest another \$14,100 in renovation.

1451 Chester, 43609

Owner-Occupant



**New Owner:** Charles & Rikia Williams

This single-family home in South Toledo was sold on 4/19/2016 for \$3,000 with the expectation that Mr. and Mrs. Williams would invest another \$10,700 in renovation.

1412 Bronson, 43608

Family



**New Owner:** Roberto & Josefina Avila

This single-family home in ONE Village was sold on 4/22/2016 for \$2,750 with the expectation that Mr. and Mrs. Avila would invest another \$6,050 in renovation.

1840 Clay, 43608

Owner-Occupant



**New Owner:** Sherry Rahman

This single-family home in ONE Village was sold on 4/22/2016 for \$4,000 with the expectation that Ms. Rahman would invest another \$3,903 in renovation.

1530 N Erie, 43604

Rental



**New Owner:** Fide Investments LLC (Andrew Van Engen)

This single-family home in North River was sold on 5/6/2016 for \$6,000 with the expectation that Mr. Van Engen would invest another \$12,500 in renovation.

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. and Mrs. Rajner would invest another \$4,360 in renovation.

2023 South, 43609

Rental



**New Owner:** Rayfield & Anita Coley

This single-family home in Burroughs was sold on 5/13/2016 for \$3,000 with the expectation that Mr. and Mrs. Coley would invest another \$16,875 in renovation.

2215 Collingwood, 43620

Commercial



**New Owner:** Charles Madrigal

The historic Knight House in the Old West End was sold on 5/20/2016 for \$1 with the expectation that Mr. Madrigal would invest another \$155,500 in renovation.

648 W Capistrano, 43612

Resale

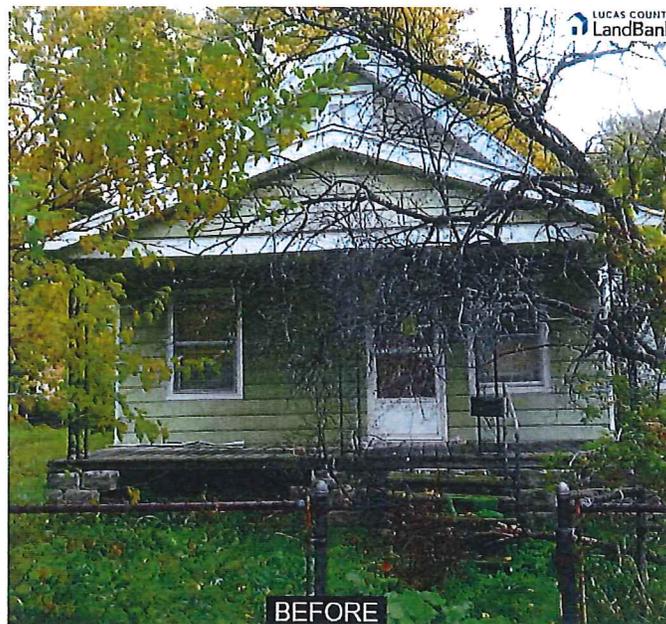


**New Owner:** Scott Cousino

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.

1939 Price, 43605

Family



**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. and Mrs. Gift would invest another \$6,900 in renovation.

Parcel Number	Address	Zip	LB Demo	Purchaser	Occupancy	Completed
05-18617	962 ROGERS ST	43605	No	Zachary Redden	Owner Occupant	4/11/2016
33-76734	96 REUBENS ST	43412	No	Jerusalem Township	N/A	4/11/2016
03-25197	297 W OAKLAND ST	43608	Yes	Michael Cunningham	Owner Occupant	4/13/2016
06-02324	923 AVONDALE AVE	43607	Yes	Brent Short	Rental	4/13/2016
09-13934	750 WALBRIDGE AVE	43609	Yes	Dashelle Cranker	Owner Occupant	4/13/2016
09-13935	760 WALBRIDGE AVE	43609	No	Dashelle Cranker	Owner Occupant	4/13/2016
09-56114	3361 WILSON PL	43608	Yes	Valencia Nicks	Owner Occupant	4/13/2016
10-19524	2321 ELM ST	43608	Yes	Marshall Coleman	Owner Occupant	4/13/2016
11-31041	2259 DORR ST	43607	Yes	Roy Rogers	Owner Occupant	4/13/2016
11-31537	1220 ALLDAYS AVE	43607	No	Richard Empire Properties	Rental	4/13/2016
11-31541	1222 ALLDAYS AVE	43607	Yes	Richard Empire Properties	Rental	4/13/2016
12-12211	338 E STREICHER ST	43608	Yes	Larrie Baccus	Owner Occupant	4/13/2016
12-27704	1104 YONDOTA ST	43605	Yes	The Ramasocky's	Owner Occupant	4/13/2016
12-27711	1110 YONDOTA ST	43605	Yes	The Ramasocky's	Owner Occupant	4/13/2016
13-10467	1931 MILBURN AVE	43606	Yes	Brent Short	Rental	4/13/2016
13-32734	2915 PARKWOOD AVE	43610	Yes	Henry Richardson	Owner Occupant	4/13/2016
15-25491	2031 MILES AVE	43606	Yes	Darla Barnett	Owner Occupant	4/13/2016
15-25497	2025 MILES AVE	43606	Yes	Darla Barnett	Owner Occupant	4/13/2016
16-18667	939 WILLOW AVE	43605	Yes	The Rosemond's	Owner Occupant	4/13/2016
14-19751	203 CORINTH ST	43609	No	Harry Rigg & Daryl Lewis	Both	4/15/2016
04-60271	1326 FOSTER AVE	43606	No	Eric Turner	Owner Occupant	4/26/2016
05-14757	1216 DAWSON ST	43605	No	Benita Bonnough	Owner Occupant	4/26/2016
09-14471	422 KNOWER ST	43609	No	Denise Whitmer	Owner Occupant	4/26/2016
14-31197	1732 N ONTARIO ST	43604	No	Patricia Braden	Owner Occupant	4/28/2016
03-26284	1346 OAK ST	43605	No	Dale Kazmierczak	Owner Occupant	5/5/2016





OHFA NIP Demolition Grant Status Report

Project Status	Current	Total Budgeted	%
Identified	1270	1145	111%
Acquired	1031	1145	90%
Torn Down	651	1145	57%
Reimbursed	528	1145	46%
Expenditures	\$ 6,562,490.98	\$ 11,521,525.00	57%

Reimbursed To Date	Unreimbursed Date	To	Total Spending	Grant Award
\$ 5,137,235	\$ 1,425,256	\$	\$ 6,562,491	\$ 11,521,525

Target Areas Name	Projects	%
A Old South End	181	14%
B Cherry Legacy Area	137	11%
C BUMA / Englewood	98	8%
D The Junction / UpTown	239	19%
E East Toledo	226	18%
F ONE Village	327	25%
G Five Points / Overland	35	3%
H Arlington / Scott Park	27	2%

Side Lots Transferred	Current	All Projects	%
	173	1270	14%

COT Contractor	Private Contractor	Privates %	MBE/WBE %
486	165	25%	79%



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

**PROJECT REPORT  
 THROUGH June 10, 2016**

**Neighborhood Meeting:**

Library Village RISE Program June 8, 2016

**Program Overview**

<i>Intakes</i>	<i>Technical Assistance</i>	<i>Potential Loans</i>	<i>Loans In Process</i>	<i>Loans Closed</i>
243*	149	6	0	2

**Technical Assistance**

Address	Technical Assistance	Loan Opportunity	Loan in Process
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	Possible loan	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 Closed	Improvements in process
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 Submitted	Loan denied
631 Toronto	Assessment completed		
3458 Brantford	Assessment completed		
621 Winthrop	Assessment completed	Loan Submitted	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	Using own	Improvements in

		funds	process
660 E. Broadway	Assessment completed		
2468 Middlesex	Assessment completed		
1438 Primrose	Assessment completed		
428 Knowler	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 <sup>th</sup>	Assessment completed		
3541 146 <sup>th</sup>	Assessment completed		
5585 302 <sup>nd</sup>	Assessment completed		
4302 Onadaga	Assessment completed		
1918 Starr	Assessment completed		
1344 Corry	Assessment completed		
2621 106 <sup>th</sup>	Assessment completed		
3109 Eastmoreland	Assessment completed		
2527 116 <sup>th</sup>	Assessment completed		
2720 128 <sup>th</sup>	Assessment completed		
4805 293 <sup>rd</sup>	Assessment completed		
230 Trails End	Assessment completed		
920 N. Detroit	Assessment completed		
4264 W. River	Assessment completed	Using own funds	Improvements in process
4306 Sheraton	Assessment completed		
5026 307 <sup>th</sup>	Assessment completed		
3511 Beechway	Assessment completed		
5512 Pageland	Assessment completed		
2416 Starr	Assessment completed		
3038 Lincolnshire	Assessment completed		

1853 Genesee	Assessment completed	Possible Loan	
6046 326 <sup>th</sup> St.	Assessment completed		
2826 123 <sup>rd</sup> St	Assessment completed	Possible Loan	
2728 Sulphur Springs	Assessment completed		
2525 Brenner	Assessment completed		
2950 113 <sup>th</sup> St.	Assessment completed		
2748 Gladhaven	Assessment completed		
1147 Carlton	Assessment completed		
1216 Tecumseh	Assessment completed		
251 Elgin	Assessment completed	Possible loan	
2464 Scottwood	Assessment completed	Possible loan	
2364 Meadowwood	Assessment completed	Possible loan	
5144 Ketukkee	Assessment completed	Possible loan	
34 Birkhead	Assessment completed		
2649 Starr	Assessment completed		
2323 Drummond	Assessment completed	Possible loan	
3833 Drexel	Assessment completed		
3028 Drummond	Assessment completed		
740 Parker	Assessment completed	Possible loan	
415 W. Dudley	Assessment completed		
628 Brighton	Assessment completed	Possible Loan	
1565 Avondale	Assessment completed		
1813 Talbot	No show		
2223 Robinwood	Assessment completed	Possible Loan	
822 Delence	Assessment completed	Recommended demolition	
1014 Alldays	Assessment completed	Possible loan	
628 Evesham	Assessment completed	Recommended demolition	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		

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

**ZIP CODE ANALYSIS OF USE:**

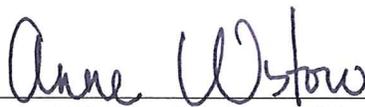
<b>Zip Code</b>	<b># of Inquiries</b>	<b>Zip Code</b>	<b># of Inquiries</b>
43610	23	43614	13
43608	17	43609	10
43607	28	43612	7
43620	27	43611	28
43606	54	43613	3
43605	15	43615	4
43566	1	43602	1
43616	6	43537	2
43604	2	43566	1
43618	1		

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, 12<sup>th</sup> 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

	<b>2016 Budget</b>	<b>2016 Actual</b>	<b>% to Date</b>
<b>Starting Balance</b>	<b>\$ 1,250,000</b>	<b>\$ 1,230,149</b>	<b>-</b>
<b>REVENUES</b>			
<b>Operating Revenue</b>			
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%
<b>Total Operating Revenues</b>	<b>\$ 2,482,500</b>	<b>\$ 1,473,230</b>	<b>59.3%</b>
<b>Grant Revenue</b>			
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%
<b>Total Grant Revenues</b>	<b>\$ 4,986,000</b>	<b>\$ 2,298,312</b>	<b>46.1%</b>
<b>Total Revenues</b>	<b>\$ 7,468,500</b>	<b>\$ 3,771,542</b>	<b>50.5%</b>
<b>OPERATING EXPENSES</b>			
<b>Contract Services</b>			
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%
<b>Program Expenses</b>			
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%
<b>Professional Services</b>			
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>
<b>Employee Expenses</b>			
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%
<b>Office Expenses</b>			
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%
<b>Total Operating Expenses</b>	<b>\$ 2,953,250</b>	<b>\$ 815,703</b>	<b>27.6%</b>
<b>Grant Expenses</b>			
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%
<b>Total Grant Expenses</b>	<b>\$ 5,863,200</b>	<b>\$ 2,212,033</b>	<b>37.7%</b>
<b>Total Expenses</b>	<b>\$ 8,816,450</b>	<b>\$ 3,027,736</b>	<b>34.3%</b>
<b>Budget Stabilization Fund</b>	<b>\$ 450,000</b>	<b>\$ 450,000</b>	<b>100.0%</b>
<b>Unencumbered Ending Balance</b>	<b>\$ (547,950)</b>	<b>\$ 1,523,956</b>	<b>-278.1%</b>

**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**

<b>Date</b>	<b>Num</b>	<b>Vendor</b>	<b>Amount</b>
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**

<b>Date</b>	<b>Num</b>	<b>Vendor</b>	<b>Amount</b>
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**

<b>Date</b>	<b>Num</b>	<b>Vendor</b>	<b>Amount</b>
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.

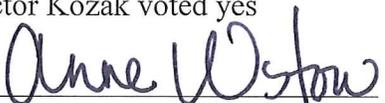
Section 2. The Corporation's Purchasing Policy is further amended in accordance with the attached revisions.

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 18<sup>th</sup> 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**

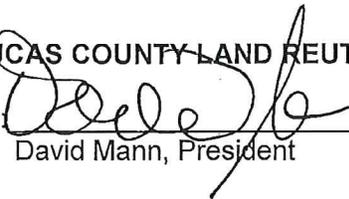
- a. The provisions and covenants set forth and agreed to herein shall extend to and be binding upon the successors and assigns of the Land Bank and NWOBTC, and such provisions and covenants shall bind such successors and assigns jointly and severally.
- b. All of the provisions and covenants hereof 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

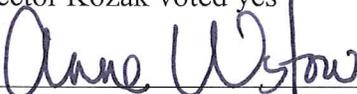
Director Zeitler voted yes

Director Beazley voted yes

Director Gibbon was not present

Director Mendoza voted yes

Director Kozak voted yes

  
\_\_\_\_\_  
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.

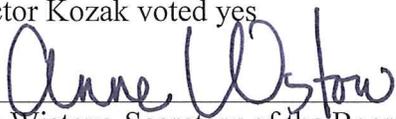
Section 2. The President or his designee is authorized to take all steps necessary to amend the Corporation's Articles of Incorporation with the Ohio Secretary of State as authorized by this resolution.

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

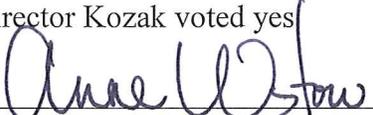
Director Zeitler voted yes

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 11<sup>th</sup>, 2016 – July 22<sup>nd</sup>, 2016

## COMPLETED RENOVATION PROJECTS

2308 Westmonte, 43607

Family

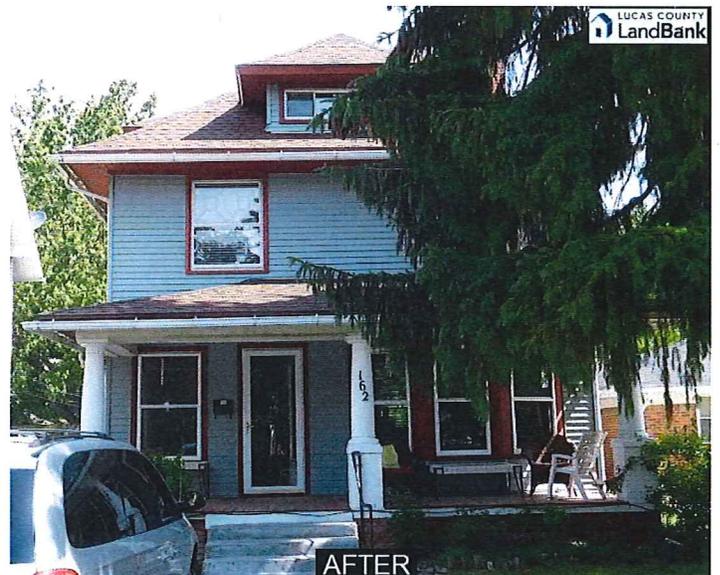


New Owner: Toi Fisher

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

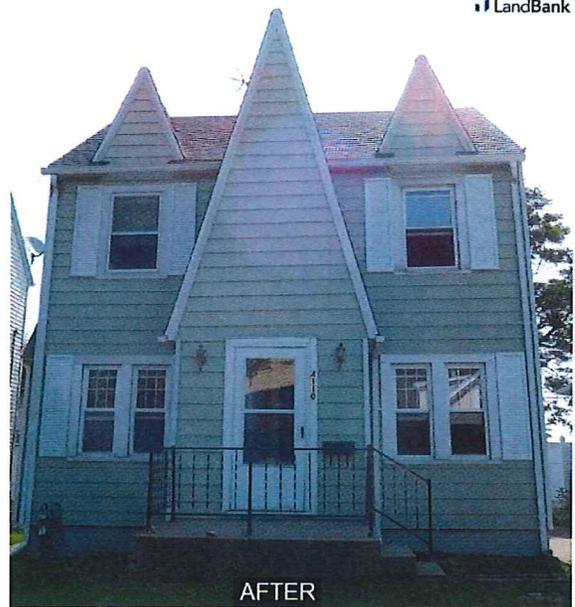
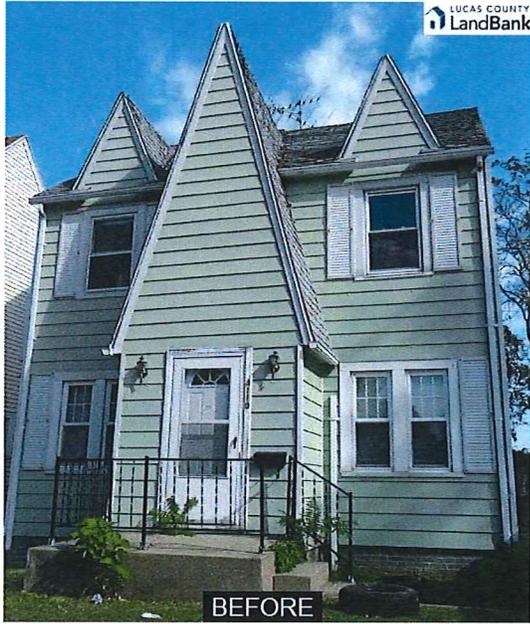


New Owner: Daniel & Maria Kekes

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.

