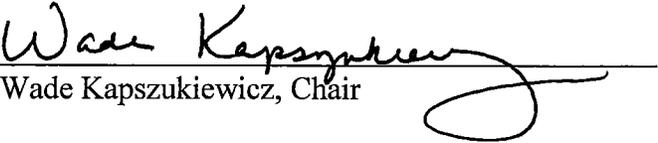


January 23, 2015

The Board of Directors represents that the record of the proceedings of the previous session on December 5, 2014 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 23, 2015 at 11:00 A.M.
Conference Room D, 12th Floor
One Government Center, Toledo, Ohio 43604

1. Call to order by the Chairman Kapszukiewicz
2. Approval of the December 5, 2014 Minutes (posted on the website)
3. Treasurer's Report
 - a. Presentation of Monthly Financial Statements
4. Action Items
 - a. **Resolution 2015-001: Authorizing the Corporation to enter into an agreement for community organizing and related services with the National Community Reinvestment Coalition**
 - b. **Resolution 2015-002: Ratifying the acquisition of 4509 Bennett Road, Toledo, Lucas County, Ohio, et al.**
5. President's Report
 - a. Projects status update
6. Programs Report
 - a. Demolition programs update
 - b. Toledo Survey update
 - c. Grants update
7. New Business
8. Adjournment

	2014 Budget FINAL	2014 Actual to Date	% to Date
Starting Balance	\$ 2,173,773	\$2,173,773	100.0%
REVENUES			
Operating Revenue			
Statutory Reutilization Fund	\$ 1,600,000	\$1,552,527	97.0%
Property Sales	\$ 250,000	\$453,479	181.4%
Housing Fund	\$ 199,895	\$201,045	100.6%
FHC Neighborhood Program	\$ 450,000	\$400,000	88.9%
Investment Income	\$ 2,500	\$3,153	126.1%
Other Income	\$ 54,000	\$201,548	373.2%
Total Operating Revenues	\$ 2,556,395	\$2,811,751	110.0%
Grant Revenue			
AG MOF Phase Two Reimbursement	\$ 185,685	\$185,685	100.0%
OHFA NIP Reimbursement	\$ 1,440,000	\$1,640	0.1%
OHFA NIP Admin Fees	\$ 60,000	\$0	0.0%
Total Grant Revenues	\$ 1,685,685	\$187,325	11.1%
Encumbered Revenue			
AG MOF Phase One Reimbursement	\$ 1,075,000	\$1,081,139	100.6%
Total Encumbered Revenue	\$ 1,075,000	\$1,081,139	100.6%
Total Revenues	\$ 5,317,080	\$4,080,215	76.7%
OPERATING EXPENSES			
Contract Services			
LRC Funded Demolition	\$ 250,000	\$28,725	11.5%
LRC Funded Environmental	\$ 50,000	\$0	0.0%
Holding Costs	\$ 225,000	\$216,574	96.3%
Inspections	\$ 25,000	\$18,780	75.1%
Field Services	\$ 75,000	\$64,145	85.5%
Other Contract Services	\$ 10,000	\$5,465	54.7%
Program Expenses			
Acquisition	\$ 9,000	\$6,677	74.2%
FHC Neighborhood Roofing Program	\$ 700,000	\$536,378	76.6%
FHC Neighborhood Renovation Program	\$ -	\$0	0.0%
Project Match Grants	\$ 150,000	\$59,809	39.9%
Housing Fund	\$ 335,000	\$182,055	54.3%
Heritage Home Program	\$ 105,000	\$55,862	53.2%
The Toledo Survey	\$ 25,000	\$22,329	89.3%
Other Program Expenses	\$ 30,000	\$30,000	100.0%
Professional Services			
Accounting/Auditing/Payroll Services	\$ 15,000	\$11,531	76.9%
Business Insurance	\$ 30,000	\$23,076	76.9%
Information Technology	\$ 50,000	\$47,961	95.9%
Consulting Services	\$ 20,000	\$15,824	79.1%
Communications	\$ 10,000	\$3,998	40.0%
Other Professional Services	\$ 7,500	\$6,500	86.7%

	2014 Budget FINAL	2014 Actual to Date	% to Date
Employee Expenses			
Staff Salaries	\$ 465,000	\$412,720	88.8%
Payroll Taxes	\$ 37,500	\$34,880	93.0%
Employee Benefits	\$ 90,000	\$51,597	57.3%
457(b) Retirement Plan	\$ 25,000	\$15,962	63.8%
Professional Development	\$ 6,500	\$3,183	49.0%
Internships	\$ 50,000	\$48,346	96.7%
Office Expenses			
Bank Charges	\$ 1,680	\$1,388	82.6%
Postage	\$ 2,500	\$2,544	101.8%
Equipment	\$ 5,000	\$3,217	64.3%
Office and Printing	\$ 10,360	\$9,312	89.9%
Parking and Mileage	\$ 10,000	\$9,543	95.4%
Conferences	\$ 2,500	\$2,399	95.9%
Rent	\$ 16,000	\$0	0.0%
Other Office Expenses	\$ 2,000	\$221	11.1%
Miscellaneous Expenses	\$ 1,000	\$242	24.2%
Total Operating Expenses	\$ 2,846,540	\$1,931,241	67.8%
Grant Expenses			
AG MOF Phase Two Demolition	\$ 129,980	\$115,593	88.9%
AG MOF Phase Two Environmental	\$ 55,705	\$50,164	90.1%
OHFA NIP Demolition	\$ 940,000	\$410,434	43.7%
OHFA NIP Environmental Services	\$ 340,000	\$359,339	105.7%
OHFA NIP Property Maintenance	\$ 160,000	\$1,150	0.7%
OHFA NIP Administration	\$ 60,000	\$46,765	77.9%
Total Grant Expenses	\$ 1,685,685	\$983,445	58.3%
Encumbered Expenses			
AG MOF Phase One Demolition	\$ 1,550,000	\$1,547,038	99.8%
AG MOF Phase One Environmental	\$ 400,000	\$380,225	95.1%
2013 Housing Fund Grants	\$ 262,637	\$136,937	52.1%
Planned Property Improvements	\$ 85,000	\$35,493	41.8%
Total Encumbered Expenses	\$ 2,297,637	\$2,099,694	91.4%
Total Expenses	\$ 6,829,862	\$5,014,379	73.4%
Budget Stabilization Fund	\$ 200,000	\$200,000	100.0%
Unencumbered Ending Balance	\$ 460,991	\$1,039,609	225.5%

Lucas County Land Reutilization Corporation

Bill Payment List

December 2014

Date	Num	Vendor	Amount
12/01/2014	2234	Lisa Hibbler and DW Roofing LLC	-1,185.00
12/01/2014	2235	Williams Painting Company	-9,280.88
12/01/2014	2236	Phoenix Custom Builders LLC	-5,820.00
12/05/2014	ach	Shell Oil	-61.00
12/05/2014	2237	Lucas County Treasurer	-546.00
12/05/2014	2238	Lucas County Treasurer	-91.00
12/05/2014	1733	Courtney billian	-67.76
12/05/2014	2239	Lucas County Treasurer	-22,500.00
12/05/2014	2240	OFFICE MAX	-128.25
12/05/2014	2241	Mike's Hauling & Demolition	-13,500.00
12/05/2014	2242	All Aspects LLC	-30,000.00
12/05/2014	2243	Sutter Home Inspections LTD	-350.00
12/05/2014	2244	Total Environmental Services LLC	-28,508.00
12/05/2014	2245	United North Corporation	-14,707.37
12/05/2014	2246	Habitat for Humanity	-72,593.00
12/05/2014	2247	Kathleen Kovacs	-1,712.50
12/05/2014	2248	Midwest Environmental Control	-6,000.00
12/05/2014	2249	MT Business Technologies Inc.	-103.64
12/05/2014	2250	Mail It	-297.59
12/05/2014	2251	Landscape by Michael LLC	-700.00
12/05/2014	2252	Stephanie Beebe	-50.00
12/05/2014	2253	Columbia Gas	-177.92
12/05/2014	2254	Department of Public Utilities	-172.96
12/05/2014	2255	T Smidis Hauling	-2,100.00
12/05/2014	2256	Lucas County Treasurer	-227.50
12/08/2014	2258	Lucas County Treasurer	-182.00
12/08/2014	2259	Lucas County Treasurer	-45.50
12/11/2014	ACH	Amazon	-262.49
12/11/2014	1734	Lucas County Treasurer	-273.00
12/11/2014	ACH	Data Services	-157.88
12/11/2014	2260	Courtney billian	-163.52
12/11/2014	2261	Northwest Ohio Development Agency	-1,260.00
12/11/2014	2262	Toledo Edison	-87.50
12/11/2014	2263	Department of Public Utilities	-472.80
12/11/2014	2264	Pathway	-11,786.98
12/11/2014	2265	Midwest Environmental Control	-1,800.00
12/11/2014	2266	Total Environmental Services LLC	-4,515.00
12/11/2014	2267	OFFICE MAX	-14.66
12/11/2014	2268	Sutter Home Inspections LTD	-250.00
12/11/2014	2269	County Record Search Inc.	-95.00
12/11/2014	2270	Toledo Bar Association	-110.00
12/11/2014	2271	Collingwood Water	-50.00
12/11/2014	2272	McElheney Locksmith	-12.00
12/15/2014	2273	All Aspects LLC	-15,233.33

12/15/2014	2274	SL Hauling & Renovations LLC	-5,630.00
12/15/2014	2275	Nelson Repairs LLC	-5,100.00
12/16/2014	ach	INTUIT QUICKBOOKS	-39.95
12/17/2014	2276	Courtney billian	-77.84
12/17/2014	ach	Department of Public Utilities	-11.39
12/17/2014	ach	Department of Public Utilities	-11.39
12/17/2014	ach	Department of Public Utilities	-42.69
12/17/2014	ach	Department of Public Utilities	-11.39
12/17/2014	1735	Midland Title and Escrow	-88.00
12/17/2014	ach	Columbia Gas	-33.41
12/17/2014	ach	Stop & Go	-61.00
12/17/2014	ach	Home Depot	-15.99
12/17/2014	2278	Phoenix Custom Builders LLC	-1,363.00
12/17/2014	2279	SL Hauling & Renovations LLC	-6,968.00
12/17/2014	2280	Janni's HomeTec	-2,925.00
12/17/2014	2281	T Smidis Hauling	-7,500.00
12/17/2014	2282	Lewandowski Engineers	-800.00
12/17/2014	2283	Midwest Environmental Control	-3,465.75
12/17/2014	2284	Total Environmental Services LLC	-8,644.00
12/17/2014	2285	DMD Environmental Inc	-15,280.00
12/17/2014	2286	Toledo Edison	-22.66
12/17/2014	2287	OFFICE MAX	-11.48
12/17/2014	2288	Sutter Home Inspections LTD	-750.00
12/17/2014	2289	Lucas Metropolitan Housing	-71,247.39
12/17/2014	2290	Blue Line Remodeling	-950.00
12/17/2014	2291	E & H Taylor Construction Inc.	-22,500.00
12/17/2014	2292	HazCorp	-3,450.00
12/17/2014	2293	ESI	-15,525.00
12/17/2014	2294	Columbia Gas	-523.00
12/17/2014	2295	Lucas County Treasurer	-245.69
12/17/2014	2296	City of Toledo - OHFA	-314,109.00
12/17/2014	ach	Data Services	-16,757.14
12/17/2014	ach	Ameritas Life Insurance Corp	-1,099.43
12/18/2014	ach	Ameritas Life Insurance Corp	-1,099.41
12/18/2014	ach	Data Services	-15,847.39
12/18/2014	ach	Department of Public Utilities	-7.36
12/18/2014	2297	Department of Public Utilities	-21.47
12/18/2014	2298	Verizon Wireless	-296.93
12/18/2014	2299	Modern Builders Supply Inc.	-49,974.93
12/19/2014	2300	JA2 Investment LLC	-22,000.00
12/19/2014	2301	G & N Alarm Services LLC	-454.00
12/22/2014	2302	All Aspects LLC	-550.00
12/22/2014	2303	Phoenix Custom Builders LLC	-4,335.00
12/23/2014	ach	Amazon	-20.32
12/23/2014	ach	Columbia Gas	-61.17
12/23/2014	ach	Sunoco	-49.00
12/23/2014	2304	Sutter Home Inspections LTD	-600.00
12/23/2014	2305	Toledo Edison	-25.37
12/23/2014	2306	Pride Painting & More	-1,115.00
12/23/2014	2307	JASON Everingham	-69.44
12/23/2014	2308	TJRS LLC	-2,590.00
12/23/2014	2309	DMD Environmental Inc	-2,070.00

12/23/2014	2310	ESI	-345.00
12/23/2014	2311	Department of Public Utilities	-5.74
12/23/2014	2312	Courtney billian	-76.72
12/30/2014	2313	Kathleen Kovacs	-987.50
12/30/2014	2314	Sutter Home Inspections LTD	-650.00
12/30/2014	2315	T Smidis Hauling	-1,650.00
12/30/2014	2316	Courtney billian	-68.88
12/30/2014	2317	Stephanie Beebe	-55.00
12/30/2014	2318	Columbia Gas	-216.38
12/30/2014	2319	MT Business Technologies Inc.	-56.05
12/30/2014	2320	Department of Public Utilities	-174.55
12/30/2014	2321	SL Hauling & Renovations LLC	-25,000.00
12/30/2014	2322	Total Environmental Services LLC	-2,475.00
12/30/2014	2323	DMD Environmental Inc	-2,415.00
12/30/2014	2324	MackInnon & Co	-75.00
12/30/2014	ach	Department of Public Utilities	-11.39
12/30/2014	ach	Department of Public Utilities	-11.39
12/30/2014	2325	Ryne Sundvoid	-553.88
12/30/2014	2327	Modern Builders Supply Inc.	-3,076.48
12/30/2014	2328	Midwest Environmental Control	-36,600.00
12/30/2014	2329	SL Hauling & Renovations LLC	-2,000.00
12/30/2014	2330	Total Environmental Services LLC	-2,835.00
12/30/2014	2331	Mail It	-249.63
12/30/2014	2332	Department of Public Utilities	-150.51
			<u>-933,837.51</u>

	2015 Budget	2015 Actual to Date	% to Date
Starting Balance	\$2,200,000	\$1,239,609	56.3%
REVENUES			
Operating Revenue			
Statutory Reutilization Fund	\$1,600,000	\$0	0.0%
Property Sales	\$250,000	\$21,074	8.4%
Housing Fund	\$150,000	\$0	0.0%
FHC MLK Neighborhoods Program	\$250,000	\$0	0.0%
Investment Income	\$2,500	\$0	0.0%
Other Income	\$35,000	\$1,377	3.9%
Total Operating Revenues	\$2,287,500	\$22,451	1.0%
Grant Revenue			
OHFA NIP Demolition Reimbursement	\$2,940,000	\$0	0.0%
OHFA NIP Maintenance Reimbursement	\$420,000	\$0	0.0%
OHFA NIP Admin Fees	\$140,000	\$0	0.0%
Total Grant Revenues	\$3,500,000	\$0	0.0%
Total Revenues	\$5,787,500	\$22,451	0.4%
OPERATING EXPENSES			
Contract Services			
LRC Funded Demolition	\$500,000	\$0	0.0%
Holding Costs	\$175,000	\$4,743	2.7%
Inspections	\$15,000	\$900	6.0%
Field Services	\$60,000	\$150	0.3%
Other Contract Services	\$10,000	\$818	8.2%
Program Expenses			
Acquisition / Disposition	\$7,500	\$455	6.1%
FHC MLK Neighborhoods Program	\$850,000	\$0	0.0%
Project Match Grants	\$100,000	\$0	0.0%
Housing Fund	\$510,000	\$0	0.0%
Heritage Home Program	\$99,000	\$0	0.0%
The Toledo Survey	\$27,500	\$3,300	12.0%
Other Program Expenses	\$5,000	\$0	0.0%
Professional Services			
Accounting/Auditing/Payroll Services	\$15,000	\$0	0.0%
Business Insurance	\$30,000	\$2,799	9.3%
Information Technology	\$30,000	\$1,295	4.3%
Consulting Services	\$20,000	\$0	0.0%
Communications	\$10,000	\$0	0.0%
Other Professional Services	\$7,500	\$0	0.0%

	<u>2015 Budget</u>	<u>2015 Actual to Date</u>	<u>% to Date</u>
<i>Employee Expenses</i>			
Staff Salaries	\$400,000	\$16,667	4.2%
Payroll Taxes	\$35,000	\$1,592	4.5%
Employee Benefits	\$80,000	\$6,007	7.5%
457(b) Retirement Plan	\$20,000	\$598	3.0%
Professional Development	\$7,000	\$0	0.0%
Internships	\$10,000	\$0	0.0%
<i>Office Expenses</i>			
Bank Charges	\$1,000	\$0	0.0%
Postage	\$2,500	\$0	0.0%
Equipment, Repairs	\$5,000	\$0	0.0%
Office and Printing	\$10,500	\$55	0.5%
Parking, Mileage, Fuel	\$15,000	\$3,276	21.8%
Conferences	\$2,500	\$0	0.0%
Rent	\$15,000	\$0	0.0%
Other Office Expenses	\$2,000	\$0	0.0%
Miscellaneous Expenses	\$2,000	\$0	0.0%
Total Operating Expenses	\$3,079,000	\$42,656	1.4%
<i>Grant Expenses</i>			
OHFA NIP Demolition	\$2,414,000	\$0	0.0%
OHFA NIP Environmental Services	\$603,500	\$5,908	1.0%
OHFA NIP Maintenance	\$420,000	\$950	0.2%
OHFA NIP Administration	\$62,500	\$0	0.0%
Total Grant Expenses	\$3,500,000	\$6,858	0.2%
Total Expenses	\$6,579,000	\$49,514	0.8%
Budget Stabilization Fund	\$450,000	\$450,000	100.0%
Unencumbered Ending Balance	\$958,500	\$762,546	79.6%



Date: January 23, 2015

Resolution No. 2015-001

Title: Authorizing the Corporation to negotiate an agreement for community organizing and related services with National Community Reinvestment Coalition

Summary/Background: The Corporation has been in discussions with Gerald Kellman, Senior Advisor with the National Community Reinvestment Coalition (NCRC), regarding the potential for NCRC to provide local community organizing training. Such training would take place over the course of 18 months, and would increase the organizing capacity of residents, neighborhood based organizations, and other community stakeholders. In turn, better organized neighborhoods would further the Corporation's mission and goals by allowing it to function more effectively through forming stakeholder partnerships.

NCRC has requested that the Corporation fund its proposed organizing project. NCRC's proposal is attached. Under this proposal, the Corporation would pay NCRC an amount not to exceed \$60,000 to engage in ongoing community organizing efforts in Toledo's core neighborhoods over an 18 month period. The anticipated outcome of NCRC's efforts will be neighborhoods that have greater ability to engage in strategic planning, organize, and advocate for necessary resources and investment.

Authority: Code of Regulations 1.4; 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. The Board authorizes the Corporation to negotiate an agreement to fund community organizing and related services with the National Community Reinvestment Coalition in an amount not to exceed \$60,000 by July 31, 2016.

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 Mazur voted yes

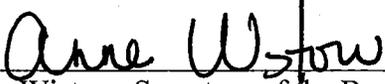
Director Zeitler voted yes

Director Beazley voted yes

Director Gibbon voted yes

Director Stanbery was not present

Director Hicks-Hudson voted yes



Anne Wistow, Secretary of the Board

TOLEDO NEIGHBORHOODS PROPOSAL

Submitted by Gerald Kellman in collaboration with the National Community Reinvestment Coalition

BACKGROUND

The National Community Reinvestment Coalition is the principal grass roots advocate for reinvestment in the country. One of the complexities of NCRC is that we engage in more significant bank challenges than any other organization but we will also have an ongoing structured problem solving dialogue with the largest banks on how they can fulfill their regulatory and civic responsibilities. Our local and statewide organizing can take the form of public legislation (responsible banking ordinances, example: Washington DC) or organizing strong and diverse Reinvestment Coalitions which is what we are doing in Youngstown and Cleveland or focusing on particular problems, such as senior financial abuse in Chicago. But in a few instances, if we are able to free up the staff resources and there is sufficient funding available, we are partnering with local government, philanthropy and NCO's to launch major revitalization efforts. These are shaped by the unique situation of location and by the priorities of our partners.

One example of this is in Baltimore with the Annie E. Casey Foundation. The Casey Foundation commissioned a study by the Brookings Institute which documented that while Baltimore had one of the strongest economies in the country, low income persons did not benefit from the economic strength. In February, NCRC and Casey are convening a day long philanthropic plenary on how to move the success of Baltimore's economy to low income neighborhoods which is intended to be the first step towards a development and organizing process. This was the result of a series of information gathering and relationship building interviews NCRC conducted with low income neighborhood leadership, local government, philanthropy and NGO's. We find these projects valuable in and of themselves, but there is learning pilot dimension which make them potentially important nationally.

We see an opportunity for this kind of pilot in Toledo. Toledo, as many other Midwestern cities, is plagued by industrial decline, the economic recession and significant suburban flight. It is large and viable enough to have a diverse and active economy and population, but not large enough to support a major airport or be the home of many regional offices of corporations. Inner city property values are so low that it makes development projects challenging.

Toledo has an active history of neighborhood and faith base organizing as well as not for profit community development, but although some of these efforts were successful at one time, with a few notable exceptions, most have collapsed or disappeared,

But Toledo has a series of government and not for profit advocates who see the need to restart neighborhood organizing and development and who have become proactive in a variety of promising approaches to inner core neighborhood decline. From a community organizing stand point, this combination of extreme need paired with leadership that is committed and creative opens possibilities that are not immediately apparent to the less informed observer.

There is a good deal of talent and energy expended in different ways around these issues in Toledo. Nevertheless, there has not been sufficient organizing expertise utilized strategically and measurably. The proposal below assumes that a great deal can happen quickly if the expertise is engaged.

SCOPE OF WORK

Neighborhood development and government initiatives founder without legitimate, effective and focused neighborhood partners. These partners need to:

- (1) Be able to engage a significant number of neighborhood residents who reflect the diversity of race and ethnicity of the neighborhood.
- (2) Secure the support of neighborhood institutions.
- (3) Have leadership that is trained and receives ongoing mentoring.
- (4) Commits to a program of strategic planning and thinking.
- (5) Secures resources which are realistic and appropriate (too large a budget can be as detrimental as too small a budget).
- (6) Be committed to getting to the point where they can address the physical revitalization of the neighborhood.
- (7) Acts on the understanding that neighborhood success can only come from a balance of neighborhood initiative, proactive government and private sector investment.

An effort of this ambition has to do all of the above competently, but also do it in a large number of neighborhoods simultaneously in a fixed period of time as a first step to changing the narrative of the city. I am working extensively in Buffalo, New York and Buffalo has been for many years a much stronger city with a much stronger economy than its own leaders and residents believe. Many in the metro area, a number who live in the suburbs, have shaped a narrative about the city which undermines the significant revitalization that has

occurred. We not only have to be able to get the work done, but have to be able to create and effectively tell the story.

PROPOSAL

Develop or revitalize strong neighborhood groups which meet all of the above criteria over an eighteen month time frame in six to eight neighborhood areas in proximity to downtown Toledo. Each group will have a committed and trained leadership core of at least ten persons and have an active membership of at least 100 persons. By the end of 18 months, they will have convened a brainstorming session on physical revitalization of their neighborhood

At least 100 leaders from the different groups will go through a year long neighborhood leadership organizing program together to be trained in the fundamentals of community organizing in the context of neighborhood revitalization.

An advisory committee would be formed to provide ongoing input and evaluation for the process.

By the end of the 18 months, the groups will begin an initiative to increase investment by local financial institutions in inner city neighborhoods in Toledo.

Each group will have successfully addressed a neighborhood problem or issue by the end of the eighteen month time frame.

COST and TIME

We would need \$30,000 for the professional services fee and \$10,000 for travel annually. I would also need to secure the membership of participating groups as NCRC members.

I would do the work directly rather than assign it to other staff and would spend a minimum of of 75 working hours a month in Toledo and up to 110 hours if the project demands it.

PROPOSAL

Develop or revitalize strong neighborhood groups over an eighteen month time frame in six to eight neighborhood areas in proximity to downtown Toledo. Each group will have a committed and trained leadership core of at least ten persons and have an active membership of at least 100 persons. By the end of 18 months, they will have convened a brainstorming session on physical revitalization of their neighborhood

At least 100 leaders from the different groups will go through a year long neighborhood leadership organizing program together to be trained in the fundamentals of community organizing in the context of neighborhood revitalization.

An advisory committee would be formed to provide ongoing input and evaluation for the process.

By the end of the 18 months, the groups will begin an initiative to increase investment by local financial institutions in inner city neighborhoods in Toledo.

Each group will have successfully addressed a neighborhood problem or issue by the end of the eighteen month time frame.

First Six Months March through August 2015 LEADERSHIP AND STRUCTURAL DEVELOPMENT

March (create a Project Team)

- 1) Convene Advisory Task Force
- 2) Determine initial target neighborhoods
- 3) Begin Compiling leader data base of Neighborhoods
- 4) Provide partial scholarships for ten key leaders to attend the NCRC national conference to learn about approaches being taken throughout the county

April - May (create a volunteer project staff and identify neighborhood leaders)

- 1) Form inter-neighborhood organizing committee
(Committee to be composed of volunteer leadership interested in neighborhood organizing and reinvestment from throughout the city)
 - 3) Train committee in one on one interviewing
 - 4) Begin Conducting 200 one on one interviews
 - 5) Interviews identify additional neighborhood Leaders
- Some of these leaders join the inter-neighborhood organizing committee

and some become the core committee for either new neighborhood organizations or for the revitalization committee for their existing organizations

June - July (Form nucleus of new organizations of of organizational revitalization committees)

1) Conduct house meetings in targeted neighborhoods

House Meetings form nucleus of new organization or revitalization committees in each neighborhood.

2) The goal is that there will be at least ten committee persons on each new organization nucleus or organizational revitalization committee

August Leadership Institute and organizational structure

1) Hold first two days of Neighborhood Leadership Institute for at least 100 persons
Curriculum to include: one on ones, effective meetings, creating alliances, planning for growth, strategic action, defining issues, team accountability, qualities of a leader, power analysis, community reinvestment, block improvement coordination

2) Work with each neighborhood on structural issues - Board, Incorporation, 501 C 3, mission statement, initial goals and objectives. For existing organizations, this would involve a review of structural issues.

Second Six Months September 2015 through February 2016
DEVELOP NEIGHBORHOOD NETWORKS

IMPLEMENT A SUCCESSFUL NEIGHBORHOOD PROJECT

Last Six months of Project March through August 2016
DEVELOP COLLABORATIVE REINVESTMENT INITIATIVE

BASIC TRAINING IN UNDERSTANDING COMMUNITY DEVELOPMENT AND ITS
RELATIONSHIP TO REINVESTMENT

BEGIN TO STRATEGIZE ON WHAT THEIR NEXT STEP IS FOR COMMUNITY
DEVELOPMENT



Date: January 23, 2015

Resolution No. 2015-002

Title: Ratifying the acquisition of 4509 Bennett Road, Toledo, Lucas County, Ohio, et al.

Summary/Background: The properties at 4509 Bennett Road in Toledo are currently being used as the showroom for a local business, Toledo New Bath & Kitchen. Toledo New Bath & Kitchen had operated under a lease with the prior owner of the property, Volmar Properties, LLC, until the property forfeited following tax foreclosure. In late October, 2014 Toledo New Kitchen & Bath applied to acquire this property through the Corporation in order to continue its current operations. It has since submitted a viable development plan for the property.

The Corporation acquired this property in December, 2014 in order to work with Toledo New Kitchen & Bath to facilitate the redevelopment of the property. It was necessary for the Corporation to acquire this property prior to obtaining Board approval to ensure that the property did not sell at the forfeited land sale held on December 10, 2014. The Corporation was not in a position to bring this request before the Board at the December 5, 2014 Board Meeting, as it was unable to fully vet the applicant and obtain a development plan by this date.

The Corporation seeks the Board's ratification of the Toledo New Bath & Kitchen's development plan and the Corporation's acquisition of 4509 Bennett Road, Toledo, Lucas County, Ohio, et al.

Authority: Code of Regulations 1.4; Policies and Procedures

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 ratifies the Corporation's acquisition of the properties at 4509 Bennett Road, Toledo, Lucas County, Ohio, et al. to allow for these properties to be redeveloped in accordance with the development plan put forward by Toledo New Bath & Kitchen.

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 Mazur voted yes

Director Zeitler voted yes

Director Beazley voted yes

Director Gibbon voted yes

Director Stanbery was not present

Director Hicks-Hudson voted yes

Anne Wistow
Anne Wistow, Secretary of the Board



OHFA NIP Demolition Grant Status Report

Project Status	Current	Total	%
Structures Identified	718	736	97.5%
Structures Acquired	390	736	53.0%
Structures Torn Down	71	736	9.6%
Expenditures	\$ 981,954	\$ 7,225,525	13.6%
Unreimbursed	\$ -	\$ 981,953.75	0.0%

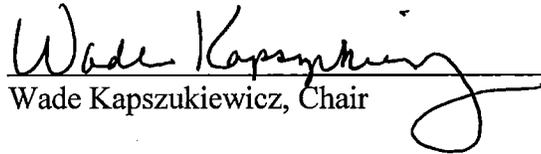
Target Areas Name	Projects	%
A Old South End	142	19.8%
B Old West End	59	8.2%
C BUMA / Englewood	42	5.8%
D Central City	154	21.4%
E East Toledo	125	17.4%
F ONE Village	150	20.9%
G Library Village	26	3.6%
H Arlington / South Park	20	2.8%

Parcel	Address	City	Zip	LB Demo	Purchaser	Occupancy	Date Transferred
15-03377	724 Pinewood	Toledo	43607	No	Shaun Hughes	Owner Occupant	1/7/2015
16-02627	1216 Campbell	Toledo	43607	No	Inez Macklin	Owner Occupant	12/30/2014
11-05387	551 Austin	Toledo	43608	Yes	Terrence Mocznianski	Owner Occupant	12/15/2014
20-91131	916 Elysian	Toledo	43607	No	The Flores'	Owner Occupant	12/4/2014
05-01957	1863 Norwood	Toledo	43607	No	Warren Badgett	Rental	12/3/2014
05-01954	1861 Norwood	Toledo	43607	No	Warren Badgett	Rental	12/3/2014
10-21877	2514 Locust	Toledo	43609	No	Michael Johnson	Owner Occupant	11/25/2014
10-21874	2516 Locust	Toledo	43609	Yes	Michael Johnson	Owner Occupant	11/25/2014
05-07901	3441 Upton	Toledo	43613	No	Michael Campbell	Rental	11/25/2014
14-25637	901 St John	Toledo	43608	No	The Walker's	Owner Occupant	12/1/2014

Total:	10						
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February 27, 2015

The Board of Directors represents that the record of the proceedings of the previous session on January 23, 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
LandBank

Lucas County Land Reutilization Corporation
Board of Directors Meeting
Friday, February 27, 2015 at 11:00 A.M.
Conference Room D, 12th Floor
One Government Center, Toledo, Ohio 43604

1. Call to order by the Chairman Kapszukiewicz
2. Approval of the January 23, 2015 Minutes (posted on the website)
3. Treasurer's Report
 - a. Presentation of Monthly Financial Statements
4. Action Items (ex officio Directors)
 - a. **Resolution 2015-003: Appointing Mayor Paula Hicks-Hudson as a statutory director representing the City of Toledo**
5. Action Items
 - a. **Resolution 2015-004: Approving agreement for GIS services with Mannik & Smith Group, LLC**
 - b. **Resolution 2015-005: Authorizing the acquisition of 1125 W. Sylvania Avenue for redevelopment purposes**
 - c. **Presentation of offers and development plans for 1638 Broadway St.**
 - d. **Resolution 2015-006: Re-allocating \$15,138 to Friendship New Vision for construction of 709 Underwood**
6. President's Report
 - a. Projects status update
 - b. Personnel update
7. Programs Report
 - a. Demolition programs update
 - b. Toledo Survey update
 - c. Grants update
 - d. Heritage Home Program update
8. New Business
9. Adjournment

	2015 Budget	2015 Actual to Date	% to Date
Starting Balance	\$2,200,000	\$1,239,609	56.3%
REVENUES			
Operating Revenue			
Statutory Reutilization Fund	\$1,600,000	\$0	0.0%
Property Sales	\$250,000	\$59,607	23.8%
Housing Fund	\$150,000	\$0	0.0%
FHC MLK Neighborhoods Program	\$250,000	\$50,000	20.0%
Investment Income	\$2,500	\$132	5.3%
Other Income	\$35,000	\$41,909	119.7%
Total Operating Revenues	\$2,287,500	\$151,647	6.6%
Grant Revenue			
OHFA NIP Demolition Reimbursement	\$2,940,000	\$0	0.0%
OHFA NIP Maintenance Reimbursement	\$420,000	\$0	0.0%
OHFA NIP Admin Fees	\$140,000	\$0	0.0%
Total Grant Revenues	\$3,500,000	\$0	0.0%
Total Revenues	\$5,787,500	\$151,647	2.6%
OPERATING EXPENSES			
Contract Services			
LRC Funded Demolition	\$500,000	\$77,940	15.6%
Holding Costs	\$175,000	\$14,764	8.4%
Inspections	\$15,000	\$4,050	27.0%
Field Services	\$60,000	\$4,215	7.0%
Other Contract Services	\$10,000	\$858	8.6%
Program Expenses			
Acquisition / Disposition	\$7,500	\$1,169	15.6%
FHC MLK Neighborhoods Program	\$850,000	\$5,031	0.6%
Project Match Grants	\$100,000	\$0	0.0%
Housing Fund	\$510,000	\$57,653	11.3%
Heritage Home Program	\$99,000	\$0	0.0%
The Toledo Survey	\$27,500	\$3,883	14.1%
Other Program Expenses	\$5,000	\$0	0.0%
Professional Services			
Accounting/Auditing/Payroll Services	\$15,000	\$282	1.9%
Business Insurance	\$30,000	\$26,010	86.7%
Information Technology	\$30,000	\$5,250	17.5%
Consulting Services	\$20,000	\$80	0.4%
Communications	\$10,000	\$44	0.4%
Other Professional Services	\$7,500	\$0	0.0%

	<u>2015 Budget</u>	<u>2015 Actual to Date</u>	<u>% to Date</u>
<i>Employee Expenses</i>			
Staff Salaries	\$400,000	\$49,553	12.4%
Payroll Taxes	\$35,000	\$4,606	13.2%
Employee Benefits	\$80,000	\$17,991	22.5%
457(b) Retirement Plan	\$20,000	\$4,085	20.4%
Professional Development	\$7,000	\$0	0.0%
Internships	\$10,000	\$0	0.0%
<i>Office Expenses</i>			
Bank Charges	\$1,000	\$0	0.0%
Postage	\$2,500	\$174	6.9%
Equipment, Repairs	\$5,000	\$95	1.9%
Office and Printing	\$10,500	\$1,364	13.0%
Parking, Mileage, Fuel	\$15,000	\$4,399	29.3%
Conferences	\$2,500	\$650	26.0%
Rent	\$15,000	\$0	0.0%
Other Office Expenses	\$2,000	\$0	0.0%
Miscellaneous Expenses	\$2,000	\$0	0.0%
Total Operating Expenses	\$3,079,000	\$284,146	9.2%
<i>Grant Expenses</i>			
OHFA NIP Demolition	\$2,414,000	\$60,600	2.5%
OHFA NIP Environmental Services	\$603,500	\$49,422	8.2%
OHFA NIP Maintenance	\$420,000	\$950	0.2%
OHFA NIP Administration	\$62,500	\$0	0.0%
Total Grant Expenses	\$3,500,000	\$110,972	3.2%
Total Expenses	\$6,579,000	\$395,118	6.0%
Budget Stabilization Fund	\$450,000	\$450,000	100.0%
Unencumbered Ending Balance	\$958,500	\$546,139	57.0%

01/29/2015	ACH	Stop & Go	-49.00
01/29/2015	ACH	Data Services	-173.24
			<hr/>
			-157,350.54



Date: February 27, 2015

Resolution No. 2015-003

Title: Appointing Mayor Paula Hicks-Hudson as a statutory director representing the City of Toledo

Summary/Background: Pursuant to RC §1724.03, the Land Bank's Board of Directors must include a representative from the largest municipality in the county, which in Lucas County is the City of Toledo. The City of Toledo's statutorily mandated seat is now vacant.

Pursuant to the Code of Regulations, the *ex officio* Board members wish to appoint Mayor Paula Hicks-Hudson to fill the City of Toledo's statutorily mandated seat for the remainder of her term in office. Ms. Hicks-Hudson will immediately vacate her appointed Director seat upon this resolution taking effect.

Authority: Code of Regulations §3.1.5

Director Gerken 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. Mayor Paula Hicks-Hudson is hereby appointed as the Municipal Director representing the City of Toledo for a term ending at the 2015 annual meeting, or until her successor is appointed.

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 Gerken voted yes

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

Anne Wistow, Secretary of the Board



Date: February 27, 2015

Resolution No. 2015-004

Title: Approving agreement for GIS services with Mannik & Smith Group., Inc.

Summary/Background: In order to use the Toledo Survey data to its fullest extent, the Corporation will need to utilize GIS mapping tools and prediction models. Such analysis will allow the Corporation to present survey data to community stakeholders and residents, and to engage in strategic planning initiatives. Accordingly, the Corporation has sought the services of Mannik & Smith Group, Inc., to provide it with GIS mapping services, data analysis, and integration of data into a web based application.

Mannik & Smith has presented a proposal to provide these services for a cost not to exceed \$32,349. Work is expected to be completed by July, 2015, with the possibility for ongoing data analyses work (to be negotiated separately). A proposed agreement between Mannik & Smith and the Corporation is attached.