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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 <sup>th</sup>	Assessment completed			
3541 146 <sup>th</sup>	Assessment completed			
5585 302 <sup>nd</sup>	Assessment completed			
4302 Onadaga	Assessment completed			
1918 Starr	Assessment completed			
1344 Corry	Assessment completed			
2621 106 <sup>th</sup>	Assessment completed			
3109 Eastmoreland	Assessment completed			
2527 116 <sup>th</sup>	Assessment completed			
2720 128 <sup>th</sup>	Assessment completed			
4805 293 <sup>rd</sup>	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 <sup>th</sup>	Assessment completed			
3511 Beechway	Assessment completed			
5512 Pageland	Assessment completed			
2416 Starr	Assessment completed			

3038 Lincolnshire	Assessment completed			
1853 Genesee	Assessment completed			
6046 326 <sup>th</sup> St.	Assessment completed			
2826 123 <sup>rd</sup> St	Assessment completed			
2728 Sulphur Springs	Assessment completed			
2525 Brenner	Assessment completed			
2950 113 <sup>th</sup> 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:**

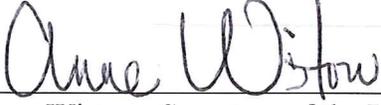
<b>Zip Code</b>	<b># of Inquiries</b>	<b>Zip Code</b>	<b># of Inquiries</b>
43610	23	43614	13
43608	17	43609	10
43607	28	43612	48
43620	27	43611	29
43606	54	43613	3
43605	15	43615	4
43566	1	43602	1
43616	6	43537	3
43604	3	43566	1
43618	1		

August 26, 2016

The Board of Directors represents that the record of the proceedings of the previous session on July 22, 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

	<u>2016 Budget</u>	<u>2016 Actual</u>	<u>% to Date</u>
<b>Starting Balance</b>	<b>\$ 1,250,000</b>	<b>\$ 1,230,149</b>	<b>-</b>
<b>REVENUES</b>			
<b><i>Operating Revenue</i></b>			
Statutory Reutilization Fund	\$ 1,450,000	\$ 951,223	65.6%
Property Sales	\$ 250,000	\$ 321,821	128.7%
Housing Fund	\$ 150,000	\$ 150,000	100.0%
Project Reimbursement	\$ 100,000	\$ 62,307	62.3%
RISE Income	\$ 495,000	\$ -	0.0%
Investment Income	\$ 2,500	\$ 1,244	49.8%
Other Income	\$ 35,000	\$ 4,978	14.2%
<b>Total Operating Revenues</b>	<b>\$ 2,482,500</b>	<b>\$ 1,491,573</b>	<b>60.1%</b>
<b><i>Grant Revenue</i></b>			
OHFA NIP Demolition Reimbursement	\$ 4,165,000	\$ 2,252,042	54.1%
OHFA NIP Maintenance Reimbursement	\$ 480,500	\$ 312,000	64.9%
OHFA NIP Admin Reimbursement	\$ 340,500	\$ 171,347	50.3%
<b>Total Grant Revenues</b>	<b>\$ 4,986,000</b>	<b>\$ 2,735,389</b>	<b>54.9%</b>
<b>Total Revenues</b>	<b>\$ 7,468,500</b>	<b>\$ 4,226,962</b>	<b>56.6%</b>
<b>OPERATING EXPENSES</b>			
<b><i>Contract Services</i></b>			
LRC Funded Demolition	\$ 250,000	\$ 62,795	25.1%
Holding Costs	\$ 225,000	\$ 68,251	30.3%
Inspections	\$ 25,000	\$ 15,800	63.2%
Field Services	\$ 200,000	\$ 90,940	45.5%
Other Contract Services	\$ 12,500	\$ 3,405	27.2%
<b><i>Program Expenses</i></b>			
Acquisition / Disposition	\$ 25,000	\$ 10,558	42.2%
Project Match Grants	\$ 50,000	\$ 12,792	25.6%
Housing Fund	\$ 391,000	\$ 90,278	23.1%
Heritage Home Program	\$ 60,000	\$ 29,425	49.0%
RISE	\$ 842,500	\$ 36,830	4.4%
Other Program Expenses	\$ 26,000	\$ 26,706	102.7%
<b><i>Professional Services</i></b>			
Accounting/Auditing/Payroll Services	\$ 15,000	\$ 53,185	354.6%
Business Insurance	\$ 30,000	\$ 26,682	88.9%
Information Technology	\$ 35,000	\$ 15,508	44.3%
Consulting Services	\$ 15,000	\$ 10,760	71.7%
Communications	\$ 15,000	\$ 5,217	34.8%
Other Professional Services	\$ 5,000	\$ 51	1.0%

	<u>2016 Budget</u>	<u>2016 Actual</u>	<u>% to Date</u>
<b>Employee Expenses</b>			
Staff Salaries	\$ 476,000	\$ 285,039	59.9%
Payroll Taxes	\$ 40,000	\$ 24,400	61.0%
Employee Benefits	\$ 100,000	\$ 64,915	64.9%
457(b) Retirement Plan	\$ 35,500	\$ 20,166	56.8%
Professional Development	\$ 9,000	\$ 1,198	13.3%
Internships	\$ 30,000	\$ -	0.0%
<b>Office Expenses</b>			
Postage	\$ 3,250	\$ 2,106	64.8%
Equipment, Repairs	\$ 10,000	\$ 4,073	40.7%
Office and Printing	\$ 11,500	\$ 6,257	54.4%
Parking, Mileage, Fuel	\$ 10,000	\$ 7,994	79.9%
Conferences	\$ 5,000	\$ 2,777	55.5%
Rent	\$ -	\$ -	0.0%
Other Office Expenses	\$ 500	\$ 44	8.8%
Miscellaneous Expenses	\$ 500	\$ 289	57.8%
<b>Total Operating Expenses</b>	<b>\$ 2,953,250</b>	<b>\$ 978,439</b>	<b>33.1%</b>
<b>Grant Expenses</b>			
OHFA NIP Demolition	\$ 4,045,608	\$ 2,125,099	52.5%
OHFA NIP Environmental Services	\$ 996,744	\$ 473,295	47.5%
OHFA NIP Maintenance	\$ 586,320	\$ 68,165	11.6%
OHFA NIP Maintenance Refunds	\$ 87,948	\$ 75,100	85.4%
OHFA NIP Administration	\$ 146,580	\$ 11,200	7.6%
<b>Total Grant Expenses</b>	<b>\$ 5,863,200</b>	<b>\$ 2,752,859</b>	<b>47.0%</b>
<b>Total Expenses</b>	<b>\$ 8,816,450</b>	<b>\$ 3,731,299</b>	<b>42.3%</b>
<b>Budget Stabilization Fund</b>	<b>\$ 450,000</b>	<b>\$ 450,000</b>	<b>100.0%</b>
<b>Unencumbered Ending Balance</b>	<b>\$ (547,950)</b>	<b>\$ 1,275,813</b>	<b>-232.8%</b>

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

Date	Num	Vendor	Amount
07/12/2016	ach	INTUIT QUICKBOOKS	-39.95
07/12/2016	ach	Amazon	-449.99
07/12/2016	ach	Home Depot	-9.23
07/12/2016	ach	Ohio Homeowner Association	-11,533.34
07/12/2016	ach	Shell Oil	-60.35
07/12/2016	ach	Shell Oil	-56.50
07/12/2016	3730	A+Building Maintenance	-6,270.00
07/12/2016	3731	All Aspects LLC	-6,750.00
07/12/2016	3732	Avatar LLC	-1,140.00
07/12/2016	3733	Ben Abbas	-12.00
07/12/2016	3734	City of Toledo - OHFA	-17,385.00
07/12/2016	3735	Cleveland Restoration Society	-4,000.00
07/12/2016	3736	Collingwood Water	-46.00
07/12/2016	3737	Colonial Life Insurance	-79.40
07/12/2016	3738	Department of Public Utilities	-1,001.51
07/12/2016	3739	Kathleen Kovacs	-4,787.50
07/12/2016	3740	Lucas County Auditor	-1.00
07/12/2016	3741	Mail It	-322.03
07/12/2016	3742	Midwest Environmental, Inc	-13,100.00
07/12/2016	3743	Mr. Snow Removal	-6,330.00
07/12/2016	3744	MT Business Technologies Inc.	-210.90
07/12/2016	3745	Sutter Home Inspections LTD	-250.00
07/12/2016	3746	T Smidis Hauling	-1,002.93
07/12/2016	3747	Total Environmental Services LLC	-4,891.00
07/12/2016	3748	All Aspects LLC	-6,750.00
07/12/2016	3749	City of Toledo - OHFA	-57,950.00
07/12/2016	3750	Mr. Snow Removal	-1,675.00
07/12/2016	3751	Total Environmental Services LLC	-700.00
07/12/2016	3752	City of Toledo - OHFA	-23,180.00
07/13/2016	ACH	Ameritas Life Insurance Corp	-2,767.82
07/13/2016	ACH	Data Services	-18,912.39
07/26/2016	3753	All Aspects LLC	-6,150.00
07/26/2016	3754	ASAP Mowing	-6,150.00
07/26/2016	3755	City of Toledo - OHFA	-7,084.00
07/26/2016	3756	Department of Public Utilities	-729.71
07/26/2016	3757	E & H Taylor Construction Inc.	-6,750.00
07/26/2016	3758	ESri	-2,500.00
07/26/2016	3759	HazCorp	-4,830.00
07/26/2016	3760	Lake Erie Tree Service LLC	-1,700.00
07/26/2016	3761	Landscape by Michael LLC	-5,760.00

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

Date	Num	Vendor	Amount
07/26/2016	3762	Lucas County Health Benefits	-8,343.55
07/26/2016	3763	Lucas County OMB	-454.87
07/26/2016	3764	Midwest Environmental, Inc	-7,650.00
07/26/2016	3765	MoeHill Trashout	-609.63
07/26/2016	3766	Mr. Snow Removal	-1,220.00
07/26/2016	3767	Northwest Group Services Agency Inc.	-20.00
07/26/2016	3768	SL Hauling & Renovations LLC	-1,500.00
07/26/2016	3769	Sutter Home Inspections LTD	-1,000.00
07/26/2016	3770	T Smidis Hauling	-3,351.47
07/26/2016	3771	Total Environmental Services LLC	-22,110.00
07/26/2016	3772	Verizon Wireless	-189.50
07/26/2016	3773	City of Toledo - OHFA	-3,864.00
07/26/2016	3774	Midwest Environmental, Inc	-10,200.00
07/26/2016	3775	City of Toledo - OHFA	-3,220.00
07/26/2016	3776	City of Toledo - OHFA	-1,932.00
07/26/2016	3777	City of Toledo - OHFA	-1,288.00
07/26/2016	3778	City of Toledo - OHFA	-1,288.00
07/26/2016	3779	City of Toledo - OHFA	-644.00
07/26/2016	3780	All Aspects LLC	-1,500.00
07/26/2016	ach	Data Services	-181.05
07/26/2016	ach	Go Daddy.com	-50.51
07/26/2016	ach	Home Depot	-16.36
07/26/2016	ach	Menards	-16.51
07/26/2016	ach	O Reilly Auto	-26.80
07/26/2016	ach	Shell Oil	-62.69
07/26/2016	ach	Speedway	-54.60
07/26/2016	ach	Stop & Shop	-53.30
07/26/2016	ach	Home Depot	-22.91
07/26/2016	ach	Menards	-11.79
07/26/2016	ach	Shell Oil	-65.00
07/31/2016	ach	Frames Pest Contrl	-125.00
07/29/2016	ach	Department of Public Utilities	-0.08
07/29/2016	ach	Home Depot	-24.99
07/29/2016	ach	Department of Public Utilities	-22.78
07/14/2016	ach	NWGS	-15.00
07/29/2016	ach	Ameritas Life Insurance Corp	-2,768.42
07/29/2016	ach	Data Services	-18,922.74
07/29/2016	ach	Home Depot	-13.03
07/29/2016	ach	Speedway	-59.00
07/29/2016	ach	INTUIT QUICKBOOKS	-39.95
07/06/2016	ach	Amazon	-42.88
07/26/2016	ach	Menards	-17.07
07/26/2016	ach	Sunoco	-57.33
			-\$ 326,372.36



**Date:** August 26, 2016

**Resolution No. 2016-016**

**Title:** Authorizing an Institutional Disposition Policy with ProMedica Health Systems

**Summary/Background:** ProMedica Health Systems (ProMedica) is one of Lucas County's largest employers and also one of the major property owners in Lucas County. ProMedica and its affiliates have adopted a corporate mission that includes investing in, stabilizing, and transforming key neighborhoods during the coming years and likely decades.

In recognition of ProMedica's stated and demonstrated neighborhood missions and its substantial institutional resources, the Corporation wishes to adopt an institutional disposition policy with ProMedica facilitating the transfer and redevelopment of key properties owned by the Corporation.

Under this policy, the President will be authorized to negotiate the disposition of properties located in ProMedica target neighborhoods to ProMedica or its affiliates under terms and conditions that may vary from the Corporation's Policies and Procedures but with the expectation that the community's interests will be served and the properties will be returned to productive use.

**Authority:** Code of Regulations

**Director \_\_\_\_\_ 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. Notwithstanding the Corporation's Policies & Procedures or other adopted resolutions, the President is authorized to negotiate property transfer agreements with ProMedica Health Systems and its affiliates under those terms and conditions determined by the President to be necessary and appropriate to the redevelopment of the property or properties, the return of the property or properties to productive use, and the stated mission and statutory purpose of the Corporation.

Section 2. This resolution shall expire two years from its adoption, unless renewed by the Board following a report by the President or his designee on the outcomes of any property transfers completed pursuant to the policy.

Section 3. In accordance with the Corporation's conflict of interest policy, the Corporation acknowledges and provides its informed consent to this policy notwithstanding any imputed conflict of interest created by Mr. David Mann in his capacities as President of the Corporation and also an of counsel attorney with Marshall & Melhorn, LLC, a private law firm that provides legal counsel to ProMedica Health System and its affiliates; with the understanding that Mr. Mann, when acting under this policy, will do so exclusively on behalf of the Corporation in his role as President and will not be personally involved in and will keep separate from the legal representation of ProMedica

Health Systems or its affiliates by Marshall & Melhorn, LLC.

Section 4. 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 5. This resolution shall be in full force and effect from and immediately upon its adoption.

**Action Taken:**

Director Kapszukiewicz voted  
Director Wozniak voted  
Director Gerken voted  
Director Hicks-Hudson voted  
Director Zeitler voted  
Director Beazley voted  
Director Gibbon voted  
Director Mendoza voted  
Director Kozak voted

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Anne Wistow, Secretary of the Board



**Date:** August 26, 2016

**Resolution No. 2016-018**

**Title:** Authorizing the Disposition of 958 Indiana Avenue, Toledo, Ohio

**Summary/Background:** The Corporation has had ongoing conversations with Rev. Peter Burfeind, Holy Cross Lutheran Church. Holy Cross has secured funding and submitted a plan to renovate the property at 958 Indiana Avenue in the Junction neighborhood. This property would be renovated to safe and habitable with the assistance of volunteers from the Junction neighborhood and from the University of Toledo, and would be used as a “mission house” for Holy Cross’ ministry, including educational programming, religious studies, worship services, training events, and boarding for ministry workers.

The property at 958 Indiana is currently on the Corporation’s demolition list, and is very unlikely to attract a traditional buyer for renovation on the market. Accordingly, to facilitate this transaction the Corporation seeks the Board’s approval to convey this property to Holy Cross Lutheran Church for no consideration and without prior marketing. All other Corporation policies and procedures governing transfer for renovation would remain in effect for this transaction.

**Authority:** Code of Regulations

**Director Beazley offered the following resolution:**

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

Section 1. The President is authorized to negotiate an agreement conveying the property at 958 Indiana Avenue to Holy Cross Lutheran Church for renovation as a “mission house” without a minimum sale price and without prior marketing.

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 voted yes

Director Mendoza was not present

Director Kozak voted yes

A handwritten signature in cursive script that reads "Anne Wistow". The signature is written in dark ink and is positioned above a horizontal line.

Anne Wistow, Secretary



**Date:** August 26, 2016

**Resolution No. 2016-019**

**Title:** Authorizing an Amendment to the Code of Regulations

**Summary/Background:** The Corporation wishes to amend its Code of Regulations to clarify that the Corporation is an entity which derives its income from the exercise of essential governmental functions and whose income, if not used by the Corporation for the continuation of its purposes, accrues to Lucas County, Ohio and is therefore excluded from gross income for federal income tax purposes pursuant to 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 August 8, 2016, at least five days prior to the meeting at which this resolution was considered.

**Authority:** Code of Regulations

**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 Code of Regulations of the Corporation is amended as reflected in the attached Exhibit.

Section 2. The President or his designee is authorized to take all steps necessary to incorporate these amendments into the Corporation's Code of Regulations and provide notice as necessary of such amendments.

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:**

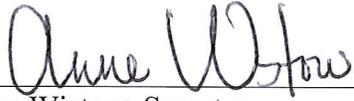
Director Kapszukiewicz voted yes

Director Wozniak voted yes

Director Gerken voted yes

Director Hicks-Hudson was not present

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



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Anne Wistow, Secretary

**LUCAS COUNTY LAND REUTILIZATION CORPORATION  
CODE OF REGULATIONS**

**Article I. CORPORATION**

**Section 1.01 Corporate Name.**

The name of the Corporation shall be Lucas County Land Reutilization Corporation (the "Corporation").

**Section 1.02 Principal Office.**

The place in the State of Ohio (the "State") where the principal office of the Corporation is located is the city of Toledo, Lucas County, Ohio.

**Section 1.03 Nonprofit Corporation.**

The Corporation has been organized as a community improvement corporation, in particular, a county land reutilization corporation, under Chapter 1724 of the Ohio Revised Code (the "Community Improvement Corporation Law") and Chapter 1702 of the Ohio Revised Code (the "Nonprofit Corporation Law"). The Corporation shall carry on only such activities as are consonant with the purposes set forth in Section 1.04 of this Code of Regulations and in its Articles of Incorporation and in the laws of the State of Ohio. It is intended that the Corporation shall have the status of an organization which derives its income from the exercise of essential governmental functions and the income of which, if not used by the Corporation for the continuance of its purposes, accrues to the County of Lucas, Ohio (the "County") and is ~~not included in~~therefore excluded from gross income for federal income tax purposes ~~under pursuant to~~ Section 115(1) of the Internal Revenue Code of 1986, as now in effect or as may hereafter be amended, and the corresponding provisions of any similar laws subsequently enacted and all regulations issued under those sections and provisions (the "Code"). All authority and activities of the Corporation shall be limited accordingly. Notwithstanding any other provision of the Corporation's Articles of Incorporation or this Code of Regulations, the Corporation shall not directly or indirectly carry on any activity which would prevent it from claiming or maintaining ~~exemption from federal income taxation~~its status as a corporation which derives its income from the exercise of essential governmental functions and whose income, if not used by the Corporation for the continuance of its purposes, accrues to the County and is ~~therefore not included in~~excluded from gross income for federal income tax purposes ~~under pursuant to~~ Section 115(1) ~~of the Code or which would cause it to lose such exempt status~~. The Corporation is not organized for profit and shall not have any authority to issue capital stock. The Corporation shall have perpetual existence.

**Section 1.04 Corporate Purposes; Powers.**

The Corporation is a county land reutilization corporation, as defined in Section 1724.01(A)(3) of the Ohio Revised Code, and shall be operated to exercise the essential governmental purposes provided for under the Community Improvement Corporation Law and Chapter 5722 of the Ohio Revised Code (the "Land Reutilization Law"), and any ancillary purposes for which statutory authority has been given to a county land reutilization corporation under the Ohio Revised Code, in each case as the Ohio Revised Code is now in effect or as may be amended,

including, but not limited to, the following purposes in Section 1724.01(B)(2) of the Ohio Revised Code: (1) facilitating the reclamation, rehabilitation and reutilization of vacant, abandoned, tax-foreclosed or other real property within the county for whose benefit the corporation is being organized, but not limited to the purposes described in division (B)(2) of Section 1724.01 of the Ohio Revised Code; (2) efficiently holding and managing vacant, abandoned or tax-foreclosed real property pending its reclamation, rehabilitation and reutilization; (3) assisting governmental entities and other non-profit or for-profit persons to assemble, clear, and clear the title of property described in division (B)(2) of Section 1724.01 of the Ohio Revised Code in a coordinated manner; or (4) promoting economic and housing development of the county or region.

In furtherance thereof, the Corporation shall have and may exercise all the powers granted to it in Chapters 1724 of the Ohio Revised Code and any other section of the Ohio Revised Code in which it is expressly given the power to take any action or refrain from taking any action, including, but not limited to, the following powers:

- (A) To borrow money for any of the purposes of the Corporation by means of loans, lines of credit and other financial instruments or securities, including the issuance of its bonds, debentures, notes, or other evidences of indebtedness, whether secured or unsecured, and to secure the same by mortgage, pledge, deed of trust, or other lien on its property, franchises, rights, and privileges of every kind and nature or any part thereof or interest therein.
- (B) To request by resolution that:
  - (i) The Lucas County Board of County Commissioners (the “Board of Commissioners”) pledge a specifically identified source of revenue pursuant to division of Section 307.78 of the Ohio Revised Code as security for a borrowing of the Corporation; and
  - (ii) Either of the following:
    - 1) if the land subject to reutilization is located within an unincorporated area of the County, that the Board of Commissioners issue (A) notes under Section 307.082 of the Ohio Revised Code for the purpose of constructing public infrastructure improvements and take such other actions as the Board of Commissioners determines are in the interest of the County and are authorized under Sections 5709.78 to 5709.81 of the Ohio Revised Code or (B) bonds or notes under Section 5709.81 of the Ohio Revised Code for the refunding purposes set forth in that section; or
    - 2) if the land subject to reutilization is located within the corporate boundaries of a municipal corporation, that the municipal corporation issue bonds for the purpose of constructing public infrastructure improvements and take such other actions as it determines are in its interest and are authorized under Sections 5709.40 to 5709.43 of the Ohio Revised Code.
- (C) To make loans to any person, firm, partnership, corporation, joint stock company, association, or trust, and to establish and regulate the terms and conditions with respect to

any such loans.

- (D) To purchase, receive, hold, manage, lease, lease-purchase or otherwise acquire, and to sell, convey, transfer, lease, sublease, or otherwise dispose of real and personal property, together with such rights and privileges as may be incidental and appurtenant thereto and the use thereof, including but not restricted to, any real or personal property acquired by the Corporation from time to time in the satisfaction of debts or enforcement of obligations, and to enter into contracts with third parties, including the federal government, the State, any political subdivision or any other entity (except as otherwise limited in Section (1724.02) of the Ohio Revised Code.
- (E) To acquire the good will, business, rights, real and personal property, and other assets, or any part thereof, or interest therein, of any persons, firms, partnerships, corporations, joint stock companies, associations, or trusts, and to assume, undertake, or pay the obligations, debts, and liabilities of any such person, firm, partnership, corporation, joint stock company, association, or trust; to acquire, reclaim, manage, or contract for the management of, improved or unimproved and underutilized real estate for the purpose of constructing industrial plants, other business establishments or housing thereon, or otherwise causing the same to occur, for the purpose of assembling and enhancing utilization of the real estate, or for the purpose of disposing of such real estate to others in whole or in part for the construction of industrial plants, other business establishments or housing; and to acquire, reclaim, manage, contract for the management of, construct or reconstruct, alter, repair, maintain, operate, sell, convey, transfer, lease, sublease, or otherwise dispose of industrial plants, business establishments or housing, except as otherwise limited in Section 1724.02(D) of the Ohio Revised Code.
- (F) To acquire, subscribe for own, hold, sell, assign, transfer, mortgage, pledge, or otherwise dispose of the stock, shares, bonds, debentures, notes, or other securities and evidences of interest in, or indebtedness of, any person, firm, corporation, joint stock company, association, or trust, and while the owner or holder, thereof, to exercise all the rights, powers, and privileges of ownership, including the right to vote therein; provided, however, that no tax revenue, if any, received by the Corporation shall be used for such acquisition or subscription in violation of Article VIII, Section 6, Ohio Constitution.
- (G) To mortgage, pledge, or otherwise encumber any property acquired pursuant to the powers contained in parts (D), (E), or (F) of this section.
- (H) To serve as an agent for grant applications and for the administration of grants or to make applications as principal for grants for the Corporation.
- (I) To exercise the powers enumerated under Chapter 5722 of the Ohio Revised Code on behalf of the County or a county which contracts with the Corporation.
- (J) To engage in code enforcement and nuisance abatement, including, but not limited to, cutting grass and weeds, boarding up vacant or abandoned structures, and demolishing condemned structures on properties that are subject to a delinquent tax or assessment lien, or property for which a municipal corporation or township has contracted with a county

land reutilization corporation to provide code enforcement or nuisance abatement assistance.

- (K) To charge fees or exchange in-kind goods or services for services rendered to political subdivisions and other persons or entities for whom services are rendered.
- (L) To employ and provide compensation for a President or an executive director who shall manage the operations of the Corporation and shall employ others for the benefit of the Corporation as approved and funded by the Board of Directors.
- (M) To purchase tax certificates at auction, negotiated sale, or from a third party who purchased and is a holder of one or more tax certificates issued pursuant to Sections 5721.30 to 5721.43 of the Ohio Revised Code.
- (N) To be assigned a mortgage on real property from a mortgagee in lieu of acquiring such real property subject to a mortgage.
- (O) To do all acts and things necessary or convenient to carry out the purposes of section 1724.01 of the Revised Code and the powers especially created for a community improvement corporation in Chapter 1724 of the Revised Code, including, but not limited to, contracting with the federal government, the state or any political subdivision, a board of county commissioners pursuant to section 307.07 of the Revised Code, a county auditor pursuant to section 319.10 of the Revised Code, a county treasurer pursuant to section 321.49 of the Revised Code, and any other party, whether nonprofit or for-profit. An employee of a board of county commissioners, county auditor, or county treasurer who, pursuant to a contract entered into in accordance with section 307.07, 319.10, or 321.49 of the Revised Code, provides services to a county land reutilization corporation shall remain an employee of the county during the provision of those service.

## **Article II. MEMBERS**

### **Section 2.01 Members.**

The members of the Corporation (“Members”) shall be the members of the Board of Directors.

## **Article III. DIRECTORS**

### **Section 3.01 Number and Terms of Office of the Board of Directors; Representatives.**

Pursuant to Section 1724.03(B) of the Ohio Revised Code, the Board of Directors of the Corporation (the “Board of Directors” or the “Directors”) shall be composed of nine members including:

- (A) The Lucas County, Ohio Treasurer (the “County Treasurer”);
- (B) At least two members of the Board of County Commissioners (the “County Commissioners”);
- (C) One member who is a representative of the largest municipal corporation, based on the

population according to the most recent federal decennial census, that is located in Lucas County (the "Municipal Director");

- (D) One member who is a representative of a township that is located in Lucas County with a population of at least ten thousand in the unincorporated area of the township according to the most recent federal decennial census (the "Township Director"); and
- (E) Any remaining members selected by the Treasurer and the County Commissioners (the "Appointed Directors").

The County Treasurer and the County Commissioners shall be collectively referred to as the "*Ex Officio* Directors." The term of office of each *Ex Officio* Director shall run concomitantly with the term of office of that elected official, except as otherwise provided by the public body with appointing authority. The Municipal Director and the Township Director shall be collectively referred to as the "Statutory Directors." The Township Director shall be chosen by a majority of the boards of township trustees of townships with a population of at least ten thousand in the unincorporated area of the township according to the most recent federal decennial census. At least one member shall have private sector or nonprofit experience in rehabilitation or real estate acquisitions.

Notwithstanding anything in this Code of Regulations to the contrary, the Directors set forth in parts (A) and (B) of this Section 3.01 shall have full authority and power to act upon any business of the Corporation prior to the confirmation of the Directors described in parts (C), (D) and (E) of this Section 3.01.

### **Section 3.02 Representatives of *Ex Officio* Directors.**

Each of the *Ex Officio* Directors may appoint a representative, as a Director of the corporation, to act for the *Ex Officio* Director appointing the representative at any meeting of the Directors that the *Ex Officio* Director would otherwise personally attend or in which the *Ex Officio* Director would otherwise participate or taken action by vote. The appointment of such a representative shall not prohibit such *Ex Officio* Director from personally exercising all the rights of an *Ex Officio* Director at any meeting of the Directors that the *Ex Officio* Director personally attends or in which the *Ex Officio* Director otherwise participates or takes action by vote. The term of such appointment shall run until the earlier to occur of: (i) the expiration of the term of the appointing *Ex Officio* Director; or (ii) the appointment of a successor representative by the appointing *Ex Officio* Director. As used in this Code of Regulations, a duly appointed representative of any *Ex Officio* Director means a Director of the Corporation for purposes of a quorum and all other business of the Board of Directors.

### **Section 3.03 Statutory or Appointed Directors.**

The term of office of each Statutory or Appointed Director shall run until the first to occur of: (I) the resignation of such Director pursuant to Section 3.04; (ii) the second anniversary of such Director's appointment; or (iii) the removal of such Director pursuant to Section 3.05; provided, however, that upon the expiration of the initial term of appointment for a Statutory or Appointed Director, such Director may be re-appointed for successive terms, subject to satisfaction of the conditions of appointment set forth in Section 3.01 with respect to such Director. A Statutory or Appointed Director may appoint a representative, as a Director of the corporation, in the same

manner as *Ex Officio* Directors under Section 3.02.

**Section 3.04 Resignation of Statutory or Appointed Director.**

A Statutory or Appointed Director may, at any time with one (1) day prior written notice to the President, resign from the office of Director of the Corporation. Upon receiving the notice of resignation of a Statutory or Appointed Director, the President may call a meeting of the *Ex Officio* Directors for the purpose of selecting a replacement for the resigning Statutory or Appointed Director or may submit the resignation of the Statutory or Appointed Director at the next regularly scheduled meeting of the Board of Directors.

**Section 3.05 Removal of Statutory or Appointed Director.**

Any Statutory or Appointed Director may at any time be removed from office upon a majority affirmative vote of the *Ex Officio* Directors at a meeting called for such purpose.

**Section 3.06 Vacancy in the Office of Statutory or Appointed Director.**

If a vacancy occurs in one or more of the offices of Statutory or Appointed Director, whether from death, disability or otherwise, the President shall notify all *Ex Officio* Directors and shall schedule a meeting of such Directors for the purpose of filling the vacancy or vacancies.

**Section 3.07 Authority and Duties of Directors.**

Except where the Community Improvement Corporation Law, the Nonprofit Corporation Law, the Land Reutilization Law, the Articles of Incorporation or this Code of Regulations (including the provisions of Article II) require that action be otherwise authorized or taken, all of the authority of the Corporation shall be vested in and exercised by or under the direction of the Board of Directors. The Board of Directors shall have authority to make, prescribe and enforce all rules and regulations for the conduct of the business and affairs of the Corporation and the management and control of its properties.

**Section 3.08 Election of Chair and Vice-Chair of the Board of Directors.**

The Board of Directors shall elect from its number a Chair and a Vice-Chair. It shall be the duty of the Chair to preside over all meetings of the Board of Directors. It shall be the duty of the Vice-Chair to preside over all meetings of the Board of Directors in the absence of the Chair. The term of the Chair and Vice-Chair shall run from the date of election of each as Chair or Vice-Chair to the next succeeding Annual Meeting. At each Annual Meeting following the adoption of this Code of Regulations, the Board of Directors shall elect from its number a new Chair and new Vice-Chair, provided that there shall be no prohibition on electing a member of the Board of Directors to successive terms as Chair or Vice-Chair.

**Article IV. MEETINGS; NOTICES**

**Section 4.01 Definitions of Words and Terms Used in Article IV.**

The following words and terms shall have the following meanings for their use in this Article IV:

- (A) *Meeting* including when used in connection with the terms “annual meeting,” “regular

meeting” and “special meeting,” means any pre-arranged discussion of the Public Business of the Corporation (as hereinafter defined) by a majority of the members of the Board of Directors or its *Ex Officio* Directors, or by any committee of the Board of Directors if there sits on such committee at least a majority of the Directors, and there is present at such meeting at least a majority of the Directors.

- (B) *Oral Notification* means notification given orally either in person or by telephone, directly to the person for whom such notification is intended, or by leaving an oral message for such person at the address, or if by telephone, at the telephone number (including any oral message left in the voice mail or similar recording device provided for messages at such telephone number), of such person on the records kept by the Secretary of the Corporation under this Article.
- (C) *Public Business of the Corporation* means business of the Board of Directors which concerns the Corporation as the designated agency of the County for purposes of exercising the powers given it in, among others, Chapters 1724 and 5722 of the Ohio Revised Code, and which business is conducted at a meeting at which a decision or determination of the Board of Directors is required in pursuit of any purpose under division (B) of Section 1724.01 of the Ohio Revised Code, but such business shall include no business the information regarding which is not a public record subject to Section 149.43 of the Ohio Revised Code under Section 1724.11 of the Ohio Revised Code.
- (D) *Written Notification* means notification in writing mailed, faxed, electronically mailed (“e-mailed”) or otherwise delivered to the address, including an e-mail address, of the person for whom such notification is intended as shown on the records kept by the Secretary of the Corporation under this Article IV, or in any way delivered to such person. If mailed, such notification shall be mailed by first class mail, deposited in a U.S. Postal Service mailbox no later than the second day preceding the day of the meeting to which such notification refers, provided that at least one regular mail delivery day falls between the day of mailing and the day of such meeting. If e-mailed, the notification shall be sent no later than the 5:00 p.m. on the second day before the day of the meeting, and shall be sent to return an electronic receipt to the sender evidencing that the intended recipient has opened the e-mail where possible.

#### **Section 4.02 Annual Meeting.**

The Board of Directors shall hold an annual meeting after the close of the Corporation’s fiscal year on such date for which notice of such annual meeting is given in accordance with Section 4.05. Each annual meeting shall be held at the place set forth in the notice, but such place shall be within the boundaries of the County. Notice of such annual meeting shall be given by the Secretary of the Corporation with the assistance of the President in accordance with Section 4.05. The purpose of the annual meeting shall be to release the annual financial report of the Corporation the preparation of which is required under Section 1724.05 of the Ohio Revised Code, and any other annual or special reports of the Board of Directors prepared for release at the annual meeting, and to transact such other business as may properly come before the Board of Directors at the annual meeting.

**Section 4.03 Regular Meetings.**

In addition to the annual meeting, the Board of Directors shall hold at least one regular meeting during each calendar quarter of each fiscal year of the Corporation on such dates and at such times as the Board of Directors shall determine, provided that if the Board of Directors so determines at its annual meeting that the regular meeting otherwise required pursuant to this Section 4.03 that would be held in the same calendar quarter as the annual meeting is not necessary for continuing to conduct the business of the Corporation, the regular meeting for such calendar quarter shall not be held. Notice of each regular meeting shall be given by the Secretary of the Corporation with the assistance of the President in accordance with the provisions of Section 4.05. The purpose of regular meetings of the Board of Directors shall be to receive reports from the President and other Officers, and committees, if any, of the Board of Directors, to approve or disapprove actions, if any, by the Corporation requiring action by the Board of Directors, and to consider and act upon any other matter which is necessary or appropriate for action by the Board of Directors.

**Section 4.04 Special Meetings.**

The Chair of the Board of Directors, a majority of the Directors, or the President and one other Officer may call a special meeting of the Board of Directors. Notice of any such special meeting shall be given in accordance with the provisions of Section 4.05.

**Section 4.05 Notices to Directors of Meetings.**

Notice of each regular meeting, special meeting and annual meeting of the Corporation shall be given to each Director under this section.

Not less than two (2) days and not more than ten (10) days prior to an annual meeting or regular meeting, notice stating the date, time, place of the meeting shall be given to the Directors by or at the direction of the Secretary of the Corporation with the assistance of the President. Such notice shall be given to the Directors in writing which shall be given by personal delivery, mail, facsimile, e-mail, posting on the Corporation's website, or other written media addressed to the Directors at their respective addresses as they appear on the records of the Corporation; provided, however, that if a facsimile or e-mail notice is utilized, receipt by the intended recipient must be confirmed in similar format whenever possible.

At least twenty-four (24) hours prior to a special meeting, notice stating the date time, place of the meeting shall be given to the Directors by or at the direction of the Secretary of the Corporation with the assistance of the President or of the person or persons calling the meeting. Such notice shall be given to the Directors in writing which shall be given by personal delivery, mail, facsimile, e-mail, posting on the Corporation's website, or other written media addressed to the Directors at their respective addresses as they appear on the records of the Corporation; provided, however, that if a facsimile or e-mail notice is utilized, receipt by the intended recipient must be confirmed in similar format whenever possible.

**Section 4.06 Meeting Locations.**

All meetings of the Board of Directors shall be held at the principal place of business of the Corporation or at any other place within the boundaries of the County, as the Board of Directors shall determine and include in any notice given regarding such meeting.

**Section 4.07 Quorum; Voting; Adjournment.**

Except as otherwise provided in this Code of Regulations, a majority of the Directors of the Corporation shall constitute a quorum for the transaction of business. The act of a majority of the Directors voting in present, or by proxy as described in this Section 4.07, at a meeting at which a quorum is present shall be the act of the Board of Directors unless otherwise expressly provided by the Articles of Incorporation or this Code of Regulations. After a quorum had been established as a meeting of the Board of Directors, the subsequent withdrawal of the Directors of the meeting so as to reduce the number of Directors present at any meeting to fewer than the number required for quorum shall not affect the validity of any action taken by the Board of Directors at the meeting or any adjournment thereof, if a quorum was present when the action was taken. A majority of the Directors present may adjourn any meetings of the Board of Directors to another time and place.

A Director may, by written, signed proxy, authorize another Director to vote for such Director at any Board meeting. The proxy must be delivered to an officer of the Corporation at such meeting before any vote. The proxy authorization shall describe with particularity the matters to which the proxy holder is authorized to vote upon, but under no circumstances shall the proxy authorization confer a blanket voting power upon the proxy holder.

**Section 4.08 Waiver of Notice by a Director.**

Notice of the time, place and purposes of any meeting of the Board of Directors may be waived by a Director in writing either before or after the holding of such meeting. The attendance of any Director at any such meeting without protesting the lack of proper notice prior to or at the commencement of the meeting shall be deemed to be a waiver by such Director of the requirement for notice of such meeting.

**Section 4.09 Open Meeting Requirement.**

Except as otherwise provided in Section 1724.11(B)(1) of the Ohio Revised Code, all meetings of the Board at which a determination of the Board is required shall be open to the public at all times in accordance with Section 121.22 of Ohio Revised Code and provisions of this Section 4.09. In connection with compliance with this provision, notice to the public, including the news media, of meetings of the Directors for the purpose of conducting the Public Business of the Corporation shall be given as provided in this Section 4.09.