Authority: Code of Regulations 1.4; 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 Board authorizes the Corporation to negotiate an agreement with Mannik & Smith Group, LLC, for GIS services, including mapping, data analyses, and development of a web based applications, for an amount not to exceed \$32,349.

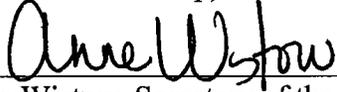
Section 2. This Board finds and determines that all formal actions of this Board concerning and relating to the adoption of this resolution were taken in an open meeting of this Board and that all deliberations of this Board that resulted in those formal actions were in a meeting open to the public in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

Director Beazley voted yes
Director Gibbon was not present
Director Stanbery voted yes
(Vacant Directorship)

A handwritten signature in black ink, appearing to read "Anne Wistow". The signature is written in a cursive style with a horizontal line underneath it.

Anne Wistow, Secretary of the Board



January 29, 2015

David Mann, President
Lucas County Land Reutilization Corporation
One Government Center, Ste. 580
Toledo, OH 43604

RE: Toledo Survey Geographic Information System (GIS) Support, Toledo, Lucas County, Ohio

Dear Mr. Mann:

The Mannik & Smith Group, Inc. (MSG) is pleased to provide our client, the Lucas County Land Reutilization Corporation, herein referred to as the Land Bank, with this revised scope of work and cost estimate to help the Land Bank develop, use, and share with community stakeholders a comprehensive Toledo-wide GIS product based on the recently collected 2014 Toledo Survey data. Thank you and Josh Murnen and Anne Wistow for meeting with us last month to discuss the Land Bank's project goals and how we may help you reach them. This proposal updates the draft proposal we submitted to you on January 14, 2015, and discussed with you this morning. Specifically, this proposal reflects the extended schedule milestones you suggested this morning and the ongoing and somewhat fluid nature of Task 2 in particular.

Based on the information you shared with us at that December 2014 meeting, we understand that this city-wide project area includes more than 100,000 individual parcels surveyed over the past year and is anticipated to be completed by the end of February 2015. The 2014 Toledo Survey has been a collaborative effort between Land Bank employees and volunteers who have used mobile devices to survey parcels throughout the city. Because the data have been collected from a wide-variety of sources, MSG recognizes that certain data may reflect inconsistencies or unknown values.

The objective of this unique project is to create visual aids of surveyed parcel information within the City of Toledo and develop spatial analyses to help the Land Bank and its partners target areas for blight removal and community transformation. Consistent with the Land Bank's mission to strengthen neighborhoods and preserve property values, this project aims to identify properties of vacancy and abandonment in order to prioritize for better reuse opportunities.

SCOPE OF WORK

In support of one of the Land Bank's most important strengths – its ability to respond to evolving needs quickly – we recognize that good communication between you and MSG is key to this project's success. As such, we recommend regular conference calls/meetings and progress reports to update you on the status of the project and to provide regular opportunities for feedback.

To complete this project, MSG will rely on the recently collected 2014 Toledo Survey data and other publically available parcel data from the Auditor's Real Estate Inventory System (AREIS) database. Due to the large size and complexity of the survey data the Land Bank hired Avatar, a local technology consulting firm, to manage the data. Because data files are managed by Avatar, communication between MSG and Avatar will be required to complete the proposed project. Furthermore, due to unknown data values or inconsistencies in data collection, when necessary, MSG will visit site-specific locations to verify existing or null values.

TECHNICAL SKILL.
CREATIVE SPIRIT.

OP141591-Scopeofwork.PRO.Docx

Task 1 - Database Design and Preliminary GIS Layers

To project the 2014 Toledo Survey data onto a map for the Land Bank, MSG will use our existing internal data licenses from leading GIS industry software *Esri ArcMap 10.2.1*. A project kickoff meeting will be held at the Land Bank offices to review the project milestones, deadlines, and to prioritize the Land Bank's GIS attributes for our compilation of certain data sets. Following the kickoff meeting, Task 1 will primarily include the collection, organization, modification, and design of a geographic database to create preliminary GIS layers. Designing the database with future analyses in mind will minimize errors and potential problems in future tasks. With input from the Land Bank, we will complete data compilation by connecting the collected survey data to AREIS and other existing datasets. We can then project individual parcel information for specific attributes. The following list includes examples of anticipated GIS layers to be prepared for the Land Bank:

- Vacant properties
- Tax delinquent properties
- Owner-occupied properties
- Commercial properties
- Demographic information
- Land Bank acquired properties
- Forfeited property
- City of Toledo owned property.

In addition to regular correspondence and progress reporting, the anticipated deliverables of Task 1 include a series of maps presented to the Land Bank for approval to proceed with analyses of GIS layers.

Task 2 - Analyses on Preliminary Data Layers

Using the Land Bank's direction and feedback from the preliminary data layers produced in Task 1, MSG will analyze the 2014 Toledo Survey data connected to other data sources, like AREIS, as appropriate. This task will likely be ongoing and will rely on guidance from the Land Bank to select specific attributes from one or multiple data layers compared to others. Because some data will be presented at the county-wide scale and some at neighborhood-specific contexts, this task will depend on the feedback received from community organizations and other stakeholders to determine the analyses suitable for their particular context. To support the Land Bank's need to occasionally focus on area-wide clusters or target areas, MSG anticipates the following example analyses of GIS layers.

- Percentage of land uses (commercial, industrial, residential, vacant, etc.);
- Owner-occupied vs. rental properties;
- Percent tax delinquent below specific value; and
- Percentage of occupancy vs. vacancy.

Similar to recent land use analyses conducted in the Mercy-St. Vincent Hospital Area, as well as recent work completed in the Old West End Neighborhood Initiatives (OWENI) area as part of the City's Area-Wide Plan project, this task aims to identify specific properties for redevelopment. Additionally, we anticipate, in Task 2, helping you analyze how to use the available resources to help the community.

Anticipated deliverables of Task 2 include a series of maps MSG will present to the Land Bank for approval prior to our publishing GIS layers to an online-based web-mapping application.

Task 3 - Connection to Online-Based Web-Mapping Application

In addition to providing the Land Bank with a comprehensive GIS resource for the 2014 Toledo Survey, MSG will input the resulting data layers into the existing Avatar database and provide an online web-mapping portal. MSG will need to meet with Avatar and the Land Bank to identify a proper host website for the web-based mapping application. Upon identifying the proper host for the online mapping application, MSG will provide a price structure because subscription service and hosting fees may be required to publish on particular websites. Assuming the Land Bank will want consistent internal GIS software, we propose the use of *Esri's ArcGIS Online*, offers a subscription for five users for \$2,500 annually (<http://www.esri.com/software/arcgis/arcgisonline/purchase>). We currently envision that those five users would include three Land Bank employees and two MSG GIS technicians. This subscription is required to gain full access to all features in the online mapping application, including editing and/or uploading data to

the mapping application. Public viewing of the data will not require subscriptions; however, access to and use of the site are monitored and billed based on ESRI's established price structure. Through this collaboration with Avatar, MSG aims to publish the data into a functional and publically accessible interactive web-based mapping application.

PROJECT SCHEDULE

MSG will begin work on this project immediately upon receipt of a written authorization to proceed. We understand that your goal is to reach project completion by late June 2015, assuming the collection of Toledo Survey data is completed as currently expected by late February 2015. To meet this deadline, we propose the following project milestones:

- o Comprehensive GIS layers (Tasks 1) completed by April 30, 2015; and,
- o Final layers and analyses packaged for web-based mapping application (Tasks 2 and 3) in May 2015 and available for public viewing/use by June 30, 2015. Depending on the Land Bank's needs, Task 2, may be ongoing in some form.

PROJECT COSTS

Due to the iterative process of mapping the various GIS layers throughout the project and your need for flexibility to re-focus your attention to certain sites and/or neighborhoods as opportunities arise, MSG is committed to providing you with regular project updates that track our progress and project near-future tasks. This reliable communication will give you the opportunity to re-direct project efforts as appropriate to meet what we understand could be shifting objectives. MSG proposes to perform this project according to the terms and conditions in Attachment A on time and materials, not to exceed fee basis for:

Comprehensive GIS Project	
Task 1	\$ 8,683
Task 2	\$12,483
Task 3	<u>\$ 8,683</u>
Total	= \$29,849
+ESRI Online Subscription	<u>\$ 2,500</u>
Total with Subscription	= \$32,349

Fiscal Control

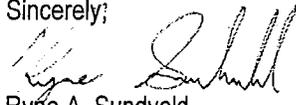
For purposes of fiscal control, our costs for the above work will not exceed the total indicated above. We agree that reasonable variation to the work to be performed within each work task may be made, but reserve the right to renegotiate the above amount should significant departure from the stated scope of work be requested or otherwise required.

AGREEMENT

Assuming this scope of work and cost estimate meets with your approval, you may signify acceptance by signing and dating the designated locations attached and returning one signed copy to the undersigned. A signed facsimile or email copy is acceptable. Your signature will be our written authorization to proceed with the project.

Thank you for this opportunity to provide this scope of work and cost estimate. Please feel free to contact me at 419-891-2222 or by email at SGladwell@MannikSmithGroup.com if you have any questions.

Sincerely;


Ryne A. Sundvoid
Environmental Scientist


Sally L. Gladwell, CP, CEM, CEI
Principal / Senior Project Manager

Attachment

AGREEMENT FOR SERVICES

By execution of this Agreement, the Client authorizes The Mannik & Smith Group, Inc. (MSG) to provide the services described within the proposal designated below according to the attached Terms and Conditions. In the event Client directs MSG to proceed with the work, even if not signed below, the Terms and Conditions are considered accepted by the Client.

No terms or conditions other than those stated within the attached, and no agreement or understanding oral or written, in any way purporting to modify these Terms and Conditions whether contained in Client's purchase order or elsewhere, shall be binding on MSG and its subcontractors unless hereafter made in writing and signed by an authorized representative of MSG. All proposals, negotiations, and representations, if any, made prior to, and referenced hereto, are merged herein.

APPROVAL AND ACCEPTANCE

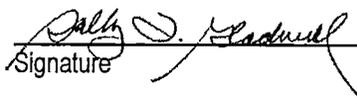
The Mannik & Smith Group, Inc. is hereby directed and authorized to proceed with the services for the designated project in accordance with the provisions of this Agreement.

Proposal Date: January 14, 2015

Proposal Number: OP141591

LUCAS COUNTY LAND REUTILIZATION CORPORATION THE MANNIK & SMITH GROUP, INC.

Signature



Signature

Name (Printed)

Sally L. Gladwell, CP, CEM, CEI

Name (Printed)

Title

Principal / Senior Project Manager

Title

Date

January 29, 2015

Date

The Mannik & Smith Group, Inc.
Standard Terms & Conditions

Services The Mannik & Smith Group, Inc. (MSG) will perform services for the Project as set forth in MSG's proposal and in accordance with these Terms & Conditions. MSG has developed the Project scope of service, schedule, and compensation based on available information and various assumptions. The Client acknowledges that equitable adjustments to the schedule and compensation may be necessary based on the actual circumstances encountered by MSG in performing their services.

Additional Services The Client and MSG acknowledge that additional services may be necessary for the Project to address issues that may not be known at Project initiation or that may be required to address circumstances that were not foreseen. In that event, MSG shall notify the Client of the need for additional services and the Client shall pay for such additional services in an amount and manner as the parties may subsequently agree.

Project Requirements The Client shall confirm the objectives, requirements, constraints, and criteria for the Project at its inception. If the Client has established design standards, they shall be furnished to MSG at Project inception. MSG will review the Client design standards and may recommend alternate standards considering the standard of care provision.

Period of Service MSG shall perform the services for the Project in a timely manner consistent with its Standard of Care. MSG will strive to perform its services according to the Project schedule set forth in the MSG proposal. The services of each task shall be considered complete when deliverables for the task have been presented to the Client. MSG shall be entitled to an extension of time and compensation adjustment for any delay and/or disruption beyond MSG control. MSG is not responsible for any delay and/or disruption beyond its control.

Compensation In consideration of the services performed by MSG, the Client shall pay MSG in the manner set forth in the MSG proposal. The parties acknowledge that terms of compensation are based on an orderly and continuous progress of the Project. Compensation shall be equitably adjusted for delays, disruptions or extensions of time beyond the control of MSG.

Where total project compensation has been separately identified for various Tasks/Work Orders, MSG may adjust the amounts allocated between Tasks or Work Orders as the work progresses so long as the total compensation amount for the Project is not exceeded.

The Client shall be solely obligated to pay and remit to the appropriate governmental authority such sales, value added, duties, withholding or other taxes on MSG's services, Subcontracted Services and Reimbursable Expenses without reduction of MSG's compensation. The Client shall provide MSG photocopies of all forms sent to such governmental authorities evidencing payment of these taxes.

Payment for MSG's services shall be made in United States dollars.

Payment Terms MSG shall submit monthly invoices for services performed and Client shall pay the full invoice amount within 30 calendar days of the invoice date. Invoices will be considered correct if not questioned in writing within 10 calendar days of the invoice date. In the event of a disputed or contested billing, only that portion so contested may be withheld from payment, and the undisputed portion will be paid. Client will exercise reasonableness in contesting any billing or portion thereof. MSG shall be entitled to a 1.5% per month administrative charge in the event of payment delay. Client payment to MSG is not contingent

on arrangement of project financing. Invoice payment delayed beyond 60 calendar days shall give MSG the right to suspend services until payments are current. Non-payment beyond 70 calendar days shall be just cause for termination by MSG. MSG shall have no liability whatsoever to the Client for any costs or damages as a result of such suspension or termination.

Payment Definitions The following definitions shall apply to methods of payment:

Time & Materials is defined as the actual time MSG employees utilize to perform the scope of services at an established billing rate, plus the actual cost of materials and equipment usage.

Lump Sum is defined as a fixed price amount for the scope of services described.

Standard Rates is defined as individual time multiplied by standard billing rates for that individual.

Subcontracted Services are defined as Project related services provided by other parties to MSG.

Reimbursable Expenses are defined as actual expenses incurred in connection with the Project.

Assignment Neither party shall assign its rights, interests or obligations under the Project without the express written consent of the other party.

Authorized Representatives The officer assigned to the Project by MSG is the only authorized representative to make decisions or commitments on behalf of MSG. The Client shall designate a representative with similar authority.

Buried Utilities Where applicable to the Project, MSG will conduct research and prepare a plan indicating the locations intended for subsurface penetration with respect to assumed locations of underground improvements. Such services by MSG will be performed in manner consistent with the Standard of Care. Client recognizes that the research may not identify all underground improvements and that the information of which MSG relies may contain errors or may not be complete. The Client agrees to waive all claims and causes of action against MSG for a) damages to underground improvements resulting from subsurface penetration locations established by MSG; and/or b) economic damages resulting from subsurface penetration locations established by MSG, except for damages caused by the sole negligence or willful misconduct of MSG.

Compliance with Laws MSG shall perform its services consistent with its Standard of Care and endeavor to incorporate laws, regulations, codes, and standards applicable at the time the work is performed. In the event that standards of practice or official interpretations thereof change during the Project, MSG shall be entitled to additional compensation where additional services are needed to conform to the standard of practice.

Confidentiality MSG will hold in confidence any information about the Client's operations which would normally be considered confidential. Such obligation shall not hold with respect to:

- a. Information which is in the public domain or which enters public domain in the future through no fault of MSG.

- b. Information known to MSG prior to disclosure by the Client or information disclosed to MSG at any time by a third party.
- c. Information which is released from its confidential status by the Client.
- d. Where disclosure is required by court order or governmental directive, provided that prior written notice is given the other party.
- e. Where disclosure is required to comply with a professional code of conduct or ethics.
- f. Where disclosure involves a dispute resolution proceeding between the parties.

The Client agrees that the technical methods, techniques and pricing information contained in any proposal submitted by MSG pertaining to this Project or agreement or any addendum thereto, are to be considered confidential and proprietary, and shall not be released or otherwise made available to any third party without the express written consent of MSG.

Consequential Damages Neither the Client nor MSG shall be liable to the other for any consequential damages regardless of the nature or fault.

Cost Estimates or Opinions MSG may prepare cost estimates or opinions for the Project based on historical information that represents the judgment of a qualified professional. The Client and MSG acknowledge that actual costs may vary from the cost estimates or opinions prepared and that MSG offers no guarantee related to the Project cost.

Defects in Service The Client shall promptly report to MSG any defects or suspected defects in service. The Client further agrees to impose a similar notification requirement on all contractors in its Client/Contractor agreement and shall require all subcontracts at any level to contain a like provision. Failure by the Client and Client's contractors and subcontractors to notify MSG shall relieve MSG of the costs of remedying the defects above the sum such remedy would have cost had prompt notification been given when such defects were first discovered.

Dispute Resolution In the event of a dispute between MSG and Client arising out of or related to this Agreement, the aggrieved party shall notify the other party of the dispute within a reasonable time after such dispute arises. If the parties cannot thereafter resolve the dispute, each party shall nominate a senior officer of its management to meet to resolve the dispute by direct negotiation or mediation.

The venue and/or hearing of any dispute resolution procedure under this Agreement shall be in the State of Ohio unless the Parties agree on another mutually convenient location. Any court action required to enforce the terms of this Agreement and/or any legal proceeding to enforce, enter judgment upon, vacate and/or modify the dispute award shall be filed in the Court of Commons Pleas, Lucas County, Ohio. To the extent applicable, this Agreement and any award rendered under it shall be governed by the Convention of the Recognition and Enforcement of Foreign Arbitration Award.

During the pendency of any dispute, the parties shall continue diligently to fulfill their respective obligations hereunder.

Environmental Matters The Client warrants they have disclosed all potential hazardous materials and/or petroleum compounds that may be encountered on the Project. In the event undisclosed and/or unknown materials/compounds are encountered, MSG shall be entitled to an equitable adjustment to the schedule and compensation for appropriate actions to protect the health and safety of its personnel, and for additional services required to comply with applicable laws. The Client shall defend and indemnify MSG from any claim or liability or loss arising from or caused by hazardous materials and/or petroleum compounds encountered on the Project except for those events caused by the sole

negligence or willful misconduct of MSG. MSG and its subconsultants shall have no responsibility for the discovery, presence, handling, removal or disposal of or exposure of persons or property to hazardous materials, petroleum compounds and/or toxic substances in any form at the Project site.

Force Majeure MSG shall be entitled to an equitable adjustment to the schedule and compensation for force majeure events, including but not limited to: Acts of God or the public enemy, Acts of any government in its sovereign and/or contractual capacities, fires, Acts of war, terrorism, violence, floods, epidemics, quarantine restrictions, strikes, embargoes, and unusually severe weather or any other cause outside of the control of MSG. MSG shall notify Client in writing within fourteen (14) days after the beginning of any such cause becomes known, which would affect its performance. In the event a force majeure event continues for more than 30 days, MSG may terminate this Agreement for convenience and shall submit an invoice for services performed up to the effective date of termination and the Client shall pay MSG all outstanding invoices within fourteen (14) calendar days.

Governing Law The terms of this Agreement shall be governed by the laws of the State of Ohio without regard to any choice of law principles. Nothing contained herein shall be interpreted in such a manner as to render it unenforceable under the laws of the state of Ohio.

Indemnification MSG agrees, to the fullest extent permitted by law, to indemnify and hold the Client harmless from damage, liability or cost to the extent caused by MSG's negligent acts, errors or omissions in the performance of professional services under this Agreement and those of his or her subconsultants or anyone for whom MSG is legally liable.

The Client agrees, to the fullest extent permitted by law, to defend, indemnify and hold MSG harmless from damage, liability or cost to the extent caused by the Client's negligent acts, errors or omissions and those of his or her contractors, subcontractors or consultants or anyone for whom the Client is legally liable, and arising from the Project that is the subject of this Agreement.

Neither party is obligated to indemnify the other in any manner whatsoever to the extent of the other's own negligence.

Independent Consultant MSG shall serve as an independent consultant for services provided under this Agreement. MSG shall retain control over the means and methods used in performing their services and may retain subconsultants to perform certain services as determined by MSG.

Information from Other Parties The Client and MSG acknowledge that MSG will rely on information furnished by other parties in performing its services under the Project. MSG shall not be liable for any damages that may be incurred by the Client in the use of third party information.

Lien Rights MSG may file a lien against the Property in which the Project is situated and/or file a claim against any available payment bonds for the Project in the event that the Client does not make payment within the time prescribed in this agreement. The Client agrees that services by MSG are considered property improvements and the Client waives the right to any legal defense to the contrary.

Insurance MSG will maintain the following insurance and coverage limits during the period of service if such coverage is reasonably available at commercially affordable premium. Upon request, the Client will be named as an additional insured on the Commercial General Liability and Automobile Liability policies.

- Worker's Compensation As required by applicable state statute
- Commercial General Liability \$1,000,000 per occurrence (bodily injury including death & property damage) \$2,000,000 aggregate
- Automobile Liability \$2,000,000 combined single limit for bodily injury and property damage
- Professional Liability \$2,000,000 each claim and in the aggregate

The Client shall make arrangements for Builder's Risk, Protective Liability, Pollution Prevention, and other specific insurance coverage warranted for the Project in amounts appropriate to the Project value and risks. MSG shall be a named additional insured on those policies where MSG may be at risk. The Client shall obtain the counsel of others in setting insurance limits for construction contracts.

Limitation of Liability In recognition of the relative risks and benefits of the Project to both the Client and MSG, the Client agrees to the fullest extent permitted by law, to limit the liability of MSG for any and all claims, losses, breaches, damages or expenses arising out of this agreement and/or MSG's performance of services on the Project, from any and all causes, to \$50,000 or the fee realized by MSG for the Project, whichever is greater.

Ownership of Documents Documents prepared by MSG for the Project are instruments of services and shall remain the property of MSG. Record documents of service shall be based on the printed copy. If specified in the MSG proposal, MSG will furnish documents electronically; however, the client releases MSG from any liability that may result from documents used in this form. MSG shall be defended and indemnified for reuse of documents for any purpose other than those intended under the Project.

Permits and Approvals MSG will assist the Client in preparing applications and supporting documents for the Client to secure permits and approvals from agencies having jurisdiction over the Project. The Client agrees to pay all application and review fees.

Relationship of The Parties All services provided by MSG are for the sole use and benefit of the Client. Nothing in this Agreement shall create a contractual relationship with or a cause of action in favor of a third party against either the Client or MSG.

Safety MSG shall be responsible solely for the safety precautions or programs of its employees and no other party. In no event will MSG be responsible for construction methods, means, techniques or sequences of construction, which are solely the responsibility of the Contractor.

Security Client shall provide security at the Project site, to the extent necessary, to minimize threats of violence.

Site Access The Client shall obtain all necessary approvals for MSG to access the Project site(s).

Severability Any provision of these terms later held to violate any law shall be deemed void and all remaining provisions shall continue in force. In such event, the Client and MSG will work in good faith to replace an invalid provision with one that is valid with as close to the original meaning as possible.

Standard of Care Services provided by MSG will be performed with the care and skill ordinarily exercised by members of the same profession practicing under similar circumstances (Standard of Care). The standard of care shall exclusively be judged as of the time the services are rendered and not according to later standards. Regardless of any other term or condition of this Agreement, MSG makes no express or implied warranty of any sort. All warranties, including warranty of merchantability or warranty of fitness for a particular purpose, are expressly disclaimed.

Survival All provisions of these terms that allocate responsibility or liability between the Client and MSG shall survive the completion or termination of services for the Project.

Suspension of Work The Client may suspend services performed by MSG with cause upon fourteen (14) calendar days written notice. MSG shall submit an invoice for services performed up to the effective date of the work suspension and the Client shall pay MSG all outstanding invoices within fourteen (14) calendar days. MSG shall be entitled to renegotiate the Project schedule and the compensation terms for the Project.

Termination In the event of substantial failure by a party to fulfill its obligations of the terms hereunder, that party may be deemed in default. If the party fails, within seven (7) calendar days after receipt of written notice to commence and continue satisfactory correction of the default with diligence and promptness, then the other party without prejudice to other remedies it has may terminate this Agreement for cause. In the event of a termination, MSG shall submit an invoice for services performed up to the effective date of termination and the Client shall pay MSG all outstanding invoices within fourteen (14) calendar days.

Third Party Claims The Client will compensate MSG for services performed in defense of any third party claim unless the claim resulted from the negligent act, error or omission of MSG.

Violations of Law The Client agrees, to the fullest extent permitted by law, to defend, indemnify and hold MSG harmless from any and all violations of laws and/or failure to comply with governmental regulations, including but not limited to the Foreign Corrupt Practices Act (15 USC §78dd-1 et seq.), the False Claims Act (31 USC § 3729 et seq.), the Buy American Act (41 USC § 8301 et seq.) and the "Buy American" Provisions (Section 1605) of the American Recovery and Reinvestment Act. (Pub. L. 111-5), to the extent caused by the Client or his or her contractors, subcontractors or consultants or anyone for whom the Client is legally liable, and arising from the Project that is the subject of this Agreement.

Waiver of Rights The failure of either party to enforce any provision of these Terms and Conditions shall not constitute a waiver of such provision nor diminish the right of either party to the remedies of such provision.

Entire Agreement This Agreement constitutes the entire agreement between the parties and may only be amended by written agreement by both parties. Should any portion be found to be illegal or non-enforceable, such portion shall be deleted and the balance shall remain in effect.



Date: February 27, 2015

Resolution No. 2015-005

Title: Authorizing the acquisition of 1125 W. Sylvania Avenue for redevelopment purposes

Summary/Background: The property at 1125 W. Sylvania Avenue / 3946 Drexel Drive took on structural damage as a result of street repairs undertaken by the City of Toledo. As part of the City's settlement agreement, the City agreed to purchase the property from the prior owner.

This mixed-use, commercial / residential property was constructed in 1927, and serves as an anchor along the Sylvania Avenue commercial corridor. Accordingly, demolition is not a desirable outcome. The City has obtained a quote for repairing the structural damage, and works is estimated at \$60,000, though actual costs may exceed this amount. Based on comparable listing quotes from several commercial real estate agents, the current market value is around \$120,000. At present, the property is mostly occupied. The property is managed by a tenant who is the former wife of the prior owner.

Based on this information, the City and the Corporation have been in discussions regarding the best long term end use for the property. Under the terms of the proposed pending agreement between the City and the Corporation, the Corporation would take title to the property for no consideration, and would proceed to make repairs to and market the property. Upon sale, the Corporation's costs would be paid back first, then the City's settlement costs of \$60,000. Any additional sales revenue would go back to the Corporation. If the Corporation's costs are not covered at sale, the City will reimburse the Corporation for unrecovered outstanding costs. If the property does not sell within one year, the Corporation may transfer the property back to the City.

This agreement presents a viable path toward redeveloping this architecturally significant structure at minimal risk to the Corporation. The redevelopment of this structure could help catalyze additional reinvestment along the historic Sylvania Avenue corridor.

Authority: Code of Regulations 1.4; 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 Corporation is authorized to enter into an agreement with the City of Toledo to acquire the properties at 1125 W. Sylvania Avenue and 3946 Drexel Drive, Toledo, Ohio, for redevelopment purposes.

Section 2. The Corporation is authorized to spend up to \$100,000 on repairs and maintenance for these properties, with the understanding that the Corporation will be reimbursed for the costs it

incurs, either at the time of re-sale or through its agreement with 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 Gerken voted yes

Director Mazur voted yes

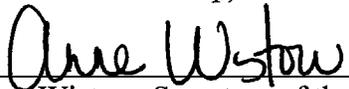
Director Zeitler voted yes

Director Beazley voted yes

Director Gibbon was not present

Director Stanbery voted yes

(Vacant Directorship)



Anne Wistow, Secretary of the Board

AGREEMENT TO DONATE REAL ESTATE

AGREEMENT, made on or as of the _____ day of _____, 20____, by and between the **City of Toledo, an Ohio Municipal Corporation**, (the "**Donor**"), having its office at One Government Center, Suite 2250, Toledo, Ohio 43604, and **Lucas County Land Reutilization Corporation (the "Donee")**, having a mailing address of One Government Center, Ste. 580, Toledo, Ohio 43604;

WHEREAS, the City of Toledo holds title to certain real estate located at 1125 W. Sylvania Avenue and 3946 Drexel Drive in the City of Toledo and as listed on Exhibit "A" Legal Description attached hereto and made a part hereof; and

WHEREAS, **Donee** has offered to purchase such property from the **Donor**; and

WHEREAS, on the _____ day of _____, 20____, Toledo City Council passed **Ordinance No. _____** authorizing the Mayor to execute a Real Estate Purchase Agreement with **Donee** to provide for the sale of the City-owned property herein described.

NOW, THEREFORE, in consideration of the foregoing, the mutual covenants and the agreements herein stated and other good and valuable considerations, the receipt and adequacy of which are hereby acknowledged, the parties agree as follows:

SECTION 1. SALE OF PROPERTY.

Subject to all the terms, covenants and conditions of this Agreement, the **Donor** will sell and the **Donee** will buy the real property located at 1125 W. Sylvania Avenue in Toledo, Ohio, and 3946 Drexel Drive in Toledo, Ohio, and as described in Exhibit "A" Legal Description, together with all the buildings, improvements, and fixtures, if any, found on or about the property, all of which shall be hereinafter collectively referred to as (the "**Property**").

SECTION 2. PURCHASE PRICE AND DEPOSIT.

Donee agrees to pay to **Donor** as the purchase price for the **Property** the sum of **Zero and 00/100 Dollars (\$0.00)** (hereinafter the "**Purchase Price**").

SECTION 3. TITLE.

(a) **Donor** agrees to furnish to **Donee** a Corporation Quit Claim Deed (the "**Deed**") subject only to the following "**Permitted Encumbrances**": zoning regulations, easements, restrictions of record, taxes and assessments due and payable after the Closing. The "**Permitted Encumbrances**" shall also include any matters waived or deemed waived by **Donee** pursuant to Section 3(b).

(b) Within **thirty (30)** days after the date of this **Agreement**, **Donee** shall have the *option* to obtain a title examination or commitment for an owner's policy of title insurance insuring **Donee's** title to the **Property**. If ordered, **Donee** shall furnish a copy of the examination report or commitment to **Donor**. If the examination report or commitment shows that title to all or part of the **Property** is unmarketable, as determined by Ohio law, or is subject to any defect, lien or encumbrance that is not a **Permitted Encumbrance**, **Donee** shall notify **Donor** in writing of its objections within the thirty (30) day period or the same shall be deemed to have been waived by **Donee**. To the extent **Donee's** objections involve any defects, liens or encumbrances, **Donor** may, but shall have no obligation to remedy or remove the defect, lien, or encumbrance prior to the closing. If **Donor** elects not to remedy or remove the defect,

lien or encumbrance or is unable to do so, **Donee's** sole remedy shall be to elect either to (i) waive the defect or encumbrance and accept such title to the **Property** as **Donor** is able to convey or (ii) terminate this **Agreement**. **Donee** shall so elect by delivering written notice to **Donor** on or before the Closing, and if **Donee** fails to give such notice, it shall be deemed to have exercised election (i). If **Donee** terminates this **Agreement** as provided in clause (ii), both **Donee** and **Donor** shall be released from all obligations under this **Agreement**. All costs of the title examination or title insurance commitment and policy shall be paid for by the **Donee**.

SECTION 4. APPORTIONMENT OF CURRENT TAXES AND LIENS.

All real property taxes or assessments, utility liens, or any other encumbrances, if any, on the **Property** constituting a lien on the date of delivery of the Deed to the **Donee** shall be borne by the **Donor**.

SECTION 5. TRANSFER AND RECORDATION OF DEED.

The **Donor** shall promptly file the Deed for transfer and recordation among the land records of the place in which the **Property** is located. The **Donee** shall pay all costs for the transfer and recording of the Deed, if any.

SECTION 6. FUTURE RESALE OF THE PROPERTY.

If **Donee** sells the **Property** to an entity other than the **Donor**, **Donee** shall retain such sale proceeds, less those expenses and costs incurred by the **Donor** as described below. **Donee** shall use such sale proceeds for neighborhood reinvestment project, subject to **Donee** providing notification to **Donor**. **Donee** shall first be made whole for those expenses it incurs in maintaining, listing, and selling the **Property**, including, but not limited to, regular maintenance and management of the **Property**, major repairs and improvements to the **Property**, administrative expenses relating to the maintenance, management, marketing and sale of the **Property**, closing costs, broker's commission, and any other costs incurred by **Donee** relating to the holding, maintenance, management, marketing and sale of the **Property** before remitting any sale proceeds to **Donor**. After these costs and expenses have been satisfied, **Donor** shall be made whole for the costs and expenses it incurred in connection with the acquisition of the **Property** for an amount not to exceed **\$60,000** pursuant to City of Toledo Ordinance number 527-14.

To the extent that the proceeds of the sale of the **Property** to an entity other than **Donor** do not exceed **Donee's** costs as described in this Section, creating a deficit for the **Donee**, **Donor** shall reimburse **Donee** for the full amount of this deficit within sixty (60) days of **Donee's** notice to **Donor**. If **Donee** incurs a deficit, **Donee** shall not be obligated to pay any proceeds to **Donor**. If **Donee** actively markets the **Property** for longer than one (1) year after taking title without selling the **Property** to an entity other than **Donor**, **Donor** agrees to retake title to and possession of the **Property** at **Donee's** request.

SECTION 7. PROPERTY SOLD "AS IS".

Donee agrees that (i) it is acquiring the **Property** "AS IS" based upon its own independent inspection thereof and that it was given ample opportunity and access to conduct such inspection; (ii) **Donor** has made no warranties, representations or guaranties, including but not limited to any implied warranty of merchantability or fitness for any use or purpose or of reasonable workmanship concerning the **Property**; and (iii) **Donor** has made no warranties, representations or guaranties regarding any governmental restriction or limitation regarding the **Property** or the physical condition thereof, including

latent defects or environmental conditions. Should the **Property** prove defective in any manner, **Donee** assumes the entire cost of any and all necessary repairs or remediation of any environmental condition.

SECTION 8. BROKER/AGENT, COMMISSIONS AND FEES.

The **Donor** and **Donee** each represent to the other that it has not dealt with any real estate agent or brokerage firm in connection with the transactions contemplated by this Donation Agreement and is not aware of any real estate commissions that are or will become due to any such agent or firm in connection with such transactions.

SECTION 9. GOVERNING LAW.

This **Agreement** shall be construed under and in accordance with the laws of the State of Ohio.

SECTION 10. PRIOR AGREEMENT.

This **Agreement** represents the entire and sole agreement between the parties pertaining to the sale of the **Property**, and the parties hereby mutually withdraw, cancel, waive, terminate and exclude any and all oral or written representations, discussions or agreements made prior to or contemporaneously with the execution of this **Agreement**. Furthermore, the terms of this **Agreement** shall not be waived or modified without the express written consent of both parties.

SECTION 11. ZONING.

Donee understands and acknowledges that it takes title to the **Property** subject to the existing zoning of record for the Premises. Any use or development of the **Property** is subject first to the requirements of the Toledo Municipal Code, specifically, Chapter 11, Planning and Zoning, and a review by the Toledo City Plan Commission for any proposed use or development. **Donee** is solely responsible for any costs or expenses associated with satisfying any requirements under the Toledo Municipal Code, including any and all permits.

SECTION 12. SURVIVAL

This **Agreement** shall survive the conveyance of the **Property** from **Donee** to a third party. Each and all of the covenants, terms, provisions, and agreements contained in this Agreement shall be binding upon and inure to the benefit of the parties to this Agreement their respective legal representatives, successors, and assigns.

*** *Signature page follows* ***

IN WITNESS WHEREOF, the **Donor** have caused this **Agreement** to be duly executed and the **Donee** has signed on or as of the day and year first above written.

**PURCHASER: LUCAS COUNTY
LAND REUTILIZATION CORPORATION**

SELLER: CITY OF TOLEDO

David Mann, President

Paula Hicks-Hudson, Mayor

Date: _____

Date: _____

APPROVED AS TO LEGAL FORM:

APPROVED AS TO CONTENT:

Date: _____

Date: _____

Law Department

Department of Development

EXHIBIT "A"

LEGAL DESCRIPTION

Parcel I

Lot number eight (8) in Dixon Place, an Addition in the City of Toledo, Lucas County, Ohio, except that part thereof conveyed to the City of Toledo for street purposes by deed recorded in Volume 678 of Deeds, page 375, in accordance with Volume 26 of Plats, page 29.

Known by the following address: 1125 W. Sylvania Avenue, Toledo, Lucas County, Ohio

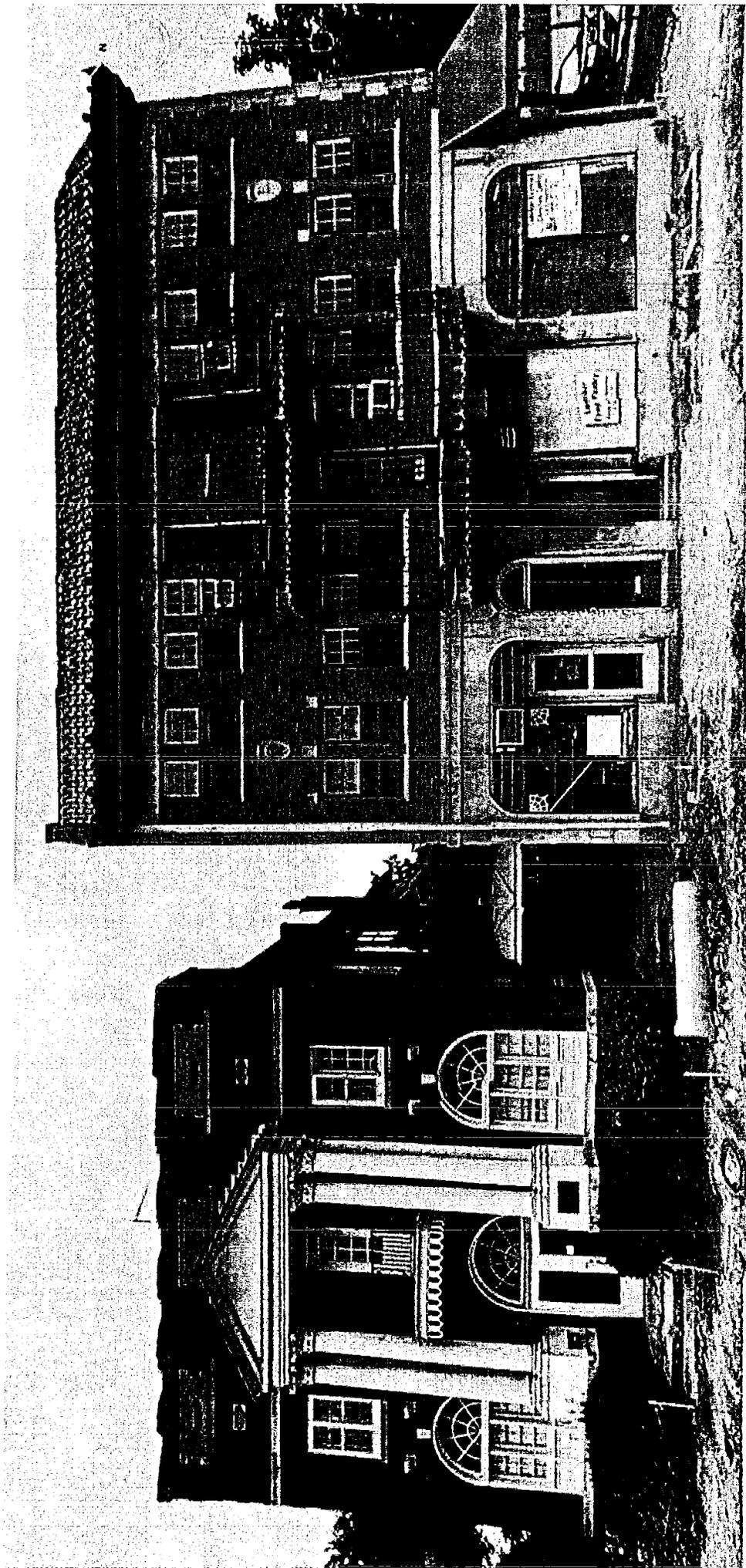
Parcel Number: 04-09761

Parcel II

Lot number nine (9) in Dixon Place, an Addition in the City of Toledo, Lucas County, Ohio, in accordance with Volume 26 of Plats, page 29.

Known by the following address: 3946 Drexel Drive, Toledo, Lucas County, Ohio

Parcel Number: 04-09767



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911



Date: February 27, 2015

Resolution No. 2015-006

Title: Re-allocating \$15,138 to Friendship New Vision to provide gap funding to complete construction of 709 Underwood

Summary/Background: Friendship New Vision, Inc. (FNV) received a 2013 Housing Fund grant to construct a new market rate single family home at 709 Underwood in Toledo. In December, 2014 the Corporation extend the grant deadlines for each recipient out until January 31, 2015. FNV was not able to utilize the full amount of grant funding awarded by this deadline. However, the project is nearing completion, and FNV is now in a position to request reimbursement for the remaining funds.

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 re-allocate \$15,138 to Friendship New Vision to complete the project at 709 Underwood, in line with the guidelines set forth in the grant agreement.

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 Mazur voted yes

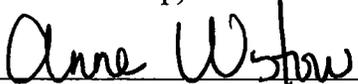
Director Zeitler voted yes

Director Beazley voted yes

Director Gibbon was not absent

Director Stanbery voted yes

(Vacant Directorship)



Anne Wistow, Secretary of the Board

Parcel	Address	City	Zip	LB Demo	Purchaser	Occupancy	Date Transferred
07-19501	1600 Fairsmith	Toledo	43605	No	Kenneth V LLC	Rental	1/12/2015
03-11031	737 Chesbrough	Toledo	43605	Yes	The Gullatt's	Owner Occupant	1/21/2015
03-11034	739 Chesbrough	Toledo	43605	Yes	The Gullatt's	Owner Occupant	1/21/2015
44-61931	2324 Ruthdale	Oregon	43616	No	The Periat's	Owner Occupant	1/21/2015
44-61934	2328 Ruthdale	Oregon	43616	No	The Periat's	Owner Occupant	1/21/2015
44-75637	4960 Wynnscape	Oregon	43616	No	Oregon Economic Development Foundation	N/A	1/21/2015
10-00537	1060 Fernwood	Toledo	43607	No	James Harris	Owner Occupant	1/26/2015
11-01484	834 Stillman	Toledo	43605	No	Juan Mireles	Owner Occupant	1/26/2015
20-14011	5020 South	Toledo	43615	No	The Keith's	Owner Occupant	1/27/2015
10-10671	3315 Cherry	Toledo	43608	Yes	Rescue Incorporated	Commercial	1/28/2015
02-11234	221 City Park	Toledo	43602	No	City of Toledo	N/A	2/6/2015
02-11237	221 City Park	Toledo	43602	No	City of Toledo	N/A	2/6/2015
02-11241	223 City Park	Toledo	43602	No	City of Toledo	N/A	2/6/2015
02-11244	225 City Park	Toledo	43602	No	City of Toledo	N/A	2/6/2015
02-11251	229 City Parl	Toledo	43602	No	City of Toledo	N/A	2/6/2015
02-11309	210 Otis	Toledo	43602	No	City of Toledo	N/A	2/6/2015
02-11311	208 Otis	Toledo	43602	No	City of Toledo	N/A	2/6/2015
05-01597	1855 Palmwood	Toledo	43607	No	City of Toledo	N/A	2/6/2015
10-03467	3126 Pomeroy	Toledo	43608	Yes	City of Toledo	N/A	2/6/2015
10-03471	3124 Pomeroy	Toledo	43608	No	City of Toledo	N/A	2/6/2015
10-03474	3122 Pomeroy	Toledo	43608	No	City of Toledo	N/A	2/6/2015
10-23774	1924 Brookwood	Toledo	43624	Yes	City of Toledo	N/A	2/6/2015
11-21824	211 Elizabeth	Toledo	43602	No	City of Toledo	N/A	2/6/2015
11-21841	213 Elizabeth	Toledo	43602	No	City of Toledo	N/A	2/6/2015
11-21851	725 Humboldt	Toledo	43602	No	City of Toledo	N/A	2/6/2015
11-21861	331 Harper	Toledo	43602	No	City of Toledo	N/A	2/6/2015
11-21871	335 Harper	Toledo	43602	No	City of Toledo	N/A	2/6/2015

15-46784	822 Chestnut	Toledo	43604	No	City of Toledo	N/A	2/6/2015
22-08077	4005 Stickney	Toledo	43612	No	City of Toledo	N/A	2/6/2015
15-46544	826 Walnut	Toledo	43604	No	Amer Al-Ghazzawi	Commercial	2/12/2015
15-46547	824 Walnut	Toledo	43604	No	Amer Al-Ghazzawi	Commercial	2/12/2015
22-06364	5736 Telegraph	Toledo	43612	No	JM Holding Company	Commercial	2/17/2015
12-40282	0 Imani	Toledo	43604	No	The Hagans	Owner Occupant	2/17/2015
03-29-614	3328 Glenwood	Toledo	43610	No	Dorothy McCoy	Owner Occupant	2/19/2015
11-17437	725 New York	Toledo	43611	No	Dale Suhrweier	Owner Occupant	2/19/2015

Total:							35
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LUCAS COUNTY
LandBank

DEED-IN-ESCROW
PROPERTY REHAB PROGRAM

Sales Report

January 22nd – February 27th, 2015

COMPLETED RENOVATION PROJECTS

3645 Suder, 43611

Owner-Occupant



New Owner: Alma Rivera-Ruiz

This single-family home in Point Place was sold on 10/8/2013 for \$4,000 with the expectation that Ms. Rivera-Ruiz will invest another \$14,500 in renovation. The Land Bank made an initial investment of \$3,020 to help return this property to productive use. The property passed the Land Bank's safety & habitability inspection and the deed was released 1/26/2015.

1252 Eleanor, 43612

Owner-Occupant (NSP Program)



New Owner: Karp & Associates, LLC (Nicholas Pinotti)

This single-family home in Library Village was sold on 7/22/2014 for \$14,850 with the expectation that Mr. Pinotti will invest another \$63,700 in renovation. The Land Bank made an initial investment of \$1,192 to help return this property to productive use. The property passed the Land Bank's safety & habitability inspection on 1/27/2015.

720 Valleywood, 43605

Owner-Occupant



New Owner: Fernando Borgiano Vega

This single-family home in East Toledo was sold on 1/1/2014 for \$2,700 with the expectation that Mr. Vega will invest another \$6,580 in renovation. NODA determined that Mr. Vega would be a successful homeowner after pre-purchase housing counseling. The Land Bank made an initial investment of \$2,875 to help return this property to productive use. The property passed the Land Bank's safety & habitability inspection and the deed was released 1/27/2015.

107 W Plumer, 43605

Owner-Occupant

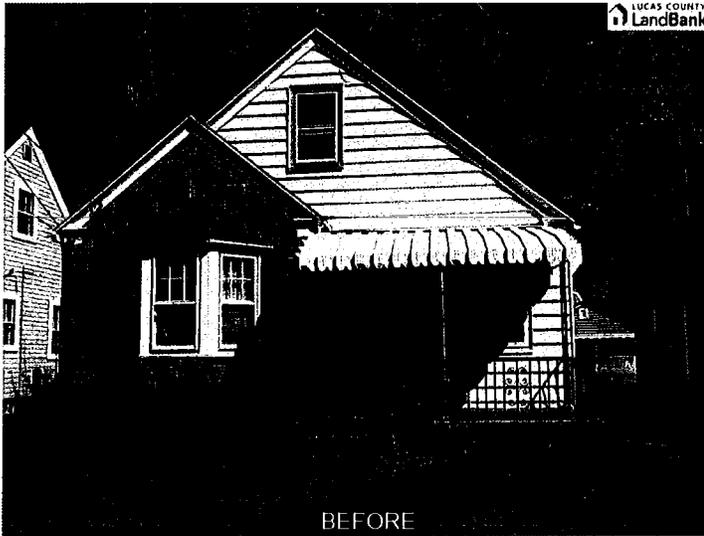


New Owner: Chad North

This single-family home in East Toledo was sold on 7/1/2014 for \$6,000 with the expectation that Mr. North will invest another \$4,950 in renovation. The Land Bank made an initial investment of \$1,735 to help return this property to productive use. The property passed the Land Bank's safety & habitability inspection and the deed was released 1/28/2015.

2726 Burwell, 43609

Rental

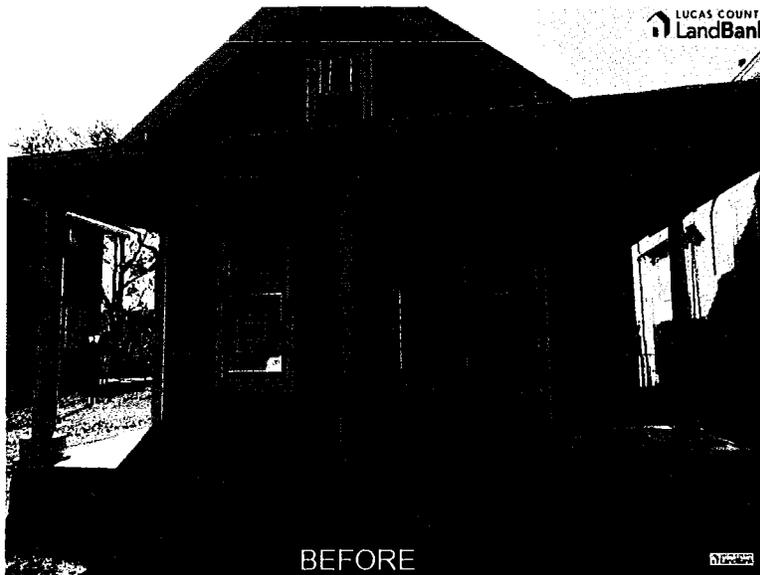


New Owner: Sherman Construction (Nathan Sherman)

This single-family home in the South Side area was sold on 5/30/2014 for \$4,000 with the expectation that Mr. Sherman will invest another \$34,850 in renovation. The Land Bank made an initial investment of \$1,366 to help return this property to productive use. The property passed the Land Bank's safety & habitability inspection and the deed was released 2/23/2015.

327 Columbia, 43620

Owner-Occupant



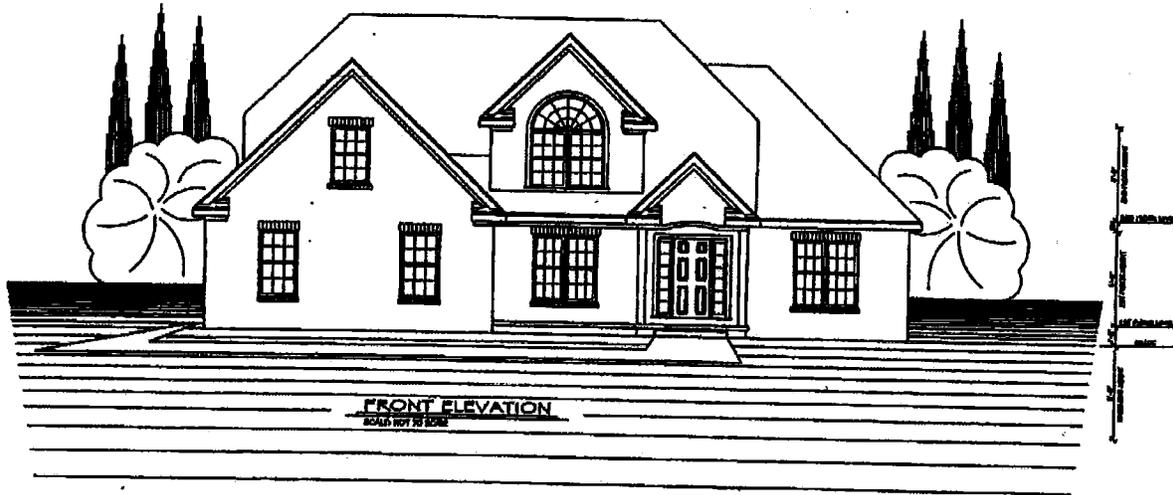
New Owner: Joshua A. VanWormer

This single-family home in the Toledo Olde Towne neighborhood was sold on 12/22/2015 for \$7,000 in safe & habitable condition at the time of sale. The Land Bank made an initial investment of \$2,200 to help return this property to productive use.

PROPERTIES SOLD

7510 Wind River, 43560

Owner-Occupant (New Build)



New Owner: Robert & Jacqueline Snyder

This vacant land in the Parklands subdivision in Sylvania Township was sold on 1/22/2015 for \$25,000, with the expectation that Mr. & Mrs. Snyder will invest another \$375,000 to build a new single-family home over the next 365 days. The Land Bank made an initial investment of \$296 to help return this property to productive use.

331 N. Superior, 43604

Commercial



New Owner: STS Management (David Ball)

This commercial building in Downtown Toledo was sold on 1/30/2015 for \$1 with the expectation that Mr. Ball will invest another \$175,000 in renovation over the next 365 days. The Land Bank made an initial investment of \$1,181 to help return this property to productive use.

1220 Albert, 43605

Rental



New Owner: Joseph Kajfasz

This single-family home in East Toledo was sold on 2/4/2015 for \$1,700 with the expectation that Mr. Kajfasz will invest another \$5,250 in renovation over the next 90 days. The Land Bank made an initial investment of \$635 to help return this property to productive use.

1857 Genesee, 43605

Rental



New Owner: Joseph Kajfasz

This single-family home in the Birmingham neighborhood in East Toledo was sold on 2/4/2015 for \$4,000 with the expectation that Mr. Kajfasz will invest another \$3,850 in renovation over the next 180 days.

501 Waggoner, 43612

Commercial



New Owner: Toledo New Bath & Kitchen, LLC.

This commercial building near Five Points was sold on 2/6/2015 for \$10,000 with the expectation that another \$17,500 in renovation will be invested over the next 180 days. The Land Bank made an initial investment of \$46 to help return this property to productive use.

606 Lodge, 43609

Rental



New Owner: Thomas Smallwood

This duplex in the Old South End was sold on 2/19/2015 for \$5,000 with the expectation that Mr. Smallwood will invest another \$15,000 in renovation over the next 270 days. The Land Bank made an initial investment of \$7,619 to help return this property to productive use.



OHFA NIP Demolition Grant Status Report

Project Status	Current	Total	%
Structures Identified	751	746	100.6%
Structures Acquired	423	746	56.7%
Structures Torn Down	80	746	10.7%
Expenditures	\$ 1,019,509	\$ 7,225,525	14.1%

Reimbursed To Date	Unreimbursed To Date	Total Expenditures	Total Award
\$ 430,320	\$ 589,189	\$ 1,019,509	\$ 7,225,525

Target Areas Name	Projects	%
A Old South End	144	19.2%
B Old West End	72	9.6%
C BUMA / Englewood	42	5.6%
D Central City	151	20.1%
E East Toledo	127	16.9%
F ONE Village	162	21.6%
G Library Village	30	4.0%
H Arlington / South Park	23	3.1%

Housing Fund Grant Disbursements

December 6, 2014 – February 27, 2015

Recipient	Projects / Program Work 12/6/2014 – 2/27/15	Amount Disbursed
Maumee Valley Habitat	Home Rehab: 3036 Strathmoor, Toledo 43614	\$12,715.00
	New Construction: 1938 Rhode Island, Springfield Township	\$29,787.00
	Emergency Repair: 243 Leland, Toledo 43610 (roof)	\$6,840.00
	Emergency Repair: 273 Manhattan, Toledo 43608 (roof)	
	Emergency Repair: 3616 Cecelia, Toledo 43608 (windows)	
	Emergency Repair: 511 Wheeling, Toledo 43605 (roof)	
	Emergency Repair: 6028 Pembridge, Sylvania Township (roof)	
	Emergency Repair: 905 Waverly, Toledo 43607 (roof)	
	Total disbursed (12/6/14 – 2/27/2015):	
Total disbursed (to date):	\$121,935.00	
Amount remaining:	\$56,065.00	

Pathway	Emergency Repair: 285 Cedar Ride, Toledo 43612 (sewer)	\$800.00
	Emergency Repair: 4155 Redondo, Toledo 43607 (furnace)	\$2,550.00
	Emergency Repair: 521 Bronson, Toledo 43608 (furnace)	\$4,185.00
	Emergency Repair: 2301 Parkwood, Toledo 43620 (plumbing)	\$2,500.00
	Emergency Repair: 1012 Loch Lomond, Toledo 43607 (roof)	\$4,695.00
	Emergency Repair: 1071 Buckingham, Toledo 43607 (furnace)	\$1,176.00
	Emergency Repair: 1430 Eastland, Oregon, 43616 (furnace)	\$719.68
	Emergency Repair: 2126 Horton, Toledo 43620 (plumbing)	\$2,800.00
	Emergency Repair: 1540 Oak, Toledo 43605 (plumbing)	\$2,600.00
	Emergency Repair: 1336 Walbridge, Toledo 43609 (furnace)	\$1,125.00
	Emergency Repair: 2745 Stickney, Toledo 43608 (structural)	\$3,350.00
	Admin & Insurance:	\$4,539.66
	Total disbursed (12/6/14 – 2/27/2015):	\$31,040.34
	Total disbursed (to date):	\$42,830.34
Amount remaining:	\$39,485.66	

JA2	Accessibility improvements: 2929 N. Summit, Toledo 43611 (Concrete work / earth work)	\$22,000.00
	Total disbursed (12/6/14 - 2/27/15):	\$22,000.00
	Total disbursed (to date):	\$92,500.00
	Amount remaining:	\$15,500.00



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

**PROJECT REPORT
 THROUGH FEBRUARY 28, 2015**

Program Overview

<i>Intakes</i>	<i>Technical Assistance</i>	<i>Potential Loans</i>	<i>Loans In Process</i>	<i>Loans Closed</i>
69*	16	2		

Informational Meetings

- Historic Vistula Neighborhood
- Citywide Historic District Commission
- Women of the Old West End
- Old West End Historic District Commission
- Cherry Legacy Neighborhood
- Waterville City Council
- Historic Westmoreland Association

Scheduled Informational Meetings

- Historic Vistula Annual Meeting
- Old Orchard – Sanger Branch Library

Intakes

Address	Technical Assistance	Loan Opportunity	Loan in Process
1039 Oakdale			
1252 Corbin	Assessment completed	Possible loan	
401 Platt	Assessment completed		
1130 Parkside			
1744 Mt. Vernon			
67 Birckhead	Assessment completed		
2918 Rockwood	Assessment completed		
941 Islington			
1825 Ottawa	Assessment completed		
662 Delaware			
2707 Parkwood	Assessment completed		
2717 Cherry	Assessment completed		

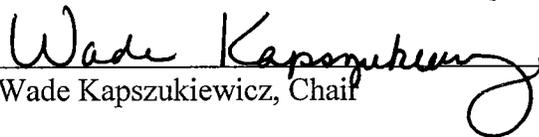
3413 Elm	Assessment completed		
347 E. Weber			
254 E. Lake			
2510 Parkwood	Assessment completed		
522 Elm			
423 Islington			
2456 Scottwood			
2102 Mt. Vernon	Assessment completed	Possible loan	
318 Mellington	Assessment completed		
3602 Elm			
605 Acklin			
3141 Scottwood			
2333 Scottwood			
2461 Glenwood			
2022 Waite			
2921 Parkwood			
2618 Collingwood			
421 E. Streicher			
522 Buckeye			
1241 Indiana			
124 Rockingham			
856 Berry			
2329 Lawrence			
254 E. Lake			
2711 Cherry	Assessment completed		
3144 Scottwood			
821 Pinewood	Assessment completed		
2003 Evansdale			
418 E. Streicher			
447 5 th			
2601 Parkwood			
2453 Putnam	Assessment completed		
33 Kenilworth			
3009 Warsaw			
28 Rockingham			
2742 Monroe			
2510 Scottwood	Assessment completed		No equity
410 Victoria	Assessment scheduled		
3141 Scottwood	Assessment scheduled		
1136 Belmont	Assessment scheduled		
955 Berry			
2361 Hollywood	Assessment scheduled		
1722 Eileen	Assessment scheduled		
5334 Rector	Assessment scheduled		
3123 Kimball	Assessment scheduled		
104 S. River Waterville	Assessment scheduled		

3332 River	Assessment scheduled		
4124 Garrison			
4127 Grantley			
5356 Nebraska	Assessment completed		
33 Kenilworth			
233 Mont Royal			
2806 Warsaw			
236 Fearing			
34 Birckhead			
5424 Edgewater			
503 Cleveland			

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

April 24, 2015

The Board of Directors represents that the record of the proceedings of the previous session on February 27, 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, April 24, 2015 at 11:00 A.M.
Conference Room D, 12th Floor
One Government Center, Toledo, Ohio 43604

1. Call to order by the Chairman Kapszukiewicz
2. Approval of the February 27, 2015 Minutes (posted on the website)
3. Action Items (ex officio Directors)
 - a. **Resolution 2015-007: Appointing Guiselle Mendoza as an additional director**
4. Treasurer's Report
 - a. Presentation of Monthly Financial Statements
 - b. **Resolution 2015-008: Amending 2015 Annual Budget**
5. Action Items
 - a. **Resolution 2015-009: Approving the acquisition of commercial property**
 - b. **Possible executive session to discuss the acquisition of real property for public purposes**
6. President's Report
 - a. Projects status update
 - b. Personnel update
 - c. Townships update
 - d. Audit Committee update
7. Programs Report
 - a. Demolition programs update
 - b. Toledo Survey update
 - c. Grants update
8. New Business
9. Adjournment



Date: April 24, 2015

Resolution No. 2015-007

Title: Appointing Guiselle Mendoza as an Additional Director for the Corporation

Summary/Background: The Corporation now has a vacant director's seat following Mayor Paula Hicks-Hudson's appointment as a Statutory Director pursuant to RC §1724.03. The *ex officio* Board members wish to appoint Guiselle Mendoza to fill the seat vacated by Mayor Hicks-Hudson. Ms. Mendoza currently serves as Executive Director for Adelante. Her experience and knowledge gained from serving our community will provide a tremendous benefit to the Corporation.

Authority: Code of Regulations §3.1.5

Director Mandros 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. Guiselle Mendoza is hereby appointed as an Additional Director for a term ending at the 2016 annual meeting.

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 Mandros voted yes

Director Ford voted yes



Anne Wistow, Secretary of the Board

	2015 Budget Revised	2015 Actual to Date	% to Date
Starting Balance	\$ 2,200,000	\$ 1,239,609	56.3%
REVENUES			
Operating Revenue			
Statutory Reutilization Fund	\$ 1,600,000	\$ 1,236,735	77.3%
Property Sales	\$ 250,000	\$ 117,892	47.2%
Housing Fund	\$ 150,000	\$ 150,000	100.0%
FHC MLK Neighborhoods Program	\$ 300,000	\$ 50,000	16.7%
Project Reimbursement	\$ 200,000	\$ 206,988	103.5%
Investment Income	\$ 2,500	\$ 361	14.4%
Other Income	\$ 55,000	\$ 60,454	109.9%
Total Operating Revenues	\$ 2,557,500	\$ 1,822,429	71.3%
Grant Revenue			
OHFA NIP Demolition Reimbursement	\$ 2,940,000	\$ 757,177	25.8%
OHFA NIP Maintenance Reimbursement	\$ 420,000	\$ 42,000	10.0%
OHFA NIP Admin Reimbursement	\$ 140,000	\$ 36,800	26.3%
Total Grant Revenues	\$ 3,500,000	\$ 835,977	23.9%
Total Revenues	\$ 6,057,500	\$ 2,658,406	43.9%
OPERATING EXPENSES			
Contract Services			
LRC Funded Demolition	\$ 500,000	\$ 159,711	31.9%
Holding Costs	\$ 175,000	\$ 33,823	19.3%
Inspections	\$ 20,000	\$ 6,425	32.1%
Field Services	\$ 60,000	\$ 4,800	8.0%
Other Contract Services	\$ 10,000	\$ 3,063	30.6%
Program Expenses			
Acquisition / Disposition	\$ 7,500	\$ 2,325	31.0%
FHC MLK Neighborhoods Program	\$ 850,000	\$ 12,531	1.5%
Project Match Grants	\$ 100,000	\$ -	0.0%
Housing Fund	\$ 510,000	\$ 158,971	31.2%
Heritage Home Program	\$ 99,000	\$ 15,391	15.5%
The Toledo Survey	\$ 45,000	\$ 4,145	9.2%
Other Program Expenses	\$ 40,000	\$ 6,373	15.9%
Professional Services			
Accounting/Auditing/Payroll Services	\$ 15,000	\$ 906	6.0%
Business Insurance	\$ 30,000	\$ 26,010	86.7%
Information Technology	\$ 30,000	\$ 10,870	36.2%
Consulting Services	\$ 20,000	\$ 80	0.4%
Communications	\$ 10,000	\$ 3,056	30.6%
Other Professional Services	\$ 7,500	\$ 70	0.9%

	2015 Budget Revised	2015 Actual to Date	% to Date
Employee Expenses			
Staff Salaries	\$ 460,000	\$ 113,056	24.6%
Payroll Taxes	\$ 35,000	\$ 9,753	27.9%
Employee Benefits	\$ 92,500	\$ 23,117	25.0%
457(b) Retirement Plan	\$ 22,000	\$ 8,427	38.3%
Professional Development	\$ 7,000	\$ 547	7.8%
Internships	\$ 5,000	\$ -	0.0%
Office Expenses			
Bank Charges	\$ 1,000	\$ -	0.0%
Postage	\$ 2,500	\$ 491	19.6%
Equipment, Repairs	\$ 5,000	\$ 1,717	34.3%
Office and Printing	\$ 10,500	\$ 2,009	19.1%
Parking, Mileage, Fuel	\$ 15,000	\$ 4,810	32.1%
Conferences	\$ 2,500	\$ 1,219	48.8%
Rent	\$ 15,000	\$ -	0.0%
Other Office Expenses	\$ 2,000	\$ -	0.0%
Miscellaneous Expenses	\$ 2,000	\$ -	0.0%
Total Operating Expenses	\$ 3,206,000	\$ 613,697	19.1%
Grant Expenses			
OHFA NIP Demolition	\$ 2,414,000	\$ 737,089	30.5%
OHFA NIP Environmental Services	\$ 603,500	\$ 67,377	11.2%
OHFA NIP Maintenance	\$ 370,000	\$ 1,600	0.4%
OHFA NIP Maintenance Refunds	\$ 50,000	\$ -	0.0%
OHFA NIP Administration	\$ 62,500	\$ 3,000	4.8%
Total Grant Expenses	\$ 3,500,000	\$ 809,066	23.1%
Total Expenses	\$ 6,706,000	\$ 1,422,763	21.2%
Budget Stabilization Fund	\$ 450,000	\$ 450,000	100.0%
Unencumbered Ending Balance	\$ 1,101,500	\$ 2,025,253	183.9%

Lucas County Land Reutilization Corporation
Bill Payment List
February 2015

<u>Date</u>	<u>Num</u>	<u>Vendor</u>	<u>Amount</u>
02/12/2015	ACH	Department of Public Utilities	-11.39
02/12/2015	ACH	Department of Public Utilities	-8.74
02/12/2015	ACH	Department of Public Utilities	-11.39
02/12/2015	ACH	Department of Public Utilities	-11.39
02/12/2015	ACH	Department of Public Utilities	-11.39
02/12/2015	ACH	Department of Public Utilities	-11.39
02/12/2015	ACH	Department of Public Utilities	-11.39
02/12/2015	ACH	Department of Public Utilities	-11.39
02/12/2015	ACH	Department of Public Utilities	-9.02
02/12/2015	ACH	Department of Public Utilities	-11.39
02/19/2015	ach	Amazon	-133.04
02/19/2015	2408	SL Hauling & Renovations LLC	-22,500.00
02/19/2015	2409	Lucas County Treasurer	-136.50
02/19/2015	2410	Department of Public Utilities	-89.47
02/19/2015	2411	JAson Everingham	-21.85
02/19/2015	2412	Courtney billian	-60.37
02/19/2015	2413	Anne Wistow	-180.55
02/19/2015	2414	Brooks Insurance	-23,211.00
02/19/2015	2415	Gamaliel Foundation	-650.00
02/19/2015	2416	Lucas County Treasurer	-228.85
02/19/2015	ACH	Department of Public Utilities	-3.62
02/19/2015	ACH	Department of Public Utilities	-4.74
02/19/2015	ACH	Department of Public Utilities	-3.62
02/19/2015	ACH	Department of Public Utilities	-3.99
02/19/2015	ACH	Department of Public Utilities	-3.50
02/19/2015	ach	Ameritas Life Insurance Corp	-1,447.52
02/19/2015	ach	Data Services	-17,813.07
02/24/2015	ach	Shell Oil	-60.00
02/24/2015	2417	Lucas County Treasurer	-6,574.26
02/24/2015	2418	Mr. Snow Removal	-390.00
02/24/2015	2419	Total Environmental Services LLC	-27,595.00
02/24/2015	2420	Sutter Home Inspections LTD	-2,050.00
02/24/2015	2421	HazCorp	-2,760.00
02/24/2015	2422	PB Fabrication	-15,000.00
02/24/2015	2423	Verizon Wireless	-315.14
02/24/2015	2425	Courtney billian	-114.43
02/27/2015	2426	T Smidis Hauling	-1,000.00
02/27/2015	2427	T Smidis Hauling	-600.00
02/27/2015	ach	Ameritas Life Insurance Corp	-1,447.44
02/27/2015	ach	Data Services	-17,421.08
02/23/2015	ach	Data Services	-251.52
02/25/2015	ach	Department of Public Utilities	-11.39
02/25/2015	ach	Department of Public Utilities	-2.03
Total for FifthThird Checking			-258,271.82

Lucas County Land Reutilization Corporation
Bill Payment List
March 2015

FifthThird Checking

Date	Num	Vendor	Amount
03/04/2015	2429	Lucas County Treasurer	-200.00
03/05/2015	2430	City of Toledo D	-45,073.00
03/05/2015	2431	City of Toledo D	-64,390.00
03/05/2015	2432	City of Toledo D	-45,073.00
03/05/2015	2433	City of Toledo D	-32,195.00
03/05/2015	2434	City of Toledo D	-45,073.00
03/05/2015	2435	City of Toledo D	-45,073.00
03/05/2015	2436	City of Toledo D	-45,073.00
03/05/2015	2437	SL Hauling & Renovations LLC	-6,000.00
03/05/2015	ach	Menards	-16.63
03/05/2015	ach	Sunoco	-63.00
03/05/2015	1738	Mail Works	-643.01
03/05/2015	2438	David Mann	-458.23
03/05/2015	2439	Department of Public Utilities	-164.00
03/05/2015	2440	Avatar LLC	-1,039.50
03/05/2015	2441	Sutter Home Inspections LTD	-250.00
03/05/2015	2442	MT Business Technologies Inc.	-46.62
03/05/2015	2443	OFFICE MAX	-81.90
03/05/2015	2444	TJRS LLC	-35,000.00
03/05/2015	2445	E & H Taylor Construction Inc.	-22,500.00
03/05/2015	2446	Craig Vance	-1,880.00
03/05/2015	2447	SL Hauling & Renovations LLC	-22,500.00
03/05/2015	2448	Habitat for Humanity	-49,342.00
03/05/2015	2449	Cleveland Restoration Society	-5,000.00
03/05/2015	2450	Mr. Snow Removal	-585.00
03/05/2015	2451	Kathleen Kovacs	-1,187.50
03/05/2015	2452	Courtney billian	-64.98
03/05/2015	2453	Stephanie Beebe	-44.00
03/05/2015	2454	Friendship New Vision Inc	-15,138.00
03/05/2015	2455	Pathway	-31,040.34
03/05/2015	2456	JAsen Everingham	-50.60
03/05/2015	2457	Lincolnshire Home Owners Assoc.	-225.00
03/05/2015	ACH	Department of Public Utilities	-2.25
03/05/2015	ACH	Department of Public Utilities	-2.25
03/05/2015	ACH	Department of Public Utilities	-2.25
03/05/2015	ACH	Department of Public Utilities	-1.50
03/05/2015	ACH	Department of Public Utilities	-2.25
03/05/2015	ACH	Department of Public Utilities	-11.39
03/09/2015		City of Toledo	-46,590.00
03/10/2015	2458	Toledo Lucas County Plan Commission	-25.00
03/12/2015	ach	Data Services	-119.81
03/12/2015	ach	Speedway	-62.00
03/12/2015	1739	Louisville Title Agency	-288.00
03/12/2015	2459	Department of Public Utilities	-278.63

Lucas County Land Reutilization Corporation

Bill Payment List

March 2015

FifthThird Checking

Date	Num	Vendor	Amount
03/12/2015	2460	Toledo Edison	-63.17
03/12/2015	2461	Sutter Home Inspections LTD	-500.00
03/12/2015	2462	Mail It	-160.55
03/12/2015	2463	Collingwood Water	-31.00
03/12/2015	2464	Midwest Environmental, Inc	-14,850.00
03/12/2015	2465	SL Hauling & Renovations LLC	-15,000.00
03/12/2015	2466	Mike's Hauling & Demolition	-22,500.00
03/12/2015	2467	George Kellman	0.00
03/12/2015	ach	INTUIT QUICKBOOKS	-39.95
03/12/2015	ach	Data Services	-18,012.58
03/12/2015	ach	Ameritas Life Insurance Corp	-1,447.59
03/12/2015	2468	DMD Environmental Inc	-3,105.00
03/12/2015	1740	Gerald Kellman	-540.36
03/12/2015	2469	Midland Title and Escrow	-2,288.00
03/12/2015	2470	Lucas County Treasurer	-91.00
03/19/2015	ach	Toledo Blade	-1,257.50
03/19/2015	ach	CDW Government	-147.43
03/19/2015	ach	PJs Deli	-26.77
03/19/2015	ach	Sunoco	-58.00
03/19/2015	2471	Lucas County Treasurer	-225.35
03/19/2015	2472	Lucas County Treasurer	-6,574.26
03/19/2015	2473	Pathway	-5,798.23
03/19/2015	2474	Department of Public Utilities	-158.94
03/19/2015	2475	Toledo Journal	-215.88
03/19/2015	2476	Sojourner's Truth	-125.00
03/19/2015	2477	Sutter Home Inspections LTD	-250.00
03/19/2015	2478	T Smidis Hauling	-3,000.00
03/19/2015	2479	Verizon Wireless	-245.93
03/19/2015	2480	SL Hauling & Renovations LLC	-15,000.00
03/19/2015	2481	J Walk Construction	-7,500.00
03/19/2015	2482	PB Fabrication	-15,000.00
03/19/2015	2483	National Community Reinvestment	-5,833.00
03/19/2015	2484	Lucas County Treasurer	-3,000.00
03/19/2015	2486	Lucas County Treasurer	-136.50
03/26/2015	2486	All Aspects LLC	-22,500.00
03/26/2015	2487	City of Toledo - OHFA	-6,439.00
03/26/2015	ach	Southwest Airlines	-444.00
03/26/2015	2488	City of Toledo - OHFA	-1,100.00
03/26/2015	2489	City of Toledo - OHFA	-25,756.00
03/26/2015	2490	City of Toledo - OHFA	-70,829.00
03/26/2015	2491	City of Toledo - OHFA	-25,756.00
03/26/2015	2495	Keystone Press	-722.50
03/26/2015	2496	Madhouse Creative LLC	-865.50
03/26/2015	2497	LaPrensa	-87.00

Lucas County Land Reutilization Corporation

Bill Payment List

March 2015

	<u>Date</u>	<u>Num</u>	<u>Vendor</u>	<u>Amount</u>
FifthThird Checking	03/26/2015	2498	Midwest Environmental, Inc	-30,650.00
	03/26/2015	2499	Toledo Journal	-217.44
	03/26/2015	2500	Toledo Bar Association	-50.00
	03/26/2015	2501	Northwest Ohio Development Agency	-2,205.00
	03/26/2015	2502	T Smidis Hauling	-2,250.00
	03/26/2015	2503	Total Environmental Services LLC	-5,771.00
	03/26/2015	2504	Sutter Home Inspections LTD	-500.00
	03/26/2015	2505	Wes Boykin Trucking	-7,500.00
	03/26/2015	ach	Department of Public Utilities	-11.39
	03/26/2015	ach	Department of Public Utilities	-11.39
	03/26/2015	ach	Department of Public Utilities	-3.12
	03/26/2015	ach	Department of Public Utilities	-0.50
	03/26/2015	2506	Lucas County Treasurer	-45.50
	03/26/2015	2507	Louisville Title Agency	-575.50
	03/26/2015	ach	Data Services	-15,173.26
	03/26/2015	ach	Ameritas Life Insurance Corp	-1,447.52
	03/27/2015	2508	City of Toledo - OHFA	-6,159.00
	03/27/2015	2509	Midwest Environmental, Inc	-15,000.00
	03/30/2015	ach	Sunoco	-72.00
	03/30/2015	ach	Dell	-1,622.21
	03/30/2015	ach	MFS Supply	-242.60
	03/12/2015	ach	MFS Supply	-470.89
	03/26/2015	ach	Amazon	-298.00
Total for FifthThird Checking				<u>-950,812.95</u>



Date: April 24, 2015

Resolution No. 2015-008

Title: Authorizing an Amendment to the 2015 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 2015 calendar year, as previously approved in Resolution 2014-034.