Any notification to be given by the Secretary may be given by any person acting on behalf of or under the authority of the Secretary. The Secretary shall maintain a record of the date and time, if pertinent under this Article, of all notices and notifications give or attempted to be given under this article, and to whom such notifications were given or unsuccessfully attempted to be given.

Notice of all meetings, specifying a time, place and purpose shall be given not later than twenty-four (24) hours in advance: (1) by posting at the office of the Corporation; or (2) by publishing the notice on the publicly accessible website of the Corporation.

Any news media that desires to be given advance notification of meetings shall file with the Secretary a written request. Notice under a request under this Section must be given only by e-mail. The request shall be effective for one year from filing with the Secretary. Each requesting

news medium shall be informed of such period of effectiveness when it files its written request. The written request shall specify the name of the news medium, the name and address of the person to whom written notification to the medium can be e-mailed.

The Secretary shall post or cause to be posted on the publicly accessible website of the Corporation notice of date, time, and location of all meetings of the Corporation at least twenty-four (24) hours in advance of such meetings.

## **Article V. COMMITTEES**

### **Section 5.01 Appointment.**

The Board of Directors may from time to time appoint certain of its members and officers of the Corporation to act as a committee or committees in the intervals between meetings of the Directors and may delegate to such committee or committees the powers that may be exercised under the control and direction of the Directors and under the provisions of Ohio law. If any powers otherwise exercisable only by the Board of Directors are to be delegated to a committee under this Article, at least a majority of the Directors of the Board shall be appointed to such committee. Each such committee and each member shall serve at the pleasure of the Directors. If no powers otherwise exercisable only by the Board of Directors are to be delegated to a committee under this Article, at least one (1) Director shall be appointed to such committee.

### **Section 5.02 Executive Committee.**

In particular, the Board of Directors may create and define the powers and duties of an Executive Committee consisting of at least two of the *Ex Officio* Directors and any one or more of the Statutory or Appointed Directors. During the intervals between meetings of the Board of Directors the Executive Committee shall possess and may exercise all of the powers of the Board of Directors in the management and control of the business of the Corporation if the exercise of such powers are permitted by law or otherwise constitute no unlawful delegation of fiduciary responsibility. All action taken by the Executive Committee shall be reported to the Board of Directors at its first meeting after such meeting of the Executive Committee. All meetings of the Executive Committee shall comply with the provisions of Section 4.09 of this Code of Regulations.

### **Section 5.03 Committee Action.**

Unless otherwise provided by the Board of Directors, a majority of the members of any committee appointed by the Board of Directors under this Article shall constitute a quorum at any meeting and the act of a majority of the members present at a meeting at which quorum is present shall be the act of such committee. Any such committee shall prescribe its own rules for calling and holding meetings and its method of procedure, subject to any rules prescribed by the Directors and the provisions of Section 5.04. Each committee shall keep a written record of all actions taken by it.

### **Section 5.04 Open Committee Meetings.**

If the number of Directors appointed to a committee do not constitute a quorum under and pursuant to Section 4.07, such committee may determine its own rules or notifications of its members, and if so determines, the general public, with regard to all of its regularly scheduled or

special meetings. If the number of Directors appointed to a committee constitute a quorum under and pursuant to Section 4.07, the committee shall comply with the provisions of Article IV regarding notification and other matters relating to meetings of Board of Directors.

## **Article VI. OFFICERS**

### **Section 6.01 Employment and Designation of Officers.**

The officers of the Corporation (each an “Officer”) comprise: (i) a President; (ii) a Secretary and a Treasurer; and (iii) one or more Vice Presidents, as deemed necessary for the accomplishing the purposes and mission of the Corporation. All Officers shall be appointed by the Board of Directors. No Officer shall execute, acknowledge, or verify any instrument in more than one capacity, if such instrument must be executed, acknowledged, or verified by two (2) or more Officers.

### **Section 6.02 Term of Office; Vacancies.**

The Officers shall hold office until their successors are appointed or employed by the Board of Directors. The Board of Directors may remove any Officer at any time with or without cause by a majority vote of the Directors then in office.

### **Section 6.03 Authority.**

All Officers shall have such authority and perform such duties as customarily pertain to their respective offices and such additional authority and duties as may be prescribed by the Board of Directors or as prescribed. The enumeration of powers and duties set forth below shall not limit the generality of the foregoing.

### **Section 6.04 Authority and Duties of the President.**

The President shall be the chief executive officer of the Corporation. Subject to the direction of the Board of Directors, the President shall be responsible for carrying out the directions and policies of the Board of Directors, shall have responsibility for the general management and administration of the daily operations and affairs of the Corporation and shall perform any other duties or functions that may be necessary in the best interests of the efficient operations of the Corporation within limits established by the Board of Directors. Subject to any budgetary limitation imposed by the Board of Directors, the President shall employ and provide for the compensation of all employees of the Corporation, the funding of whose positions is provided by the Board of Directors. The President may delegate to any Officer such of his duties as such Officer may be qualified to perform, subject to any limitations on such delegation as the Board of Directors may expressly adopt by resolution.

### **Section 6.05 Authority and Duties of the Treasurer.**

The Treasurer shall be the fiscal officer of the Corporation. Subject to the direction of the Board of Directors, the Treasurer shall be responsible for all fiscal affairs of the Corporation, including, but not limited to: (a) preparing annually a budget estimating the revenues and expenditures of the Corporation for the next subsequent fiscal year and delivering a copy of such budget to the President and the Board of Directors in sufficient time for their review, revision and adoption of the same prior to the end of the fiscal year immediately preceding the fiscal year for which such

budget will be effective; (b) opening demand deposit and other bank accounts in which all moneys of the Corporation will be deposited, receiving and depositing and having charge over all money, bills, notes, bonds and similar property belonging to the Corporation; (c) keeping or causing to be kept under the Treasurer's supervision an accurate set of accounting books in which all financial transactions and assets of the Corporation are recorded in accordance with generally accepted accounting principles and holding the same open for inspection and examination by the Directors and the Auditor of State or other independent public accountant or firm of accountants as required by law; (d) preparing interim and annual financial reports of the Corporation for the Board of Directors; (e) managing the investment of the moneys of the Corporation; (f) complying with applicable purchasing policies; and (g) establishing fiscally sound internal control procedures. In addition, the Treasurer shall perform any other duties or functions that may be assigned or delegated to such Officer by the Board of Directors.

**Section 6.06 Authority and Duties of the Secretary.**

The Secretary shall be responsible for keeping the minutes of all meetings and proceedings of the Board of Directors and shall make a proper record of the same, which shall be attested by the Secretary and the Chair of the Board. The Secretary shall keep such other books as may be required by the President or the Board of Directors and shall generally perform such other duties and functions as may be required or assigned by the President, subject to any express limitations on such other duties and functions as may be adopted by the Board of Directors.

**Section 6.07 Authority and Duties of Vice Presidents.**

A Vice President shall have such powers as shall be necessary or convenient to perform the duties required by the description of the position for which such Vice President was appointed and shall perform the duties so set forth. Each Vice President shall also perform such other and further duties as may be assigned to such Vice President by the President or by Board of Directors.

**Article VII. Indemnification**

**Section 7.01 Rights of Indemnification.**

Each member of the Board of Directors, each Officer, and each employee or agent of the Corporation (and his or her heirs, executors and administrators) who is made a party to any litigation, action, suit or proceeding, whether civil, criminal, or administrative, by reason of his or her being or having been a Director, Officer, or employee or agent of the Corporation shall be entitled to be indemnified, to the fullest extent provided by or permissible under Section 1702.12 of the Ohio Revised Code, by the Corporation against the reasonable expenses actually incurred by him or her in connection with the defense of such litigation, except in relation to the following matters:

- (A) Those as to which he or she shall be finally adjudged in such litigation to be liable because of material dereliction in the performance of his or her duties as Director, Officer, or employee or agent of the Corporation; or
- (B) Those which have resulted in a judgment in favor of the Corporation and against him or her, or which are settled by any payment by him or her to the Corporation.

The right of indemnification shall not be exclusive of other rights to which such person, his or her heirs, executors or administrators, may be entitled.

**Section 7.02 Purchase of Insurance.**

The Corporation may purchase and maintain insurance on behalf of any person who is or was a Director or Officer against any liability asserted against such Director or Officer and incurred by such person in any such capacity, or arising out of this person's status as such, whether or not the Corporation would have the power to indemnify this person against such liability under the provisions of this Article or of the Nonprofit Corporation Law.

**Section 7.03 Determination of the Directors in regard to Article VII.**

In connection with the provisions of Sections 7.01 and 7.02, the Board of Directors hereby determines that such provisions are necessary, or if a court of competent jurisdiction should find otherwise, then convenient, to carry out the purposes of Section 1724.01 of the Ohio Revised Code and the powers especially created for a community improvement corporation in Chapter 1724 of the Ohio Revised Code.

**Article VIII. CONFLICTS OF INTEREST POLICY**

**Section 8.01 Purpose.**

The purpose of this conflicts of interest policy is to protect the interests of the Lucas County Land Reutilization Corporation when contemplating entering into a transaction or arrangement that might benefit the private interest of an Officer or Director. A transaction or arrangement that provides a public benefit to a political subdivision with which an Officer or Director is associated either by election or employment is not in and of itself a conflict of interest under this policy. This policy is intended to supplement but not replace the applicable provisions of the Ohio Revised Code for public officials and public employees, including the following provisions set forth in the first paragraph of Section 1724.10(B)(1) which address the issue of not only conflicts of interest but also the incompatibility of public offices, specifically:

Membership on the governing board of a community improvement corporation does not constitute the holding of a public office or employment within the meaning of sections 731.02 and 731.12 of the Revised Code or any other section of the Revised Code. Membership on such governing boards shall not constitute an interest, either direct or indirect, in a contract or expenditure of money by any municipal corporation, township, county, or other political subdivision. No member of such governing boards shall be disqualified from holding any public office or employment, nor shall such member forfeit any such office or employment, by membership on the governing board of a community improvement corporation notwithstanding any law to the contrary.

**Section 8.02 Definitions.**

- (A) *Interested person.* Any Director or Officer who has a direct or indirect financial interest, as defined below, is an interested person for this Policy.
- (B) *Financial Interest.* A person has a financial interest if the person has, directly or indirectly, through business, investment or family: (a) an ownership or investment interest in any

entity with which the Corporation has a transaction or arrangement; (b) a compensation arrangement with the Corporation or with any entity or individual with which the Corporation has a transaction or arrangement; or (c) a potential ownership or investment interest in, or compensation arrangement with, any entity or individual with which the Corporation is negotiating a transaction or arrangement.

Words and terms with italicized letters used as defined words and terms and not otherwise defined shall have the same meaning given such words and terms in the Code of Regulations of the Corporation.

**Section 8.03 Duty to Disclose.**

In connection with any actual or possible conflicts of interest, an interested person must disclose the existence and nature of his or her financial interest to the Board of Directors prior to its considering the proposed transaction or arrangement.

**Section 8.04 Duty to Recuse Oneself from Vote.**

A Director that is either elected or employed by a political subdivision with which the Corporation is considering entering into a transaction or other arrangement must recuse himself or herself from voting on the matter.

**Section 8.05 Determining Whether a Conflict of Interest Exists.**

After disclosure of the financial interest, the interested person shall leave the meeting of the Board of Directors while the financial interest is discussed and voted upon. If such interested person is a Director, the remaining Board of Directors shall decide if a conflict of interest exists.

**Section 8.06 Procedures for Addressing the Conflict of Interest.**

If, pursuant to Section 8.05, a conflict of interest is deemed to exist:

- (A) The Board of Directors shall, if appropriate, appoint a disinterested person or committee to investigate alternatives to the proposed transaction or arrangement.
- (B) After exercising due diligence, the Board of Directors shall determine whether the corporation can obtain a more advantageous transaction or arrangement with reasonable efforts from a person or entity that would not give rise to a conflict of interest.

If a more advantageous transaction or arrangement is not reasonably attainable under circumstances that would not give rise to a conflict of interest, the Board of Directors shall determine by a majority vote of the disinterested Directors whether the transaction or arrangement is in the Corporation's best interest and for its own benefit and whether the transaction is fair and reasonable to the Corporation and shall make its decision as to whether to enter into the transaction or arrangement in conformity with such determination.

**Section 8.07 Violations of the Conflicts of Interest Policy.**

If the Board of Directors has reasonable cause to believe that an interested person has failed to disclose actual or possible conflicts of interest, it shall inform the interested person of the basis for such belief and afford such person an opportunity to explain the alleged failure to disclose.

If after hearing the response of such person and making such further investigation as may be warranted in the circumstances, the Board of Directors determines that the interested person has in fact failed to disclose an actual or possible conflict of interest, it shall take appropriate disciplinary and corrective action, up to and including removal from the Board of Directors.

#### **Section 8.08 Records of Proceedings.**

Regarding any proceedings of the Board of Directors under this Policy, the minutes of the Board of Directors shall contain:

- (A) The names of the persons who disclosed or otherwise were found to have a financial interest in connection with an actual or possible conflict of interest, the nature of the financial interest, any action taken to determine whether a conflict of interest was present, and the Board of director's decision whether a conflict of interest existed.
- (B) The names of the persons present for discussions and votes relating to the transaction or arrangement, the content of the discussion, including any alternatives to the proposed transaction or arrangement, and a record of any votes taken in connection.

#### **Section 8.09 Annual Statements.**

Each Director and Officer shall annually sign a statement which affirms that such person:

- (A) Has received a copy of the most recent Conflicts of Interest Policy;
- (B) Has read and understands the Conflicts of Interest Policy;
- (C) Has agreed to comply with the Conflicts of Interest Policy;
- (D) Understands that the Corporation is an instrumentality of the County—organization performing-exercising essential governmental functions authorized in Chapters 1724 and 5722 of the Ohio Revised Code, and the income of which, if not used by the Corporation for the continuance of its purposes, accrues to the County, and therefore, pursuant to Section 115(1) of the Code, it and its income is exempt from federal income taxation; and in order to maintain its federal tax exemption it must engage primarily in activities which accomplish one or more of its governmental purposes income derived by the Corporation is excluded from gross income for federal income tax purposes; and
- (E) With regard to any public official, such official has filed with the Board that Board member's Ohio Ethics Commission disclosure form for the calendar year as required by law.

#### **Section 8.10 Periodic Reviews.**

To ensure that the Corporation operates in a manner consistent with its exclusive governmental purposes and that it does not engage in activities that could jeopardize its status as an organization performing essential governmental functions authorized in Chapters 1724 and 5722 of the Ohio Revised Code, and the income of which, if not used by the Corporation for the continuance of its purposes, accrues to the County, and therefore whose income is excluded from

~~gross income for federal income tax purposes and claiming exemption from federal income taxation~~—pursuant to Section 115(1) of the Code, periodic reviews shall be conducted. The periodic reviews shall at the minimum include the following subjects:

- (A) Whether compensation arrangements and benefits are reasonable and the result of arm's length bargaining; and
- (B) Whether partnership and joint venture arrangements and arrangements with management service organizations, including property management organizations, if any conform to written policies of the Corporation, are properly recorded with the Corporation, reflect reasonable payment for goods and services, further the Corporations governmental purposes and do not result in personal inurement or impermissible private benefit.

**Section 8.11 Use of Outside Experts.**

In conducting the periodic review provided for in Section 8.10, the Corporation may, but need not, use outside advisors or experts. If used, their use shall not relieve the Board of Directors of its responsibility for ensuring that periodic reviews are conducted.

**Article IX. FISCAL MATTERS; CONTRACTS; RECORDS**

**Section 9.01 Fiscal Year End.**

The fiscal year of the Corporation shall begin on the same day of the year on which the fiscal year of the County begins and end on the last day of each such year.

**Section 9.02 Annual Budget.**

At least fifteen (15) days prior to the end of each fiscal year of the Corporation, the President shall present to the Board of Directors the annual budget of the Corporation for the next succeeding fiscal year. The Board of Directors shall, at a regular or special meeting, conduct a public hearing on such budget and shall, at such meeting or at another meeting called for the purpose, adopt the annual budget which shall govern the expenditures of the Corporation during the fiscal year to which such budget applies. On and after the commencement of the fiscal year, the annual budget adopted for such fiscal year may be amended or supplemented by the Board of Directors as circumstances warrant. No binding monetary obligation of the Corporation shall be entered into unless there exists at the time in the application budget line item an unencumbered balance in an amount no less than lesser of: (i) the amount of the monetary obligation to be incurred without either the amendment or supplement of such budget and line item by the Board of Directors; and (ii) the amount of the monetary obligation that will be due and payable in the fiscal year in which the monetary obligation is incurred. Nothing in this Section 9.02 shall be construed as prohibiting the President from approving the transfer of an unencumbered balance from any line item, account or fund to a line item, account of fund with respect to which an insufficient unencumbered balance exists when it is in the best interests of the Corporation to enter into the binding monetary obligation. In the event that due to unforeseen circumstances the annual budget has not been adopted and is not ready for the adoption by the last day of the fiscal year immediately preceding the year for which such budget is to be effective, the Board of Directors may adopt a temporary budget governing fiscal matters for the first three months of the new fiscal year.

**Section 9.03 Contracts.**

The President and any other Officer duly authorized by the President shall have the authority to execute contracts on behalf of the Corporation, subject to any limitations provided in this Section 9.03 and any other limitations adopted by resolution of the Board of Directors. In addition, the Board of Directors may authorized by resolution other Officers or agents to enter into and contract or execute and deliver any instrument in the name of and on behalf of the Corporation, with such authority being general or confined to instances. Prior to the execution of any contract on behalf of the Corporation, the Treasurer shall certify there is an unencumbered balance in the applicable budgetary account at least sufficient to pay in the fiscal year in which such contract is being signed all payments required to be made under the contract in such fiscal year.

**Section 9.04 Loans and Indebtedness.**

No loans shall be contracted on behalf of the Corporation and no evidence of indebtedness shall be issued in its name unless authorized by the Ohio Revised Code and by a resolution of the Board of Directors which such authorization being general or confined to a instance. When a line or lines of credit have been authorized by the Board of Directors, draw-downs upon the signature of the President or other authorized Officers are deemed authorized by the Board of Directors unless prohibited by Board resolution.

**Section 9.05 Signatories on Checks, Drafts, and Evidences of Indebtedness.**

All checks, drafts or other orders for the payment of money issued in the name of the Corporation or to the Corporation shall be signed or endorsed by at least one Officer who shall be authorized signatory on the account against which such check, draft or other order for the payment of money is drawn. All notes, bonds, or other evidences of indebtedness of the Corporation for borrowed money shall be signed by the President and the Treasurer, or other two Officers of the Corporation if so authorized in the resolution of the Board of Directors approving the borrowing of money and the issuance of notes, bonds, or other evidences of indebtedness. The signatures of such persons may be by facsimile where authorized, but shall not be preprinted on the instrument.

**Section 9.06 Signatories on Deeds and Transfers of Real Property Interests.**

All deeds and other documents transferring an interest in real property of the Corporation shall be executed by an Officer of the Corporation or Chair of the Board of Directors and shall otherwise be in compliance with the provisions of Ohio law applicable to disposition of real property.