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 2015 Annual Budget is amended and restated as set forth in the attachment.

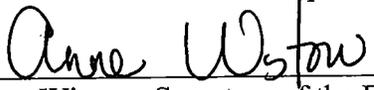
Section 2. The Treasurer is authorized to take all steps appropriate and necessary to incorporate this amended and restated budget into the Corporation's accounting system.

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 Mandros voted yes
Director Ford voted yes
Director Hicks-Hudson voted yes
Director Zeitler voted yes
Director Beazley voted yes
Director Gibbon was not present
Director Stanbery voted yes
Director Mendoza was not present



Anne Wistow, Secretary of the Board

	<u>2015 Budget</u>	<u>2015 Budget Revised</u>
Starting Balance	\$ 2,200,000	\$ 2,200,000
REVENUES		
<i>Operating Revenue</i>		
Statutory Reutilization Fund	\$ 1,600,000	\$ 1,600,000
Property Sales	\$ 250,000	\$ 250,000
Housing Fund	\$ 150,000	\$ 150,000
FHC MLK Neighborhoods Program	\$ 250,000	\$ 300,000
Project Reimbursement	\$ -	\$ 200,000
Investment Income	\$ 2,500	\$ 2,500
Other Income	\$ 35,000	\$ 55,000
Total Operating Revenues	\$ 2,287,500	\$ 2,557,500
<i>Grant Revenue</i>		
OHFA NIP Demolition Reimbursement	\$ 2,940,000	\$ 2,940,000
OHFA NIP Maintenance Reimbursement	\$ 420,000	\$ 420,000
OHFA NIP Admin Reimbursement	\$ 140,000	\$ 140,000
Total Grant Revenues	\$ 3,500,000	\$ 3,500,000
Total Revenues	\$ 5,787,500	\$ 6,057,500
OPERATING EXPENSES		
<i>Contract Services</i>		
LRC Funded Demolition	\$ 500,000	\$ 500,000
Holding Costs	\$ 175,000	\$ 175,000
Inspections	\$ 15,000	\$ 20,000
Field Services	\$ 60,000	\$ 60,000
Other Contract Services	\$ 10,000	\$ 10,000
<i>Program Expenses</i>		
Acquisition / Disposition	\$ 7,500	\$ 7,500
FHC MLK Neighborhoods Program	\$ 850,000	\$ 850,000
Project Match Grants	\$ 100,000	\$ 100,000
Housing Fund	\$ 510,000	\$ 510,000
Heritage Home Program	\$ 99,000	\$ 99,000
The Toledo Survey	\$ 27,500	\$ 45,000
Other Program Expenses	\$ 5,000	\$ 40,000

	<u>2015 Budget</u>	<u>2015 Budget Revised</u>
Professional Services		
Accounting/Auditing/Payroll Services	\$ 15,000	\$ 15,000
Business Insurance	\$ 30,000	\$ 30,000
Information Technology	\$ 30,000	\$ 30,000
Consulting Services	\$ 20,000	\$ 20,000
Communications	\$ 10,000	\$ 10,000
Other Professional Services	\$ 7,500	\$ 7,500
Employee Expenses		
Staff Salaries	\$ 400,000	\$ 460,000
Payroll Taxes	\$ 35,000	\$ 35,000
Employee Benefits	\$ 80,000	\$ 92,500
457(b) Retirement Plan	\$ 20,000	\$ 22,000
Professional Development	\$ 7,000	\$ 7,000
Internships	\$ 10,000	\$ 5,000
Office Expenses		
Bank Charges	\$ 1,000	\$ 1,000
Postage	\$ 2,500	\$ 2,500
Equipment, Repairs	\$ 5,000	\$ 5,000
Office and Printing	\$ 10,500	\$ 10,500
Parking, Mileage, Fuel	\$ 15,000	\$ 15,000
Conferences	\$ 2,500	\$ 2,500
Rent	\$ 15,000	\$ 15,000
Other Office Expenses	\$ 2,000	\$ 2,000
Miscellaneous Expenses	\$ 2,000	\$ 2,000
Total Operating Expenses	\$ 3,079,000	\$ 3,206,000
Grant Expenses		
OHFA NIP Demolition	\$ 2,414,000	\$ 2,414,000
OHFA NIP Environmental Services	\$ 603,500	\$ 603,500
OHFA NIP Maintenance	\$ 420,000	\$ 370,000
OHFA NIP Maintenance Refunds	\$ -	\$ 50,000
OHFA NIP Administration	\$ 62,500	\$ 62,500
Total Grant Expenses	\$ 3,500,000	\$ 3,500,000
Total Expenses	\$ 6,579,000	\$ 6,706,000
Budget Stabilization Fund	\$ 450,000	\$ 450,000
Unencumbered Ending Balance	\$ 958,500	\$ 1,101,500



Date: April 24, 2015

Resolution No. 2015-009

Title: Authorizing the acquisition of certain commercial properties

Summary/Background: The Corporation seeks authority to acquire the following commercial properties for development purposes:

- 1815 & 1835 Collingwood Boulevard, Toledo, Ohio (Parcels 14-04591 & 14-04774; also known as Museum place): The Corporation is in discussions with the City of Toledo to acquire these properties for the purposes of facilitating their transfer to the City for development purposes.
- 1233 Cribb Street, Toledo, Ohio (Parcels 09-85216, et al.; also known as Riviera Maia apartments): The Corporation is in discussions with the City of Toledo to acquire these properties for the purposes of facilitating their transfer to the City for development purposes.

The Corporation additionally seeks the ratification of the acquisition of the following commercial property:

- 16 Broadway Street, Toledo, Ohio (Parcel 11-56854): The Corporation intends to market this property for development purposes. This vacant commercial property sits directly across Broadway from the Oliver House.

Authority: Code of Regulations 1.4; Policies and Procedures

Director Stanberry 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 authorizes and/or ratifies the Corporation's acquisition of the properties at 1815 & 1835 Collingwood, 1233 Cribb, and 16 Broadway, all in Toledo, Lucas County, Ohio, for development purposes.

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 Mandros voted yes
Director Ford voted yes
Director Hicks-Hudson voted yes
Director Zeitler voted yes
Director Beazley voted yes
Director Gibbon was not present
Director Stanbery voted yes
Director Mendoza was not present

Anne Wistow
Anne Wistow, Secretary of the Board

Parcel	Address	City	Zip	LB Demo	Purchaser	Occupancy	Date Transferred
04-02524	224 Eastern	Toledo	43609	No	Raymond Bartlett	Rental	2/23/2015
07-40311	1150 Vance	Toledo	43607	No	Cornelius Madison	Rental	2/23/2015
10-18001	1001 Gordon	Toledo	43609	No	Gerald Wagner	Owner Occupant	2/25/2015
07-42647	2449 Warren	Toledo	43620	No	Larry Parker Jr	Owner Occupant	2/27/2015
14-36191	912 Belmont	Toledo	43607	No	Bridget Hanson	Owner Occupant	2/27/2015
03-00841	621 Segur	Toledo	43609	No	John Kettwig	Owner Occupant	3/9/2015
07-05721	624 Curtis	Toledo	43609	No	James Hines	Owner Occupant	3/10/2015
07-05724	628 Curtis	Toledo	43609	No	James Hines	Owner Occupant	3/10/2015
07-05727	630 Curtis	Toledo	43609	No	James Hines	Owner Occupant	3/10/2015
06-01317	710 Main	Toledo	43605	No	Educare Academy Child Development Center	Commercial	3/13/2015
08-53294	1531 Nebraska	Toledo	43607	No	Rayfield Coley	Rental	3/13/2015
09-58247	906 Vance	Toledo	43607	No	Latoya Harris	Owner Occupant	3/16/2015
13-29207	2317 Warren	Toledo	43620	No	New Attitude on My Image	N/A	3/16/2015
09-58917	844 Nebraska	Toledo	43607	No	Ottis Williams	Owner Occupant	3/19/2015
09-58921	840 Nebraska	Toledo	43607	No	Ottis Williams	Owner Occupant	3/19/2015
08-01184	704 Indiana	Toledo	43607	No	The Robert's	Rental	3/20/2015
15-46397	809 Locust	Toledo	43604	No	Toledo Housing Corp	N/A	3/23/2015
16-33307	1748 Arlington	Toledo	43609	No	The Cornell's	Owner Occupant	3/23/2015
02-05994	853 Clark	Toledo	43605	Yes	Dwight Trosken	Owner Occupant	3/30/2015
03-14227	3357 Bishop	Toledo	43607	Yes	The Fitzgerald's	Owner Occupant	3/30/2015
04-11047	1261 Fernwood	Toledo	43607	Yes	Curtis Brown	Owner Occupant	3/30/2015
07-42624	117 W Delaware	Toledo	43610	Yes	Martha Brown	Owner Occupant	3/30/2015
08-54054	1534 Buckingham	Toledo	43607	No	The King's	Rental	4/6/2015
09-10421	480 Oakdale	Toledo	43605	Yes	Dawn Marie Casares	Owner Occupant	4/6/2015
16-13037	952 Islington	Toledo	43610	No	Gerome Mells	Owner Occupant	4/6/2015
03-12704	665 Woodland	Toledo	43607	Yes	Carolyn Johnson-Barnett	Owner Occupant	4/7/2015

03-23911	3009 Hartman	Toledo	43608	Yes	John Rahe Jr	Owner Occupant	4/7/2015
05-08984	1704 Wychwood	Toledo	43613	Yes	Jodie Duncan	Owner Occupant	4/7/2015
08-53691	1536 Hamilton	Toledo	43607	Yes	Kelley Smith	Owner Occupant	4/7/2015
09-51964	158 Dexter	Toledo	43608	Yes	Jay Gears	Owner Occupant	4/7/2015
10-04011	3102 Brigham	Toledo	43608	Yes	Valeria Sandoval	Owner Occupant	4/7/2015
15-01951	851 South	Toledo	43609	Yes	Myra Lauham	Rental	4/7/2015
11-02601	825 Nesselwood	Toledo	43610	No	New Hope Baptist Church	N/A	4/8/2015
11-02604	821 Nesselwood	Toledo	43610	No	New Hope Baptist Church	N/A	4/8/2015
18-11217	214 Dura	Toledo	43612	No	City of Toledo	N/A	4/8/2015
04-02701	1113 Broadway	Toledo	43609	No	Pedro Gorriz	Rental	4/16/2015

Total:			36				
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LUCAS COUNTY
LandBank

DEED-IN-ESCROW
PROPERTY REHAB PROGRAM

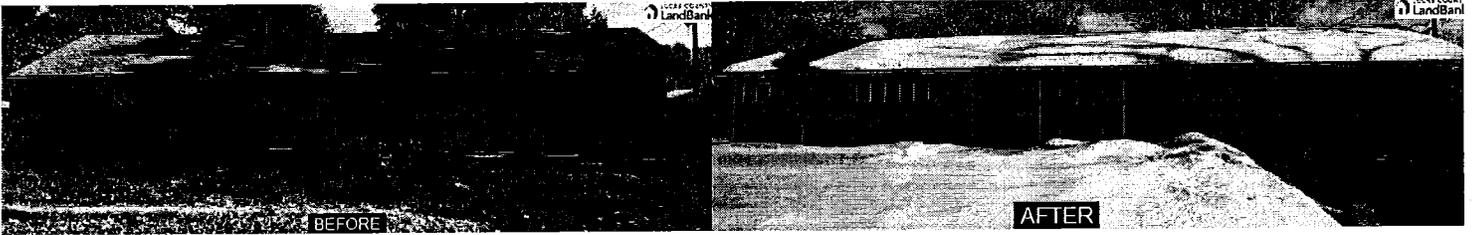
Sales Report

February 27th, 2015 – April 24th, 2015

COMPLETED RENOVATION PROJECTS

4444 Stannard, 43613

Owner-Occupant



New Owner: James T. Miller

This single-family home in Deveaux neighborhood was sold on 08/28/2014 for \$28,000 with the expectation that Mr. Miller will invest another \$24,100 in renovation. The Land Bank made an initial investment of \$2,500 to help return this property to productive use. The property passed the Land Bank's safety & habitability inspection and the deed was released 03/05/2015.

444 W. Bancroft, 43620

Rental



New Owner: Enterprise Construction & Real Estate (Luqman Atallah)

This historic home in the Old West End was sold on 12/30/2013 for \$4,000 with the expectation that Mr. Atallah will invest another \$15,000 in renovation. The Land Bank made an initial investment of \$15,000 to help return this property to productive use. The property passed the Land Bank's safety & habitability inspection and the deed was released 03/09/2015.

813 Burke Glen, 43607

Owner-Occupant

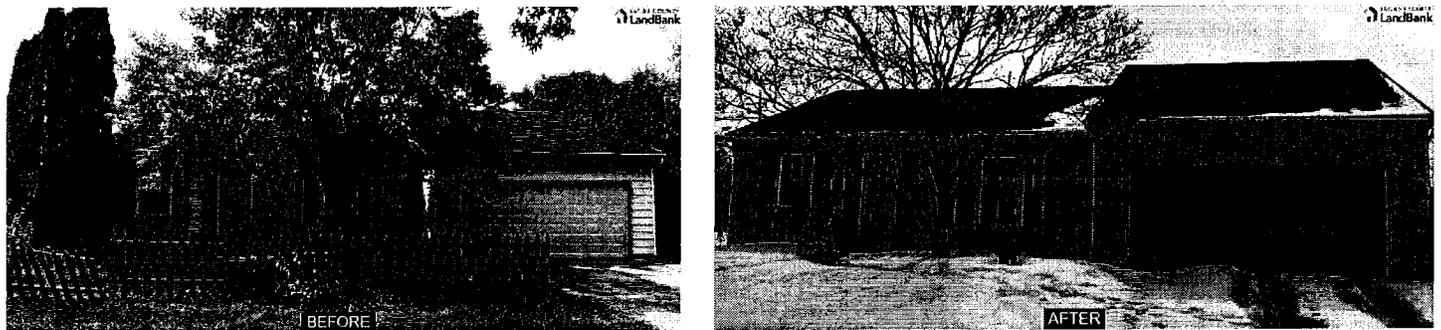


New Owner: Justin & Shadama Howard

This single-family home in Scott Park was sold on 08/15/2015 for \$5,000 with the expectation that Mr. & Mrs. Howard will invest another \$18,975 in renovation. The Land Bank made an initial investment of \$3,133 to help return this property to productive use. The property passed the Land Bank's safety & habitability inspection and the deed was released 03/10/2015.

3509 Whitegate, 43607

Owner-Occupant

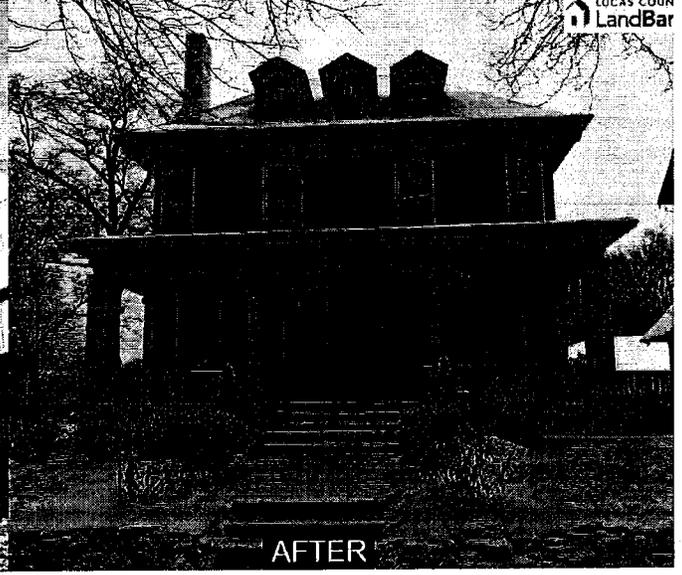


New Owner: Detrick Hall

This single-family home in Scott Park was sold on 06/12/2014 for \$15,004 with the expectation that Mr. Hall will invest another \$14,000 in renovation. The Land Bank made an initial investment of \$1,185 to help return this property to productive use. The property passed the Land Bank's safety & habitability inspection and the deed was released 03/13/2015.

2041 Glenwood, 43620

Owner-Occupant

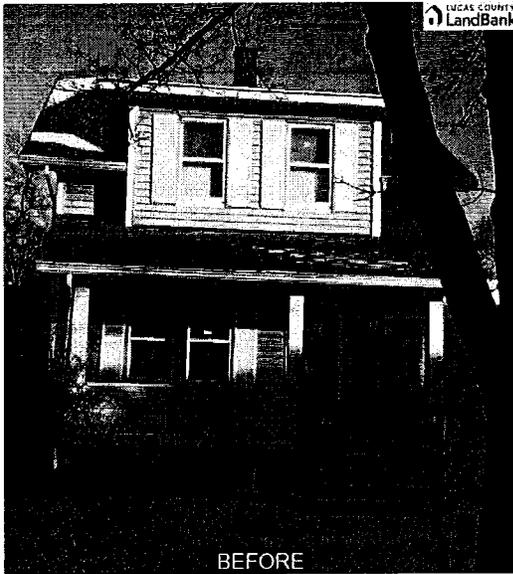


New Owner: George & Cheri Grifo

This historic home in the Old West End District was sold on 06/21/2013 for \$20,000 with the expectation that Mr. & Mrs. Grifo will invest another \$70,000 in renovation. The Land Bank made an initial investment of \$176 to help return this property to productive use. The property passed the Land Bank's safety & habitability inspection and the deed was released 03/18/2015.

605 Colima, 43609

Rental



New Owner: WB Property Investments, LLC (Jeff Bockrath)

This single-family home in the South Side was sold on 09/15/2014 for \$6,000 with the expectation that Mr. Bockrath will invest another \$6,600 in renovation. The Land Bank made an initial investment of \$2,558 to help return this property to productive use. The property passed the Land Bank's safety & habitability inspection and the deed was released 03/25/2015.

419 Boston, 43610

Owner-Occupant

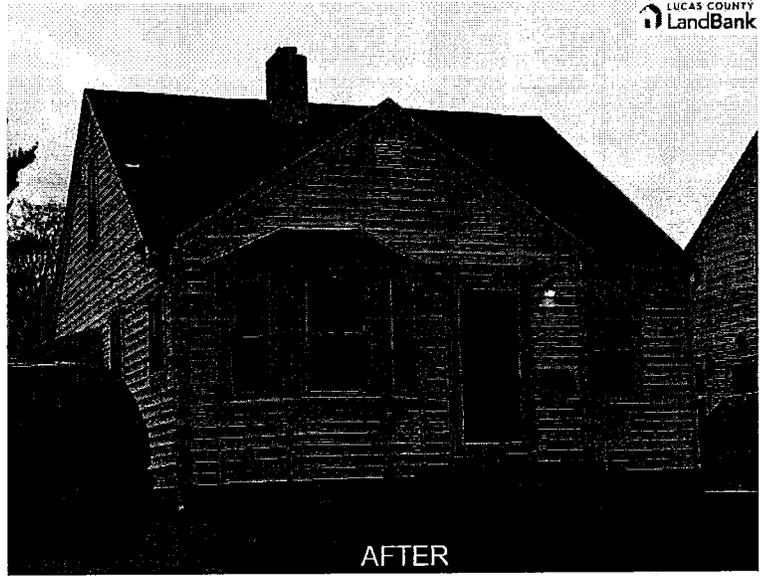
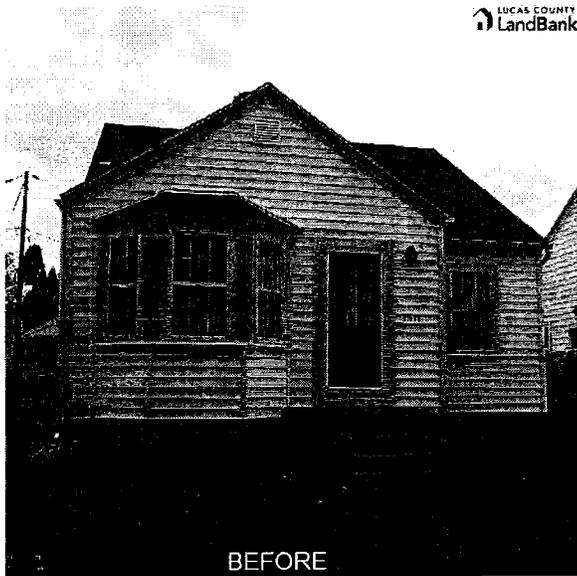


New Owner: David & Sarah Ramsey

This single-family home in the Olde Towne Historic District was sold on 01/07/2013 for \$1,000 with the expectation that Mr. & Mrs. Ramsey will invest another \$16,000 in renovation. The Land Bank made an initial investment of \$281 to help return this property to productive use. The property passed the Land Bank's safety & habitability inspection and the deed was released 03/30/2015.

1311 Crestwood, 43612

Rental



New Owner: Timothy & Julie Eighmey

This single-family home in the Five Points neighborhood was sold on 12/22/2014 for \$21,000 with the expectation that Mr. & Mrs. Eighmey will invest another \$5,300 in renovation. The Land Bank made an initial investment of \$10,941 to help return this property to productive use. The property was sufficiently safe & habitable at the time of the sale that no deed-in-escrow was required.

230 White, 43605

Owner-Occupant



New Owner: Margaret Hernandez

This single-family home in East Toledo was sold on 06/19/2014 for \$4,000 with the expectation that Ms. Hernandez will invest another \$9,000 in renovation. The Land Bank made an initial investment of \$202 to help return this property to productive use. The property passed the Land Bank's safety & habitability inspection and the deed was released 04/08/2015.

1430 Vassar, 43614

Resale

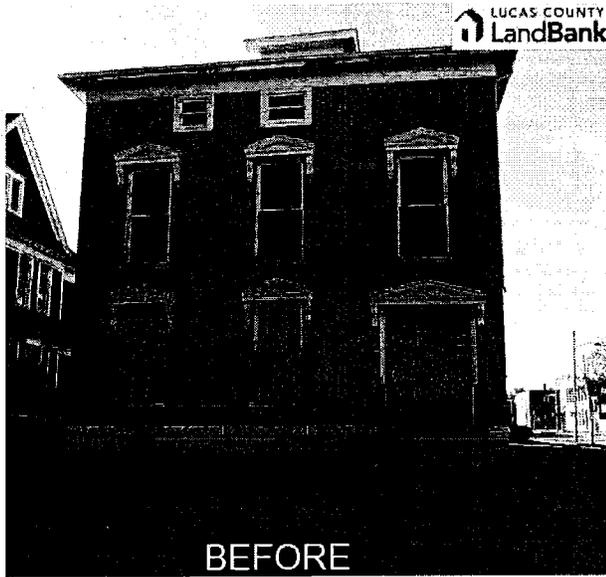


New Owner: Robert Eisenmann

This duplex in the Beverly neighborhood was sold on 09/25/2014 for \$10,250 with the expectation that Mr. Eisenmann will invest another \$25,750 in renovation. The Land Bank made an initial investment of \$11,315 to help return this property to productive use. The property passed the Land Bank's safety & habitability inspection and the deed was released 04/08/2015.

529 Elm, 43604

Other

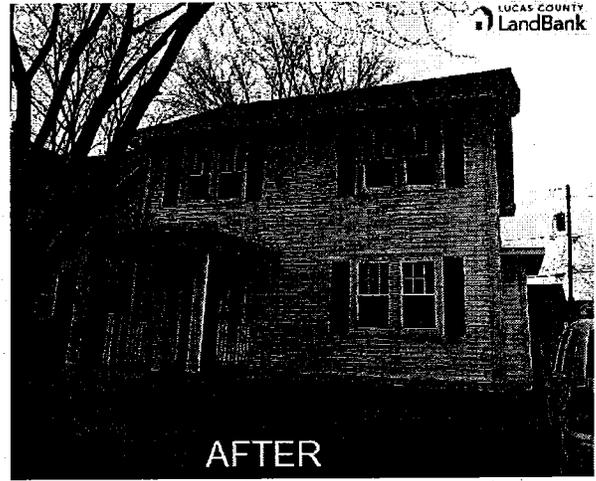
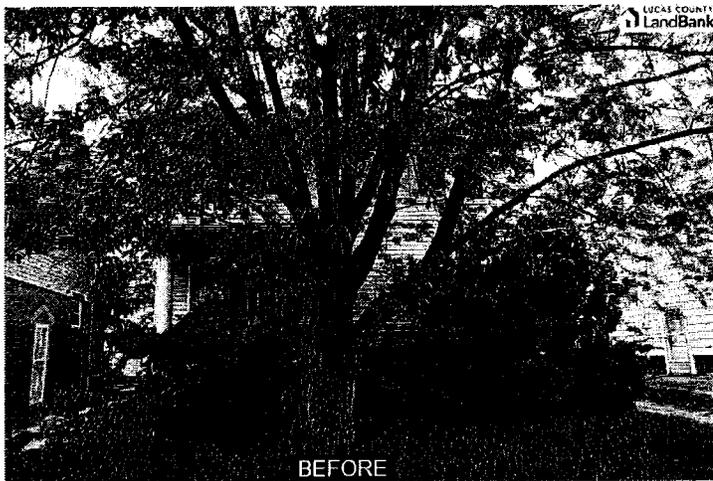


New Owner:

This multi-unit apartment in the Historic Vistula neighborhood was sold on 03/11/2013 for \$250 with the expectation that the new owner will invest another \$250,000 in renovation. The Land Bank made an initial investment of \$121 to help return this property to productive use. The property passed the Land Bank's safety & habitability inspection and the deed was released 04/15/2015.

4017 Kingsbury, 43612

Owner-Occupant



New Owner: CI Group, LLC (John & Donald Crider)

This single-family home in Library Village was sold on 10/06/2014 for \$7,000 with the expectation that the new owners will invest another \$13,350 in renovation. The Land Bank made an initial investment of \$3,327 to help return this property to productive use. The property passed the Land Bank's safety & habitability inspection and the deed was released 04/13/2015.

PROPERTIES SOLD

2733 House of Stuart, 43607

Rental



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

This single-family home in Scott Park was sold on 03/06/2015 for \$7,891 with the expectation that Mr. Howard will invest another \$11,500 in renovation over the next 270 days. The Land Bank made an initial investment of \$1,611 to help return this property to productive use

3840 House of Stuart, 43607

Rental



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

This single-family home in Scott Park was sold on 03/06/2015 for \$1,600 with the expectation that Mr. Howard will invest another \$20,500 in renovation over the next 270 days. The Land Bank made an initial investment of \$965 to help return this property to productive use

2013 Berdan, 43613

Rental



New Owner: Abou Yousef, LLC

This single-family home in the Willys Overland neighborhood was sold on 03/09/2015 for \$7,000 with the expectation that Mr. Yousef will invest another \$9,365 in renovation over the next 180 days. The Land Bank made an initial investment of \$1,460 to help return this property to productive use

153 E. Central, 43608

Rental



New Owner: Jesse Crowell & LaShawnda Clark

This single-family home in ONE Village was sold on 03/11/2015 for \$2,500 with the expectation that the new owners will invest another \$3,300 in renovation over the next 180 days. The Land Bank made an initial investment of \$830 to help return this property to productive use

2563 Maplewood, 43610

Rental



New Owner: Georgios Katsanos

This single-family home in the Old West End was sold on 03/16/2015 for \$500 with the expectation that Mr. Katsanos will invest another \$36,500 in renovation over the next 180 days.

1945 Genesee, 43605

Owner-Occupant



New Owner: Pedro P. Negrin

This single-family home in the East Side was sold on 03/16/2015 for \$4,500 with the expectation that Mr. Negrin will invest another \$14,550 in renovation over the next 180 days. The Land Bank made an initial investment of \$2,810 to help return this property to productive use

4244 Burnham, 43612

Owner-Occupant



New Owner: Jose Maturino

This single-family home in the Five Points neighborhood was sold on 03/23/2015 for \$8,000 with the expectation that Mr. Maturino will invest another \$2,550 in renovation over the next 180 days.

337 O'Connell, 43608

Owner-Occupant



New Owner: Dominique Allen

This single-family home in ONE Village was sold on 03/27/2015 for \$8,000 with the expectation that Ms. Allen will invest another \$3,000 in renovation over the next 90 days. NODA determined that OWNER would be a successful homeowner after pre-purchase housing counseling.

3248 W. Lincolnshire, 43606

Resale



New Owner: Malek Amireh

This single-family home in the Lincolnshire neighborhood was sold on 03/27/2015 for \$24,000 with the expectation that Mr. Amireh will invest another \$26,950 in renovation over the next 90 days.

745 Ogden, 43609

Owner-Occupant

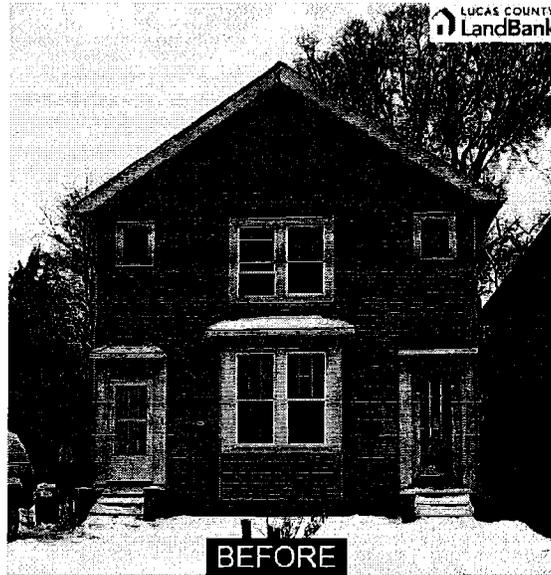


New Owner: Dexter Brown

This single-family home in the Arlington neighborhood was sold on 03/31/2015 for \$11,500 with the expectation that Mr. Brown will invest another \$21,325 in renovation over the next 90 days. NODA determined that Mr. Brown would be a successful homeowner after pre-purchase housing counseling.

3217 Cambridge, 43610

Owner-Occupant



New Owner: Elizabeth Harris

This duplex in the Olde Towne neighborhood was sold on 03/31/2015 for \$0 with the expectation that Ms. Harris will invest sufficient funds for renovation over the next 270 days. The Land Bank is providing Ms. Harris with a \$15,000 matching renovation grant for necessary improvements to the property. NODA will also be assisting Ms. Harris with new homeownership housing counseling for the next year at the Land Bank's expense.



OHFA NIP Demolition Grant Status Report

Project Status	Current	Total Projects	%
Structures Identified	762	747	102.0%
Structures Acquired	476	747	63.7%
Structures Torn Down	179	747	24.0%
Expenditures	\$ 1,789,741	\$ 7,225,525	24.8%

Reimbursed To Date	Unreimbursed To Date	Total Spending	Grant Award
\$ 1,491,407	\$ 298,334	\$ 1,789,741	\$ 7,225,525

Target Areas Name	Projects	%
A Old South End	145	19.0%
B Old West End	75	9.8%
C BUMA / Englewood	44	5.8%
D Central City	150	19.7%
E East Toledo	127	16.7%
F ONE Village	168	22.0%
G Library Village	31	4.1%
H Arlington / Scott Park	22	2.9%

Side Lots Transferred	Current	All Projects	%
	36	762	4.7%

Contractor	Update Contractor	Projects %	Time %
123	58	32.0%	62.1%



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

**PROJECT REPORT
 THROUGH APRIL 21, 2015**

Program Overview

<i>Intakes</i>	<i>Technical Assistance</i>	<i>Potential Loans</i>	<i>Loans In Process</i>	<i>Loans Closed</i>
101*	50	3	1	

Informational Meetings

Old Orchard – Sanger Branch Library
 Professional Remodelers Association – Home Show

Technical Assistance

Address	Technical Assistance	Loan Opportunity	Loan in Process
1252 Corbin	Assessment completed	Possible loan	
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	In Process
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 scheduled		
3141 Scottwood	Assessment scheduled		
1136 Belmont	Assessment scheduled		
2361 Hollywood	Assessment scheduled		
1722 Eileen	Assessment scheduled		
5334 Rector	Assessment scheduled		

3123 Kimball	Assessment scheduled		
104 S. River Waterville	Assessment scheduled		
3332 River	Assessment scheduled		
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	Possible loan	
1632 Oak	Assessment completed		
720 Islington	Assessment completed	Possible loan	
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	Possible loan	
2923 Goddard	Assessment completed		
2006 Mount Vernon	Assessment completed		
2242 Pemberton	Assessment completed	Possible loan	
904 Prospect	Assessment completed		

* 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	20	43614	1
43608	12	43609	1
43607	9	43612	2
43620	10	43611	2
43606	32	43613	1
43605	7	43615	3
43566	1		

2014-2015

(Through April 21, 2015)

JA2	<u>Amount Invoiced</u>	<u>Amount Paid</u>
<u>Invoices:</u>		
10/2/2014	\$61,500.00	\$61,500.00
10/2/2014	\$9,000.00	9,000.00
	\$22,000.00	\$22,000.00
Total Invoiced/Paid:	\$92,500.00	\$92,500.00
Total Award:	\$108,000.00	
Amount Remaining:	\$15,500.00	

Maumee Valley Habitat	<u>Amount Invoiced</u>	<u>Amount Paid</u>
<u>Invoices:</u>		
12/1/2014	\$72,593.00	\$72,593.00
	\$49,342.00	\$49,342.00
Total Invoiced/Paid:	\$121,935.00	\$121,935.00
Total Award:	\$178,000.00	
Amount Remaining:	\$56,065.00	

NeighborWorks Toledo	<u>Amount Invoiced</u>	<u>Amount Paid</u>
<u>Invoices:</u>		
	\$0.00	\$0.00
	\$0.00	0.00
Total Invoiced/Paid:	\$0.00	\$0.00
Total Award:	\$175,000.00	
Amount Remaining:	\$175,000.00	

Pathway	<u>Amount Invoiced</u>	<u>Amount Paid</u>
<u>Invoices:</u>	\$11,786.98	\$11,786.98
	\$31,040.34	\$31,040.34
	\$5,798.23	\$5,798.23
Total Invoiced/Paid:	\$36,838.57	\$36,838.57
Total Award:	\$82,316.00	
Amount Remaining:	\$45,477.43	

United North	<u>Amount Invoiced</u>	<u>Amount Paid</u>
<u>Invoices:</u>		
	\$0.00	\$0.00
	\$0.00	0.00
Total Invoiced/Paid:	\$0.00	\$0.00
Total Award:	\$40,000.00	
Amount Remaining:	\$40,000.00	

Total Awarded:	\$583,316.00
Total Paid:	\$251,273.57
Total Remaining:	\$332,042.43

May 22, 2015

The Board of Directors represents that the record of the proceedings of the previous session on April 24, 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, May 22, 2015 at 11:00 A.M.
Conference Room D, 12th Floor
One Government Center, Toledo, Ohio 43604

1. Call to order by the Chairman Kapszukiewicz
2. Approval of the April 24, 2015 Minutes (posted on the website)
3. Action Items (ex officio Directors)
 - a. **Resolution 2015-010: Reappointing Paula Hicks-Hudson to the Board of Directors as the Municipal Director**
 - b. **Resolution 2015-011: Reappointing John Zeitler to the Board of Directors as the Township Director**
4. Treasurer's Report
 - a. Presentation of Monthly Financial Statements
 - b. **Resolution 2015-012: Ratifying the Certification of the 2014 Annual Financial Audit to the Auditor of State**
 - c. Presentation of the Annual Financial Audit
 - d. Annual Conflict of Interest and Fraud Policy
5. Action Items
 - a. **Resolution 2015-013: Electing a Chair and Vice Chair of the Board**
 - b. **Resolution 2015-014: Adopting a Capital Asset Policy**
6. President's Report
 - a. Projects status update
7. Programs Report
 - a. Demolition programs update
 - b. Toledo Survey update
 - c. Grants update
 - d. Roof program update
8. New Business
9. Adjournment



Date: May 22, 2015

Resolution No. 2015-010

Title: Reappointing Paula Hicks-Hudson to the Board of Directors as Municipal Director

Summary/Background: Pursuant to RC §1724.03, the Land Bank's Board of Directors must include a representative from the largest municipality in the county, which in Lucas County is the City of Toledo.

Pursuant to the Code of Regulations, the *ex officio* Board members wish to appoint Paula Hicks-Hudson to fill the City of Toledo's statutorily mandated seat as the Corporation's Municipal Director for a new term.

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. Paula Hicks-Hudson is hereby appointed as the Municipal Director representing the City of Toledo for a term ending at the 2017 annual meeting, or until her successor is appointed.

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 Gerken was absent

A handwritten signature in cursive script that reads "Anne Wistow".

Anne Wistow, Secretary of the Board



Date: May 22, 2015

Resolution No. 2015-011

Title: Reappointing John Zeitler to the Board of Directors

Summary/Background: On June 28, 2013, the board appointed John Zeitler, Sylvania Township Administrator, to the Land Bank's Board of Directors. Mr. Zeitler represents the statutorily mandated director from a Lucas County township with a population over ten thousand persons in the unincorporated area in the most recent federal decennial census. The trustees of Sylvania Township, Springfield Township, and Monclova Township, being the Townships meeting the statutory population requirement in Lucas County, have passed resolutions supporting Mr. Zeitler's reappointment to the Board.

The Board is hereby reappointing John Zeitler to the Board of Directors. Mr. Zeitler is being reappointed to the Land Bank's Board of Directors for a term to last until the 2017 annual meeting.

Authority: Code of Regulations, Sec. 3.1.5

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 hereby reappoints John Zeitler to the Board of Directors as the Township Director for a term to last until the 2017 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

A handwritten signature in cursive script that reads "Anne Wistow".

Anne Wistow, Secretary of the Board

	2015 Budget Revised	2015 Actual to Date	% to Date
Starting Balance	\$ 2,200,000	\$ 1,239,609	56.3%
REVENUES			
Operating Revenue			
Statutory Reutilization Fund	\$ 1,600,000	\$ 1,236,735	77.3%
Property Sales	\$ 250,000	\$ 167,528	67.0%
Housing Fund	\$ 150,000	\$ 150,000	100.0%
FHC MLK Neighborhoods Program	\$ 300,000	\$ 150,000	50.0%
Project Reimbursement	\$ 200,000	\$ 220,113	110.1%
Investment Income	\$ 2,500	\$ 571	22.8%
Other Income	\$ 55,000	\$ 60,454	109.9%
Total Operating Revenues	\$ 2,557,500	\$ 1,985,400	77.6%
Grant Revenue			
OHFA NIP Demolition Reimbursement	\$ 2,940,000	\$ 1,118,195	38.0%
OHFA NIP Maintenance Reimbursement	\$ 420,000	\$ 54,000	12.9%
OHFA NIP Admin Reimbursement	\$ 140,000	\$ 63,600	45.4%
Total Grant Revenues	\$ 3,500,000	\$ 1,235,795	35.3%
Total Revenues	\$ 6,057,500	\$ 3,221,195	53.2%
OPERATING EXPENSES			
Contract Services			
LRC Funded Demolition	\$ 500,000	\$ 192,346	38.5%
Holding Costs	\$ 175,000	\$ 56,582	32.3%
Inspections	\$ 20,000	\$ 7,635	38.2%
Field Services	\$ 60,000	\$ 27,380	45.6%
Other Contract Services	\$ 10,000	\$ 3,138	31.4%
Program Expenses			
Acquisition / Disposition	\$ 7,500	\$ 2,325	31.0%
FHC MLK Neighborhoods Program	\$ 850,000	\$ 34,920	4.1%
Project Match Grants	\$ 100,000	\$ -	0.0%
Housing Fund	\$ 510,000	\$ 179,754	35.2%
Heritage Home Program	\$ 99,000	\$ 18,153	18.3%
The Toledo Survey	\$ 45,000	\$ 6,678	14.8%
Other Program Expenses	\$ 40,000	\$ 9,290	23.2%
Professional Services			
Accounting/Auditing/Payroll Services	\$ 15,000	\$ 4,779	31.9%
Business Insurance	\$ 30,000	\$ 26,010	86.7%
Information Technology	\$ 30,000	\$ 14,221	47.4%
Consulting Services	\$ 20,000	\$ 6,228	31.1%
Communications	\$ 10,000	\$ 3,116	31.2%
Other Professional Services	\$ 7,500	\$ 70	0.9%

	2015 Budget Revised	2015 Actual to Date	% to Date
<i>Employee Expenses</i>			
Staff Salaries	\$ 460,000	\$ 147,874	32.1%
Payroll Taxes	\$ 35,000	\$ 12,432	35.5%
Employee Benefits	\$ 92,500	\$ 27,983	30.3%
457(b) Retirement Plan	\$ 22,000	\$ 11,886	54.0%
Professional Development	\$ 7,000	\$ 547	7.8%
Internships	\$ 5,000	\$ -	0.0%
<i>Office Expenses</i>			
Bank Charges	\$ 1,000	\$ -	0.0%
Postage	\$ 2,500	\$ 786	31.4%
Equipment, Repairs	\$ 5,000	\$ 2,232	44.6%
Office and Printing	\$ 10,500	\$ 2,526	24.1%
Parking, Mileage, Fuel	\$ 15,000	\$ 5,492	36.6%
Conferences	\$ 2,500	\$ 4,056	162.2%
Rent	\$ 15,000	\$ -	0.0%
Other Office Expenses	\$ 2,000	\$ -	0.0%
Miscellaneous Expenses	\$ 2,000	\$ -	0.0%
Total Operating Expenses	\$ 3,206,000	\$ 808,438	25.2%
<i>Grant Expenses</i>			
OHFA NIP Demolition	\$ 2,414,000	\$ 767,089	31.8%
OHFA NIP Environmental Services	\$ 603,500	\$ 109,245	18.1%
OHFA NIP Maintenance	\$ 370,000	\$ 5,250	1.4%
OHFA NIP Maintenance Refunds	\$ 50,000	\$ 2,333	4.7%
OHFA NIP Administration	\$ 62,500	\$ 6,750	10.8%
Total Grant Expenses	\$ 3,500,000	\$ 890,667	25.4%
Total Expenses	\$ 6,706,000	\$ 1,699,105	25.3%
Budget Stabilization Fund	\$ 450,000	\$ 450,000	100.0%
Unencumbered Ending Balance	\$ 1,101,500	\$ 2,311,698	209.9%

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

Date	Num	Vendor	Amount
04/02/2015	ach	INTUIT QUICKBOOKS	-39.95
04/02/2015	2510	David Mann	-9.75
04/02/2015	2511	CPP Inc	-148.22
04/02/2015	2512	Department of Public Utilities	-325.81
04/02/2015	2513	Sojourner's Truth	-125.00
04/02/2015	2514	Avatar LLC	-1,071.00
04/02/2015	2515	Sutter Home Inspections LTD	-425.00
04/02/2015	2516	T Smidis Hauling	-800.00
04/02/2015	2517	J Walk Construction	-7,500.00
04/02/2015	2518	Kathleen Kovacs	-2,837.50
04/02/2015	ach	Department of Public Utilities	-11.39
04/02/2015	ach	Department of Public Utilities	-11.39
04/02/2015	ach	Department of Public Utilities	-11.39
04/02/2015	ach	Department of Public Utilities	-11.39
04/02/2015	ach	Department of Public Utilities	-11.39
04/02/2015	ach	Department of Public Utilities	-11.39
04/02/2015	ach	Department of Public Utilities	-9.11
04/02/2015	ach	Department of Public Utilities	-22.78
04/02/2015	ach	Department of Public Utilities	-6.99
04/02/2015	ach	Department of Public Utilities	-11.39
04/02/2015	ach	Department of Public Utilities	-11.39
04/08/2015	2519	TJRS LLC	-35,000.00
04/08/2015	ach	Center for Community Progress	-125.00
04/08/2015	ach	Data Services	-172.92
04/08/2015	2520	Lucas County Treasurer	-227.50
04/08/2015	2521	Stephanie Beebe	-55.00
04/08/2015	2522	Department of Public Utilities	-417.59
04/08/2015	2523	Avatar LLC	-3,362.50
04/08/2015	2524	Toledo Edison	-60.51
04/08/2015	2525	Sutter Home Inspections LTD	-450.00
04/08/2015	2526	T Smidis Hauling	-4,600.00
04/08/2015	2527	MT Business Technologies Inc.	-39.53
04/08/2015	2528	Mail It	-156.40
04/08/2015	2529	OFFICE MAX	-25.39
04/08/2015	2530	E & H Taylor Construction Inc.	-15,000.00
04/08/2015	2531	Cleveland Restoration Society	-5,000.00
04/08/2015	2532	Luthern Social Services of NWO	-7,500.00
04/08/2015	2533	Lucas County Treasurer	-227.50

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

Date	Num	Vendor	Amount
04/08/2015	2534	Lucas County Treasurer	-227.50
04/08/2015	ach	Department of Public Utilities	-11.39
04/08/2015	ach	Department of Public Utilities	-11.39
04/08/2015	ach	Department of Public Utilities	-11.39
04/08/2015	ach	Department of Public Utilities	-11.39
04/08/2015	ach	Department of Public Utilities	-11.39
04/08/2015	ach	Department of Public Utilities	-11.39
04/08/2015	ach	Department of Public Utilities	-11.39
04/08/2015	ach	Department of Public Utilities	-11.39
04/08/2015	ach	Department of Public Utilities	-11.39
04/08/2015	ach	Department of Public Utilities	-11.39
04/08/2015	ach	Department of Public Utilities	-11.39
04/08/2015	ach	Data Services	-15,146.88
04/08/2015	ach	Ameritas Life Insurance Corp	-1,447.52
04/08/2015	ach	GoodHire	-69.98
04/08/2015	ach	Stop & Shop	-57.00
04/16/2015	ach	Amazon	-11.59
04/16/2015	ach	Center for Community Progress	-1,925.00
04/16/2015	2535	Lucas County Treasurer	-1,600.00
04/16/2015	2536	Mr. Snow Removal	-4,740.00
04/16/2015	2537	Department of Public Utilities	-285.94
04/16/2015	2538	Jackson Industries Corp.	-1,400.00
04/16/2015	2539	Paxton Demolition	-22,500.00
04/16/2015	2540	Sutter Home Inspections LTD	-460.00
04/16/2015	2541	T Smidis Hauling	-3,000.00
04/16/2015	2542	OFFICE MAX	-170.47
04/16/2015	2543	Craig Vance	-2,240.00
04/16/2015	2544	Mannik & Smith	-2,526.50
04/16/2015	ach	Department of Public Utilities	-11.39
04/16/2015	ach	Department of Public Utilities	-11.39
04/16/2015	ach	Department of Public Utilities	-11.39
04/16/2015	ach	Department of Public Utilities	-11.39
04/23/2015	ach	Sunoco	-65.00
04/23/2015	ach	Menards	-13.47
04/23/2015	2545	Lucas County Treasurer	-6,574.26
04/23/2015	2546	Lucas County Treasurer	-419.20
04/23/2015	2547	Lucas County Treasurer	-2,150.00
04/23/2015	2548	Port Lawrence Title	-287.50

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

Date	Num	Vendor	Amount
04/23/2015	2549	Midwest Environmental, Inc	-9,100.00
04/23/2015	2550	Department of Public Utilities	-168.49
04/23/2015	2551	National Community Reinvestment	-2,917.00
04/23/2015	2552	Verizon Wireless	-132.61
04/23/2015	2553	Rehmann	-2,500.00
04/23/2015	2554	T Smidis Hauling	-1,500.00
04/23/2015	2555	Toledo Edison	-28.78
04/23/2015	2556	David Mann	-365.26
04/23/2015	2557	Wade Kapszukiewicz	-396.25
04/23/2015	2558	Modern Builders Supply Inc.	-4,754.15
04/23/2015	2559	DMD Environmental Inc	-345.00
04/23/2015	2560	TAS Inc	-3,538.00
04/23/2015	2561	ESI	-3,205.00
04/23/2015	2562	HazCorp	-3,450.00
04/23/2015	2563	DMD Environmental Inc	-5,865.00
04/23/2015	ach	Department of Public Utilities	-11.39
04/23/2015	ach	Department of Public Utilities	-11.39
04/23/2015	ach	Department of Public Utilities	-11.39
04/23/2015	ach	Department of Public Utilities	-11.39
04/23/2015	ach	Ameritas Life Insurance Corp	-1,447.59
04/23/2015	ach	Department of Public Utilities	-11.39
04/23/2015	ach	Data Services	-15,148.44
04/28/2015	2564	Midland Title and Escrow	-288.00
04/29/2015	2565	Midland Title and Escrow	-2,400.50
04/29/2015	2566	Kwik Parking	-402.50
04/30/2015	ach	Sunoco	-69.00
04/30/2015	1741	Midland Title and Escrow	-87.50
04/09/2015	ach	Ohio Homeowner Association	-2,333.32
04/23/2015	ach	Department of Public Utilities	-113.90
04/30/2015	ach	Department of Public Utilities	-45.56
04/20/2015	ach	Department of Public Utilities	-22.78
04/30/2015	ach	DropBox Inc.	-85.96
			\$ -214,099.66



Date: May 22, 2015

Resolution No. 2015-012

Title: Ratifying the Certification of the 2014 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 2014 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 2014.

Under Ohio law, the Board or the Treasurer must certify its annual financial report to the Auditor of State no later than April 30, 2015. 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 2014 annual financial report, attached herein and prepared according to generally accepted accounting principles, is hereby 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 30, 2015 is hereby 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 Mazur voted yes
Director Zeitler voted yes

Director Beazley voted yes
Director Gibbon voted yes
Director Stanbery was absent
Director Mendoza voted yes

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

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 Corporations 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: May 22, 2015

Resolution No. 2015-013

Title: Electing a Chair and Vice Chair of the Board of Directors for 2015

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

Authority: Code of Regs. § 3.3

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. 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.

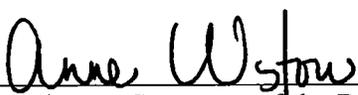
Section 2. Director Wozniak is elected Vice Chair of the Board of Directors for a term commencing immediately and expiring at the next annual meeting of the corporation.

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 Mazur voted yes
Director Zeitler voted yes
Director Beazley voted yes
Director Gibbon voted yes
Director Stanbery was absent
Director Mendoza voted yes



Anne Wistow, Secretary of the Board



Date: May 22, 2015

Resolution No. 2015-014

Title: Adopting a Capital Asset Policy

Summary/Background: In 2014, the Board authorized the Corporation to procure a utility vehicle for use by the Corporation's Field Technician, and since that time, the Board has authorized the procurement of a second utility vehicle.

Based on best practices and the advice of the Auditor of State's office, the Board wishes to adopt a Capital Asset Policy to govern all such capital assets (defined under the Policy) procured by the Corporation for its ongoing business. The Capital Asset Policy will be incorporated into the Corporation's existing Purchasing Policy as an addendum.

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 attached Capital Asset Policy is adopted by the Corporation and shall be effective as of the first date in which the Corporation procured a qualifying capital asset. The Capital Asset Policy shall be incorporated into the Corporation's existing Purchasing Policy as an addendum.

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 Mazur voted yes

Director Zeitler voted yes

Director Beazley voted yes

Director Gibbon voted yes

Director Stanbery was absent

Director Mendoza voted yes

Anne Wistow
Anne Wistow, Secretary



Wade Kapszukiewicz, Chair

Capital Asset Policy

The Lucas County Land Reutilization Corporation (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.

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:

- Asset tag number
- Description
- Serial number (if available)
- Check number
- Acquisition date
- Estimated life

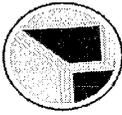
Depreciation of capital assets will be calculated using the straight-line depreciation method over the useful life of an asset. All depreciation related to the maintaining of the capital assets will be calculated by the database and recorded in the financial statements of the Land Bank through a posting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

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

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.

Parcel	Address	City	Zip	LB Demo	Purchaser	Occupancy	Date Transferred
01-08241	1427 Macomber	Toledo	43607	Yes	Leonard Chandler	Owner Occupant	4/20/2015
01-10827	1336 Prouty	Toledo	43609	Yes	James Gilliam	Rental	4/20/2015
02-30871	528 Winthrop	Toledo	43620	Yes	The Malone's	Owner Occupant	4/20/2015
03-11047	749 Chesbrough	Toledo	43605	Yes	Gordon Hutson	Owner Occupant	4/20/2015
03-11051	749 Chesbrough	Toledo	43605	No	Gordon Hutson	Owner Occupant	4/20/2015
03-18514	2429 Putnam	Toledo	43620	Yes	Michelle Shelton	Owner Occupant	4/20/2015
04-11074	1315 Fernwood	Toledo	43607	Yes	Nakita McDonald	Rental	4/20/2015
04-11077	1317 Fernwood	Toledo	43607	Yes	Nakita McDonald	Rental	4/20/2015
07-41037	563 Howland	Toledo	43605	Yes	The Villareal's	Owner Occupant	4/20/2015
12-26631	524 Walden	Toledo	43605	Yes	Evelyn Roughton	Rental	4/20/2015
05-06137	1579 W Central	Toledo	43606	Yes	The Lizcando's	Owner Occupant	4/29/2015
05-06397	1516 N Cove	Toledo	43606	Yes	Jeffrey Conklin	Owner Occupant	4/29/2015
09-16067	943 Oakwood	Toledo	43607	Yes	LaShonda Bolden	Owner Occupant	4/29/2015
12-10944	2055 Broadway	Toledo	43609	Yes	The Godfrey's	Rental	4/29/2015
14-08427	244 Marion	Toledo	43609	Yes	Andrea Vasquez	Owner Occupant	4/29/2015
16-02021	1265 Hamilton	Toledo	43607	Yes	The Garland's	Owner Occupant	4/29/2015
14-08291	643 Garland	Toledo	43609	No	John Eichen	Owner Occupant	4/30/2015
03-09207	817 South	Toledo	43609	Yes	The Sizemore's	Owner Occupant	5/4/2015
03-09211	815 South	Toledo	43609	Yes	The Sizemore's	Owner Occupant	5/4/2015
03-12697	661 Woodland	Toledo	43607	No	Carolyn Johnson-Barnett	Owner Occupant	5/4/2015
03-12701	663 Woodland	Toledo	43607	No	Carolyn Johnson-Barnett	Owner Occupant	5/4/2015
11-15631	2117 Chase	Toledo	43608	Yes	The Fairchilds & The Prudes	Owner Occupant	5/5/2015
02-05747	2248 Vermont	Toledo	43620	No	Mercy St. V's	N/A	5/6/2015
04-59074	1109 Lincoln	Toledo	43607	No	Harold Hughes	Owner Occupant	5/6/2015
05-12420	1554 Remington	Toledo	43605	Yes	Brian Hilding	Owner Occupant	5/6/2015
10-02901	436 W Manhattan	Toledo	43608	Yes	Dennis Remer	Owner Occupant	5/6/2015

15-46614	818 Locust	Toledo	43604	No	The Chamber's	Rental	5/6/2015
02-29764	709 N. Detroit	Toledo	43607	Yes	Todd Foster	Rental	5/11/2015
02-31534	948 Colburn	Toledo	43609	Yes	John Gorziales	Owner Occupant	5/11/2015
07-10807	253 Worthington	Toledo	43605	Yes	Ramona Gordilla	Owner Occupant	5/11/2015
09-52517	3020 Warsaw	Toledo	43608	Yes	John Baker	Rental	5/11/2015
10-16334	1414 Front	Toledo	43605	No	City of Toledo	N/A	5/11/2015
10-16621	1402 Front	Toledo	43605	No	City of Toledo	N/A	5/11/2015
10-16627	1404 Front	Toledo	43605	No	City of Toledo	N/A	5/11/2015
10-16631	1410 Front	Toledo	43605	No	City of Toledo	N/A	5/11/2015
10-16637	1418 Front	Toledo	43605	No	City of Toledo	N/A	5/11/2015
10-16641	1420 Front	Toledo	43605	No	City of Toledo	N/A	5/11/2015
11-52932	314 E. Bancorft	Toledo	43620	Yes	Archie Beasley	Owner Occupant	5/11/2015
13-26491	1011 Campbell	Toledo	43607	No	Richard Bush	Owner Occupant	5/11/2015
14-09114	39 Jervis	Toledo	43609	Yes	The Montes'	Owner Occupant	5/11/2015
14-31204	1734 N. Ontario	Toledo	43604	Yes	Patricia Braden	Owner Occupant	5/11/2015
15-41681	606 Nesselwood	Toledo	43610	Yes	Ivory Lofton	Owner Occupant	5/11/2015
44-70227	1733 Sugarbush	Oregon	43616	No	William Steffes	Owner Occupant	5/11/2015
03-16951	3202 Parkwood	Toledo	43610	No	The Cayson's	Owner Occupant	5/12/2015
09-65864	732 Plymouth	Toledo	43607	Yes	Robert Mackay & Audrey Rader	Owner Occupant	5/12/2015
13-29427	2276 Putnam	Toledo	43620	Yes	Rachael Cramer & Reginald Daniels	Owner Occupant	5/12/2015
Total:			46				



OHFA NIP Demolition Grant Status Report

Project Status	Current	Total Budgeted	%
Structures Identified	754	965	78.1%
Structures Acquired	538	965	55.8%
Structures Torn Down	220	965	22.8%
Expenditures	\$ 2,178,874	\$ 9,221,525	23.6%

Reimbursed To Date	Unreimbursed To Date	Total Spending	Grant Award
\$ 1,621,631	\$ 557,244	\$ 2,178,874	\$ 9,221,525

Target Areas Name	Projects	%
A Old South End	143	19.0%
B Old West End	84	11.1%
C BUMA / Englewood	44	5.8%
D Central City	150	19.9%
E East Toledo	124	16.4%
F ONE Village	164	21.8%
G Library Village	25	3.3%
H Arlington / Scott Park	20	2.7%

Side Lots Transferred	Current	All Projects	%
	64	754	8.5%

COT Contractor	Private Contractor	Privates %	MBE %
162	58	26.4%	62.1%



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

**PROJECT REPORT
 THROUGH MAY 22, 2015**

Program Overview

<i>Intakes</i>	<i>Technical Assistance</i>	<i>Potential Loans</i>	<i>Loans In Process</i>	<i>Loans Closed</i>
112*	59	3	2	

Informational Meetings

Old Orchard – Sanger Branch Library
 Professional Remodelers Association – Home Show

Technical Assistance

Address	Technical Assistance	Loan Opportunity	Loan in Process
1252 Corbin	Assessment completed	Possible loan	
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	In Process
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 scheduled		
3141 Scottwood	Assessment scheduled		
1136 Belmont	Assessment scheduled		
2361 Hollywood	Assessment scheduled		
1722 Eileen	Assessment scheduled		
5334 Rector	Assessment scheduled		

3123 Kimball	Assessment scheduled		
104 S. River Waterville	Assessment scheduled		
3332 River	Assessment scheduled		
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	Possible loan	Loan in process
1632 Oak	Assessment completed		
720 Islington	Assessment completed	Possible loan	
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	Possible loan	
2923 Goddard	Assessment completed		
2006 Mount Vernon	Assessment completed		
2242 Pemberton	Assessment completed	Possible loan	
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		
631 Toronto	Assessment completed		
3458 Brantford	Assessment completed		
621 Winthrop	Assessment completed		

June 26, 2015

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



Date: June 26, 2015

Resolution No. 2015-015

Title: Ratifying the Purchase and Ongoing Maintenance of a Utility Truck

Summary/Background: In August 2014, the Corporation authorized the purchase of a utility vehicle for its Field Technician. The Corporation has since hired a second Field Technician and a utility vehicle is also needed for this individual or future employees.

Consistent with our Purchasing Policy and the Board’s May 22, 2015 discussion of this matter, the President procured three quotes from local auto dealers for a comparable utility truck that meets the Corporation’s needs:

Brondes Ford	2015 Ford F-250 4WD	\$34,962.00
Charlie’s Dodge	2015 Dodge Tradesman 4WD	\$34,991.50
Brondes Ford	2016 Ford F-250 4WD	\$34,984.00

The President determined that the Brondes 2015 Ford F-250 quote represents the best bid in light of the features and price of the vehicle, and purchased the vehicle. This resolution seeks to ratify that action consistent with our Purchasing Policy.

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 President’s purchase of a 2015 Ford F-250 4WD utility vehicle from Brondes Ford in an amount not to exceed \$34,962.00, in addition to any licensing or ancillary fees which the Land Bank may be obligated to pay and which are determined to be reasonable in the President’s sole discretion, is ratified. This expenditure shall be made out of the Corporation’s unencumbered fund balance.

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 Mazur voted yes

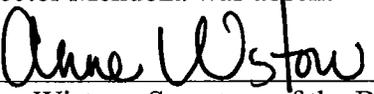
Director Zeitler voted yes

Director Beazley voted yes

Director Gibbon voted yes

Director Stanbery voted yes

Director Mendoza was absent



Anne Wistow, Secretary of the Board

	2015 Budget Revised	2015 Actual to Date	% to Date
Starting Balance	\$ 2,200,000	\$ 1,239,609	56.3%
REVENUES			
Operating Revenue			
Statutory Reutilization Fund	\$ 1,600,000	\$ 1,236,735	77.3%
Property Sales	\$ 250,000	\$ 213,986	85.6%
Housing Fund	\$ 150,000	\$ 150,000	100.0%
FHC MLK Neighborhoods Program	\$ 300,000	\$ 150,000	50.0%
Project Reimbursement	\$ 200,000	\$ 224,113	112.1%
Investment Income	\$ 2,500	\$ 903	36.1%
Other Income	\$ 55,000	\$ 60,592	110.2%
Total Operating Revenues	\$ 2,557,500	\$ 2,036,328	79.6%
Grant Revenue			
OHFA NIP Demolition Reimbursement	\$ 2,940,000	\$ 1,460,431	49.7%
OHFA NIP Maintenance Reimbursement	\$ 420,000	\$ 92,400	22.0%
OHFA NIP Admin Reimbursement	\$ 140,000	\$ 69,200	49.4%
Total Grant Revenues	\$ 3,500,000	\$ 1,622,031	46.3%
Total Revenues	\$ 6,057,500	\$ 3,658,359	60.4%
OPERATING EXPENSES			
Contract Services			
LRC Funded Demolition	\$ 500,000	\$ 214,846	43.0%
Holding Costs	\$ 175,000	\$ 66,407	37.9%
Inspections	\$ 20,000	\$ 8,560	42.8%
Field Services	\$ 60,000	\$ 51,763	86.3%
Other Contract Services	\$ 10,000	\$ 4,398	44.0%
Program Expenses			
Acquisition / Disposition	\$ 7,500	\$ 2,325	31.0%
FHC MLK Neighborhoods Program	\$ 850,000	\$ 61,830	7.3%
Project Match Grants	\$ 100,000	\$ 3,099	3.1%
Housing Fund	\$ 510,000	\$ 179,754	35.2%
Heritage Home Program	\$ 99,000	\$ 21,128	21.3%
The Toledo Survey	\$ 45,000	\$ 22,846	50.8%
Other Program Expenses	\$ 40,000	\$ 15,492	38.7%
Professional Services			
Accounting/Auditing/Payroll Services	\$ 15,000	\$ 10,412	69.4%
Business Insurance	\$ 30,000	\$ 26,010	86.7%
Information Technology	\$ 30,000	\$ 15,074	50.2%
Consulting Services	\$ 20,000	\$ 11,445	57.2%
Communications	\$ 10,000	\$ 3,116	31.2%
Other Professional Services	\$ 7,500	\$ 70	0.9%

	2015 Budget Revised	2015 Actual to Date	% to Date
Employee Expenses			
Staff Salaries	\$ 460,000	\$ 164,176	35.7%
Payroll Taxes	\$ 35,000	\$ 13,708	39.2%
Employee Benefits	\$ 92,500	\$ 42,124	45.5%
457(b) Retirement Plan	\$ 22,000	\$ 12,687	57.7%
Professional Development	\$ 7,000	\$ 1,286	18.4%
Internships	\$ 5,000	\$ -	0.0%
Office Expenses			
Bank Charges	\$ 1,000	\$ -	0.0%
Postage	\$ 2,500	\$ 1,021	40.8%
Equipment, Repairs	\$ 5,000	\$ 2,342	46.8%
Office and Printing	\$ 10,500	\$ 3,880	37.0%
Parking, Mileage, Fuel	\$ 15,000	\$ 6,432	42.9%
Conferences	\$ 2,500	\$ 4,391	175.6%
Rent	\$ 15,000	\$ -	0.0%
Other Office Expenses	\$ 2,000	\$ -	0.0%
Miscellaneous Expenses	\$ 2,000	\$ 115	5.8%
Total Operating Expenses	\$ 3,206,000	\$ 970,735	30.3%
Grant Expenses			
OHFA NIP Demolition	\$ 2,414,000	\$ 979,576	40.6%
OHFA NIP Environmental Services	\$ 603,500	\$ 161,050	26.7%
OHFA NIP Maintenance	\$ 370,000	\$ 5,760	1.6%
OHFA NIP Maintenance Refunds	\$ 50,000	\$ 2,333	4.7%
OHFA NIP Administration	\$ 62,500	\$ 31,150	49.8%
Total Grant Expenses	\$ 3,500,000	\$ 1,179,869	33.7%
Total Expenses	\$ 6,706,000	\$ 2,150,605	32.1%
Budget Stabilization Fund	\$ 450,000	\$ 450,000	100.0%
Unencumbered Ending Balance	\$ 1,101,500	\$ 2,297,363	208.6%

Lucas County Land Reutilization Corporation
Bill Payment List
May 2015

<u>Date</u>	<u>Num</u>	<u>Vendor</u>	<u>Amount</u>
05/01/2015	ach	Amazon	-47.92
05/01/2015		INTUIT QUICKBOOKS	-39.95
05/01/2015	2567	David Mann	-60.00
05/01/2015	2579	Department of Public Utilities	-582.69
05/01/2015	2568	Jackson Industries Corp.	-1,100.00
05/01/2015	2569	Paxton Demolition	-7,500.00
05/01/2015	2570	Toledo Edison	-3.73
05/01/2015	2571	Sutter Home Inspections LTD	-250.00
05/01/2015	2572	T Smidis Hauling	-1,500.00
05/01/2015	2573	All Aspects LLC	-1,920.00
05/01/2015	2574	OFFICE MAX	-84.36
05/01/2015	2575	Modern Builders Supply Inc.	-2,808.51
05/01/2015	2576	Kathleen Kovacs	-2,762.50
05/01/2015	2577	Landscape by Michael LLC	-2,610.00
05/01/2015	2578	A+Building Maintenance	-3,540.00
05/01/2015	ach	Department of Public Utilities	-67.25
05/01/2015	2580	Craig Vance	-360.00
05/01/2015	2581	ASAP Mowing	-1,890.00
05/05/2015	ach	Andersons	-455.12
05/05/2015	ach	Greater Ohio Policy Center	-150.00
05/05/2015	2582	David Mann	-20.13
05/05/2015	2583	Department of Public Utilities	-476.83
05/05/2015	2584	Jackson Industries Corp.	-2,220.00
05/05/2015	2585	Avatar LLC	-2,400.00
05/05/2015	2586	Toledo Edison	-50.99
05/05/2015	2587	Ohio Auditor of State	-1,230.00
05/05/2015	2588	MT Business Technologies Inc.	-77.51
05/05/2015	2589	Collingwood Water	-19.00
05/05/2015	2590	OFFICE MAX	-39.28
05/05/2015	2591	TJRS LLC	-22,500.00
05/05/2015	2592	DMD Environmental Inc	-1,035.00
05/05/2015	2593	ESI	-5,620.00
05/05/2015	2594	Karla Hayes	-75.00
05/05/2015	2595	SL Hauling & Renovations LLC	-9,700.00
05/05/2015	2596	Stephanie Beebe	-55.00
05/05/2015	2597	Pro Cut Lawn Care LLC	-1,290.00
05/05/2015	2598	American Lawn Services	-2,880.00
05/06/2015	ach	Department of Public Utilities	-8.39
05/13/2015	ach	Ameritas Life Insurance Corp	-2,011.09
05/13/2015	ach	Data Services	-20,639.89
05/14/2015	ach	FoxitSoftware.com	-89.00
05/14/2015	ach	Sunoco	-70.00
05/14/2015	2599	Avatar LLC	-420.00
05/14/2015	2600	Clark County Land Reutilization	-5,648.00
05/14/2015	2601	Craig Vance	-280.00

Lucas County Land Reutilization Corporation
Bill Payment List
May 2015

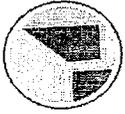
Date	Num	Vendor	Amount
05/14/2015	ach	Data Services	-102.66
05/14/2015	2602	Department of Public Utilities	-179.29
05/14/2015	2603	DMD Environmental Inc	-2,760.00
05/14/2015	2604	ESI	-3,105.00
05/14/2015	2605	HazCorp	-9,640.00
05/14/2015	2606	Jeff's Gutter Systems	-1,677.00
05/14/2015	2607	LISC	-500.00
05/14/2015	2609	Mail It	-295.64
05/14/2015	2610	Midwest Environmental, Inc	-1,800.00
05/14/2015	2611	Mr. Snow Removal	-4,020.00
05/14/2015	2612	Pathway	-20,782.87
05/14/2015	2613	Pro Cut Lawn Care LLC	-1,230.00
05/14/2015	2614	Sutter Home Inspections LTD	-500.00
05/14/2015	2615	T Smidis Hauling	-2,200.00
05/14/2015	2616	Total Environmental Services LLC	-6,078.00
05/14/2015	2617	Phoenix Custom Builders LLC	-3,030.00
05/14/2015	ach	Department of Public Utilities	-3.87
05/14/2015	ach	Department of Public Utilities	-0.53
05/14/2015	ach	Department of Public Utilities	-1.62
05/14/2015	ach	Department of Public Utilities	-11.39
05/14/2015	ach	Department of Public Utilities	-7.52
05/14/2015	ach	Department of Public Utilities	-7.52
05/14/2015	ach	FoxitSoftware.com	-356.00
05/19/2015	ach	Department of Public Utilities	-11.39
05/20/2015	ach	Ameritas Life Insurance Corp	-1,603.44
05/20/2015	ach	Data Services	-16,776.37
05/21/2015	ach	Amazon	-109.99
05/21/2015	ach	Menards	-8.56
05/21/2015	ach	Menards	-96.51
05/21/2015	2618	Lucas County Treasurer	-1,450.00
05/21/2015	2619	Blue Line Remodeling	-7,880.00
05/21/2015	2620	Gerald Kellman	-367.75
05/21/2015	2621	Lucas County Treasurer	-7,070.16
05/21/2015	2622	National Community Reinvestment	-5,834.00
05/21/2015	2623	Northwest Ohio Development Agency	-1,260.00
05/21/2015	2624	Pro Cut Lawn Care LLC	-1,750.00
05/21/2015	2625	Toledo Edison	-14.67
05/21/2015	2626	Verizon Wireless	-448.93
05/21/2015	2627	Department of Public Utilities	-40.66
05/29/2015	ach	Stop & Shop	-70.00
05/29/2015	ach	CDW Government	-763.64
05/29/2015	ach	Greater Ohio Policy Center	-80.00
05/29/2015	2628	City of Toledo - OHFA	-6,439.00
05/29/2015	2629	David Mann	-18.00
05/29/2015	2630	DMD Environmental Inc	-1,725.00
05/29/2015	2631	Elizabeth Harris	-1,304.11

Lucas County Land Reutilization Corporation
Bill Payment List
May 2015

<u>Date</u>	<u>Num</u>	<u>Vendor</u>	<u>Amount</u>
05/29/2015	2632	Janni's HomeTec	-2,100.00
05/29/2015	2633	Joshua Murnen	-85.73
05/29/2015	2634	Mannik & Smith	-10,446.75
05/29/2015	2635	Midland Title and Escrow	-125.00
05/29/2015	2636	Midwest Environmental, Inc	-5,600.00
05/29/2015	2637	Modern Builders Supply Inc.	-12,752.48
05/29/2015	2638	OFFICE MAX	-17.64
05/29/2015	2639	Pro Cut Lawn Care LLC	-1,140.00
05/29/2015	2640	Scott Ferris	-38.00
05/29/2015	2641	Shantae Brownlee	-25.00
05/29/2015	2642	TJRS LLC	-22,500.00
05/29/2015	2643	Toledo Bar Association	-220.00
05/29/2015	2644	Toledo Edison	-4.18
05/29/2015	2645	Total Environmental Services LLC	-650.00
05/29/2015	2646	City of Toledo - OHFA	-19,317.00
05/29/2015	2647	Shantae Brownlee	-140.99
05/29/2015	2648	City of Toledo - OHFA	-51,512.00
05/29/2015	2649	City of Toledo - OHFA	-90,146.00
05/29/2015	2650	City of Toledo - OHFA	-45,073.00
05/29/2015	2651	Department of Public Utilities	-22.78
05/22/2015	ach	Pam's Corner	-115.00
05/18/2015	ach	INTUIT QUICKBOOKS	-400.97
05/08/2015	ach	Department of Public Utilities	-34.17
05/27/2015	ach	Department of Public Utilities	-11.39
			-\$ 482,476.31