**Section 9.07 Deposits.**

All funds of the Corporation not otherwise employed shall be deposited from time to time to the credit of the Corporation in such banks, trust companies or other depositories as the President may select after written solicitation to such banks, trust companies and other depositories for designation as a depository of the Corporation by the Treasurer.

**Section 9.08 Maintenance of Records; Open Records.**

The Corporation shall keep accurate and complete books and records of account according to

generally acceptance accounting principles relating to any moneys received or expended in connection with its pursuit of its purposes and in such a manner as to facilitate compliance with the requirements of Section 1724.05 of the Ohio Revised Code. Maintenance of such books and records of account shall be the responsibility of the Treasurer. The Corporation shall also keep minutes of the proceedings of its Board of Directors, and any committee created by and having any of the authority of the Board of Directors. Maintenance of such minutes of the proceedings of the Board of Directors, and any committee created and having any authority of the Board of Directors, shall be the responsibility of the Secretary. To the extent provided in Section 149.431 of the Ohio Revised Code and except as otherwise provided and in Section 1724.11 of Ohio Revised Code, the books and records of the Corporation shall be public records, open for public inspection under Section 149.43 of the Ohio Revised Code.

#### **Section 9.09 Internal Controls.**

In addition to the requirements of this Article IX regarding fiscal matters of the Corporation, the President or Treasurer may provide by written policy circulated to all Directors, Officers, employees and agents of the Corporation further internal control and safeguards over the assets of the Corporation to ensure their safety and application in accordance with all applicable laws, regulations, the Articles of Incorporation and this Code of Regulations.

### **Article X. AMENDMENTS**

Except as otherwise provided by the Articles of Incorporation of this Code of Regulations and applicable Ohio law, the Articles of Incorporation of the Corporation and this Code of Regulation may be amended, altered, or repealed at any duly scheduled meeting of the Board of Directors called for that purpose by the affirmative vote of a majority of the Directors of the Board provided that the notice of said meeting stated that consideration of the amendment of Articles of Incorporation of the Code of Regulations or both, as the case may be, is a purpose of the meeting. Directors of the Board must be notified in written or electronic format of a proposal for amendments at least five (5) days prior to the action on the proposal. Notwithstanding anything to the contrary in this Code of Regulations or the Articles of Incorporation, the Articles of Incorporation and this Code of Regulations may not be amended if such amendment would contravene the status of an organization performing essential governmental functions as an instrumentality of the County and claiming exemption from whose income is therefore excluded from gross income for federal income taxation tax purposes pursuant to under Section 115(1) of the Code.



**Date:** August 26, 2016

**Resolution No. 2016-020**

**Title:** Authorizing the President to negotiate a comprehensive development plan for the Pythian Castle

**Summary/Background:** In November of 2014, the Corporation entered into a Maintenance and Option Agreement with STS Management, Inc. for the property at 801 Jefferson, Toledo, Ohio 43604, also known as the "Pythian Castle." This Agreement granted a purchase option to STS Management as consideration for maintaining the property and providing a comprehensive development plan to the Corporation.

STS Management is now exploring exercising its purchase option under the terms of the Agreement, and the Board wishes to authorize the President to negotiate comprehensive development plans for this property.

**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 a comprehensive development plan pursuant to the Corporation's Maintenance and Option Agreement with STS Management for the property at 801 Jefferson in Toledo.

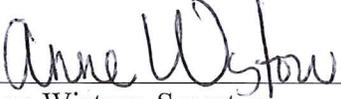
Section 2. This Board finds and determines that all formal actions of this Board concerning and relating to the adoption of this resolution were taken in an open meeting of this Board and that all deliberations of this Board that resulted in those formal actions were in a meeting open to the public in 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 voted yes  
Director Mendoza was not present  
Director Kozak voted yes

  
\_\_\_\_\_  
Anne Wistow, Secretary



# LUCAS COUNTY LandBank

## PROPERTY REHAB PROGRAM

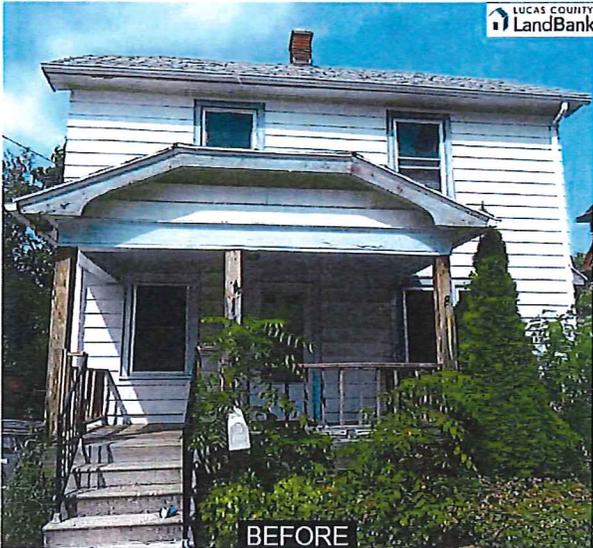
Sales Report

July 22<sup>nd</sup>, 2016 – August 26<sup>th</sup>, 2016

## COMPLETED RENOVATION PROJECTS

414 Bender, 43609

Rental



**New Owner:** Alibaba Holdings LLC (Mike Burkett)

This single-family home in Burroughs was sold on 3/15/2016 for \$11,000 with the expectation that Mr. Burkett would invest another \$28,250 in renovation. The property passed the Land Bank's safety & habitability inspection and the deed was released on 7/19/2016.

147 Melody, 43615

Resale



**New Owner:** VMR Holdings Ltd. (Joe Rosenberg)

This single-family home in Sleepy Hollow was sold on 8/26/2015 for \$17,777 with the expectation that Mr. Rosenberg would invest another \$27,150 in renovation. The property passed the Land Bank's safety & habitability inspection and the deed was released on 7/20/2016.



**New Owner:** Linda Scott

This single-family home in Maumee was sold on 1/20/2016 for \$40,000 with the expectation that Ms. Scott would invest another \$40,500 in renovation. The property passed the Land Bank's safety & habitability inspection and the deed was released on 7/26/2016.



**New Owner:** James Clark, Jr.

This single-family home in Willys-Overland was sold on 1/28/2016 for \$3,950 with the expectation that Mr. Clark would invest another \$9,200 in renovation. The property passed the Land Bank's safety & habitability inspection and the deed was released on 8/5/2016.

153 E Central, 43608

Rental



New Owner: Jesse Crowell & LaShawnda Clark

This single-family home in ONE Village was sold on 3/11/2015 for \$2,500 with the expectation that Mr. Crowell and Ms. Clark would invest another \$3,300 in renovation. The property passed the Land Bank's safety & habitability inspection and the deed was released on 8/5/2016.

1107 Coventry, 43607

Rental



New Owner: Monroe Smith III

This single-family home in Scott Park was sold on 1/8/2016 for \$3,500 with the expectation that Mr. Smith would invest another \$9,800 in renovation. The property passed the Land Bank's safety & habitability inspection and the deed was released on 8/10/2016.

4710 Douglas, 43613

Family

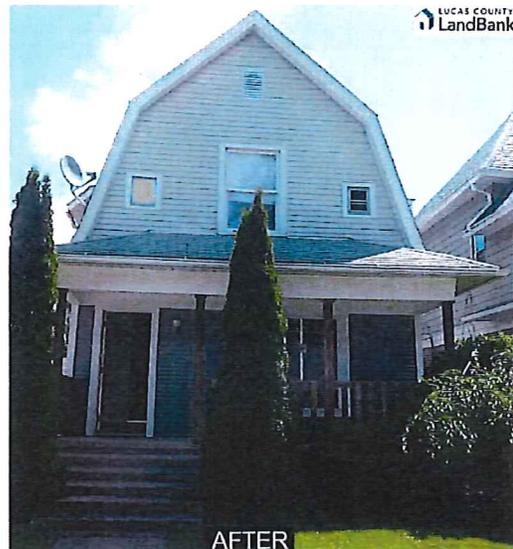


New Owner: Lorraine Doner

This single-family home in the Wernerts Corners neighborhood was sold on 10/5/2015 for \$24,000 with the expectation that Ms. Doner would invest another \$15,250 in renovation. The property passed the Land Bank's safety & habitability inspection and the deed was released on 8/10/2016.

621 Forsythe, 43605

Owner-Occupant



New Owner: Juan Hernandez

This single-family home in East Toledo was sold on 9/2/2015 for \$1,000 with the expectation that Mr. Hernandez would invest another \$4,800 in renovation. The property passed the Land Bank's safety & habitability inspection and the deed was released on 8/12/2016.

3901 Hoiles, 43612

Rental

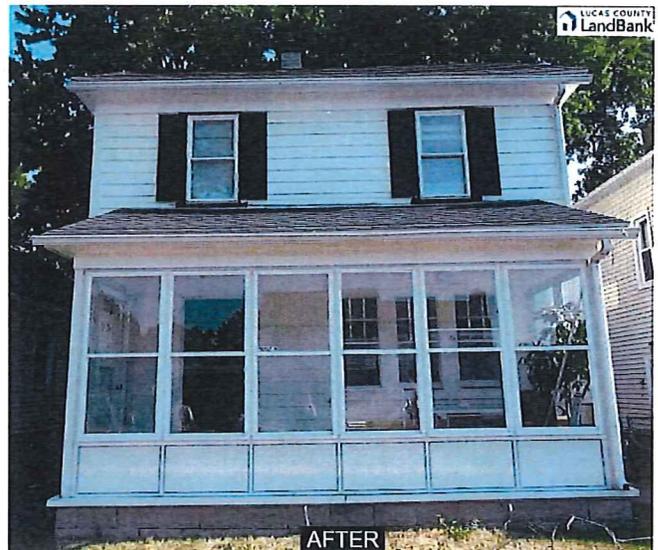


New Owner: Yellow Houses of Toledo LLC (John Howard)

This single-family home in Willys-Overland was sold on 1/26/2016 for \$1,300 with the expectation that Mr. Howard would invest another \$17,300 in renovation. The property passed the Land Bank's safety & habitability inspection and the deed was released on 8/22/2016.

1732 Fairfax, 43613

Family



New Owner: Neiko Jones

This single-family home in DeVilbiss was sold on 2/4/2016 for \$1,000 with the expectation that Ms. Jones would invest another \$7,950 in renovation. The property passed the Land Bank's safety & habitability inspection and the deed was released on 8/22/2016.

## PROPERTIES SOLD

3408 Upton, 43613

Garage Only



**New Owner:** Joe Chavis

Mr. Chavis entered into a purchase agreement for \$100 on 6/23/2016 to renovate this garage next to her home in DeVilbiss. After the renovations are completed, the garage and land will be combined with Mr. Chavis' existing parcel.

830 Ranch, 43607

Garage Only



**New Owner:** Jamy Walters-Collins

Ms. Walters-Collins entered into a purchase agreement for \$300 on 7/15/2016 with the expectation that she would invest another \$1,540 to renovate this garage next to her home in Secor Gardens. After the renovations are completed, the garage and land will be combined with Ms. Walters-Collins' existing parcel.

1232 Colburn, 43609

Garage Only



**New Owner:** Cheryl Wilson

Ms. Wilson entered into a purchase agreement for \$100 on 7/20/2016 with the expectation that she would invest another \$2,585 to renovate this garage next to her home in the Old South End. After the renovations are completed, the garage and land will be combined with Ms. Wilson's existing parcel.

1125 Radcliffe, 43609

Owner-Occupant

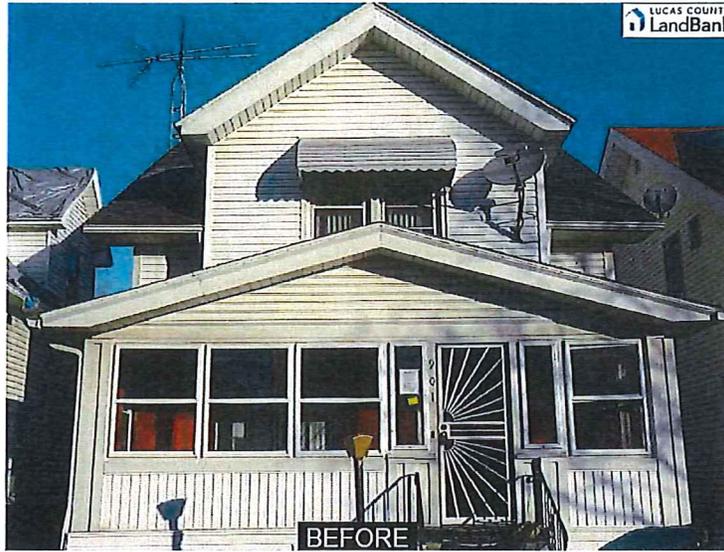


**New Owner:** Teresa Smith

This single-family home near the Toledo Zoo was sold on 8/2/2016 for \$7,000 with the expectation that Ms. Smith would invest another \$12,000 in renovation.

901 Homer, 43608

Rental



**New Owner:** Bill Van Wormer

This single-family home in ONE Village was sold on 8/8/2016 for \$5,000 with the expectation that Mr. Van Wormer would invest another \$12,800 in renovation.

Parcel	Address	City	Zip	LB Demo	Purchaser	Occupancy	Date Transferred
01-07397	543 BRONSON AVE	TOLEDO	43608	Yes	Tira Fleming	Owner Occupant	7/22/2016
01-08077	1435 MILBURN AVE	TOLEDO	43606	Yes	City of Toledo	Land Assembly	7/12/2016
02-03327	520 ISLINGTON ST	TOLEDO	43610	No	Adela Lopez	Rental	7/29/2016
03-25377	3155 COTTAGE AVE	TOLEDO	43608	Yes	Jenelda Witcher	Owner Occupant	7/29/2016
05-19014	506 OSWALD ST	TOLEDO	43605	No	Elaine Everitt	Owner Occupant	7/13/2016
06-00304	1263 BELMONT AVE	TOLEDO	43607	No	David Noble	Owner Occupant	7/12/2016
09-58304	948 BLUM ST	TOLEDO	43607	Yes	Christopher Price	Owner Occupant	7/29/2016
14-01411	836 BRICKER AVE	TOLEDO	43608	Yes	The Schuldt's	Owner Occupant	7/29/2016
14-04027	422 W BANCROFT ST	TOLEDO	43620	No	Old West End Properties LLC	Rental	7/13/2016
16-26857	619 CHURCH ST	TOLEDO	43605	Yes	Adrian Garcia	Owner Occupant	7/29/2016
16-29287	1010 JUNCTION AVE	TOLEDO	43607	No	Resurrection Missionary Baptist Church	Land Assembly	7/15/2016
17-02324	435 STARR AVE	TOLEDO	43605	Yes	Maurice Sullivan	Owner Occupant	7/29/2016
20-91307	819 ELYSIAN AVE	TOLEDO	43607	No	Kandann Williams	Owner Occupant	7/19/2016
78-48344	6206 BONSELS PKWY	TOLEDO	43615	No	Robert Ulrich	Rental	7/13/2016
78-66134	6039 MEADE RD	SYLVANIA	43560	Yes	Robert Pool	Owner Occupant	7/13/2016
78-66137	6039 MEADE RD	SYLVANIA	43560	Yes	Robert Pool	Owner Occupant	7/13/2016
<b>Total:</b>	<b>16</b>						



OHFA NIP Demolition Grant Status Report

Project Status	Current	Total Budgeted	%
Identified	1525	2486	61%
Acquired	1137	2486	46%
Torn Down	767	2486	31%
Reimbursed	634	2486	25%
Expenditures	\$ 7,683,713.09	\$ 25,330,603.23	30%

Reimbursed To Date	Unreimbursed To Date	Total Spending	Grant Award
\$ 6,260,810	\$ 1,422,903	\$ 7,683,713	\$ 25,330,603

Target Areas Name	Projects	%
A Old South End	181	12%
B Cherry Legacy Area	138	9%
C BUMA / Englewood	98	6%
D The Junction / UpTown	240	16%
E East Toledo	232	15%
F ONE Village	573	37%
G Five Points / Overland	36	2%
H Arlington / Scott Park	27	2%

Side Lots Transferred	Current	All Projects	%
	183	1525	12%

COT Contractor	Private Contractor	Privates %	MBE/WBE %
596	166	22%	80%



RISE - Library Village Status Report

Homeownership Advantage

Address	Actual Costs	Sale Proceeds	Profit (Subsidy)	Status
4537 COMMONWEALTH AVE	\$ 385.00	\$ -	\$ (81,311.00)	Pre-Con
4430 OVERLAND PKWY	\$ 385.00	\$ -	\$ (885.00)	Pre-Con
1465 HAGLEY RD	\$ 20,324.45	\$ -	\$ (21,074.45)	Pre-Con
4512 WILLYS PKWY	\$ -	\$ -	\$ -	Dev
4029 OVERLAND PKWY	\$ -	\$ -	\$ -	Pre-Dev
4220 LOWE RD	\$ -	\$ -	\$ -	Dev
1111 HAWK ST	\$ -	\$ -	\$ -	Mkting
1042 ELEANOR AVE	\$ -	\$ -	\$ -	Pre-Dev
4110 PARAKEET AVE	\$ -	\$ -	\$ -	Pre-Dev
OTHER RISE SALES	\$ -	\$ -	\$ -	Mkting
<b>Total</b>	<b>\$ 21,094.45</b>	<b>\$ -</b>	<b>\$ (21,094.45)</b>	

Reinvest Match Grants

Projects	Awarded	Remaining	Investment Leveraged	Ratio
29	\$ 92,751.97	\$ 7,248.03	\$ 11,080.00	0.12

Storefront Improvement Grants

Projects	Awarded	Remaining	Investment Leveraged	Ratio
6	\$ 21,643.67	\$ 38,356.33	\$ 148,873.26	6.88

Additional Investments

Effort	Actual Costs
Outreach	\$ 6,092.80
Consulting	\$ 1,750.00

Total	Actual Costs	Sale Proceeds	Profit (Subsidy)
	\$ 143,332.89	\$ -	\$ (143,332.89)

Key

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

September 23, 2016

The Board of Directors represents that the record of the proceedings of the previous session on August 26, 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, September 23, 2016 at 11:00 A.M.  
Conference Room D, 12<sup>th</sup> Floor  
One Government Center, Toledo, Ohio 43604

1. Call to order by the Chairman Kapszukiewicz
2. Approval of the August 26, 2016 Minutes (posted on the website)
3. Treasurer's Report
  - a. Presentation of Monthly Financial Statements
4. Action Items
  - a. **Resolution 2016-021: Modifying the Grant Agreement with NeighborWorks Toledo Region**
  - b. Appeal Regarding Disposition of 1959 Genesee, Toledo, Ohio, 43605
5. President's Report
  - a. Projects status update
  - b. Pythian Castle update
6. Programs Report
  - a. Demolition programs update
  - b. RISE update
7. New Business
8. Adjournment