Parcel	Address	City	Zip	LB Demo	Purchaser	Occupancy	Date Transferred
04-56037	1243 Moore	Toledo	43608	Yes	Gwendolyn Cruthcer	Owner Occupant	6/1/2015
17-00027	2211 Locust	Toledo	43608	Yes	Francisca Almaraz	Owner Occupant	6/1/2015
09-62691	4811 Lewis	Toledo	43612	Yes	The Blazey's	Rental	6/1/2015
10-11511	2470 Maplewood	Toledo	43620	Yes	Stephen Kingdom	Owner Occupant	6/1/2015
07-37751	3548 Hazelhurst	Toledo	43612	Yes	Sean Meyers	Rental	6/1/2015
07-37537	3813 Hazelhurst	Toledo	43612	Yes	Micheal Allen	Owner Occupant	6/1/2015
02-18901	2017 Valentine	Toledo	43605	Yes	Sean Anderson	Owner Occupant	6/1/2015
11-23054	930 Woodstock	Toledo	43607	No	Lee Covington	Rental	5/19/2015
04-51477	1136 Halstead	Toledo	43605	Yes	Robert Heibek	Owner Occupant	5/19/2015
07-07574	203 Hausman	Toledo	43608	Yes	David Coleman	Owner Occupant	5/19/2015
04-51584	1037 Woodville	Toledo	43605	Yes	Antonio Osman	Rental	5/19/2015
07-10047	282 E Manhattan	Toledo	43608	Yes	The Plodziks	Owner Occupant	5/19/2015
13-13601	3226 Parkwood	Toledo	43610	No	Kamisha Sanders-Braswell	Owner Occupant	5/19/2015
11-02667	867 W Central	Toledo	43610	No	New Hope Baptist Church	N/A	4/17/2015
13-27767	1035 Vance	Toledo	43607	No	Brian Williams	Owner Occupant	4/17/2015
08-54004	1605 Hamilton	Toledo	43607	No	Johnny Jones	Owner Occupant	4/17/2015
06-10087	641 E Oakland	Toledo	43608	Yes	Marcos Jaso	Rental	6/9/2015
16-00407	1010 Radcliffe	Toledo	43609	Yes	The Schwarzkopf's	Owner Occupant	6/9/2015
10-22611	3946 Canada Southern	Toledo	43612	Yes	Karen Lenz-Winterhalter	Owner Occupant	6/9/2015
16-07177	860 Euclid	Toledo	43605	Yes	The Clark's	Rental	6/9/2015
16-33881	849 Geneva	Toledo	43609	No	Stacy Guerrero	Owner Occupant	6/9/2015
11-10794	3135 N Summit	Toledo	43611	No	William Everly	Owner Occupant	6/11/2015
11-10797	3137 N Summit	Toledo	43611	No	William Everly	Owner Occupant	6/11/2015
03-26027	8 W Central	Toledo	43608	Yes	The Taylor's & The Green's	Owner Occupant	6/18/2015
14-31137	721 Buffalo	Toledo	43604	No	The Benavidez's	Owner Occupant	6/17/2015

09-15294	523 Maumee	Toledo	43609	No	Blanca Hudson	Owner-Occupant	6/17/2015	
Total:								26



OHFA NIP Demolition Grant Status Report

Project Status	Current	Total Budgeted	%
Identified	932	966	96.5%
Acquired	583	966	60.3%
Torn Down	271	966	28.1%
Reimbursed	176	966	18.2%
Expenditures	\$ 2,636,787	\$ 9,221,525	28.6%

Reimbursed To Date	Unreimbursed To Date	Total Spending	Grant Award
\$ 1,653,545	\$ 983,243	\$ 2,636,787	\$ 9,221,525

Target Areas Name	Projects	%
A Old South End	149	16.0%
B Cherry Legacy Area	95	10.2%
C BUMA / Englewood	60	6.4%
D Central City	180	19.3%
E East Toledo	175	18.8%
F ONE Village	210	22.5%
G Library Village	40	4.3%
H Arlington / Scott Park	23	2.5%

Side Lots Transferred	Current	All Projects	%
	75	932	8.0%

GOI Contractor	Private Contractor	Private %	MI %
210	59	21.9%	61.0%

#	Type	%
218	Applicants	N/A
139	Approved Applicants	64%
79	Denied Applicants	36%
79	Pending (of Approved)	57%
60	Complete (of Approved)	43%

Completed Costs	Cost
Home Inspection	\$ 18,000.00
Home Inspection _ Denied	\$ 9,425.00
Estimate & Inspection	\$ 5,875.00
Materials	\$ 198,130.82
Labor	\$ 246,057.09
Gutters	\$ 3,802.00
Total Project Costs	\$ 481,289.91
Avg Project Cost	\$ 8,021.50

PA	Complete	IP	Total	Denied	G-Total
1	27	23	50	28	78
2	15	39	54	25	79
3	18	17	35	16	51
Out of Area	0	0	0	10	10
Totals	60	79	139	79	218

Contractor	Roof Projects	MBE
All Aspects	12	YES
SL Hauling	13	YES
Phoenix Custom Builders	14	YES
Williams Construction	3	YES
Nelson Repair	2	YES
Blue Line	13	NO
Power Up Team	1	YES
Total Contracts Paid To Date	58	N/A
MBE Percentage	78%	N/A



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

**PROJECT REPORT
 THROUGH JUNE 26, 2015**

Program Overview

<i>Intakes</i>	<i>Technical Assistance</i>	<i>Potential Loans</i>	<i>Loans In Process</i>	<i>Loans Closed</i>
133*	79	3	1	1

Informational Meetings

South Toledo – Heatherdowns Library – Scheduled for July

Technical Assistance

Address	Technical Assistance	Loan Opportunity	Loan in Process
1252 Corbin	Assessment completed	Possible loan	
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	Possible loan	
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	Possible loan	Loan in process
1632 Oak	Assessment completed		
720 Islington	Assessment completed	Possible loan	
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	Possible loan	
2923 Goddard	Assessment completed		
2006 Mount Vernon	Assessment completed		
2242 Pemberton	Assessment completed	Possible loan	
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		
631 Toronto	Assessment completed		
3458 Brantford	Assessment completed		
621 Winthrop	Assessment completed	Possible loan	
408 Floyd	Assessment completed		
410 Floyd	Assessment completed		
2404 Goddard	Assessment completed		
2903 Kenwood	Assessment completed		
2807 Middlesex	Assessment completed		
2051 Richmond	Assessment completed	Possible loan	
660 E. Broadway	Assessment completed		
2468 Middlesex	Assessment completed		

1438 Primrose	Assessment completed		
428 Knower	Assessment completed		

* 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	22	43614	3
43608	12	43609	3
43607	9	43612	6
43620	14	43611	2
43606	44	43613	1
43605	9	43615	3
43566	1		

2014-2015

(Through June 25, 2015)

JA2	<u>Amount Invoiced</u>	<u>Amount Paid</u>
<u>Invoices:</u>		
10/2/2014	\$61,500.00	\$61,500.00
10/2/2014	\$9,000.00	9,000.00
	\$22,000.00	\$22,000.00
Total Invoiced/Paid:	\$92,500.00	\$92,500.00
Total Award:	\$108,000.00	
Amount Remaining:	\$15,500.00	

Maumee Valley Habitat	<u>Amount Invoiced</u>	<u>Amount Paid</u>
<u>Invoices:</u>		
12/1/2014	\$72,593.00	\$72,593.00
	\$49,342.00	\$49,342.00
Total Invoiced/Paid:	\$121,935.00	\$121,935.00
Total Award:	\$178,000.00	
Amount Remaining:	\$56,065.00	

NeighborWorks Toledo	<u>Amount Invoiced</u>	<u>Amount Paid</u>
<u>Invoices:</u>		
	\$0.00	\$0.00
	\$0.00	0.00
Total Invoiced/Paid:	\$0.00	\$0.00
Total Award:	\$175,000.00	
Amount Remaining:	\$175,000.00	

Pathway	<u>Amount Invoiced</u>	<u>Amount Paid</u>
<u>Invoices:</u> 12/4/2014	\$11,786.98	\$11,786.98
2/3/2015	\$31,040.34	\$31,040.34
3/10/2015	\$5,798.23	\$5,798.23
3/23/2015	20,782.87	20,782.87
Total Invoiced/Paid:	\$69,408.42	\$69,408.42
Total Award:	\$82,316.00	
Amount Remaining:	\$12,907.58	

United North	<u>Amount Invoiced</u>	<u>Amount Paid</u>
<u>Invoices:</u>		
	\$0.00	\$0.00
	\$0.00	0.00
Total Invoiced/Paid:	\$0.00	\$0.00
Total Award:	\$40,000.00	
Amount Remaining:	\$40,000.00	

Total Awarded:	\$583,316.00
Total Paid:	\$283,843.42
Total Remaining:	\$299,472.58

Pathway Amount Invoiced Amount Paid

Invoices:

12/4/2014	\$11,786.98	\$11,786.98	<u>Breakdown:</u> \$3,959.98- Admin \$2,000.00- Heating / furnace repairs \$4,645.00- Electrical upgrade / repairs \$1,182.00- Heating / furnace repairs
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2/13/2015	\$31,040.34	31,040.34	<u>Breakdown:</u> \$4,299.14 - Admin <u>\$26,741.20 - Emergency Repairs + Insurance:</u> \$4,185- Furnace \$2,550- Furnace \$800- Sewer \$2,500- Plumbing \$4,695- Roof \$1,176- Furnace \$719- Furnace \$2,800- Plumbing \$2,600- Plumbing \$1,125- Furnace \$3,350- Structural repairs \$240.52- insurance
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3/10/2015	\$5,798.23	\$5,798.23	<u>Breakdown:</u> Admin- \$2,228.23 \$3,570- Electric & plumbing
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3/23/2015	\$20,782.87	\$20,782.87	<u>Breakdown:</u> Admin- \$4,151.87 <u>Emergency repairs-</u> \$16,631 \$385.00- Plumbing \$2,750.00- Roof \$6,700.00- Structure / foundation \$2,693.00- Heat / furnace \$4,103.00- Furnace / structure
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Total Invoiced/Paid: \$69,408.42 \$69,408.42

Total Award: \$82,316.00

Amount Remaining: \$12,907.58

Reimbursed Admin: \$14,639.12

Remaing Admin: **\$1,676.88**

Maumee Valley Habitat	<u>Amount Invoiced</u>	<u>Amount Paid</u>	Notes:
<u>Invoices:</u>			
12/1/2014	\$72,593.00	\$72,593.00	7 home repairs, 2 rehabs, 1 new build
2/23/2015	\$49,342.00	49,342.00	6 home rapairs, 1 rehab, 1 new build
Total Invoiced/Paid:	\$121,935.00	\$121,935.00	
Total Award:	\$178,000.00		
Amount Remaining:	\$56,065.00	\$121,935.00	

NOTE: Grant amended to allow MVH to leverage unspent construction monies \$4,588 in unspent home construction monies for construction of a third single family home at 1928 Rhode Island, Springfield Township (this property was also a Land Bank project).



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 arms 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 8.7. 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.

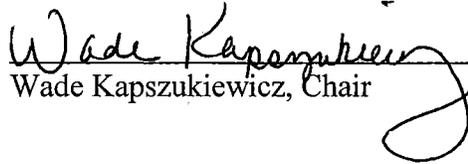
Please print name

Please sign name

Date

July 24, 2015

The Board of Directors represents that the record of the proceedings of the previous session on June 26, 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, July 24, 2015 at 11:00 A.M.
Conference Room D, 12th Floor
One Government Center, Toledo, Ohio 43604

1. Call to order by the Chairman Kapszukiewicz
2. Approval of the June 26, 2015 Minutes (posted on the website)
3. Treasurer's Report
 - a. Presentation of Monthly Financial Statements
4. Action Items
 - a. **Resolution 2015-016: Authorizing the acquisition of certain commercial properties and disposition to the Toledo-Lucas County Port Authority**
5. President's Report
 - a. Successes & Five Year Progress Report
 - b. Future Demolition Funding
 - c. Projects status update
6. Programs Report
 - a. Demolition programs update
 - b. Toledo Survey update
 - c. Roof program update
 - d. Heritage Home Program update
 - e. Grants update
7. New Business
8. Adjournment

	2015 Budget Revised	2015 Actual to Date	% to Date
Starting Balance	\$ 2,200,000	\$ 1,239,609	56.3%
REVENUES			
Operating Revenue			
Statutory Reutilization Fund	\$ 1,600,000	\$ 1,236,735	77.3%
Property Sales	\$ 250,000	\$ 234,850	93.9%
Housing Fund	\$ 150,000	\$ 150,000	100.0%
FHC MLK Neighborhoods Program	\$ 300,000	\$ 150,000	50.0%
Project Reimbursement	\$ 200,000	\$ 231,894	115.9%
Investment Income	\$ 2,500	\$ 1,274	51.0%
Other Income	\$ 55,000	\$ 60,592	110.2%
Total Operating Revenues	\$ 2,557,500	\$ 2,065,345	80.8%
Grant Revenue			
OHFA NIP Demolition Reimbursement	\$ 2,940,000	\$ 1,489,025	50.6%
OHFA NIP Maintenance Reimbursement	\$ 420,000	\$ 94,800	22.6%
OHFA NIP Admin Reimbursement	\$ 140,000	\$ 70,400	50.3%
Total Grant Revenues	\$ 3,500,000	\$ 1,654,225	47.3%
Total Revenues	\$ 6,057,500	\$ 3,719,570	61.4%
OPERATING EXPENSES			
Contract Services			
LRC Funded Demolition	\$ 500,000	\$ 262,850	52.6%
Holding Costs	\$ 175,000	\$ 83,033	47.4%
Inspections	\$ 20,000	\$ 10,260	51.3%
Field Services	\$ 60,000	\$ 71,434	119.1%
Other Contract Services	\$ 10,000	\$ 4,398	44.0%
Program Expenses			
Acquisition / Disposition	\$ 7,500	\$ 2,569	34.2%
FHC MLK Neighborhoods Program	\$ 850,000	\$ 120,541	14.2%
Project Match Grants	\$ 100,000	\$ 4,422	4.4%
Housing Fund	\$ 510,000	\$ 179,754	35.2%
Heritage Home Program	\$ 99,000	\$ 29,823	30.1%
The Toledo Survey	\$ 45,000	\$ 29,520	65.6%
Other Program Expenses	\$ 40,000	\$ 19,200	48.0%
Professional Services			
Accounting/Auditing/Payroll Services	\$ 15,000	\$ 10,958	73.1%
Business Insurance	\$ 30,000	\$ 26,010	86.7%
Information Technology	\$ 30,000	\$ 18,913	63.0%
Consulting Services	\$ 20,000	\$ 12,600	63.0%
Communications	\$ 10,000	\$ 3,116	31.2%
Other Professional Services	\$ 7,500	\$ 70	0.9%

	<u>2015 Budget Revised</u>	<u>2015 Actual to Date</u>	<u>% to Date</u>
Employee Expenses			
Staff Salaries	\$ 460,000	\$ 232,663	50.6%
Payroll Taxes	\$ 35,000	\$ 19,109	54.6%
Employee Benefits	\$ 92,500	\$ 42,124	45.5%
457(b) Retirement Plan	\$ 22,000	\$ 15,899	72.3%
Professional Development	\$ 7,000	\$ 1,286	18.4%
Internships	\$ 5,000	\$ -	0.0%
Office Expenses			
Bank Charges	\$ 1,000	\$ -	0.0%
Postage	\$ 2,500	\$ 1,346	53.8%
Equipment, Repairs	\$ 5,000	\$ 2,424	48.5%
Office and Printing	\$ 10,500	\$ 4,730	45.0%
Parking, Mileage, Fuel	\$ 15,000	\$ 7,193	48.0%
Conferences	\$ 2,500	\$ 4,391	175.6%
Rent	\$ 15,000	\$ -	0.0%
Other Office Expenses	\$ 2,000	\$ -	0.0%
Miscellaneous Expenses	\$ 2,000	\$ 115	5.8%
Total Operating Expenses	\$ 3,206,000	\$ 1,220,747	38.1%
Grant Expenses			
OHFA NIP Demolition	\$ 2,414,000	\$ 987,356	40.9%
OHFA NIP Environmental Services	\$ 603,500	\$ 190,335	31.5%
OHFA NIP Maintenance	\$ 370,000	\$ 7,110	1.9%
OHFA NIP Maintenance Refunds	\$ 50,000	\$ 13,800	27.6%
OHFA NIP Administration	\$ 62,500	\$ 53,800	86.1%
Total Grant Expenses	\$ 3,500,000	\$ 1,252,401	35.8%
Total Expenses	\$ 6,706,000	\$ 2,473,148	36.9%
Budget Stabilization Fund	\$ 450,000	\$ 450,000	100.0%
Unencumbered Ending Balance	\$ 1,101,500	\$ 2,036,030	184.8%

Lucas County Land Reutilization Corporation
Bill Payment List
 June 2015

Date	Num	Vendor	Amount
06/03/2015	2652	Louisville Title Agency	-1,288.00
06/04/2015	2653	Midland Title and Escrow	-288.00
06/05/2015	ach	INTUIT QUICKBOOKS	-39.95
06/05/2015	ach	Data Services	-139.90
06/05/2015	ach	FoxitSoftware.com	-89.00
06/05/2015	ach	Kroger	-76.00
06/05/2015	1742	T Smidis Hauling	-1,400.00
06/05/2015	2654	A+Building Maintenance	-3,150.00
06/05/2015	2655	All Aspects LLC	-6,008.00
06/05/2015	2656	ASAP Mowing	-1,890.00
06/05/2015	2657	Collingwood Water	-25.00
06/05/2015	2658	Department of Public Utilities	-294.46
06/05/2015	2659	Kathleen Kovacs	-2,975.00
06/05/2015	2660	Landscape by Michael LLC	-2,760.00
06/05/2015	2661	Lucas County Prosecutor	-22,500.00
06/05/2015	2662	Lucas County Treasurer	-450.00
06/05/2015	2663	Mail It	-234.34
06/05/2015	2664	MT Business Technologies Inc.	-79.87
06/05/2015	2665	Ohio Auditor of State	-5,453.00
06/05/2015	2666	Stephanie Beebe	-40.00
06/05/2015	2667	Sutter Home Inspections LTD	-925.00
06/05/2015	2668	Toledo Bar Association	-220.00
06/05/2015	2669	Toledo Edison	-77.55
06/11/2015	ach	Amazon	-35.99
06/11/2015	ach	Amazon	-8.99
06/11/2015	ach	Amazon	-324.96
06/11/2015	ach	MFS Supply	-414.54
06/11/2015	2670	American Lawn Services	-2,550.00
06/11/2015	2671	Cindy Burton	-299.00
06/11/2015	2672	Clark County Land Reutilization	-1,000.00
06/11/2015	2673	Department of Public Utilities	-123.07
06/11/2015	2674	DMD Environmental Inc	-14,490.00
06/11/2015	2675	ESI	-8,280.00
06/11/2015	2676	Jackson Industries Corp.	-1,230.00
06/11/2015	2677	Joshua Murnen	-206.40
06/11/2015	2678	Pro Cut Lawn Care LLC	-1,020.00

Lucas County Land Reutilization Corporation
Bill Payment List
June 2015

Date	Num	Vendor	Amount
06/11/2015	2679	Total Environmental Services LLC	-16,160.00
06/11/2015	2680	US Treasury	-2,700.00
06/22/2015	2681	Midland Title and Escrow	-2,738.00
06/23/2015	1743	Brondes Ford Inc.	-34,962.00
06/23/2015	ach	Shell Oil	-76.79
06/23/2015	ach	Global Detroit	-120.00
06/23/2015	2682	A+Building Maintenance	-4,103.00
06/23/2015	2683	Department of Public Utilities	-85.71
06/23/2015	2684	Edge Planning Landscape	-1,517.00
06/23/2015	2685	Elizabeth Harris	-1,794.64
06/23/2015	2686	Joshua Murnen	-135.13
06/23/2015	2687	Louisville Title Agency	-250.00
06/23/2015	2688	Lucas County Treasurer	-7,070.16
06/23/2015	2689	Mannik & Smith	-5,681.00
06/23/2015	2690	Mr. Snow Removal	-4,230.00
06/23/2015	2691	OFFICE MAX	-51.84
06/23/2015	2692	Pro Cut Lawn Care LLC	-2,000.00
06/23/2015	2693	Shantae Brownlee	-163.31
06/23/2015	2694	Toledo Edison	-21.43
06/23/2015	2695	Total Environmental Services LLC	-4,900.00
06/26/2015	1744	Lucas County Treasurer	-31.00
06/26/2015	ach	Shell Oil	-67.81
06/26/2015	ach	Sunoco	-62.12
06/26/2015	2696	Department of Public Utilities	-84.70
06/26/2015	2697	ESI	-7,640.00
06/26/2015	2698	Gerald Kellman	-790.73
06/26/2015	2699	Janni's HomeTec	-5,700.00
06/26/2015	2700	Midland Title and Escrow	-788.00
06/26/2015	2701	MoeHill Trashout	-4,057.55
06/26/2015	2702	National Community Reinvestment	-2,917.00
06/26/2015	2703	Pro Cut Lawn Care LLC	-1,080.00
06/26/2015	2704	T Smidis Hauling	-2,394.87
06/26/2015	2705	TAS Inc	-171.00
06/26/2015	2706	TJRS LLC	0.00
06/26/2015	2707	Total Environmental Services LLC	-3,380.00
06/26/2015	2708	Lucas County Treasurer	-150.00
06/02/2015	ach	Department of Public Utilities	-3.74
06/26/2015	ach	Department of Public Utilities	-4.74
06/02/2015	ACH	Department of Public Utilities	-4.74
06/26/2015	ACH	Department of Public Utilities	-4.87
06/26/2015	ACH	Department of Public Utilities	-5.24
06/26/2015	ACH	Department of Public Utilities	-11.39

Lucas County Land Reutilization Corporation
Bill Payment List
June 2015

Date	Num	Vendor	Amount
06/26/2015	ACH	Department of Public Utilities	-11.39
06/26/2015	ACH	Department of Public Utilities	-11.39
06/29/2015	ach	Department of Public Utilities	-4.74
06/30/2015	2709	TJRS LLC	-20,000.00
06/29/2015	ach	Menards	-38.26
06/29/2015	ach	ErD Specialty Graphics	-82.00
06/01/2015	ach	Ohio Homeowner Association	-280.00
06/01/2015	ach	Ameritas Life Insurance Corp	-1,774.85
06/01/2015	ach	Data Services	-18,021.98
06/20/2015	ach	Ameritas Life Insurance Corp	-1,740.04
06/20/2015	ach	Data Services	-17,489.38
			<hr/>
			-\$ 257,949.56



Date: July 24, 2015

Resolution No. 2015-016

Title: Authorizing the acquisition and disposition of certain commercial properties and the disposition to the Toledo-Lucas County Port Authority

Summary/Background: The Toledo-Lucas County Port Authority would like to acquire certain vacant, tax delinquent properties in proximity to the Overland Industrial Park site. Acquisition, demolition and redevelopment of these properties will help the marketability of the Overland Industrial Park and may provide future opportunities for new development. Accordingly, the Corporation seeks the authority to acquire the following commercial properties for purposes of conveying them to the Port Authority for nuisance abatement and development purposes:

- 761 Berdan and 3435 Glenwood, Toledo, Lucas County, Ohio (Parcels # 18-35057 and 06-05281);
- 3200, 3203, 3205, and 3207 Maplewood, Toledo, Lucas County, Ohio (Parcels # 08-51897, 03-29301, 03-29297, 03-29294, 03-29307);
- 250 Castle, Toledo, Lucas County, Ohio (Parcel # 18-35214).

These properties are all larger than 10,000 sq. ft., or are over one acre in size. Therefore, the Corporation must receive the Board's approval before acquiring each these properties.

Authority: Code of Regulations 1.4; Policies and Procedures

Director Zeitler offered the following resolution:

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

Section 1. The Board authorizes the Corporation's acquisition of the properties described herein for the purpose of transfer to the Toledo-Lucas County Port Authority for nuisance abatement and development purposes.

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 Ford voted yes

Director Sobczak voted yes

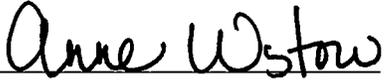
Director Zeitler voted yes

Director Beazley was absent

Director Gibbon voted yes

Director Stanbery was absent

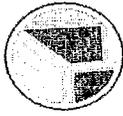
Director Mendoza voted yes



Anne Wistow, Secretary of the Board

Parcel	Address	City	Zip	LB Demo	Purchaser	Occupancy	Date Transferred
44-56607	2104 Autokee	Oregon	43616	Yes	The Kilburn's & William Melot	Owner Occupant	6/25/2015
11-05321	540 Austin	Toledo	43608	Yes	The Robinson's	Owner Occupant	6/29/2015
17-02451	464 Sixth	Toledo	43605	Yes	Helping Hands of St. Louis	N/A	6/29/2015
04-56137	1225 Yates	Toledo	43608	No	The Munoz's	Owner Occupant	6/29/2015
20-97227	633 Gawil	Toledo	43609	No	Karen Barnett	Owner Occupant	6/30/2015
14-30314	919 Ash	Toledo	43611	No	The DuVall's	Owner Occupant	6/30/2015
08-54504	1741 Hamilton	Toledo	43607	Yes	The Knighten's	Owner Occupant	7/9/2015
09-52047	173 Dexter	Toledo	43608	Yes	Emerald Home Buyers	Rental	7/9/2015
03-28791	3271 N Detroit	Toledo	43610	Yes	The Russell's	Rental	7/9/2015
03-29894	316 E Park	Toledo	43608	Yes	Whoneta Dinkins	Owner Occupant	7/9/2015
10-08474	3307 Jeannette	Toledo	43608	Yes	Pamela Jackson & Cynthia Payne	Owner Occupant	7/14/2015
08-07561	810 Clark	Toledo	43605	Yes	The Parker's & The Day's	Owner Occupant	7/14/2015

Total:	12						
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OHFA NIP Demolition Grant Status Report

Project Status	Current	Total Budgeted	%
Identified	976	967	100.9%
Acquired	616	967	63.7%
Torn Down	296	967	30.6%
Reimbursed	176	967	18.2%
Expenditures	\$ 2,832,316	\$ 9,221,525	30.7%

Reimbursed To Date	Unreimbursed To Date	Total Spending	Grant Award
\$ 1,653,545	\$ 1,178,771	\$ 2,832,316	\$ 9,221,525

Target Areas Name	Projects	%
A Old South End	163	16.7%
B Cherry Legacy Area	98	10.0%
C BUMA / Englewood	61	6.3%
D Central City	181	18.5%
E East Toledo	178	18.2%
F ONE Village	229	23.5%
G Library Village	41	4.2%
H Arlington / Scott Park	25	2.6%

Side Lots Transferred	Current	All Projects	%
	79	976	8.1%

Cell (Contracted)	Private Contracted	Private %	Missile %
237	59	19.9%	61.0%



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

**PROJECT REPORT
 THROUGH JULY 24, 2015**

Program Overview

Intakes	Technical Assistance	Potential Loans	Loans In Process	Loans Closed
142*	78	3	1	1

Informational Meetings

South Toledo – Heatherdowns Library – July 23
 Old West End Association – Preservation Meeting – July 19

Technical Assistance

Address	Technical Assistance	Loan Opportunity	Loan in Process
1252 Corbin	Assessment completed	Possible loan	
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	Possible loan	
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	Possible loan	Loan in process
1632 Oak	Assessment completed		
720 Islington	Assessment completed	Possible loan	
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	Possible loan	
2923 Goddard	Assessment completed		
2006 Mount Vernon	Assessment completed		
2242 Pemberton	Assessment completed	Possible loan	
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		
631 Toronto	Assessment completed		
3458 Brantford	Assessment completed		
621 Winthrop	Assessment completed	Possible loan	
408 Floyd	Assessment completed		
410 Floyd	Assessment completed		
2404 Goddard	Assessment completed		
2903 Kenwood	Assessment completed		
2807 Middlesex	Assessment completed		
2051 Richmond	Assessment completed	Possible loan	

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		

* 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	24	43614	8
43608	12	43609	3
43607	11	43612	7
43620	14	43611	2
43606	44	43613	1
43605	9	43615	3
43566	1		

2014-2015

(Through July 22, 2015)

JA2	<u>Amount Invoiced</u>	<u>Amount Paid</u>
<u>Invoices:</u>		
10/2/2014	\$61,500.00	\$61,500.00
10/2/2014	\$9,000.00	9,000.00
	\$22,000.00	\$22,000.00
Total Invoiced/Paid:	\$92,500.00	\$92,500.00
Total Award:	\$108,000.00	
Amount Remaining:	\$15,500.00	

Maumee Valley Habitat	<u>Amount Invoiced</u>	<u>Amount Paid</u>
<u>Invoices:</u>		
12/1/2014	\$72,593.00	\$72,593.00
	\$49,342.00	\$49,342.00
Total Invoiced/Paid:	\$121,935.00	\$121,935.00
Total Award:	\$178,000.00	
Amount Remaining:	\$56,065.00	

NeighborWorks Toledo	<u>Amount Invoiced</u>	<u>Amount Paid</u>
<u>Invoices:</u>		
	\$0.00	\$0.00
	\$0.00	0.00
Total Invoiced/Paid:	\$0.00	\$0.00
Total Award:	\$175,000.00	
Amount Remaining:	\$175,000.00	

Pathway	<u>Amount Invoiced</u>	<u>Amount Paid</u>
<u>Invoices:</u> 12/4/2014	\$11,786.98	\$11,786.98
2/3/2015	\$31,040.34	\$31,040.34
3/10/2015	\$5,798.23	\$5,798.23
3/23/2015	20,782.87	20,782.87
7/14/2015	11,911.69	11,911.69
Total Invoiced/Paid:	\$81,320.11	\$81,320.11
Total Award:	\$82,316.00	
Amount Remaining:	\$995.89	

United North	<u>Amount Invoiced</u>	<u>Amount Paid</u>
<u>Invoices:</u>		
	\$0.00	\$0.00
	\$0.00	0.00
Total Invoiced/Paid:	\$0.00	\$0.00
Total Award:	\$40,000.00	
Amount Remaining:	\$40,000.00	

Total Awarded:	\$583,316.00
Total Paid:	\$295,755.11
Total Remaining:	\$287,560.89



LUCAS COUNTY
LandBank

DEED-IN-ESCROW
PROPERTY REHAB PROGRAM

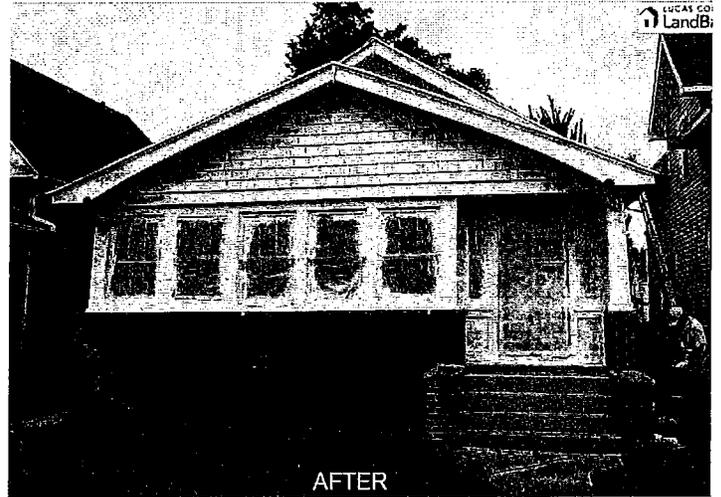
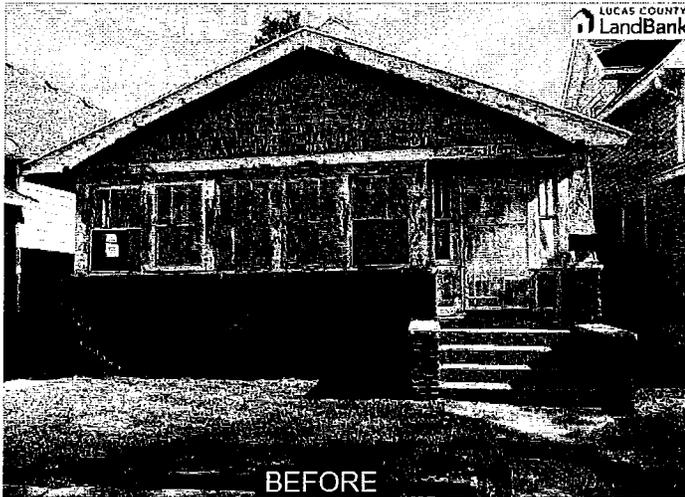
Sales Report

June 27th, 2015 – July 24th, 2015

COMPLETED RENOVATION PROJECTS

3156 Stickney, 43610

Rental



New Owner: Jonathan D. Vogt

This single-family home in North Toledo was sold on 06/01/2015 for \$3,010 with the expectation that Mr. Vogt would invest another \$16,880 in renovation. The property passed the Land Bank's safety & habitability inspection and the deed was released on 07/20/2015.

955 Berry, 43605

Owner-Occupant



New Owner: Christiane Perkins

This single-family home in East Toledo was sold on 11/12/2014 for \$851 with the expectation that Ms. Perkins would invest another \$12,900 in renovation. The property passed the Land Bank's safety & habitability inspection and the deed was released 06/26/2015.



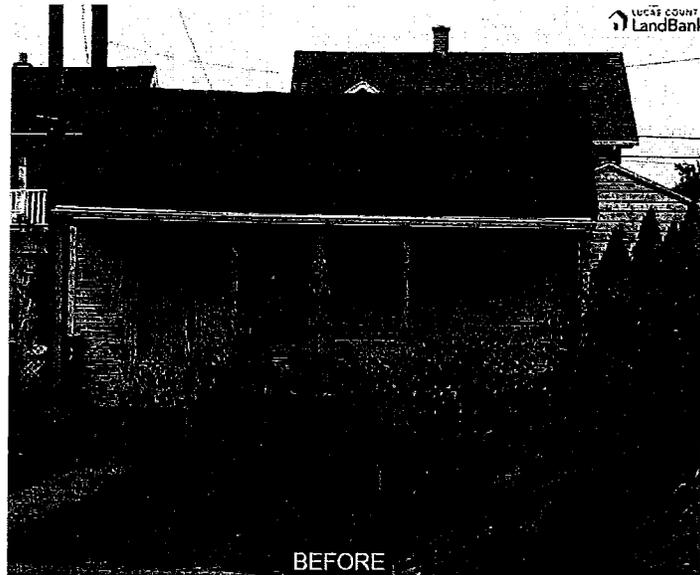
New Owner: Dexter Brown

This single-family home in the Highland Heights neighborhood was sold on 03/31/2015 for \$11,500 with the expectation that Mr. Brown would invest another \$21,325 in renovation. The property passed the Land Bank's safety & habitability inspection and the deed was released 07/01/2015.

PROPERTIES SOLD

2650 122nd, 43611

Owner-Occupant



New Owner: Gregory Faunhoffer, Sr.

This single-family home in the Point Place neighborhood was sold on 07/17/2015 for \$2,800 with the expectation that Mr. Faunhoffer would invest another \$30,000 in renovation.

625 Winthrop, 43620

Rental

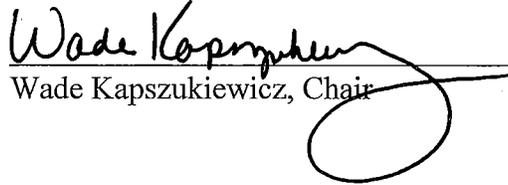


New Owner: Winthrop Place, LLC. (Michael Holden)

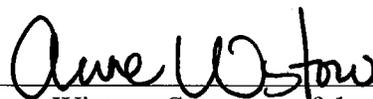
This multi-family home in the Old West End neighborhood was sold on 06/22/2015 for \$50 with the expectation that Mr. Holden would invest another \$31,050 in renovation. The Land Bank has provided an additional \$15,000 in matching renovation funds to assist with the restoration of this property.