	<u>2016 Budget</u>	<u>2016 Actual</u>	<u>% to Date</u>
<b>Starting Balance</b>	<b>\$ 1,250,000</b>	<b>\$ 1,230,149</b>	-
<b>REVENUES</b>			
<b>Operating Revenue</b>			
Statutory Reutilization Fund	\$ 1,450,000	\$ 951,223	65.6%
Property Sales	\$ 250,000	\$ 335,170	134.1%
Housing Fund	\$ 150,000	\$ 150,000	100.0%
Project Reimbursement	\$ 100,000	\$ 85,126	85.1%
RISE Income	\$ 495,000	\$ -	0.0%
Investment Income	\$ 2,500	\$ 1,439	57.6%
Other Income	\$ 35,000	\$ 5,001	14.3%
<b>Total Operating Revenues</b>	<b>\$ 2,482,500</b>	<b>\$ 1,527,959</b>	<b>61.5%</b>
<b>Grant Revenue</b>			
OHFA NIP Demolition Reimbursement	\$ 4,165,000	\$ 2,554,248	61.3%
OHFA NIP Maintenance Reimbursement	\$ 480,500	\$ 355,200	73.9%
OHFA NIP Admin Reimbursement	\$ 340,500	\$ 218,387	64.1%
<b>Total Grant Revenues</b>	<b>\$ 4,986,000</b>	<b>\$ 3,127,835</b>	<b>62.7%</b>
<b>Total Revenues</b>	<b>\$ 7,468,500</b>	<b>\$ 4,655,794</b>	<b>62.3%</b>
<b>OPERATING EXPENSES</b>			
<b>Contract Services</b>			
LRC Funded Demolition	\$ 250,000	\$ 63,140	25.3%
Holding Costs	\$ 225,000	\$ 83,544	37.1%
Inspections	\$ 25,000	\$ 17,650	70.6%
Field Services	\$ 200,000	\$ 113,680	56.8%
Other Contract Services	\$ 12,500	\$ 3,405	27.2%
<b>Program Expenses</b>			
Acquisition / Disposition	\$ 25,000	\$ 12,438	49.8%
Project Match Grants	\$ 50,000	\$ 12,792	25.6%
Housing Fund	\$ 391,000	\$ 90,278	23.1%
Heritage Home Program	\$ 60,000	\$ 32,713	54.5%
RISE	\$ 842,500	\$ 71,995	8.5%
Other Program Expenses	\$ 26,000	\$ 26,706	102.7%
<b>Professional Services</b>			
Accounting/Auditing/Payroll Services	\$ 15,000	\$ 58,878	392.5%
Business Insurance	\$ 30,000	\$ 26,682	88.9%
Information Technology	\$ 35,000	\$ 21,913	62.6%
Consulting Services	\$ 15,000	\$ 13,210	88.1%
Communications	\$ 15,000	\$ 6,015	40.1%
Other Professional Services	\$ 5,000	\$ 51	1.0%

	<u>2016 Budget</u>	<u>2016 Actual</u>	<u>% to Date</u>
<b>Employee Expenses</b>			
Staff Salaries	\$ 476,000	\$ 323,369	67.9%
Payroll Taxes	\$ 40,000	\$ 27,323	68.3%
Employee Benefits	\$ 100,000	\$ 64,915	64.9%
457(b) Retirement Plan	\$ 35,500	\$ 21,996	62.0%
Professional Development	\$ 9,000	\$ 1,198	13.3%
Internships	\$ 30,000	\$ -	0.0%
<b>Office Expenses</b>			
Postage	\$ 3,250	\$ 2,440	75.1%
Equipment, Repairs	\$ 10,000	\$ 5,333	53.3%
Office and Printing	\$ 11,500	\$ 6,992	60.8%
Parking, Mileage, Fuel	\$ 10,000	\$ 8,533	85.3%
Conferences	\$ 5,000	\$ 4,027	80.5%
Rent	\$ -	\$ -	0.0%
Other Office Expenses	\$ 500	\$ 44	8.8%
Miscellaneous Expenses	\$ 500	\$ 289	57.8%
<b>Total Operating Expenses</b>	<b>\$ 2,953,250</b>	<b>\$ 1,121,548</b>	<b>38.0%</b>
<b>Grant Expenses</b>			
OHFA NIP Demolition	\$ 4,045,608	\$ 2,255,072	55.7%
OHFA NIP Environmental Services	\$ 996,744	\$ 500,550	50.2%
OHFA NIP Maintenance	\$ 586,320	\$ 82,329	14.0%
OHFA NIP Maintenance Refunds	\$ 87,948	\$ 75,100	85.4%
OHFA NIP Administration	\$ 146,580	\$ 64,850	44.2%
<b>Total Grant Expenses</b>	<b>\$ 5,863,200</b>	<b>\$ 2,977,900</b>	<b>50.8%</b>
<b>Total Expenses</b>	<b>\$ 8,816,450</b>	<b>\$ 4,099,448</b>	<b>46.5%</b>
<b>Budget Stabilization Fund</b>	<b>\$ 450,000</b>	<b>\$ 450,000</b>	<b>100.0%</b>
<b>Unencumbered Ending Balance</b>	<b>\$ (547,950)</b>	<b>\$ 1,336,495</b>	<b>-243.9%</b>

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

Date	Num	Vendor	Amount
08/04/2016	ach	Bureau of Motor Vehicles	-267.11
08/04/2016	ach	ohio bureau of workers comp	-151.93
08/04/2016	ach	Shell Oil	-52.50
08/04/2016	ach	Shell Oil	-60.53
08/04/2016	3781	A+Building Maintenance	-6,330.00
08/04/2016	3782	City of Toledo - OHFA	-23,360.00
08/04/2016	3783	David Mann	-20.59
08/04/2016	3784	DMD Environmental Inc	-1,380.00
08/04/2016	3785	Kathleen Kovacs	-3,412.50
08/04/2016	3786	Lake Erie Tree Service LLC	-975.00
08/04/2016	3787	Lucas County Auditor	-4.00
08/04/2016	3788	Lucas County Solid Waste Management	-2,250.00
08/04/2016	3789	Madhouse Creative LLC	-405.00
08/04/2016	3790	Mail It	-258.62
08/04/2016	3791	Martin + Wood Appraisal Group	-385.00
08/04/2016	3792	Mr. Snow Removal	-9,700.00
08/04/2016	3793	MT Business Technologies Inc.	-90.06
08/04/2016	3794	Neighborhood Housing Services of Toledo	-7,500.00
08/04/2016	3795	OFFICE MAX	-79.28
08/04/2016	3796	SL Hauling & Renovations LLC	-1,200.00
08/04/2016	3797	Sutter Home Inspections LTD	-500.00
08/04/2016	3798	Total Environmental Services LLC	-16,625.00
08/04/2016	3799	City of Toledo - OHFA	-87,600.00
08/04/2016	3800	City of Toledo - OHFA	-64,240.00
08/04/2016	3801	All Aspects LLC	-4,170.00
08/04/2016	3802	Ohio Secretary of State	-50.00
08/09/2016	3803	Department of Public Utilities	-2,509.75
08/10/2016	3804	ASAP Mowing	-5,520.00
08/10/2016	3805	City of Toledo - OHFA	-64,240.00
08/10/2016	3806	Collingwood Water	-37.00
08/10/2016	3807	Department of Public Utilities	-148.07
08/10/2016	3808	DMD Environmental Inc	-4,485.00
08/10/2016	3809	E & H Taylor Construction Inc.	-4,500.00
08/10/2016	3810	Jodie Goldstein	-2,740.00
08/10/2016	3811	Landscape by Michael LLC	-2,575.00
08/10/2016	3812	Midwest Environmental, Inc	-4,400.00
08/10/2016	3813	Mr. Snow Removal	-2,835.00
08/10/2016	3815	Sutter Home Inspections LTD	-850.00
08/10/2016	3816	T Smidis Hauling	-1,044.45
08/10/2016	3817	Total Environmental Services LLC	-2,580.00

## Lucas County Land Reutilization Corporation

08/10/2016	ach	Community Progress	-1,535.00
08/10/2016	ach	Data Services	-126.87
08/10/2016	ach	InColor Inc.	-25.85
08/10/2016	ach	NWGS	-128.00
08/10/2016	3818	SL Hauling & Renovations LLC	-750.00
08/18/2016	ach	Barneys Gas	-65.00
08/18/2016	ach	Home Depot	-53.78
08/18/2016	ach	Shell Oil	-57.50
08/18/2016	3819	American Lawn Services	-4,920.00
08/18/2016	3820	City of Toledo - OHFA	-70,080.00
08/18/2016	3821	Department of Public Utilities	-295.86
08/18/2016	3822	DMD Environmental Inc	-2,760.00
08/18/2016	3823	Lake Erie Tree Service LLC	-1,500.00
08/18/2016	3824	Landscape by Michael LLC	-5,040.00
08/18/2016	3825	Lucas County Auditor	-1.00
08/18/2016	3826	Lucas County Health Benefits	-8,343.55
08/18/2016	3827	Mary Murray	-1,850.00
08/18/2016	3828	Midwest Environmental, Inc	-34,950.00
08/18/2016	3829	Mr. Snow Removal	-1,050.00
08/18/2016	3830	Patrick & Debbie Poirier and Alternative Home Repair	-3,625.00
08/18/2016	3831	SL Hauling & Renovations LLC	-2,250.00
08/18/2016	3832	Sutter Home Inspections LTD	-450.00
08/18/2016	3833	Verizon Wireless	-189.50
08/18/2016	3834	City of Toledo - OHFA	-64,889.00
08/18/2016	ach	Shell Oil	-58.00
08/19/2016	ach	Ameritas Life Insurance Corp	-2,768.42
08/19/2016	ach	Data Services	-18,922.71
08/19/2016	ach	Department of Public Utilities	-11.39
08/19/2016	ach	NWGS	-25.00
08/25/2016	ACH	Ameritas Life Insurance Corp	-2,768.42
08/25/2016	ACH	Home Depot	-35.49
08/25/2016	ACH	Menards	-60.95
08/25/2016	ACH	Shell Oil	-59.13
08/25/2016	ACH	Speedway	-52.00
08/25/2016	ACH	Sunoco	-63.00
08/25/2016	3835	Carol Falquette	-5,000.00
08/25/2016	3836	City of Toledo - OHFA	-64,240.00
08/25/2016	3837	David Mann	-500.26
08/25/2016	3838	Department of Public Utilities	-217.74
08/25/2016	3839	DMD Environmental Inc	-11,385.00
08/25/2016	3840	HazCorp	-2,760.00
08/25/2016	3841	Lewandowski Engineers	-725.00
08/25/2016	3842	Lucas County Auditor	-2.00
08/25/2016	3843	Lucas County Treasurer	-1,850.00
08/25/2016	3844	Martin + Wood Appraisal Group	-385.00

## Lucas County Land Reutilization Corporation

08/25/2016	3845	Mary Murray	-1,487.50
08/25/2016	3846	Mr. Snow Removal	-7,350.00
08/25/2016	3847	OFFICE MAX	-12.57
08/25/2016	3848	ohio bureau of workers comp	-193.92
08/25/2016	3849	Pro Cut Lawn Care LLC	-750.00
08/25/2016	3850	SL Hauling & Renovations LLC	-2,500.00
08/25/2016	3851	Sutter Home Inspections LTD	-700.00
08/25/2016	ACH	Menards	-25.63
08/25/2016	ACH	Shell Oil	-64.02
08/29/2016	3852	Department of Public Utilities	-11.39
08/31/2016	ach	Amazon	-30.97
08/31/2016	ach	Home Depot	-18.59
08/31/2016	ach	Marathon	-65.00
08/31/2016	ach	Amazon	-77.76
08/31/2016	ach	Amazon	-86.44
08/31/2016	ach	Amazon	-43.22
08/25/2016	ach	Data Services	-18,922.73
08/31/2016	ach	Amazon	-19.99
08/31/2016	ach	Amazon	-261.00
			<hr/>
			- \$ 678,977.54



**Date:** September 23, 2016

**Resolution No. 2016-021**

**Title:** Modifying the Grant Agreement with NeighborWorks Toledo Region

**Summary/Background:** On June 10, 2016 the Board of Directors authorized the Corporation to enter into a Grant Agreement with NeighborWorks Toledo Region for the Oakwood Home Ownership Promotion. Under the terms of the Grant Agreement, NeighborWorks would make improvement funds available to between 12-14 residents who ultimately purchase units within the Oakwood Homes I and II project following tax foreclosure. These home improvement funds will encourage residents to become owner-occupants, and will provide needed improvements to properties within these developments.

Since entering into the Grant Agreement, the Corporation and NeighborWorks have continued to partner to facilitate the transition of the Oakwood Homes I and II project following tax foreclosure. In order to best ensure the success of this project, and to maximize the number of residents who choose to purchase properties in Oakwood Homes I and II, the Corporation and NeighborWorks seek to amend the Grant Agreement to extend home improvement assistance dollars to every resident who wishes to purchase a home.

The Corporation proposes an Amended Grant Agreement raising the total grant award to \$322,500.00 to be expended by December 1, 2020. This will provide enough funding to award purchasers for each of the 43 units within the Oakwood Homes I and II developments with \$7,500.00 in improvement funds. Awards would be secured as a mortgage forgivable after five years. Any funds unspent after the grant deadline will be reallocated by the Corporation.

**Authority:** Code of Regulations 1.4

**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:

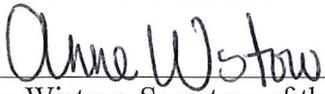
Section 1. The Corporation is authorized to enter into an Amended Grant Agreement with NeighborWorks Toledo Region to ensure the long-term success of the Oakwood Homes I and II developments.

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 was not present  
Director Gerken voted yes  
Director Granta voted yes  
Director Zeitler voted yes  
Director Beazley voted yes  
Director Gibbon voted yes  
Director Mendoza was not present  
Director Kozak abstained

  
\_\_\_\_\_  
Anne Wistow, Secretary of the Board

## AMENDED GRANT AGREEMENT

This Amended Grant Agreement (the "Agreement") is entered into between the **Lucas County Land Reutilization Corporation** ("Grantor"), and Ohio community improvement corporation whose tax mailing address is, One Government Center, Ste. 580, Toledo, Ohio 43604, and **NeighborWorks Toledo Region** ("Grantee"), an Ohio non-profit corporation whose tax mailing address is 704 Second Street, Toledo, Ohio 43605, known collectively as the "Parties," as of this **1<sup>st</sup> day of July, 2016** (the "Effective Date").

### Background Matters

On April 25, 2016, Grantor issued a Request for Proposals pursuant to its 2016 Housing Fund Grant. Grantee submitted its timely proposal for the Oakwood Home Ownership Promotion project. After reviewing all proposals submitted, the Review Committee and staff recommended that the Oakwood Home Ownership Promotion project receive partial funding under the 2016 Housing Fund Grant. Pursuant to these recommendations, on June 10, 2016 the Board of Directors authorized Grantor to enter into a Grant Agreement with NeighborWorks Toledo Region. The Parties entered into a Grant Agreement on July 1, 2016.

Since this time, the Parties have continued to partner to facilitate the transition of the Oakwood Homes I and II project following tax foreclosure. In order to best ensure the success of this project, and to maximize the number of residents who choose to purchase properties in Oakwood Homes I and II, and the Parties seek to amend this Grant Agreement to extend home improvement assistance dollars to every resident who wishes to purchase a home.

**NOW THEREFORE**, in consideration of the foregoing, the receipt and sufficiency of which is acknowledged, the parties agree to the following:

1. Purpose and Amount of the Grant. The amount of the Grant shall be **Three Hundred Twenty-Two Dollars and No Cents (\$322,500.00)**. The Grant funds will assist the Grantee in making improvements to the Oakwood Homes properties in conjunction with the sale of up-to forty-three (43) single family homes to owner occupants. The Grant funds will specifically be used as second mortgages for improvements and repairs to these homes. This project will make high quality single family homes available for purchase by low to moderate income home owners, and will complement existing redevelopment plans and organizing efforts surrounding the Oakwood Homes I and II projects.

Specific improvements and repairs will vary depending on the needs of each property. Grant awards will \$7,500.00 **per property**. All funds under this Agreement shall go directly to home improvement assistance. Grantee's administrative costs are not eligible expenses under this Agreement. Each property must be sold to an owner occupant to be eligible for reimbursement under this Agreement.

2. Term of the Grant. The Grant shall be available for a period beginning **July 1, 2016 and ending December 1, 2020**. Any funds not expended by the end of the Grant term indicated above shall be automatically reprogrammed by Grantor and shall no longer be available under this Agreement.

Grantee shall secure a second mortgage on each project property for the amount of the Grant funds disbursed for that property (excluding administrative costs). The second mortgage will be due at the time of sale but forgiven after a period of five (5) years. Twenty percent (20%) of the second mortgage principal shall be forgiven each year during the five (5) year period. Grantee

shall be entitled to recover any funds payable based on early property sales prior to the end of the five (5) year period.

3. Disbursement of Grant Funds. Grantor shall disburse Grant funds on an invoice basis in order to allow Grantee to escrow these funds at the time of sale. Grantor shall disburse Grant funds by delivery of checks addressed to Grantee at the address set forth in Section 13 of this Agreement. Disbursement shall occur upon the satisfaction of the following conditions, and subject to the limitations and restrictions set forth herein:
  - a) Receipt of one (1) copy of the executed Grant Agreement;
  - b) Receipt of evidence of firm commitment of all project funding as shown in Grantee's Sources of Funds budget in the application for funding;
  - c) Grantee's ultimate acquisition of the project properties within the term of the Grant;
  - d) Receipt and approval by the Land Bank of a written invoice for each disbursement, which shall contain (i) the amount of the disbursement requested, (ii) a breakdown of the costs to be paid with the disbursement, (iii) an executed mortgage agreement, purchase agreement, and all other closing documents for the property in question; and (iv) verification that the property in question has closed or has been scheduled for closing.

Grantee shall provide Grantor with a final accounting and description of expenditures made for each project property following completion of work. If Grant funds awarded are not fully expended in the final accounting of expenditures, Grantee shall reimburse Grantor for the amount of the unspent Grant funds within ten (10) days from the date of final accounting.

If the sale of a project property fails to close or Grant funds are not transferred into escrow at the time of closing, Grantee shall reimburse Grantor for the full amount of the disbursed Grant funding within ten (10) days from scheduled date of closing. Grantee's failure to provide timely reimbursement to Grantor under these circumstances shall constitute a breach of this Agreement.

The disbursement of the Grant shall not violate any provision of law, regulation or administrative ruling to which the Land Bank is subject, shall not subject Grantor to any tax, penalty, or fine, and shall at all times further Grantor's mission and goals.

4. Intentionally Omitted.
5. No Disbursements if in Default or if any Material Adverse Changes. Grantor shall not be obligated to disburse any Grant if, at the time of the proposed disbursement, Grantee, or any subsidiary of Grantee or any partnership affiliated with Grantee, is in default under the terms of this Agreement or is in violation of Grantor's policies and procedures, whether for this Project or for any other project or purpose, including but not limited to timely payment of Grantee's property tax obligations.

In addition, Grantor shall not be obligated to disburse any proceeds of the Grant if there have been any material adverse changes in the financial condition or other condition of Grantee or the Project, including, but not limited to, any adverse changes in the key personnel of Grantee working on the Project and the development team. Grantor shall determine whether a change constitutes a material adverse change, at its sole discretion.

6. Suspension and Termination. If for any reason Grantee fails to fulfill its obligations under this Agreement in a timely and proper manner, or if Grantee violates any of the terms and conditions contained in this Agreement, Grantor shall provide Grantee with written notice specifying the exact nature of such failure or violation. Thereafter, Grantee shall have thirty (30) calendar days to

remedy the failure or violation and notify Grantor in writing of the remedy. Grantor will determine if the failure or violation has been remedied, at its discretion. In the event Grantee does not remedy the failure or violation within the thirty (30) day calendar period, Grantor shall have the right to terminate this Agreement or suspend any disbursements in whole or in part by giving written notice to the Grantee of such termination or suspension of any disbursements and specify the date thereof, at least five (5) business days before the effective date of termination or suspension.

7. Independent Contractor. In performing the services and/or utilizing the Grant funds described herein, Grantee shall be deemed to be an independent contractor and not an employee of Grantor. Any and all employees of Grantee or other persons, including any subgrantees, subcontractors or subconsultants engaged by the Grantee shall not be considered employees of Grantor while engaged in the performance of any work or services required by Grantor under this Agreement. Grantee will be solely responsible for payment of all compensation owed to its own personnel and any subcontractors or subconsultants engaged by the Grantee, as well as of all employment-related and other similar taxes and liabilities incurred by the Grantee.
8. Additional Restrictions on the Use of the Grant. Grantee agrees to promptly reimburse Grantor for any Grant funds disbursed but not utilized in accordance with the terms of this Agreement. In its use of the Grant funds provided by Grantor, and in its development, marketing and operation of the Project, Grantee shall fully comply with all applicable federal, state, local (and any other governmental), anti-discrimination laws, executive orders, rules and regulations.
9. Reports to the Land Bank. During the term of the Grant, Progress Reports shall be submitted to Grantor by the March 1, July 1, and November 1, respectfully, for each year during the grant term. Grantee shall file a report with Grantor even if no funds were expended during that reporting period.

Each Progress Report shall describe the costs paid with Grant proceeds disbursed to Grantee in the previous period, the progress made by Grantee in completing the Project, and any problems the Project may have experienced in the previous period. If no Grant funds were utilized during this period, Grantee shall still report this to Grantor, along with any other relevant information.

Grantee shall generate a Final Report relating to the Grant and covering the entire term of the Grant. This report shall be signed by an appropriate officer of Grantee and contain: (i) a financial statement reflecting all expenditures of the Grant by Grantee according to the purposes of the Grant set forth herein, (ii) a narrative account of what was accomplished during that period toward the achievement of the goals of the Grant by the expenditure of the Grant funds, including a detailed description of the status of the Project, and (iii) the location of all properties at which Grant funds were utilized.

Grantor may periodically follow-up with Grantee for updates outside of scheduled reporting dates, at which time Grantee shall provide Grantor with any information requested.

10. Review of Operations. Grantor may monitor and conduct an evaluation of operations funded by the Grant. Such evaluation may include a site visit of properties utilizing Grant funding, a visit from Grantor's personnel to observe Grantee's program or to discuss said program with Grantee's personnel, and/or to review financial and other records and materials relating to the activities financed or facilitated by the Grant.
11. Publicity. Grantor may include information or photographs regarding the Grant, the Grantee, or project properties in its periodic public reports. Grantor may also refer to the Grant in press releases, in which case a copy of each such release will be sent to the Grantee. At Grantor's

request, Grantee shall provide the Grantor with copies of all major press releases, major formal announcements, and any other planned, written issuances containing major news or information concerning work funded by the Grant.

12. Indemnification. The Grantee agrees to defend, indemnify and hold harmless Grantor, its affiliates, subsidiaries, directors, officers, employees, agents and representatives, and any other party acting on behalf of Grantor from and against and with respect to any and all claims, demands, suits, causes of action, judgments, obligations, damages, settlements, liabilities, penalties, costs and expenses of any kind or nature, including, without limitation, reasonable attorneys' fees or disbursements, arising out of, or relating to Grantee's performance or breach of this Agreement or negligent or wrongful act or omission (or alleged act or omission) in connection with this Agreement. Grantee agrees to provide Grantor with prompt notice of any event or assertion of which it has knowledge concerning any matter as to which a request for indemnification under this Agreement may be made.
13. Assignment, Delegation and Subcontracting. This Agreement and the rights and duties set forth herein may not be assigned, delegated or subcontracted by Grantee without the prior written consent of Grantor, and any purported assignment, delegation or subcontracting of this Agreement without said consent of Grantee shall be void.
14. Notices. All notices, correspondence, reporting, and other documentation relating to this Agreement shall be sent to the following parties:

*If to Grantor:*

Joshua Murnen, Vice President and General Counsel  
Lucas County Land Bank  
One Government Center, Ste. 580  
Toledo, Ohio 43604

*If to Grantee:*

William Farnsel, Executive Director  
NeighborWorks Toledo Region  
704 Second Street  
Toledo, Ohio 43605

**INTENDING TO BE LEGALLY BOUND**, the parties have executed this Grant Agreement as of the Effective Date.

**Lucas County Land Reutilization Corporation**

**NeighborWorks Toledo Region**

By: \_\_\_\_\_  
David Mann, President

By: \_\_\_\_\_  
William Farnsel, Executive Director

**David Mann - Re: Dispute denial of property request: 1959 Genesee**

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**From:** David Mann  
**To:** Sandra Johnson  
**Date:** 9/8/2016 10:01 AM  
**Subject:** Re: Dispute denial of property request: 1959 Genesee  
**CC:** Anne Wistow; Josh Murnen  
**Attachments:** Follow-up - Denied Transfer - Johnson.doc

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Dear Mr. Johnson:

The Land Bank is in receipt of your appeal regarding this matter. The matter will be presented to our Board of Directors at its next regular meeting and I will contact you with any follow-up after that meeting.

To clarify the matters raised by this email:

You are not eligible to purchase some or all of the 1959 Genesee property for the reasons already outlined to you in a letter, which is attached again for your reference.

You previously applied for the property at 1945 Genesee as a side lot, but the Land Bank did not move forward with your application because the property was not demolished. Instead, it was renovated by another party and is currently owned by that party and occupied. The Land Bank only demolishes property as a last resort and does not consider side lot applications if the property does not need to be demolished.

We understand that you previously applied for the vacant land located at 1958 Front Street. The Land Bank was unable to move forward with your application at the time because the property was not certified tax delinquent and not available for the Land Bank to acquire through our normal means - tax foreclosure.

You have applied for the property at 1544 Buckingham as a side lot located adjacent to your personal residence at 1548 Buckingham. That property is scheduled to be demolished no later than March 2017. Once demolished and all work is completed, the Land Bank will offer you and the other adjacent neighbor the opportunity to purchase some or all of the vacant lot if you remain qualified under our Policies & Procedures.

Sincerely yours,

**David P. Mann**  
President  
Lucas County Land Bank

office: [\(419\) 213-4293](tel:(419)213-4293)  
direct: [\(419\) 213-4261](tel:(419)213-4261)  
fax: [\(419\) 213-4249](tel:(419)213-4249)  
[dmann@co.lucas.oh.us](mailto:dmann@co.lucas.oh.us)

&gt;&gt;&gt;

**From:** Sandra Johnson <sanjohnson32@yahoo.com>  
**To:** "dmann@co.lucas.oh.us" <dmann@co.lucas.oh.us>  
**Date:** 8/31/2016 9:55 PM

**Subject:** Dispute denial of property request: 1959 Genesee

1472694246322\_4869 style="LINE-HEIGHT: 200%">>8-30-2016

1472694246322\_4871 style="LINE-HEIGHT: 200%">>To whom it may concern,

1472694246322\_4873 style="LINE-HEIGHT: 200%">>My name is Ben Johnson

1472694246322\_4875 style="TEXT-ALIGN: justify; LINE-HEIGHT: 200%">>I am writing to dispute my refusal of property acquisitions located 1959 Genesee adjacent to my property at 1961 Genesee. This is my third attempt to obtain property in the vicinity of my property and I want to know why I am being denied. I followed procedures as I was instructed in requesting property, but have not been rewarded the property. If I am not allowed to use the property listed above as I previously stated, I would be will to consider using it for other purpose. my second request would be to know if the property can be divided between the neighbors adjacent on the other side of the lot.

1472694246322\_4877 style="TEXT-ALIGN: justify; LINE-HEIGHT: 200%">>I would like to have the board review my request and meet with someone who can explain why I am being denied the same rights as other property owners in the neighborhood of my property.

1472694246322\_4879 style="TEXT-ALIGN: justify; LINE-HEIGHT: 200%">>

1472694246322\_4881 style="LINE-HEIGHT: 200%" dir=ltr>Ben Johnson Jr.



*Wade Kapszukiewicz, Chair*

August 22, 2016

Mr. Ben Johnson, Jr.  
1965 Genesee  
Toledo, OH 43605

Re: 1959 Genesee  
Parcel: 13-28464

Dear Mr. Johnson:

The Land Bank has received your letter dated August 11, 2016 regarding your interest in developing the property listed above and constructing new parking. For the reasons listed below, the Land Bank cannot proceed with your request.

The plan you submitted suggests that you would construct a concrete slab on more than 50% of this lot for parking for your nearby commercial business. Although your commercial property located at the corner on Genesee is zoned for such use, the property listed above is not. The property is zoned for residential use and the construction of commercial parking on the lot is prohibited.

Under the terms of our demolition grant, the development proposed must be able to be lawfully accomplished in order to allow the property to be sold for business purposes. Because of the zoning and the likelihood that the Plan Commission would retain residential zoning for this parcel in the heart of a residential block, the Land Bank cannot proceed with your request.

The parcel will be considered for other transfers that are consistent with our policies and the policies of our demolition grant funder.

Thank you for your interest and continued luck to you in your business endeavors.

Sincerely,

A handwritten signature in black ink, appearing to read "David Mann", written in a cursive style.

David Mann  
President



# LUCAS COUNTY LandBank

## PROPERTY REHAB PROGRAM

Sales Report

August 27<sup>th</sup>, 2016 – September 23<sup>rd</sup>, 2016

## COMPLETED RENOVATION PROJECTS

3606 Upton, 43613

Owner-Occupant



**New Owner:** Rudy Torres

This single-family home in the DeVilbiss neighborhood was sold on 9/28/2015 for \$4,000 with the expectation that Mr. Torres would invest another \$8,300 in renovation. The property passed the Land Bank's safety & habitability inspection and the deed was released on 9/1/2016.

5322 Spicer, 43612

Family



**New Owner:** Hassan Khreis

This single-family home in North Towne was sold on 1/15/2016 for \$8,000 with the expectation that Mr. Khreis would invest another \$29,720 in renovation. The property passed the Land Bank's safety & habitability inspection and the deed was released on 9/2/2016.

1412 Bronson, 43608

Family



New Owner: Roberto & Josefina Avila

This single-family home in ONE Village was sold on 4/22/2016 for \$2,750 with the expectation that Mr. & Mrs. Avila would invest another \$6,050 in renovation. The property passed the Land Bank's safety & habitability inspection and the deed was released on 9/2/2016.

2109 Talbot, 43613

Rental



New Owner: Jonathan Vogt

This single-family home in DeVilbiss was sold on 2/18/2016 for \$13,100 with the expectation that Mr. Vogt would invest another \$13,775 in renovation. The property passed the Land Bank's safety & habitability inspection and the deed was released on 9/2/2016.

330 O'Connell, 43608

Family



BEFORE



AFTER

New Owner: David Hollingshead

This single-family home in North Toledo was sold on 3/18/2016 for \$6,000 with the expectation that Mr. Hollingshead would invest another \$7,700 in renovation. The property passed the Land Bank's safety & habitability inspection and the deed was released on 9/9/2016.

4231 Lowe, 43612

Rental



BEFORE



AFTER

New Owner: Stephen Swanbeck

This duplex home in Library Village was sold on 5/19/2015 for \$6,500 with the expectation that Mr. Swanbeck would invest another \$17,775 in renovation. The property passed the Land Bank's safety & habitability inspection and the deed was released on 9/9/2016.

422 Chicago, 43611

Rental



New Owner: Bill Van Wormer

This single-family home in North River was sold on 3/25/2016 for \$4,000 with the expectation that Mr. Van Wormer would invest another \$10,850 in renovation. The property passed the Land Bank's safety & habitability inspection and the deed was released on 9/16/2016.

2023 South, 43609

Rental



New Owner: Rayfield & Anita Coley

This single-family home in Burroughs was sold on 5/13/2016 for \$3,000 with the expectation that Mr. & Mrs. Coley would invest another \$16,875 in renovation. The property passed the Land Bank's safety & habitability inspection and the deed was released on 9/16/2016.

## PROPERTIES SOLD

608 Carver, 43607

Resale



**New Owner:** Donald Nix

This single-family home near in Sleepy Hollow was sold on 8/25/2016 for \$10,000 with the expectation that Mr. Nix would invest another \$32,000 in renovation.

1312 Mason, 43605

Garage Only

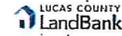


**New Owner:** Laurah Hannah

Ms. Hannah entered into a purchase agreement for \$925 on 9/7/2016 to renovate this garage next to her home in East Toledo. After the renovations are completed, the garage and land will be combined with Ms. Hannah's existing parcel.

349 E Pearl, 43608

Rental

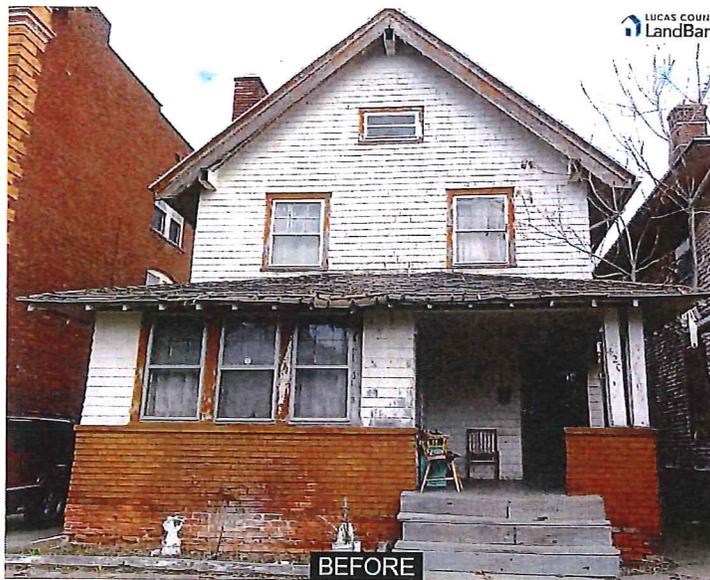


**New Owner:** Carl Blackwood

This single-family home in ONE Village was sold on 9/14/2016 for \$6,000 with the expectation that Mr. Blackwood would invest another \$10,300 in renovation.

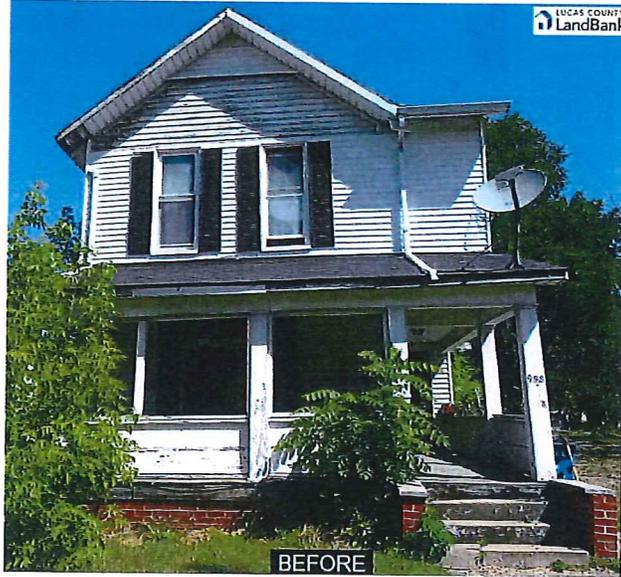
420 Rockingham, 43610

Owner-Occupant



**New Owner:** Barbara Banks

This single-family home near in the Olde Towne neighborhood was sold on 9/15/2016 for \$300 with the expectation that Ms. Banks would invest another \$9,500 in renovation.



**New Owner:** Holy Cross Lutheran Church

This single-family home in Junction was donated to Holy Cross Lutheran Church on 9/16/2016 with the expectation that the ministry would invest \$29,000 in renovation.

Parcel	Address	City	Zip	LB Demo	Purchaser	Occupancy	Transfer Date
03-25641	19 W WEBER ST	TOLEDO	43608	Yes	Joseph Hutton	Owner Occupant	8/16/2016
07-40101	1149 AVONDALE AVE	TOLEDO	43607	Yes	Mary Iwinski	Owner Occupant	8/16/2016
09-15287	517 MAUMEE AVE	TOLEDO	43609	Yes	Blanca Hudson	Owner Occupant	8/16/2016
09-15291	519 MAUMEE AVE	TOLEDO	43609	No	Blanca Hudson	Owner Occupant	8/16/2016
10-26987	551 COLBURN ST	TOLEDO	43609	Yes	The Heath's	Owner Occupant	8/16/2016
14-31321	1619 N ERIE ST	TOLEDO	43604	Yes	Sherill Newton	Owner Occupant	8/16/2016
16-29277	1339 PINEWOOD AVE	TOLEDO	43607	Yes	Candi Burris	Owner Occupant	8/16/2016
04-52031	1047 COLBURN ST	TOLEDO	43609	No	Morgain Taylor	Owner Occupant	8/23/2016
65-70011	7242 HILL AVE	HOLLAND	43528	No	Justin Piasecki & Lucille King	Both Owner Occupants	8/25/2016
10-22631	3938 CANADA SOUTHERNAVE	TOLEDO	43612	No	Nathaniel Williams	Owner Occupant	8/30/2016
11-63374	1903 ELM ST	TOLEDO	43608	No	Patricia Mendoza	Owner Occupant	8/31/2016
11-63381	1905 ELM ST	TOLEDO	43608	No	Patricia Mendoza	Owner Occupant	8/31/2016
02-06234	1164 HARDING DR	TOLEDO	43609	Yes	Rodney Polanski	Owner Occupant	9/14/2016
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
15-46984	1209 N MICHIGAN ST	TOLEDO	43604	Yes	Candi Burris	Owner Occupant	9/14/2016
07-42544	2449 FRANKLIN AVE	TOLEDO	43620	No	Mercy St Vincent's	N/A	9/2/2016
07-42547	2447 FRANKLIN AVE	TOLEDO	43620	No	Mercy St Vincent's	N/A	9/2/2016
12-03137	148 E PARK ST	TOLEDO	43608	No	Juana Balcazar Hernandez	Owner Occupant	9/6/2016
07-45081	232 19TH ST	TOLEDO	43602	Yes	Lucas Co Democratic Party	N/A	9/7/2016
<b>Total:</b>			<b>21</b>				



*Wade Kapszukiewicz, Chair*

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")

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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.