August 28, 2015

The Board of Directors represents that the record of the proceedings of the previous session on July 24, 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, August 28, 2015 at 11:00 A.M.
Conference Room D, 12th Floor
One Government Center, Toledo, Ohio 43604

1. Call to order by the Chairman Kapszukiewicz
2. Approval of the July 24, 2015 Minutes (posted on the website)
3. Treasurer's Report
 - a. Presentation of Monthly Financial Statements
4. Presentations
 - a. Jim Rokakis, Director, Thriving Communities Institute – Potential sources of demolition funding
 - b. Appeal to Board of Directors- Disposition of 751 Clark Street
5. Action Items
 - a. **Resolution 2015-017: Directing Staff to Split Property at 751 Clark**
 - b. **Resolution 2015-018: Allocation of \$5,000 to Thriving Communities Institute**
6. President's Report
 - a. Presentation of draft Progress Report
 - b. Projects status update
7. Programs Report
 - a. Demolition programs update
 - b. Heritage Home Program update
 - c. Grants update
8. New Business
9. Adjournment

	2015 Budget Revised	2015 Actual to Date	% to Date
Starting Balance	\$ 2,200,000	\$ 1,239,609	56.3%
REVENUES			
Operating Revenue			
Statutory Reutilization Fund	\$ 1,600,000	\$ 1,236,735	77.3%
Property Sales	\$ 250,000	\$ 295,070	118.0%
Housing Fund	\$ 150,000	\$ 150,000	100.0%
FHC MLK Neighborhoods Program	\$ 300,000	\$ 150,000	50.0%
Project Reimbursement	\$ 200,000	\$ 231,894	115.9%
Investment Income	\$ 2,500	\$ 1,595	63.8%
Other Income	\$ 55,000	\$ 60,670	110.3%
Total Operating Revenues	\$ 2,557,500	\$ 2,125,963	83.1%
Grant Revenue			
OHFA NIP Demolition Reimbursement	\$ 2,940,000	\$ 1,489,025	50.6%
OHFA NIP Maintenance Reimbursement	\$ 420,000	\$ 94,800	22.6%
OHFA NIP Admin Reimbursement	\$ 140,000	\$ 70,400	50.3%
Total Grant Revenues	\$ 3,500,000	\$ 1,654,225	47.3%
Total Revenues	\$ 6,057,500	\$ 3,780,188	62.4%
OPERATING EXPENSES			
Contract Services			
LRC Funded Demolition	\$ 500,000	\$ 286,246	57.2%
Holding Costs	\$ 175,000	\$ 138,467	79.1%
Inspections	\$ 20,000	\$ 13,610	68.1%
Field Services	\$ 60,000	\$ 98,053	163.4%
Other Contract Services	\$ 10,000	\$ 6,836	68.4%
Program Expenses			
Acquisition / Disposition	\$ 7,500	\$ 2,580	34.4%
FHC MLK Neighborhoods Program	\$ 850,000	\$ 259,214	30.5%
Project Match Grants	\$ 100,000	\$ 13,237	13.2%
Housing Fund	\$ 510,000	\$ 191,666	37.6%
Heritage Home Program	\$ 99,000	\$ 32,223	32.5%
The Toledo Survey	\$ 45,000	\$ 33,343	74.1%
Other Program Expenses	\$ 40,000	\$ 19,321	48.3%
Professional Services			
Accounting/Auditing/Payroll Services	\$ 15,000	\$ 11,116	74.1%
Business Insurance	\$ 30,000	\$ 26,010	86.7%
Information Technology	\$ 30,000	\$ 18,913	63.0%
Consulting Services	\$ 20,000	\$ 17,600	88.0%
Communications	\$ 10,000	\$ 3,116	31.2%
Other Professional Services	\$ 7,500	\$ 420	5.6%

	2015 Budget Revised	2015 Actual to Date	% to Date
Employee Expenses			
Staff Salaries	\$ 460,000	\$ 266,842	58.0%
Payroll Taxes	\$ 35,000	\$ 21,831	62.4%
Employee Benefits	\$ 92,500	\$ 56,278	60.8%
457(b) Retirement Plan	\$ 22,000	\$ 17,556	79.8%
Professional Development	\$ 7,000	\$ 1,286	18.4%
Internships	\$ 5,000	\$ -	0.0%
Office Expenses			
Bank Charges	\$ 1,000	\$ -	0.0%
Postage	\$ 2,500	\$ 1,716	68.6%
Equipment, Repairs	\$ 5,000	\$ 3,137	62.7%
Office and Printing	\$ 10,500	\$ 5,377	51.2%
Parking, Mileage, Fuel	\$ 15,000	\$ 7,782	51.9%
Conferences	\$ 2,500	\$ 6,568	262.7%
Rent	\$ 15,000	\$ -	0.0%
Other Office Expenses	\$ 2,000	\$ -	0.0%
Miscellaneous Expenses	\$ 2,000	\$ 115	5.8%
Total Operating Expenses	\$ 3,206,000	\$ 1,560,456	48.7%
Grant Expenses			
OHFA NIP Demolition	\$ 2,414,000	\$ 1,008,021	41.8%
OHFA NIP Environmental Services	\$ 603,500	\$ 242,815	40.2%
OHFA NIP Maintenance	\$ 370,000	\$ 30,400	8.2%
OHFA NIP Maintenance Refunds	\$ 50,000	\$ 13,800	27.6%
OHFA NIP Administration	\$ 62,500	\$ 53,800	86.1%
Total Grant Expenses	\$ 3,500,000	\$ 1,348,836	38.5%
Total Expenses	\$ 6,706,000	\$ 2,909,292	43.4%
Budget Stabilization Fund	\$ 450,000	\$ 450,000	100.0%
Unencumbered Ending Balance	\$ 1,101,500	\$ 1,660,505	150.7%

Lucas County Land Reutilization Corporation

Bill Payment List

July 2015

Date	Num	Vendor	Amount
07/02/2015	ach	INTUIT QUICKBOOKS	-39.95
07/02/2015	ach	MFS Supply	-322.65
07/02/2015	2710	All Aspects LLC	-2,070.00
07/02/2015	2711	American Lawn Services	-2,670.00
07/02/2015	2712	ASAP Mowing	-2,670.00
07/02/2015	2713	Avatar LLC	-108.00
07/02/2015	2714	Department of Public Utilities	-223.16
07/02/2015	2715	ErD Specialty Graphics	0.00
07/02/2015	2716	Jackson Industries Corp.	-450.00
07/02/2015	2717	Kathleen Kovacs	-2,112.50
07/02/2015	2718	Landscape by Michael LLC	-2,940.00
07/02/2015	2719	Lucas County Treasurer	-6.00
07/02/2015	2720	Modern Builders Supply Inc.	-3,114.97
07/02/2015	2721	MoeHill Trashout	-1,063.13
07/02/2015	2722	MT Business Technologies Inc.	-61.19
07/02/2015	2723	Ohio Auditor of State	-287.00
07/02/2015	2724	Pro Cut Lawn Care LLC	-1,000.00
07/02/2015	2725	Sutter Home Inspections LTD	-700.00
07/02/2015	2726	Toledo Edison	-4.86
07/02/2015	2727	Mail Works	-662.76
07/08/2015	ach	Ohio Homeowner Association	-11,466.68
07/08/2015	ach	Shell Oil	-37.85
07/08/2015	2728	Avatar LLC	-1,050.00
07/08/2015	2729	Cleveland Restoration Society	-5,000.00
07/08/2015	2730	Collingwood Water	-21.50
07/08/2015	2731	Department of Public Utilities	-486.95
07/08/2015	2732	HazCorp	-9,070.00
07/08/2015	2733	Jackson Industries Corp.	-1,825.00
07/08/2015	2734	Keystone Press	-920.00
07/08/2015	2735	Lucas County Treasurer	-22,500.00
07/08/2015	2736	Mail It	-325.02
07/08/2015	2737	Midwest Environmental, Inc	-10,230.00
07/08/2015	2738	Modern Builders Supply Inc.	-18,153.03
07/08/2015	2739	Mr. Snow Removal	-3,165.79
07/08/2015	2740	Pro Cut Lawn Care LLC	-1,140.00
07/08/2015	2741	SL Hauling & Renovations LLC	-13,755.00
07/08/2015	2742	Stephanie Beebe	-55.00
07/08/2015	2743	Stuart Cline	-142.50
07/08/2015	2744	Sutter Home Inspections LTD	-500.00
07/08/2015	2745	T Smidis Hauling	-698.57
07/08/2015	2746	Toledo Edison	-83.73
07/08/2015	2747	TTL Associates Inc.	-240.00
07/09/2015	ach	Ameritas Life Insurance Corp	-1,741.69
07/09/2015	ach	Shell Oil	-72.01

Lucas County Land Reutilization Corporation

Bill Payment List

July 2015

Date	Num	Vendor	Amount
07/10/2015	ach	Secretary of State Ohio	-66.00
07/10/2015	ach	Data Services	-219.91
07/10/2015	ach	Data Services	-17,245.23
07/10/2015	2748	Mannik & Smith	-6,674.23
07/10/2015	2749	MoeHill Trashout	-3,123.36
07/10/2015	2750	PB Fabrication	-7,500.00
07/15/2015	ach	Ameritas Life Insurance Corp	-1,741.17
07/15/2015	ach	Data Services	-17,500.37
07/15/2015	ach	Shell Oil	-75.00
07/15/2015	ach	ESri	-2,681.25
07/15/2015	2751	Department of Public Utilities	-311.67
07/15/2015	2752	Edge Planning Landscape	-1,155.00
07/15/2015	2753	Elizabeth Harris	-1,322.80
07/15/2015	2754	Joshua Murnen	-181.95
07/15/2015	2755	Lucas County Treasurer	-685.95
07/15/2015	2756	Modern Builders Supply Inc.	-7,285.42
07/15/2015	2757	Mr. Snow Removal	-4,740.00
07/15/2015	2758	OFFICE MAX	-22.27
07/15/2015	2759	Phoenix Custom Builders LLC	-4,537.14
07/15/2015	2760	SL Hauling & Renovations LLC	-6,165.00
07/15/2015	2761	Sutter Home Inspections LTD	-500.00
07/15/2015	2762	T Smidis Hauling	-1,093.00
07/15/2015	2763	TJRS LLC	-25,600.00
07/15/2015	2764	Toledo Edison	-17.11
07/15/2015	2765	Lucas County Treasurer	-7.00
07/16/2015	2766	Lucas County Treasurer	-200.00
07/23/2015	ach	AutoZone	-13.71
07/23/2015	ach	Nucleus	-67.02
07/23/2015	ach	Shell Oil	-58.04
07/23/2015	2767	All Aspects LLC	-2,520.00
07/23/2015	2768	Department of Public Utilities	-40.48
07/23/2015	2769	Lucas county Health Benefits	-7,077.16
07/23/2015	2770	Lucas County Treasurer	-2.00
07/23/2015	2771	Midland Title and Escrow	-50.00
07/23/2015	2772	Midwest Environmental, Inc	-5,800.00
07/23/2015	2773	Modern Builders Supply Inc.	-5,165.80
07/23/2015	2774	Northwest Ohio Development Agency	-1,260.00
07/23/2015	2775	Pathway	-11,911.69
07/23/2015	2776	Pro Cut Lawn Care LLC	-2,875.00
07/23/2015	2777	SL Hauling & Renovations LLC	-6,000.00
07/23/2015	2778	Supreme Court of Ohio	-350.00
07/23/2015	2779	Sutter Home Inspections LTD	-350.00
07/23/2015	2780	T Smidis Hauling	-1,802.05
07/23/2015	2781	Total Environmental Services LLC	-12,260.00
07/23/2015	2782	Verizon Wireless	-131.83

Lucas County Land Reutilization Corporation

Bill Payment List

July 2015

Date	Num	Vendor	Amount
07/23/2015	2783	Winthop Place LLC	-5,065.00
07/23/2015	ach	Department of Public Utilities	-125.29
07/23/2015	2784	Phoenix Custom Builders LLC	-9,875.00
07/29/2015	ach	Shell Oil	-60.00
07/29/2015	2785	A+Building Maintenance	-4,680.00
07/29/2015	2786	ASAP Mowing	-2,970.00
07/29/2015	2787	Blue Line Remodeling	-23,657.00
07/29/2015	2788	Department of Public Utilities	-210.30
07/29/2015	2789	DMD Environmental Inc	-1,380.00
07/29/2015	2790	Jackson Industries Corp.	-1,700.00
07/29/2015	2791	Lucas County Treasurer	-227.94
07/29/2015	2792	Modern Builders Supply Inc,	-6,718.34
07/29/2015	2793	MoeHill Trashout	-1,462.50
07/29/2015	2794	MT Business Technologies Inc.	-7,658.00
07/29/2015	2795	OFFICE MAX	-171.81
07/29/2015	2796	Phoenix Custom Builders LLC	-5,415.00
07/29/2015	2797	Pro Cut Lawn Care LLC	-1,880.00
07/29/2015	2798	Sutter Home Inspections LTD	-250.00
07/29/2015	2799	Western Reserve Land Conservancy	-5,000.00
07/29/2015	2800	MoeHill Trashout	-3,495.00
07/30/2015	ach	Amazon	-322.99
07/30/2015	ach	Stop & Shop	-59.00
07/06/2015	ach	Department of Public Utilities	-17.85
07/22/2015	ach	Department of Public Utilities	-46.43
07/20/2015	ach	Department of Public Utilities	-68.34
07/12/2015	ach	Shell Oil	-59.00
07/31/2015	ach	Ameritas Life Insurance Corp	-1,741.69
07/31/2015	ach	Data Services	-17,485.72
07/31/2015	ach	Andersons	-34.31
07/31/2015	ach	Amazon	-67.44
			<u>- \$ 393,476.05</u>



Date: August 28, 2015

Resolution No. 2015-017

Title: Directing the staff to split the property at 751 Clark Street 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. and Mrs. Haynes at 753 Clark, who request that the whole lot be transferred to them, citing the alleged poor maintenance of the property at 749 Clark. Mr. Ferguson, the owner of 749 Clark through Maumee Bay Property Management, LLC, objected, and requested that the property be split evenly.

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. This Board determines that the Corporation should evenly split the property at 751 Clark Street 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 voted yes
- Director Wozniak voted yes
- Director Ford voted yes
- Director Hicks-Hudson was absent
- Director Zeitler voted yes
- Director Beazley voted yes
- Director Gibbon was absent
- Director Stanbery voted yes

Director Mendoza was absent

Anne Wistow
Anne Wistow, Secretary of the Board



Date: August 28, 2015

Resolution No. 2015-018

Title: Allocating \$5,000 to the Thriving Communities Institute for purposes of identifying additional demolition funding

Summary/Background: The Thriving Communities Institute has been critical to the identification of past demolition funding, including the funding the Corporation obtained through the Moving Ohio Forward and Neighborhood Initiative Programs, respectively. All currently allocated demolition funds will be spent by September, 2016, and no new major funding sources are anticipated. The Toledo Survey data shows that there are approximately 2,000-3,000 properties that need be demolished immediately for which there are no identified demolition funds.

For this reason, the Corporation wishes to contract with Thriving Communities Institute to help identify additional sources of demolition funds for 2017 and beyond. Thriving Communities is asking that the Corporation allocate \$5,000 as part of a larger state-wide effort. The Corporation's contribution will be matched by those of other Ohio land banks.

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. This Board authorizes the President to enter into an agreement with Thriving Communities Institute in the amount of \$5,000 for purposes of identifying additional sources of demolition funding.

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 Ford voted yes
Director Hicks-Hudson was absent

Parcel	Address	City	Zip	LB Demo	Purchaser	Occupancy	Date Transferred
04-58737	1811 Forest	Toledo	43606	Yes	Anitra Bates	Owner Occupant	7/15/2015
03-27941	740 Utah	Toledo	43605	Yes	Mitchell Mohney	Owner Occupant	7/16/2015
07-22057	1454 Colton	Toledo	43609	Yes	David Snyder	Owner Occupant	7/16/2015
04-60127	1435 Prospect	Toledo	43606	No	Wendy Rock	Owner Occupant	7/21/2015
02-16401	2316 Genesee	Toledo	43605	Yes	The Thames'	Owner Occupant	7/24/2015
02-16397	2320 Genesee	Toledo	43605	No	The Thames'	Owner Occupant	7/24/2015
07-42551	12 Machen	Toledo	43620	No	Tyrone Tarver	Rental	7/24/2015
08-54727	1718 Tecumseh	Toledo	43608	Yes	Charles Madden	Owner Occupant	7/24/2015
04-50461	712 Bowman	Toledo	43605	No	Beta Real Estate Holdings LLC	Rental	7/24/2015
16-07814	1626 Wayne	Toledo	43609	No	Sandra Rice	Owner Occupant	7/27/2015
11-04771	2016 N Ontario	Toledo	43611	No	LaDonna Mincey	Owner Occupant	7/27/2015
06-09524	513 E Pearl	Toledo	43608	No	The Watson's	Owner Occupant	7/28/2015
11-22581	1102 Waverly	Toledo	43607	No	Betty Baucom	Rental	7/30/2015
12-40174	0 City Park	Toledo	43602	No	St. Stephens AMEC	N/A	8/3/2015
17-02454	466 Sixth	Toledo	43605	Yes	Oscar Ponce Gomez	Owner Occupant	8/14/2015
11-25164	831 Evesham	Toledo	43607	Yes	1717-01 Investments LLC	Rental	8/14/2015
11-25171	829 Evesham	Toledo	43607	No	1717-01 Investments LLC	Rental	8/14/2015
16-32711	1216 Greenwood	Toledo	43605	Yes	Kerry Bertsch	Owner Occupant	8/14/2015
10-17307	1209 Mott	Toledo	43605	Yes	Juanita Maldonado	Owner Occupant	8/14/2015
16-26857	619 Church	Toledo	43605	Yes	Adrian Garcia	Owner Occupant	8/17/2015
11-58167	527 Oliver	Toledo	43602	Yes	Joseph Salazar	Owner Occupant	8/17/2015
10-26984	559 Colburn	Toledo	43609	Yes	Lourdes Landaverde	Owner Occupant	8/17/2015
04-63214	609 Belmont	Toledo	43607	Yes	Theresa Johnson-Foster	Owner Occupant	8/18/2015
Total:							23



OHFA NIP Demolition Grant Status Report

Project Status	Current	Total Budgeted	%
Identified	982	976	100.6%
Acquired	647	976	66.3%
Torn Down	334	976	34.2%
Reimbursed	202	976	20.7%
Expenditures	\$ 3,255,393	\$ 9,221,525	35.3%

Reimbursed To Date	Unreimbursed To Date	Total Spending	Grant Award
\$ 1,868,661	\$ 1,386,732	\$ 3,255,393	\$ 9,221,525

Target Areas Name	Projects	%
A Old South End	164	16.7%
B Cherry Legacy Area	99	10.1%
C BUMA / Englewood	63	6.4%
D Central City	183	18.6%
E East Toledo	176	17.9%
F ONE Village	229	23.3%
G Library Village	43	4.4%
H Arlington / Scott Park	25	2.5%

Side Lots Transferred	Current	All Projects	%
	88	982	9.0%

COT Contractor	Private Contractor	Privates %	MBE %
268	83	23.6%	57.8%



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

**PROJECT REPORT
 THROUGH AUGUST 25, 2015**

Program Overview

Intakes	Technical Assistance	Potential Loans	Loans In Process	Loans Closed
155*	82	4	2	1

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	Possible loan	Loan 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 in process
631 Toronto	Assessment completed		
3458 Brantford	Assessment completed		
621 Winthrop	Assessment completed	Possible loan	
408 Floyd	Assessment completed		
410 Floyd	Assessment completed		
2404 Goddard	Assessment completed		
2903 Kenwood	Assessment completed		
2807 Middlesex	Assessment completed		
2051 Richmond	Assessment completed	Possible loan	
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		

* 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	25	43614	9
43608	12	43609	3
43607	12	43612	7
43620	14	43611	2
43606	44	43613	1
43605	9	43615	3
43566	1	43602	1

2014-2015

JA2	<u>Amount Invoiced</u>	<u>Amount Paid</u>
<u>Invoices:</u>		
10/2/2014	\$61,500.00	\$61,500.00
10/2/2014	\$9,000.00	9,000.00
12/15/2015	\$22,000.00	\$22,000.00
Total Invoiced/Paid:	\$92,500.00	\$92,500.00
Total Award:	\$108,000.00	
Amount Remaining:	\$15,500.00	

Maumee Valley Habitat	<u>Amount Invoiced</u>	<u>Amount Paid</u>
<u>Invoices:</u>		
12/1/2014	\$72,593.00	\$72,593.00
2/23/2015	\$49,342.00	\$49,342.00
Total Invoiced/Paid:	\$121,935.00	\$121,935.00
Total Award:	\$178,000.00	
Amount Remaining:	\$56,065.00	

NeighborWorks Toledo	<u>Amount Invoiced</u>	<u>Amount Paid</u>
<u>Invoices:</u>		
7/31/2015	\$10,937.50	\$10,937.50
Total Invoiced/Paid:	\$10,937.50	\$10,937.50
Total Award:	\$175,000.00	
Amount Remaining:	\$164,062.50	

Pathway	<u>Amount Invoiced</u>	<u>Amount Paid</u>
<u>Invoices:</u> 12/4/2014	\$11,786.98	\$11,786.98
2/3/2015	\$31,040.34	\$31,040.34
3/10/2015	\$5,798.23	\$5,798.23
3/23/2015	20,782.87	20,782.87
7/14/2015	11,911.69	11,911.69
Total Invoiced/Paid:	\$81,320.11	\$81,320.11
Total Award:	\$82,316.00	
Amount Remaining:	\$995.89	

United North	<u>Amount Invoiced</u>	<u>Amount Paid</u>
<u>Invoices:</u>	\$0.00	\$0.00
Total Invoiced/Paid:	\$0.00	\$0.00
Total Award:	\$40,000.00	
Amount Remaining:	\$40,000.00	

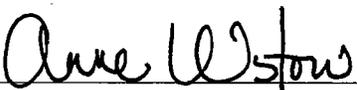
Total Awarded:	\$583,316.00
Total Paid:	\$317,630.11
Total Remaining:	\$265,685.89

October 23, 2015

The Board of Directors represents that the record of the proceedings of the previous session on August 28, 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, October 23, 2015 at 11:00 A.M.
Conference Room D, 12th Floor
One Government Center, Toledo, Ohio 43604

1. Call to order by the Chairman Kapszukiewicz
2. Approval of the August 28, 2015 Minutes (posted on the website)
3. Treasurer's Report
 - a. Presentation of Monthly Financial Statements
4. Action Items
 - a. **Resolution 2015-019: Allocating \$100,000 from the Housing Fund to United North for the St. Hedwig Affordable Housing Project**
 - b. **Resolution 2015-020: Authorizing the Acquisition and Donation of a Finn HydroSeeder, Model T75 to the City of Toledo for Ongoing Demolition Projects**
 - c. **Resolution 2015-021: Extending and modifying the Housing Fund grant agreement with NeighborWorks Toledo**
5. President's Report
 - a. Update on SIGTARP Audit
 - b. Neighborhood Reinvestment
 - c. Projects status update
6. Programs Report
 - a. Roof Replacement Program update
 - b. Demolition Programs update
 - c. Heritage Home Program update
 - d. Grants update
7. New Business
8. Adjournment

	2015 Budget Revised	2015 Actual to Date	% to Date
Starting Balance	\$ 2,200,000	\$ 1,239,609	56.3%
REVENUES			
Operating Revenue			
Statutory Reutilization Fund	\$ 1,600,000	\$ 1,736,563	108.5%
Property Sales	\$ 250,000	\$ 397,102	158.8%
Housing Fund	\$ 150,000	\$ 150,000	100.0%
FHC MLK Neighborhoods Program	\$ 300,000	\$ 150,000	50.0%
Project Reimbursement	\$ 200,000	\$ 244,791	122.4%
Investment Income	\$ 2,500	\$ 2,063	82.5%
Other Income	\$ 55,000	\$ 60,951	110.8%
Total Operating Revenues	\$ 2,557,500	\$ 2,741,470	107.2%
Grant Revenue			
OHFA NIP Demolition Reimbursement	\$ 2,940,000	\$ 1,675,741	57.0%
OHFA NIP Maintenance Reimbursement	\$ 420,000	\$ 112,800	26.9%
OHFA NIP Admin Reimbursement	\$ 140,000	\$ 80,800	57.7%
Total Grant Revenues	\$ 3,500,000	\$ 1,869,341	53.4%
Total Revenues	\$ 6,057,500	\$ 4,610,811	76.1%
OPERATING EXPENSES			
Contract Services			
LRC Funded Demolition	\$ 500,000	\$ 332,586	66.5%
Holding Costs	\$ 175,000	\$ 214,520	122.6%
Inspections	\$ 20,000	\$ 17,960	89.8%
Field Services	\$ 60,000	\$ 138,064	230.1%
Other Contract Services	\$ 10,000	\$ 7,808	78.1%
Program Expenses			
Acquisition / Disposition	\$ 7,500	\$ 3,254	43.4%
FHC MLK Neighborhoods Program	\$ 850,000	\$ 572,749	67.4%
Project Match Grants	\$ 100,000	\$ 23,983	24.0%
Housing Fund	\$ 510,000	\$ 277,700	54.5%
Heritage Home Program	\$ 99,000	\$ 41,066	41.5%
The Toledo Survey	\$ 45,000	\$ 35,004	77.8%
Other Program Expenses	\$ 40,000	\$ 19,321	48.3%
Professional Services			
Accounting/Auditing/Payroll Services	\$ 15,000	\$ 11,474	76.5%
Business Insurance	\$ 30,000	\$ 27,066	90.2%
Information Technology	\$ 30,000	\$ 23,881	79.6%
Consulting Services	\$ 20,000	\$ 21,793	109.0%
Communications	\$ 10,000	\$ 7,357	73.6%
Other Professional Services	\$ 7,500	\$ 420	5.6%

	<u>2015 Budget Revised</u>	<u>2015 Actual to Date</u>	<u>% to Date</u>
Employee Expenses			
Staff Salaries	\$ 460,000	\$ 333,913	72.6%
Payroll Taxes	\$ 35,000	\$ 27,067	77.3%
Employee Benefits	\$ 92,500	\$ 61,533	66.5%
457(b) Retirement Plan	\$ 22,000	\$ 22,723	103.3%
Professional Development	\$ 7,000	\$ 1,286	18.4%
Internships	\$ 5,000	\$ -	0.0%
Office Expenses			
Bank Charges	\$ 1,000	\$ -	0.0%
Postage	\$ 2,500	\$ 2,265	90.6%
Equipment, Repairs	\$ 5,000	\$ 36,359	727.2%
Office and Printing	\$ 10,500	\$ 7,774	74.0%
Parking, Mileage, Fuel	\$ 15,000	\$ 8,884	59.2%
Conferences	\$ 2,500	\$ 7,233	289.3%
Rent	\$ 15,000	\$ -	0.0%
Other Office Expenses	\$ 2,000	\$ -	0.0%
Miscellaneous Expenses	\$ 2,000	\$ 140	7.0%
Total Operating Expenses	\$ 3,206,000	\$ 2,285,181	71.3%
Grant Expenses			
OHFA NIP Demolition	\$ 2,414,000	\$ 1,880,893	77.9%
OHFA NIP Environmental Services	\$ 603,500	\$ 353,719	58.6%
OHFA NIP Maintenance	\$ 370,000	\$ 46,070	12.5%
OHFA NIP Maintenance Refunds	\$ 50,000	\$ 20,600	41.2%
OHFA NIP Administration	\$ 62,500	\$ 55,100	88.2%
Total Grant Expenses	\$ 3,500,000	\$ 2,356,383	67.3%
Total Expenses	\$ 6,706,000	\$ 4,641,564	69.2%
Budget Stabilization Fund	\$ 450,000	\$ 450,000	100.0%
Unencumbered Ending Balance	\$ 1,101,500	\$ 758,856	68.9%

Lucas County Land Reutilization Corporation
Bill Payment List
August 2015

<u>Date</u>	<u>Num</u>	<u>Vendor</u>	<u>Amount</u>
08/06/2015	ach	INTUIT QUICKBOOKS	-39.95
08/06/2015	ach	Stop & Shop	-54.00
08/06/2015	ach	Western Reserve Land Conservancy	-200.00
08/06/2015	2801	American Lawn Services	0.00
08/06/2015	2802	ASAP Mowing	-30.00
08/06/2015	2803	Department of Public Utilities	-660.00
08/06/2015	2804	DMD Environmental Inc	-1,430.00
08/06/2015	2805	ESI	-1,825.00
08/06/2015	2806	Jackson Industries Corp.	-1,650.00
08/06/2015	2807	Janni's HomeTec	-8,100.00
08/06/2015	2808	Kathleen Kovacs	-2,400.00
08/06/2015	2809	Landscape by Michael LLC	-3,330.00
08/06/2015	2810	Lucas County Solid Waste Management	-2,095.00
08/06/2015	2811	Lucas County Treasurer	-5.00
08/06/2015	2812	Modern Builders Supply Inc.	-5,770.80
08/06/2015	2813	Mr. Snow Removal	-112.50
08/06/2015	2814	MT Business Technologies Inc.	-71.78
08/06/2015	2815	OFFICE MAX	-25.91
08/06/2015	2816	ohio bureau of workers comp	-77.00
08/06/2015	2817	Phoenix Custom Builders LLC	-8,200.00
08/06/2015	2818	SL Hauling & Renovations LLC	-19,970.00
08/06/2015	2819	Stephanie Beebe	-55.00
08/06/2015	2820	Sutter Home Inspections LTD	-750.00
08/06/2015	2821	Toledo Edison	-14.94
08/06/2015	2822	Total Environmental Services LLC	-1,650.00
08/06/2015	2823	TTL Associates Inc.	-2,175.08
08/06/2015	2824	Winthop Place LLC	0.00
08/10/2015	1746	Bureau of Motor Vehicles	-262.00
08/10/2015	ach	MFS Supply	-147.71
08/10/2015	ach	Department of Public Utilities	-11.39
08/10/2015	ach	Department of Public Utilities	-11.39
08/10/2015	ach	Department of Public Utilities	-11.39
08/10/2015	ach	Department of Public Utilities	-11.51
08/10/2015	ach	Department of Public Utilities	-11.39
08/12/2015	2825	City of Toledo Clerk of Courts	-108.50
08/13/2015	ach	Ameritas Life Insurance Corp	-1,741.47
08/13/2015	ach	Data Services	-17,473.57
08/13/2015	ach	Amazon	-12.84
08/13/2015	ach	Data Services	-117.68
08/13/2015	ach	Sunoco	-60.00
08/13/2015	ach	Western Reserve Land Conservancy	-625.00
08/13/2015	2826	Blanchard Tree Service	-3,800.00
08/13/2015	2827	Collingwood Water	-13.00
08/13/2015	2828	Department of Public Utilities	-601.93
08/13/2015	2829	Jackson Industries Corp.	-7,225.00

Lucas County Land Reutilization Corporation
Bill Payment List
August 2015

Date	Num	Vendor	Amount
08/13/2015	2830	Mail It	-370.51
08/13/2015	2831	Mannik & Smith	-3,822.36
08/13/2015	2832	Modern Builders Supply Inc.	-45.50
08/13/2015	2833	MoeHill Trashout	-4,432.01
08/13/2015	2834	Mr. Snow Removal	-4,720.00
08/13/2015	2835	Northwest Ohio Development Agency	-1,205.00
08/13/2015	2836	OFFICE MAX	-76.79
08/13/2015	2837	Pro Cut Lawn Care LLC	-1,500.00
08/13/2015	2838	Sutter Home Inspections LTD	-1,500.00
08/13/2015	2839	T Smidis Hauling	-902.24
08/13/2015	2840	TJRS LLC	-12,000.00
08/13/2015	2841	Toledo Edison	-23.09
08/13/2015	2842	Tri State Windows LLC	-5,464.00
08/14/2015	2843	Stuart Cline	-39.00
08/14/2015	2844	City of Toledo Clerk of Courts	-12.50
08/18/2015	2845	American Lawn Services	-2,730.00
08/18/2015	2846	Winthop Place LLC	-3,750.00
08/18/2015	ach	Shell Oil	-57.00
08/18/2015	2847	Blanchard Tree Service	-1,350.00
08/18/2015	2848	Blue Line Remodeling	-11,540.00
08/18/2015	2849	ESI	-5,520.00
08/18/2015	2850	Jackson Industries Corp.	-9,025.00
08/18/2015	2851	Lucas county Health Benefits	-7,077.16
08/18/2015	2852	Lucas County Treasurer	-4.00
08/18/2015	2853	Midwest Environmental, Inc	-9,950.00
08/18/2015	2854	Mike's Hauling & Demolition	0.00
08/18/2015	2855	Modern Builders Supply Inc.	-11,388.56
08/18/2015	2856	MoeHill Trashout	-421.68
08/18/2015	2857	Mr. Snow Removal	-1,356.94
08/18/2015	2858	Phoenix Custom Builders LLC	-8,625.00
08/18/2015	2859	Pro Cut Lawn Care LLC	-5,935.00
08/18/2015	2860	SL Hauling & Renovations LLC	-25,800.00
08/18/2015	2861	Sutter Home Inspections LTD	-500.00
08/18/2015	2862	T Smidis Hauling	-2,461.65
08/18/2015	2863	Total Environmental Services LLC	-24,061.00
08/18/2015	2864	Tri State Windows LLC	0.00
08/18/2015	2865	Mike's Hauling & Demolition	-13,500.00
08/27/2015	2866	A+Building Maintenance	-4,500.00
08/27/2015	2867	All Aspects LLC	-1,860.00
08/27/2015	2868	ASAP Mowing	-2,400.00
08/27/2015	2869	Blue Line Remodeling	-12,395.00
08/27/2015	2870	Brooks Insurance	-1,056.00
08/27/2015	2871	Department of Public Utilities	-233.72
08/27/2015	2872	DMD Environmental Inc	-7,935.00
08/27/2015	2873	E & H Taylor Construction Inc.	-13,500.00
08/27/2015	2874	HazCorp	-8,625.00

Lucas County Land Reutilization Corporation
Bill Payment List
August 2015

Date	Num	Vendor	Amount
08/27/2015	2875	Lucas County OMB	-229.61
08/27/2015	2876	Lucas County Treasurer	-12.00
08/27/2015	2877	Midwest Environmental, Inc	-17,100.00
08/27/2015	2878	Modern Builders Supply Inc.	-11,616.89
08/27/2015	2879	NeighborWorks Toledo Region	-10,937.50
08/27/2015	2880	OFFICE MAX	-20.66
08/27/2015	2881	Phoenix Custom Builders LLC	-11,015.00
08/27/2015	2882	Pro Cut Lawn Care LLC	-1,680.00
08/27/2015	2883	SL Hauling & Renovations LLC	-24,830.00
08/27/2015	2884	Sutter Home Inspections LTD	-1,100.00
08/27/2015	2885	Total Environmental Services LLC	-7,908.00
08/27/2015	2886	Tri State Windows LLC	-8,932.00
08/27/2015	2887	Verizon Wireless	-213.11
08/27/2015	2888	Winthop Place LLC	-6,185.00
08/27/2015	1747	Tri State Windows LLC	-6,164.00
08/27/2015	ach	Dell	-101.87
08/27/2015	2889	Lucas County Treasurer	-12.00
08/27/2015	ach	Shell Oil	-81.00
08/27/2015	2890	Lucas County Treasurer	-4.00
08/27/2015	2891	CareWorks Consultants Inc.	-75.00
08/27/2015	2892	NeighborWorks Toledo Region	-32,812.50
08/31/2015	1748	Midland Title and Escrow	-1,788.00
08/31/2015	ach	Shell Oil	-48.25
08/31/2015	ach	MFS Supply	-167.64
08/31/2015	ach	Shell Oil	-73.00
08/31/2015	ach	Ameritas Life Insurance Corp	-1,741.69
08/31/2015	ach	Data Services	-17,149.57
08/31/2015	ach	Dell	-324.98
08/11/2015	ACH	Department of Public Utilities	-11.39
08/11/2015	ACH	Department of Public Utilities	-22.31
08/13/2015	ACH	Department of Public Utilities	-22.78
08/19/2015	ACH	Department of Public Utilities	-57.93
08/20/2015	ACH	Department of Public Utilities	-3.12
08/24/2015	ACH	Department of Public Utilities	-34.17
08/27/2015	ACH	Department of Public Utilities	-15.47
08/26/2015	ACH	Ohio Homeowner Association	-200.00
08/20/2015	ach	Amazon	-58.98
08/20/2015	ach	Go Daddy.com	-47.76
08/21/2015	ach	Shell Oil	-20.00
08/21/2015	ach	Walmart	-5.33
			-\$ 489,430.95

Lucas County Land Reutilization Corporation
Bill Payment List
September 2015

<u>Date</u>	<u>Num</u>	<u>Vendor</u>	<u>Amount</u>
09/03/2015	2893	All Aspects LLC	-6,750.00
09/03/2015	2894	City of Toledo - OHFA	-64,389.00
09/03/2015	2895	City of Toledo - OHFA	-46,360.00
09/03/2015	2896	City of Toledo - OHFA	-57,950.00
09/03/2015	2897	City of Toledo - OHFA	-63,745.00
09/03/2015	2898	City of Toledo - OHFA	-69,540.00
09/03/2015	2899	City of Toledo - OHFA	-69,540.00
09/03/2015	2900	City of Toledo - OHFA	-23,180.00
09/03/2015	2901	City of Toledo - OHFA	-59,238.00
09/03/2015	2902	City of Toledo - OHFA	-46,360.00
09/03/2015	2903	City of Toledo - OHFA	-63,745.00
09/03/2015	2904	City of Toledo - OHFA	-46,360.00
09/03/2015	2905	City of Toledo - OHFA	-11,590.00
09/03/2015	2907	Department of Public Utilities	-43.15
09/03/2015	ach	INTUIT QUICKBOOKS	-39.95
09/03/2015	2908	DMD Environmental Inc	-345.00
09/03/2015	2909	Edge Planning Landscape	-2,600.00
09/03/2015	2910	ESI	-2,760.00
09/03/2015	2911	Irene Bland	-1,300.00
09/03/2015	2912	J Walk Construction	-6,750.00
09/03/2015	2913	Jackson Industries Corp.	-2,750.00
09/03/2015	2914	Kathleen Kovacs	-1,275.00
09/03/2015	2915	Midwest Environmental, Inc	-1,900.00
09/03/2015	2916	Modern Builders Supply Inc.	-4,574.96
09/03/2015	2917	MoeHill Trashout	-6,844.22
09/03/2015	2918	Mr. Snow Removal	-3,773.38
09/03/2015	2919	MT Business Technologies Inc.	-78.03
09/03/2015	2920	Phoenix Custom Builders LLC	-5,230.00
09/03/2015	2921	Pro Cut Lawn Care LLC	-2,560.00
09/03/2015	2922	SL Hauling & Renovations LLC	-6,165.00
09/03/2015	2923	T Smidis Hauling	-4,320.79
09/03/2015	2924	Toledo Edison	-2.54
09/03/2015	2925	Total Environmental Services LLC	-13,300.00
09/04/2015	2926	Lucas County Treasurer	-1,300.00
09/04/2015	ach	Home Depot	-16.40
09/04/2015	ach	Menards	-105.30
09/04/2015	ach	Shell Oil	-37.00
09/04/2015	ach	Home Depot	-1,419.00
09/04/2015	ach	Dell	-710.40
09/08/2015	2927	Thomas Vinson	-120.32
09/09/2015	2928	Louisville Title Agency	-289.50
09/11/2015	2929	American Lawn Services	-2,580.00
09/11/2015	2930	Avatar LLC	-1,350.00
09/11/2015	2931	David Mann	-364.82
09/11/2015	2932	Department of Public Utilities	-241.00

Lucas County Land Reutilization Corporation
Bill Payment List
September 2015

Date	Num	Vendor	Amount
09/11/2015	2933	Jackson Industries Corp.	-1,375.00
09/11/2015	2934	Landscape by Michael LLC	-3,000.00
09/11/2015	2935	Lewandowski Engineers	-1,550.00
09/11/2015	2936	Mail It	-385.22
09/11/2015	2937	Mike's Hauling & Demolition	-14,580.00
09/11/2015	2938	Modern Builders Supply Inc.	-11,239.86
09/11/2015	2939	OFFICE MAX	-34.53
09/11/2015	2940	SL Hauling & Renovations LLC	-11,985.00
09/11/2015	2941	Sutter Home Inspections LTD	-500.00
09/11/2015	2942	T Smidis Hauling	-283.83
09/11/2015	2943	TJRS LLC	-27,000.00
09/11/2015	2944	Tri State Windows LLC	-2,936.00
09/14/2015	2945	Lucas County Treasurer	-44.00
09/15/2015	2946	Mail Works	-3,295.00
09/17/2015	ach	Ameritas Life Insurance Corp	-1,741.33
09/17/2015	ach	Data Services	-108.49
09/17/2015	ach	Data Services	-16,814.75
09/17/2015	2947	Blue Line Remodeling	-9,420.00
09/17/2015	2948	MoeHill Trashout	-3,130.00
09/17/2015	2949	Mr. Snow Removal	-6,897.62
09/17/2015	2950	PB Fabrication	-13,500.00
09/17/2015	2951	Phoenix Custom Builders LLC	-21,460.00
09/17/2015	2952	SL Hauling & Renovations LLC	-9,985.00
09/17/2015	2953	Tri State Windows LLC	-3,076.00
09/23/2015	2954	Blanchard Tree Service	-2,700.00
09/23/2015	2955	Collingwood Water	-19.00
09/23/2015	2956	Department of Public Utilities	-35.99
09/23/2015	2957	Edge Planning Landscape	-43.00
09/23/2015	2958	Elizabeth Harris	-965.56
09/23/2015	2959	Lucas county Health Benefits	-7,077.16
09/23/2015	2960	Lucas County Treasurer	-2.00
09/23/2015	2961	Mannik & Smith	-1,661.00
09/23/2015	2962	Modern Builders Supply Inc.	-53,937.03
09/23/2015	2963	MoeHill Trashout	-6,393.26
09/23/2015	2964	Mr. Snow Removal	-1,025.00
09/23/2015	2966	Stephanie Beebe	-55.00
09/23/2015	2967	Sutter Home Inspections LTD	-250.00
09/23/2015	2968	T Smidis Hauling	-1,432.66
09/23/2015	2969	Toledo Edison	-4.87
09/23/2015	2970	Verizon Wireless	-187.27
09/29/2015	2971	Lucas County Treasurer	-100.00
09/04/2015	ach	Home Depot	-21.39
09/04/2015	ach	Menards	-24.62
09/08/2015	ach	Shell Oil	-36.57
09/09/2015	ach	Walmart	-36.40
09/16/2015	ach	Walmart	-19.13

Lucas County Land Reutilization Corporation
Bill Payment List
September 2015

Date	Num	Vendor	Amount
09/16/2015	ach	lowes	-32.39
09/16/2015	ach	Menards	-53.61
09/16/2015	ach	MFS Supply	-253.61
09/16/2015	ach	Shell Oil	-40.00
09/18/2015	ach	Shell Oil	-50.00
09/18/2015	ach	Rite Aid	-6.70
09/29/2015	ach	Shell Oil	-63.00
09/29/2015	ach	Wyndham	-1,420.65
09/18/2015	ach	Department of Public Utilities	-22.78
09/29/2015	ach	APA Ohio	-360.00
09/29/2015	ach	Brondes Ford Inc.	-103.06
09/29/2015	ach	Home Depot	-39.88
09/25/2015	ach	Ameritas Life Insurance Corp	-1,807.08
09/25/2015	ach	Data Services	-17,667.32
09/25/2015	1749	Metropolitan Title Co	-500.00
09/29/2015	ach	Shell Oil	-41.00
09/29/2015	ach	AutoZone	-17.98
09/29/2015	ach	Home Depot	-135.34
			-\$ 966,875.70



Date: October 23, 2015

Resolution No. 2015-019

Title: Awarding \$100,000 to United North to provide gap financing for the St. Hedwig's Senior LIHTC project

Summary/Background: United North has 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 have increased substantially, from \$9,900,000 to \$11,600,000, placing the project in jeopardy on account of this large gap.