### OHFA NIP Demolition Grant Status Report

Project Status	Current	Total Budgeted	%
Identified	1616	2480	65%
Acquired	1168	2480	47%
Torn Down	789	2480	32%
Reimbursed	667	2480	27%
Expenditures	\$ 8,020,047.09	\$ 25,330,603.23	32%

Reimbursed To Date	Unreimbursed To Date	Total Spending	Grant Award
\$ 6,580,674	\$ 1,439,373	\$ 8,020,047	\$ 25,330,603

Target Areas Name	Projects	%
A Old South End	183	11%
B Cherry Legacy Area	138	8%
C BUMA / Englewood	99	6%
D The Junction / UpTown	242	15%
E East Toledo	232	14%
F ONE Village	659	40%
G Five Points / Overland	36	2%
H Arlington / Scott Park	27	2%

Side Lots Transferred	Current	All Projects	%
	199	1616	12%

COT Contractor	Private Contractor	Privates %	MBE/WBE %
619	166	21%	80%



## RISE - Library Village Status Report

### Homeownership Advantage

Address	Actual Costs	Sale Proceeds	Profit (Subsidy)	Status
4537 COMMONWEALTH AVE	\$ 587	\$ -	\$ (81,714)	Const.
4430 OVERLAND PKWY	\$ 385	\$ -	\$ (885)	Pre-Con
1465 HAGLEY RD	\$ 20,571	\$ -	\$ (78,597)	Const.
4512 WILLYS PKWY	\$ -	\$ -	\$ -	Dev
4029 OVERLAND PKWY	\$ -	\$ -	\$ -	Pre-Dev
4220 LOWE RD	\$ -	\$ -	\$ -	Dev
1111 HAWK ST	\$ -	\$ -	\$ -	Mkting
1042 ELEANOR AVE	\$ -	\$ -	\$ -	Pre-Dev
4110 PARAKEET AVE	\$ -	\$ -	\$ -	Pre-Dev
OTHER RISE SALES	\$ -	\$ -	\$ -	Mkting
<b>Total</b>	<b>\$ 21,543</b>	<b>\$ -</b>	<b>\$ (21,543)</b>	

### Reinvest Match Grants

Projects	Awarded	Remaining	Investment Leveraged	Ratio
28	\$ 100,241	\$ 0	\$ 227,565	2.27

### Storefront Improvement Grants

Projects	Awarded	Remaining	Investment Leveraged	Ratio
7	\$ 26,644	\$ 33,356	\$ 173,787	6.52

### Additional Investments

Effort	Actual Costs
Side Lot Improvements	\$ 375
Outreach	\$ 6,093
Consulting	\$ 1,750

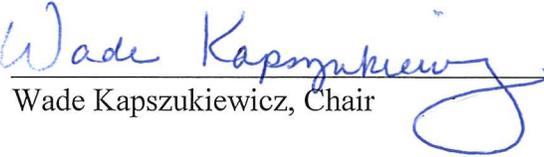
Total	Actual Costs	Sale Proceeds	Profit (Subsidy)
	\$ 156,645	\$ -	\$ (156,645)

### Key

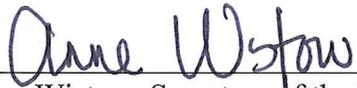
Pre-Dev	Determining Investment
Dev	Specifications Being Written
Pre-Con	Pre-Construction Underway
Const.	Construction Underway
Mkting	Marketing for Sale Underway

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, 12<sup>th</sup> 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.

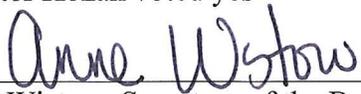
Section 2. The Treasurer is authorized to take all steps appropriate and necessary to incorporate this amended and restated budget into the Corporation's accounting system.

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
<b>Starting Balance</b>	\$ 1,250,000	\$ 1,250,000	
<b>REVENUES</b>			
<b>Operating Revenue</b>			
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	\$ -
<b>Total Operating Revenues</b>	<b>\$ 2,482,500</b>	<b>\$ 2,099,444</b>	<b>\$ (383,056)</b>
<b>Grant Revenue</b>			
OHFA NIP Demolition	\$ 4,165,000	\$ 4,165,000	\$ -
OHFA NIP Maintenance	\$ 480,500	\$ 480,500	\$ -
OHFA NIP Administration	\$ 340,500	\$ 340,500	\$ -
<b>Total Grant Revenues</b>	<b>\$ 4,986,000</b>	<b>\$ 4,986,000</b>	<b>\$ -</b>
<b>Total Revenues</b>	<b>\$ 7,468,500</b>	<b>\$ 7,085,444</b>	<b>\$ (383,056)</b>
<b>OPERATING EXPENSES</b>			
<b>Contract Services</b>			
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	\$ -
<b>Program Expenses</b>			
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
<b>Professional Services</b>			
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	\$ -

	<b>2016 Budget Revised 6/2016</b>	<b>2016 Budget Revised 12/2016</b>	<b>Difference</b>
<b>Employee Expenses</b>			
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)
<b>Office Expenses</b>			
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	\$ -
<b>Total Operating Expenses</b>	<b>\$ 2,953,250</b>	<b>\$ 2,659,060</b>	<b>\$ (294,190)</b>
<b>Grant Expenses</b>			
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	\$ -
<b>Total Grant Expenses</b>	<b>\$ 5,863,200</b>	<b>\$ 5,775,252</b>	<b>\$ (87,948)</b>
<b>Total Expenses</b>	<b>\$ 8,816,450</b>	<b>\$ 8,434,312</b>	<b>\$ (382,138)</b>
<b>Budget Stabilization Fund</b>	<b>\$ 450,000</b>	<b>\$ 450,000</b>	
<b>Unencumbered Ending Balance</b>	<b>\$ (547,950)</b>	<b>\$ (548,868)</b>	



**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
<b>Starting Balance</b>	<b>\$ 1,250,000</b>	<b>\$ 1,250,000</b>
<b>REVENUES</b>		
<b>Operating Revenue</b>		
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
<b>Total Operating Revenues</b>	<b>\$ 2,099,444</b>	<b>\$ 2,656,500</b>
<b>Grant Revenue</b>		
OHFA NIP Demolition	\$ 4,165,000	\$ 4,333,500
OHFA NIP Maintenance	\$ 480,500	\$ 600,000
OHFA NIP Administration	\$ 340,500	\$ 366,500
<b>Total Grant Revenues</b>	<b>\$ 4,986,000</b>	<b>\$ 5,300,000</b>
<b>Total Revenues</b>	<b>\$ 7,085,444</b>	<b>\$ 7,956,500</b>
<b>OPERATING EXPENSES</b>		
<b>Contract Services</b>		
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
<b>Program Expenses</b>		
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
<b>Professional Services</b>		
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

	<b>2016 Budget FINAL</b>	<b>2017 Budget PROPOSED</b>
<b>Employee Expenses</b>		
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
<b>Office Expenses</b>		
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
<b>Total Operating Expenses</b>	<b>\$ 2,659,060</b>	<b>\$ 2,974,960</b>
<b>Grant Expenses</b>		
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
<b>Total Grant Expenses</b>	<b>\$ 5,775,252</b>	<b>\$ 5,300,000</b>
<b>Total Expenses</b>	<b>\$ 8,434,312</b>	<b>\$ 8,274,960</b>
<b>Budget Stabilization Fund</b>	<b>\$ 450,000</b>	<b>\$ 450,000</b>
<b>Unencumbered Ending Balance</b>	<b>\$ (548,868)</b>	<b>\$ 481,540</b>

**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>
<b>Starting Balance</b>	<b>\$ 1,250,000</b>	<b>\$ 1,230,149</b>	<b>-</b>
<b>REVENUES</b>			
<b>Operating Revenue</b>			
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%
<b>Total Operating Revenues</b>	<b>\$ 2,099,444</b>	<b>\$ 2,127,474</b>	<b>101.3%</b>
<b>Grant Revenue</b>			
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%
<b>Total Grant Revenues</b>	<b>\$ 4,986,000</b>	<b>\$ 4,111,021</b>	<b>82.5%</b>
<b>Total Revenues</b>	<b>\$ 7,085,444</b>	<b>\$ 6,238,495</b>	<b>88.0%</b>
<b>OPERATING EXPENSES</b>			
<b>Contract Services</b>			
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%
<b>Program Expenses</b>			
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%
<b>Professional Services</b>			
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>
<b>Employee Expenses</b>			
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%
<b>Office Expenses</b>			
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%
<b>Total Operating Expenses</b>	<b>\$ 2,659,060</b>	<b>\$ 1,818,246</b>	<b>68.4%</b>
<b>Grant Expenses</b>			
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%
<b>Total Grant Expenses</b>	<b>\$ 5,775,252</b>	<b>\$ 3,929,871</b>	<b>68.0%</b>
<b>Total Expenses</b>	<b>\$ 8,434,312</b>	<b>\$ 5,748,118</b>	<b>68.2%</b>
<b>Budget Stabilization Fund</b>	<b>\$ 450,000</b>	<b>\$ 450,000</b>	<b>100.0%</b>
<b>Unencumbered Ending Balance</b>	<b>\$ (548,868)</b>	<b>\$ 1,270,526</b>	<b>-231.5%</b>

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

<b>Date</b>	<b>Num</b>	<b>Vendor</b>	<b>Amount</b>
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**

<b>Date</b>	<b>Num</b>	<b>Vendor</b>	<b>Amount</b>
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

<b>Date</b>	<b>Num</b>	<b>Vendor</b>	<b>Amount</b>
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/>
			<b>-\$ 415,180.70</b>

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

<b>Date</b>	<b>Num</b>	<b>Vendor</b>	<b>Amount</b>
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**

<b>Date</b>	<b>Num</b>	<b>Vendor</b>	<b>Amount</b>
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**

<b>Date</b>	<b>Num</b>	<b>Vendor</b>	<b>Amount</b>
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
		- \$	<b>435,643.73</b>

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

<b>Date</b>	<b>Num</b>	<b>Vendor</b>	<b>Amount</b>
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**

<b>Date</b>	<b>Num</b>	<b>Vendor</b>	<b>Amount</b>
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**

<b>Date</b>	<b>Num</b>	<b>Vendor</b>	<b>Amount</b>
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**

<b>Date</b>	<b>Num</b>	<b>Vendor</b>	<b>Amount</b>
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
			<b>-\$ 1,127,162.49</b>



**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.

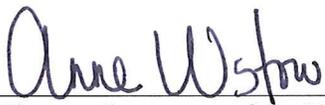
Section 2. This Board finds and determines that all formal actions of this Board concerning and

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



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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")

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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:

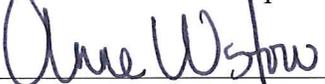
Section 1. The Corporation is authorized to negotiate a donation agreement in lieu of tax foreclosure with Museum Place Limited Partnership, through which the Corporation will take title to the Museum Place property. The Corporation is further authorized to negotiate a development agreement with the 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:

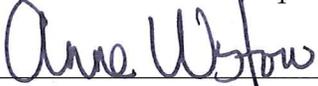
Section 1. The Corporation is authorized to extend the deadline for the Housing Fund Grant Agreement with United North to November 30, 2017, to provide additional time for the demolition of the convent on the St. Hedwig's project site.

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.

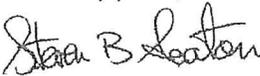
United North has recently formed a partnership with the PIRHL organization from Cleveland. PIRHL is a well-respected and experienced developer of Low Income Housing Tax Credit projects, including Englewood Senior Housing in Toledo. The entry of PIRHL into St. Hedwig's Senior Housing as co-developer has 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				
<b>TOTAL SOURCE OF FUNDS</b>	<b>\$ 10,860,084</b>		<b>\$ 285,792</b>	<b>TOTAL USE OF FUNDS</b>	<b>\$ 10,860,084</b>		<b>\$ 267,268</b>
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%	
<b>TOTAL REVENUE</b>	<b>\$ 232,537</b>			Applicable Federal Rate			
Operating Expenses	\$ 184,846		\$ 4,864	Annual Credit	\$ -	\$ -	
Replacement Reserves	\$ 11,400		\$ 300	Percent to ILP	99.9900%	99.9900%	
<b>NET OPERATING INCOME</b>	<b>\$ 36,292</b>		<b>\$ 955</b>	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			<b>Total Equity Contribution</b>	<b>\$ 9,397,349</b>		
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.

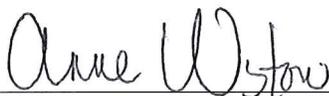
Section 3. This Board finds and determines that all formal actions of this Board concerning and

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 24<sup>th</sup> – December 2<sup>nd</sup>, 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

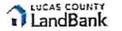


New Owner: John & Danielle Moses

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

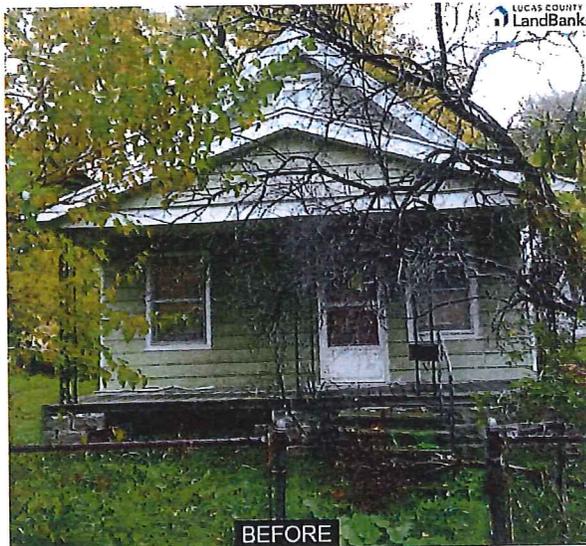
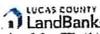


New Owner: Obed Monago

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



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**

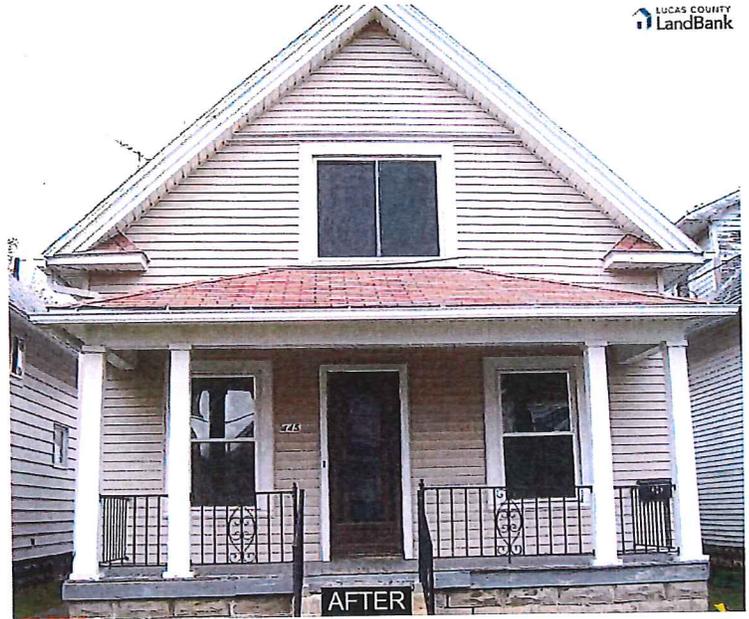


**New Owner:** Chris Henderson

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



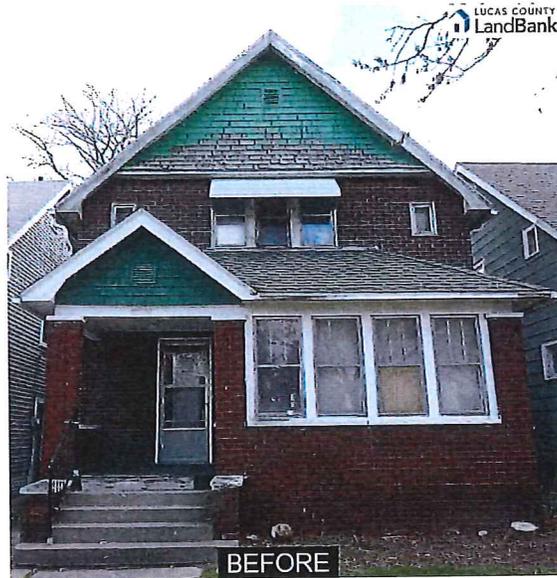
**New Owner:** Cynthia Kirk

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.

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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.

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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

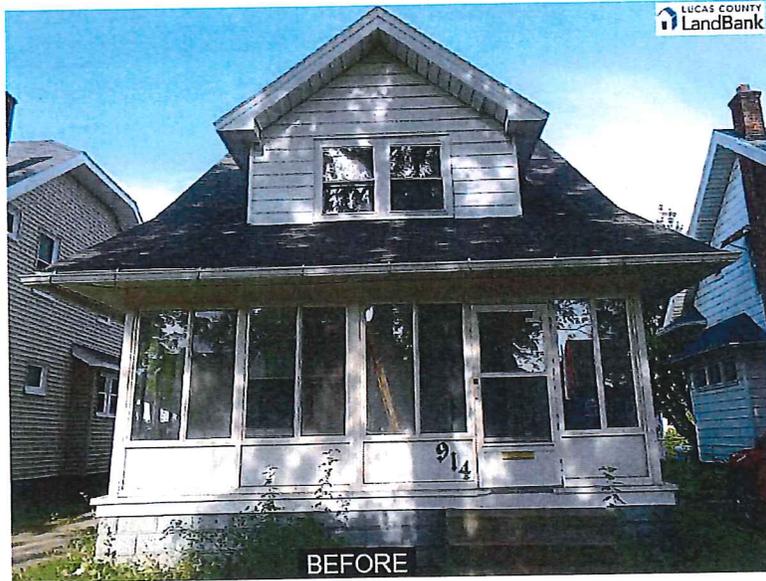


**New Owner:** Michael Gaytan

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

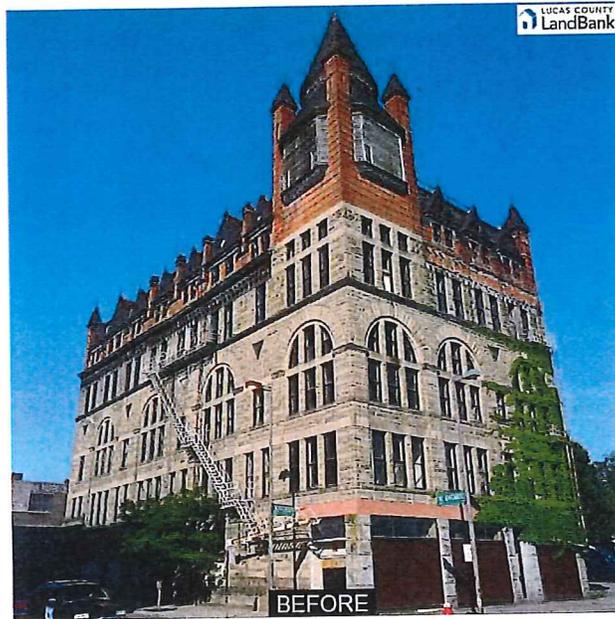


**New Owner:** Rayfield & Anita Coley

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
<b>Total:</b>			<b>47</b>				



**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
<b>Total</b>	<b>\$ 40,232</b>	<b>\$ 34,735</b>	<b>\$ (5,497)</b>	

*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 12<sup>th</sup> 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