Since discovering this gap, United North has looked to all possible sources of funding and cost savings. It now believes it will be able to cut project costs and identify alternative sources of funding to reduce the project costs to \$10,200,000. However, this still leaves a project gap of \$400,000. Accordingly, United North has request a grant of \$100,000 to help reduce this gap. This grant would specifically assist in the cost of demolishing the convent on the project site, and would be contingent on United North identifying all remaining project funding. With a grant awarded by the Corporation to cover these costs, United North will be closer to moving forward with this project.

The Corporation has reserved \$96,684 in reserve funding from the 2014-2015 Housing Fund grant funding round. The St. Hedwig's project meets the criteria for funding set forth in the 2014-2015 Request for Proposals. Accordingly, the Corporation could utilized these reserve funds to provide the gap financing for the St. Hedwig's project. Any award would be made as a reimbursable grant contingent on obtaining outstanding project financing, with grant guidelines consistent with those agreed to by other recipients.

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 enter into a grant agreement with United North in an amount not to exceed \$100,000 to provide gap funding for St. Hedwig's Senior Housing Project. The grant agreement shall be made on a reimbursable basis, contingent on United North obtaining all project financing, commencing with construction, and generally consistent with the terms of the 2014-2015 grant agreements.

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 Below voted yes

Director Hicks-Hudson was absent

Director Zeitler voted yes

Director Beazley voted yes

Director Gibbon voted yes

Director Stanbery voted yes

Director Mendoza was absent



Anne Wistow, Secretary of the Board

October 19, 2015

Wade Kapszukiewicz, Chairperson
Lucas County Land Reutilization Corporation
One Government Center, Suite 580
Toledo, OH 43604

Dear Wade,

United North (UN) is requesting \$100,000 toward the St. Hedwig Senior Housing Project to assist with asbestos abatement and demolition of the former convent building. When completed, this \$10 million project, predominantly funded through low income housing tax credits, will result in the adaptive reuse of the former St. Hedwig School and construction of an additional building to house 38 low income senior households. Not only will this investment complement the targeted revitalization efforts in that part of ONE Village but will also enhance the financial health of United North.

As we discussed with your staff last month, this project was submitted to the Ohio Housing Finance Agency (OHFA) and approved with construction assumptions that were out-of-date in an improving economic environment for builders and sub-contractors. Despite best efforts since this spring to meet the higher cost by bringing in additional resources and reducing expenses through value engineering (as well as reducing developer fees), we have been unable to close the gap based on what Lathrop, our contractor, proposed as the current construction price.

Accordingly, our only alternative remaining to save the project was to reduce the number of units from a total of 44 to 38, lowering the cost of the project from \$11.6 million to \$10.2 million. I am happy to report that OHFA has approved this reduction and extended our deadline to revise plans and complete the final application to December 15, 2015. The building will be completely redeveloped except that the fourth floor will be closed off and the community space will be relocated to the first floor in the new construction component where accessibility and code compliance will be easier. Of the total of 38 apartments, 24 will be in the school building, with 14 new construction units as well as the community space, office, laundry, etc. in the addition.

With the revised plans Lathrop was able to reduce their price for the smaller building by \$700,000 and recently made a further reduction of \$100,000. United North has reduced the developer fee by an additional \$100,000 for a total decrease of \$550,000 and will accept a lower management fee in order to increase permanent debt.

However, there still remains a gap of approximately \$400,000 and the Land Bank's \$100,000 contribution would reduce that gap by 25%. To eliminate the remaining funding gap UN is requesting the Catholic Diocese reduce the purchase price, is seeking a lower interest construction loan and requesting additional funds from the City of Toledo in addition to the \$500,000 already committed.



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Toledo OH 43608
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Because the project has been on hold from a financial feasibility standpoint, we have been unable to pay the architects to proceed with 80% drawings. Based on OHFA's acceptance of the revised proposal and the efforts made to reduce the funding gap we will begin work right away on the tasks associated with the final application and have it completed by the new deadline of December 15th. We expect closing on the financing to be completed by spring 2016 and construction to start immediately afterwards.

Thank you again for your consideration of this request in order to make the St. Hedwig project a success. Please feel free to contact me at 419-270-1007 should you have any questions or need additional information.

Sincerely,

A handwritten signature in black ink, appearing to read 'Terry Glazer', written over a horizontal line.

Terry Glazer, CEO

Cc David Mann, President, Lucas County Reutilization Corporation



Date: October 23, 2015

Resolution No. 2015-020

Title: Authorizing the Acquisition of a Finn HydroSeeder, Model T75; Authorizing the Donation and Disposition of a Finn HydroSeeder, Model T75 to the City of Toledo, Department of Public Service, Division of Streets, Bridges, and Harbor for Ongoing Use in Demolition Projects

Summary/Background: The Land Bank has partnered closely with the City of Toledo – particularly its Division of Streets, Bridges, and Harbor – in the performance of necessary demolition work undertaken by the Land Bank in the City of Toledo.

In order to properly restore and green newly created vacant lots that are the result of demolition work by the City of Toledo, the Land Bank and the City have mutually agreed that the purchase and regular use of a hydroseeder will improve quality and consistent grass growth.

To facilitate the expedited acquisition of a hydroseeder and put it into service more quickly, the President is seeking authorization to purchase a Finn HydroSeeder Model T75 for \$31,902.50 (sole source governmental discount including delivery charges). Further, the President is seeking authorization to donate this newly acquired capital asset in full to the City of Toledo for its ongoing use in demolition projects, with priority toward projects funded by the Land Bank.

The donation of this capital asset is equitable, given the substantial cost savings incurred by the Land Bank in the execution of its demolition program using the City of Toledo as its primary contractor.

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 authorizes the President or his designee to purchase a Finn HydroSeeder Model T75 in an amount not to exceed \$31,902.50, and instructs the Treasurer to enroll this capital asset in accordance with the Corporation's Capital Asset policy.

Section 2. The Board authorizes the donation of the Finn HydroSeeder Model T75 to the City of Toledo, an Ohio municipal corporation, on such terms and conditions as are deemed sufficient by the President in the President's sole discretion.

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 Hicks-Hudson was absent

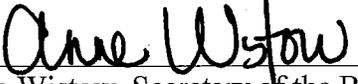
Director Zeitler voted yes

Director Beazley voted yes

Director Gibbon voted yes

Director Stanbery voted yes

Director Mendoza was absent



Anne Wistow, Secretary of the Board

Commercial Invoice



10/7/2015 1:25:40 PM

Finn Corporation
9281 Le Saint Dr
Fairfield OH 45014

Salesperson: John Tucker

513-874-2818

Fed ID: 31-0281850

Route To: 7569760

Ship To: 1

Lucas County Land Revitalization Corp.
1 Government Center Ste 580
Toledo OH 43604

City of Toledo
1189 West Central Ave.
Toledo OH 43610

Fax:

Cust Currency: USD US Dollars

Fed ID:

Order	Cust PO	Ship Via	Package	Prepaid	Date Order	Terms	Verification Date
E000008262		Finn Arranged			10/7/2015	C.O.D	10/7/2015
Line/Release	Due Date	UM	Qty	Item	Unit Price	Net Amount	
1	10/7/2015	EA	1	T75T-04 T-75 Trailer Hydroseeder	32,950	32,950.00	
2	10/7/2015	EA	1	080043 LUNETTE EYE 2-1/2" PINTLE HITCH		0.00	
3	10/7/2015	EA	1	410101-01 T75 Tool Kit		0.00	
4	10/7/2015	EA	1	070303 Gov't Discount	-1,647.5	-1,647.50	

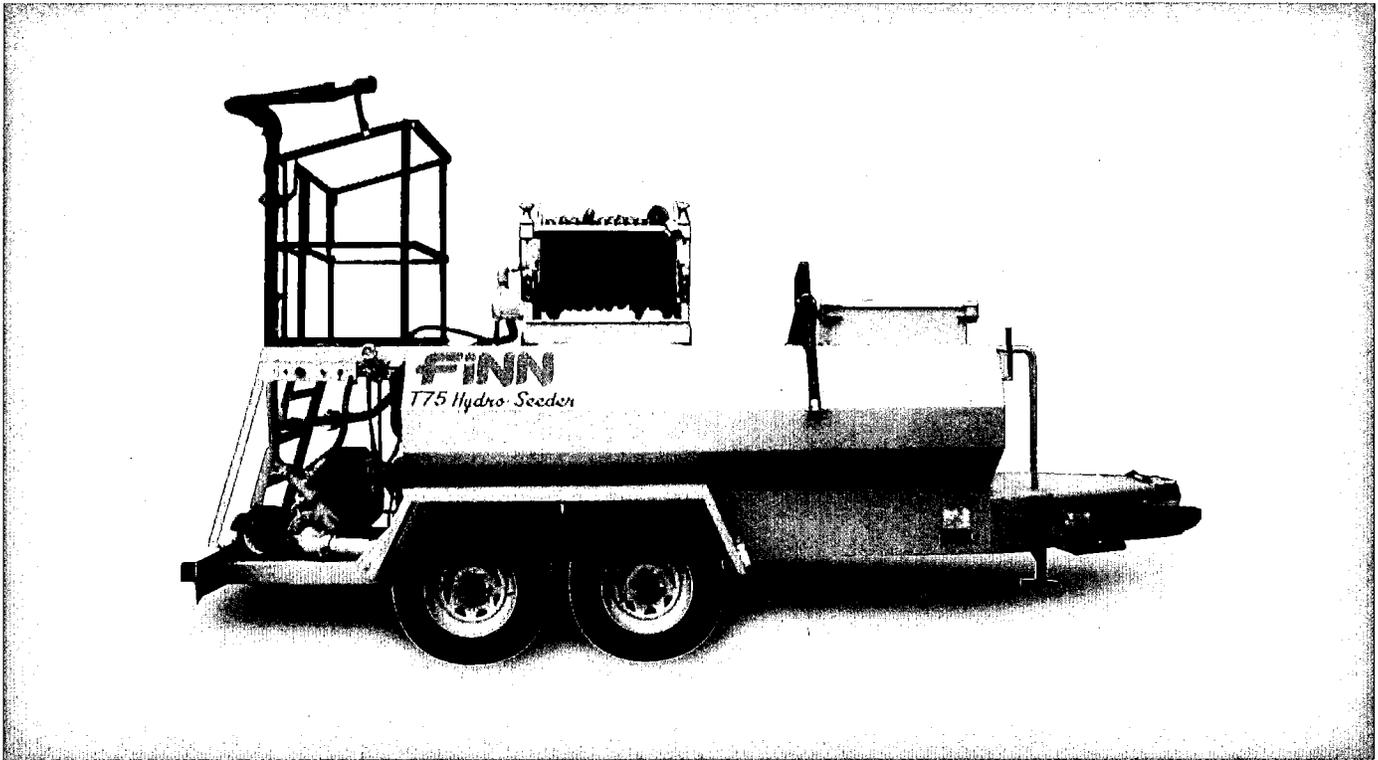
Commercial Invoice

10/7/2015 1:25:40 PM



Sales Amount:	31,302.50
Order Disc (0.00%):	0.00
Sales Tax:	0.00
Freight:	600.00
Misc:	0.00
Prepaid:	0.00
Total:	31,902.50

FINN HydroSeeder® | Model T75



The FINN T75 HydroSeeder is the ideal 700 gallon tank working capacity for landscapers and contractors who need high powered performance and productivity. The T75 fits in the FINN line as the feature-filled package right between the small tank sizes and larger trailer-mounted models. Weighing in as a trailer unit with a fully loaded weight of less than 10,000 GVW, the FINN T75 satisfies the ideal towing requirements of a $\frac{3}{4}$ ton or a 1 ton truck without a commercial license.

First-Rate Features & Design.

The FINN T75 HydroSeeder shows-off the top performance, clean aesthetics and operator-friendly design you can expect from FINN. With the tower and hose reel standard equipment, this unit is the answer to achieving the most efficient one-man, one-step process to seeding, fertilizing, and mulching.

The T75 HydroSeeder features a hydraulically-driven and reversible mechanical agitator for fast and thorough mixing; liquid recirculation; agitator controls at each end

of the tank for operator convenience; a large toolbox in the hitch for storing hoses and nozzles; and a FINN-designed centrifugal pump that handles the thickest of slurries with ease and eliminates high maintenance belts and coupling. The rugged, reliable mechanics of the T75 provide long life and easy maintenance. And its low profile allows for easy material loading and excellent stability.

Multiple Applications. One Machine.

The T75 HydroSeeder offers professional quality hydroseeding, fiber mulching, fertilizing, straw tacking, foliar feeding, dust control, remote watering, and a number of other efficient, cost-effective, and profitable applications. Use the T75 to tackle projects including residential and commercial areas, cemeteries, golf courses, sports fields, parks, office complexes, apartment complexes, condominiums, and more!

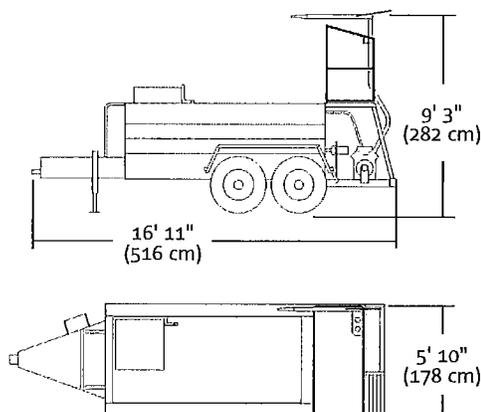
As the world leader for over 70 years in the design and manufacture of innovative, quality equipment for the green industry, and as the inventor of the HydroSeeder, FINN Corporation is committed to your complete satisfaction.

Model shown may include optional equipment.

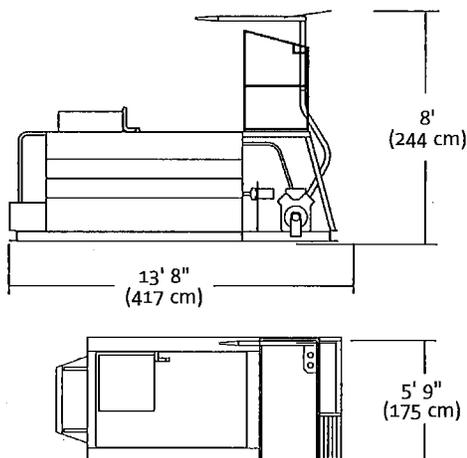
FINN HydroSeeder®

Model T75

T75T HYDROSEEDER®
TRAILER



T75S HYDROSEEDER®
SKID MOUNT



FINN MODEL T75 TECHNICAL SPECIFICATIONS

POWER.....	Kohler CH730, 25 hp (18.7 kw), 2 cylinder, OHV, air cooled, gas
ENGINE SAFETY SYSTEM	Low oil pressure, high water temperature shutoff
TANK SIZE.....	820 gallon (3,100 liter) liquid capacity, 700 gallon (2,650 liter) working capacity
LOADS PER ACRE*	4.29
FUEL TANK CAPACITY.....	8.2 gallon (31 liter)
PUMP	Centrifugal 3" x 1-1/2" (7.5 cm x 3.75 cm), 135 gpm @ 65 psi (511 liter pm @ 448 kPA) with 3/4" (1.9 cm) solid clearance, adjustable
PUMP DRIVE.....	Direct drive through electric clutch, Pump drive is independent of agitator operation
AGITATION.....	Mechanical paddle agitation and liquid recirculation
AGITATOR DRIVE.....	Reversible, variable speed hydraulic motor drive (0-110 rpm), with control lever at front and rear of unit
DISCHARGE DISTANCE	Up to 150 feet (45 m) from end of discharge tower
MATERIAL CAPACITY	2,333 lbs. (1,058 kg) granular solids, 350 lbs. (159 kg) fiber mulch
NOZZLES.....	(1) narrow fan, (1) wide fan, (2) long distance
BRAKES.....	Electric with break-away switch
LIGHTS	D.O.T., including identification lights and license plate bracket
TIRES	ST225/75R15 load range D highway tread
TRAILER AXLES.....	Tandem 5,000 lbs. (2,273 kg) rubber torsion with fenders
HITCH	2 5/16" (5.87 cm) ball or heavy-duty lunette eye Includes large storage area in tongue
HITCH WEIGHT	Approx. 1,400 lbs. (636 kg) maximum loaded
EMPTY WEIGHT.....	T75T 3,250 lbs. (1,477 kg) T75S 2,450 lbs. (1,114 kg)
WORKING WEIGHT*.....	T75T 9,990 lbs. (4,541 kg) T75S 9,190 lbs. (4,177 kg)

*Loads per acre based on an application rate of 1500 lbs. mulch/acre.

*Working weights are approximate and do not include stored materials.

FINN Corporation has a policy of continuous product improvement, and reserves the right to change design and specifications without notice.

HydroSeeder® and the FINN Design® Logo are registered trademarks of FINN Corporation.

FINN

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FINNcorp.com



Date: October 23, 2015

Resolution No. 2015-021

Title: Extending and modifying the grant agreement with NeighborWorks Toledo Region

Summary/Background: In 2014, the Corporation awarded a Housing Fund grant to NeighborWorks Toledo Region in the amount of \$175,000. The grant was awarded to assist in the transition of the TOTCO Homes project to owner-occupancy by providing renovation funds to sixteen single family housing units at the time of sale to owner occupants.

While NeighborWorks has made progress, the TOTCO Homeownership project has come up against several hurdles. Tenants are taking longer to transition into home ownership than previously anticipated, and obtaining insurance on the units is proving more difficult than expected because of the low sale price of the units.

Despite these challenges, NeighborWorks has been able to close on five of the sixteen units as of October 20, 2015, with loan commitments issued for four more units. NeighborWorks believes that with additional time, it can issue loan commitments and close on substantially all of the remaining units, and fulfill its commitment under the grant agreement. It has requested an extension of the grant agreement to provide it with sufficient time to perform under the grant.

The Corporation recommends that if extended, the grant agreement should be further modified to clarify that all units must be closed and sold to owners by March 31, 2016, and improvements to units must be documented to the Corporation by June 30, 2016. The agreement should further clarify that administrative costs will be withheld until improvements to the units are documented.

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 extended and amended grant agreement with NeighborWorks Toledo Region to allow for additional time to perform the grant, and to clarify reimbursement requirements, on such terms and conditions as the President deems advisable.

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 absent

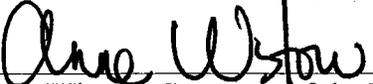
Director Zeitler voted yes

Director Beazley voted yes

Director Gibbon voted yes

Director Stanbery voted yes

Director Mendoza was not present



Anne Wistow, Secretary of the Board



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October 20, 2015 Tel. 419.691.2900 • Fax 419.691.2980
Weatherization Fax 419.691.2999
MB. 803440.000

Mr. Joshua Murnen
Vice President
Lucas County Land Reutilization
One Government Center, Suite 520
Toledo, Ohio 43604

Re: Grant Extension Request

Dear Mr. Murnen:

The purpose of this letter is to provide an up-date on our progress toward deployment of grant funds awarded to NTR for the TOTCO Home Ownership Promotion project and to request a six month extension of the deadline.

Since our meeting in June, we achieved some progress toward the goal of converting all 16 units of single family housing that are part of the TOTCO Homes, Ltd portfolio. In order to support our request for an extension of the deadline, we would like to provide the following brief report on each property that was identified in the original proposal:

1. **324 Batavia (G. Smith) This sale took place on August 31, 2015.**
2. 328 Batavia (vacant) this property is an existing house that was fully rehabilitated in 1996 and has been vacant for ten months. NTR will attempt to sell this home to a first time homebuyer and has published its availability in the NTR sales brochure.
3. **302 Columbia (D. Winfree) This sale took place on August 31, 2015.**
4. **2207 Fulton (L. Young) Ms. Young received a loan commitment on September 29, 2015.**
5. 2209 Fulton (J. Turner) Ms. Turner is interested in purchasing this home. She has a Section 8 voucher. We are in discussion with LMHA regarding the conversion of the housing assistance payment into a mortgage payment.
6. 2211 Fulton (R. Swilling) Mr. Swilling is not the present occupant of this duplex, but is income eligible for purchase (assessment completed in July). Ms. Thomas, who has been a long term tenant of this building, does not feel that she could maintain a house as large



as this one. As a result, she will not purchase this building.

7. **2221 Fulton (L. Smith) This sale took place on August 31, 2015.**
8. 2225 Fulton (K. Maddox) Ms. Maddox is interested in purchasing this home. Ms. Maddox has been using a Section 8 voucher. We are in discussion with LMHA regarding the conversion of the housing assistance payment into a mortgage payment.
9. **2234 Fulton (C. Harris) Ms. Harris received a loan commitment on September 29, 2015.**
10. 2236 Fulton (T. Hardiman) Ms. Hardiman has not responded to our outreach efforts. This tenant is current with rental payments.
11. 2239 Fulton (C. Lewis) This property was built as new in 1996. NTR is working with this tenant to avoid eviction.
12. **2244 Fulton (D. Smith) This sale took place on August 31, 2015.**
13. 2371 Fulton (vacant) this property was an existing house that was fully rehabilitated in 1996 and has been vacant for five months. NTR will attempt to sell this home to a first time homebuyer and has published its availability in the NTR sales brochure.
14. **2237 Putnam (A. Ford) Mr. Ford received a loan commitment on September 29, 2015.**
15. **2433 Putnam (N. Long) This sale took place on August 7, 2015.**
16. **2444 Putnam (P. Nash) Ms. Nash received a loan approval for purchase on September 29, 2015.**

From the information detailed above, as of today the count appears to be: 5 units has been sold; 4 have a finance commitment; 2 are waiting for LMHA to decide about a Section 8 conversion; 2 non-tenants are in loan application stage; 1 vacant with no buyer at present; 1 occupied with no interest in purchasing, and; 1 tenant is working to avoid eviction.

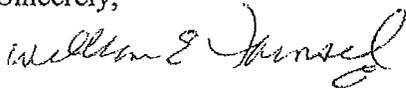
NTR has encountered a barrier that is preventing some TOTCO real estate closings. Buyers are having difficulty in obtaining homeowner's insurance coverage includes the cost of replacement. We have been told that the low sale price (\$20,000) is the main factor. Even if the purchase price is brought even with the Auditor's assessed value, we are still at \$35,000 for a value. NTR is working to solve this problem.

Progress with tenants, coupled with a problem with obtaining insurance is our justification for

requesting an extension of the grant period

If you have any questions, please feel free to contact me. Thank you!

Sincerely,

A handwritten signature in cursive script, appearing to read "William E. Farnsel".

William E. Farnsel
Executive Director

Parcel	Address	City	Zip	LB Demo	Purchaser	Occupancy	Date Transferred
03-23914	3005 Hartman	Toledo	43608	No	John Rahe	Owner Occupant	8/25/2015
15-45181	1230 N Erie	Toledo	43604	Yes	Joseph Malkiewicz	Owner Occupant	8/26/2015
16-35931	440 Oak	Toledo	43605	Yes	Deborah Kralik	Owner Occupant	8/26/2015
11-11691	2323 N Summit	Toledo	43611	No	Catherine Garner	Owner Occupant	8/27/2015
65-80877	7350 Crosscut	Springfield Twp	43528	No	Springfield Township	N/A	8/27/2015
16-17924	206 Kevin	Toledo	43610	No	Clayton Wilburn	Owner Occupant	8/31/2015
10-06157	423 Victoria	Toledo	43610	Yes	The Hicks'	Rental	9/1/2015
02-02094	905 E Bancroft	Toledo	43608	No	Andres Baltazar	Rental	9/4/2015
11-50554	1643 Homestead	Toledo	43605	No	Jeffrey Vargo	Owner Occupant	9/9/2015
14-21431	512 Mettler	Toledo	43608	No	Jaime Mendez	Owner Occupant	9/9/2015
10-00541	1058 Fernwood	Toledo	43607	No	James Harris	Owner Occupant	9/10/2015
16-36094	1055 Newbury	Toledo	43609	Yes	Monica Hanna	Owner Occupant	9/15/2015
16-31654	618 Coney	Toledo	43605	Yes	Connie Ramirez	Owner Occupant	9/15/2015
04-01534	249 Leland	Toledo	43609	Yes	Jason Shufelt	Owner Occupant	9/22/2015
05-14964	1339 Dawson	Toledo	43605	Yes	Raymond Krais	Owner Occupant	9/22/2015
05-14967	1343 Dawson	Toledo	43605	Yes	Raymond Krais	Owner Occupant	9/22/2015
05-14974	1349 Dawson	Toledo	43605	No	Raymond Krais	Owner Occupant	9/22/2015
05-14971	1345 Dawson	Toledo	43605	No	Raymond Krais	Owner Occupant	9/22/2015
08-03707	659 Ashwood	Toledo	43608	Yes	Nestor Jimenez	Owner Occupant	9/22/2015
05-12874	1442 Lakewood	Toledo	43605	Yes	Ronald Kendrick	Owner Occupant	9/24/2015
11-50484	1634 Homestead	Toledo	43605	Yes	Roberto Martinez	Owner Occupant	9/25/2015
09-51141	3250 Elm	Toledo	43609	Yes	Kenneth Polk	Rental	9/28/2015
07-05411	33 City Park	Toledo	43609	No	A Man Who Can Renovations LLC	Rental	9/29/2015
05-12877	1444 Lakewood	Toledo	43605	No	Elizabeth St. Clair	Owner Occupant	9/29/2015
02-29287	1649 Avondale	Toledo	43607	No	The Reed's	Owner Occupant	9/29/2015
09-56151	3380 N Richardson	Toledo	43608	Yes	The Sample's	Owner Occupant	10/1/2015
04-00857	305 Western	Toledo	43609	No	The Ruiz's	Owner Occupant	10/1/2015

04-58557	1021 Prospect	Toledo	43606	Yes	Dorothy Blanton	Owner Occupant	10/2/2015
11-22344	1108 Montrose	Toledo	43607	Yes	Betty Nelson	Owner Occupant	10/2/2015
10-18014	1011 Gordon	Toledo	43609	Yes	Gerald Wagner	Owner Occupant	10/6/2015
10-09011	3258 Blackstone	Toledo	43608	Yes	Kedra Young	Owner Occupant	10/6/2015
09-50404	356 E Pearl	Toledo	43608	Yes	Jamie Laird	Owner Occupant	10/7/2015
12-03621	43 E Streicher	Toledo	43608	Yes	Keith Perkins	Owner Occupant	10/7/2015
07-20921	2059 South	Toledo	43609	Yes	Dorothy Miller	Owner Occupant	10/8/2015
03-27667	751 Clark	Toledo	43605	Yes	The Hayes & Maumee Bay Property Management LTD	Both	10/9/2015
14-03691	232 Jervis	Toledo	43609	No	Charissa Adamski	Rental	10/9/2015

Total:			36				
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Based on our Memorandum of Understanding (MOU) with the City of Toledo, the Land Bank transferred 173 parcels to the City on September 29, 2015. Consistent with the terms of the MOU, the Land Bank has transferred the vacant lots for which it does not have a long term end use to the City of Toledo for long term holding and maintenance. The parcels have not been included in this report, but can be provided by the Land Bank upon request.



OHFA NIP Demolition Grant Status Report

Project Status	Current	Total Budgeted	%
Identified	1026	955	107.5%
Acquired	740	955	77.5%
Torn Down	390	955	40.9%
Reimbursed	202	955	21.2%
Expenditures	\$ 3,438,679	\$ 9,221,525	37.3%

Reimbursed To Date	Unreimbursed To Date	Total Spending	Grant Award
\$ 1,868,661	\$ 1,570,018	\$ 3,438,679	\$ 9,221,525

Target Areas Name	Projects	%
A Old South End	172	16.8%
B Cherry Legacy Area	107	10.4%
C BUMA / Englewood	67	6.5%
D Central City	189	18.4%
E East Toledo	189	18.4%
F ONE Village	235	22.9%
G Library Village	40	3.9%
H Arlington / Scott Park	27	2.6%

Side Lots Transferred	Current	All Projects	%
	104	1026	10.1%

COT Contractor	Private Contractor	Privates %	MBE %
298	96	24.4%	59.4%



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

**PROJECT REPORT
 THROUGH OCTOBER 20, 2015**

Community Meetings:

Point Place Neighborhood September 28, 2015
 Oregon October 1, 2015

Program Overview

<i>Intakes</i>	<i>Technical Assistance</i>	<i>Potential Loans</i>	<i>Loans In Process</i>	<i>Loans Closed</i>
193*	106	7	2	1

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	Possible loan	Loan 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	Possible loan	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 288th	Assessment completed		
3541 146th	Assessment completed		
5585 302nd	Assessment completed		
4302 Onadaga	Assessment completed		
1918 Starr	Assessment completed	Possible loan	
1344 Corry	Assessment completed		
2621 106 th	Assessment completed		
3109 Eastmoreland	Assessment completed		
2527 116th	Assessment completed		
2720 128th	Assessment completed		
4805 293rd	Assessment completed		
230 Trails End	Assessment completed		
920 N. Detroit	Assessment completed	Possible Loan	
4264 W. River	Assessment completed	Possible Loan	
4306 Sheraton	Assessment completed	Possible Loan	
5026 307th	Assessment completed		
3511 Beechway	Assessment completed		

* 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	12
43608	12	43609	4
43607	12	43612	7
43620	2	43611	12
43606	46	43613	1
43605	11	43615	4
43566	1	43602	2
43616	2		

2014-2015**21-Oct-15**

JA2	<u>Amount Invoiced</u>	<u>Amount Paid</u>
<u>Invoices:</u>		
10/2/2014	\$61,500.00	\$61,500.00
10/2/2014	\$9,000.00	9,000.00
12/15/2014	\$22,000.00	\$22,000.00
8/19/2015	\$15,500.00	
Total Invoiced/Paid:	\$108,000.00	\$92,500.00
Total Award:	\$108,000.00	
Amount Remaining:	\$0.00	\$15,500.00

Maumee Valley Habitat	<u>Amount Invoiced</u>	<u>Amount Paid</u>
<u>Invoices:</u>		
12/1/2014	\$72,593.00	\$72,593.00
2/23/2015	\$49,342.00	\$49,342.00
9/14/2015	\$30,351.00	\$30,351.00
Total Invoiced/Paid:	\$152,286.00	\$152,286.00
Total Award:	\$178,000.00	
Amount Remaining:	\$25,714.00	

NeighborWorks Toledo	<u>Amount Invoiced</u>	<u>Amount Paid</u>
<u>Invoices:</u>		
7/31/2015	\$10,937.50	\$10,937.50
8/27/2015	\$43,750.00	\$43,750.00
Total Invoiced/Paid:	\$54,687.50	\$54,687.50
Total Award:	\$175,000.00	
Amount Remaining:	\$120,312.50	

Pathway	<u>Amount Invoiced</u>	<u>Amount Paid</u>
<u>Invoices:</u> 12/4/2014	\$11,786.98	\$11,786.98
2/3/2015	\$31,040.34	\$31,040.34
3/10/2015	\$5,798.23	\$5,798.23
3/23/2015	20,782.87	20,782.87
7/14/2015	11,911.69	11,911.69
9/30/2015	995.89	995.89
Total Invoiced/Paid:	\$82,316.00	\$82,316.00
Total Award:	\$82,316.00	
Amount Remaining:	\$0.00	\$0.00

United North	<u>Amount Invoiced</u>	<u>Amount Paid</u>
<u>Invoices:</u>	\$0.00	\$0.00
Total Invoiced/Paid:	\$0.00	\$0.00
Total Award:	\$40,000.00	
Amount Remaining:	\$40,000.00	

Total Awarded:	\$583,316.00
Total Paid:	\$381,789.50
Total Remaining:	\$201,526.50



505 Hamilton Street • Toledo, Ohio • 43604-8520 • 419 242 7304 • fax 419 242 8263 • <http://www.PathwayToledo.org>

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Paula Ross MBA
Board Chair

Louis Escobar
2nd Vice-Chair

Robert Bobek, CPA
Treasurer

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Robert Bobek CPA
Louis Escobar
Sylvester Gould JD
Shirley Green PhD
Dominique Parker
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Peter Silverman Esq
Carlis Stevens
Cynthia Tetterton-Williams MBA
William Craig Wedley MA

September 25, 2015

Joshua Murnen, Esq.
General Counsel
Lucas County Land Bank
One Government Center, Suite 580
Toledo, OH 43604

Re: Pathway Progress Report for Home Repair Activities

Dear Josh:

This progress report will describe the costs paid with the Grant proceeds, the progress by Pathway in completing the program and any problems experienced during the activity period. All of the projects have been completed. The activities for **September 2, 2014-September 25, 2015** are as follows:

1. **Faith Wallace**, 708 Earl St., Toledo, Lucas County, Ohio 43605 had **electrical upgrades and repairs** done to her home. The amount of repair was **\$4,645.00**. The repair was made to bring the electric to code. The contractor was **T. Price Electric** and the repair was completed on **11/21/2014**. The repair was consistent with the primary mission of the Pathway Sr. Emergency Home Repair Program by making housing code repairs to owner occupied homes in Lucas County, Ohio.
2. **Melody Chiles**, 1929 Upton Ave., Toledo, Lucas County, Ohio 43607 had a **heating/furnace repair** done on her home. The amount of repair was **\$1,182.00**. The repair was made to bring the furnace to code. The contractor was **Maumee Valley Heating** and the repair was completed on **11/8/2014**. The repair was consistent with the primary mission of the Pathway Sr. Emergency

Home Repair Program by making housing code repairs to owner occupied homes in Lucas County, Ohio.

3. **Charles Burrs**, 45 E. Lake St., Toledo, Lucas County, Ohio 43608 had a **heating/furnace replacement** done on his home. The amount of repair was **\$2,000.00**. The repair was made to bring the furnace to code. The contractor was **Toledo Tin Knockers** and the repair was completed on **10/31/2014**. The repair was consistent with the primary mission of the Pathway Sr. Emergency Home Repair Program by making housing code repairs to owner occupied homes in Lucas County, Ohio.
4. **Robert Messy**, 285 Cedar Ridge, Toledo, Lucas County, Ohio 43612 had sewer work done on his home. The amount of repair was **\$800.00**. The contractor was **Alternative Plumbing** and the repair was completed on **12/29/2014**. The repair was consistent with the primary mission of the Pathway Sr. Emergency Home Repair Program by making housing code repairs to owner occupied homes in Lucas County, Ohio.
5. **Escar Benson**, 4155 Redondo, Toledo, Lucas County, Ohio 43607 had a **heating/furnace replacement** done in his home. The amount of replacement was **\$2,550.00**. The replacement was made in order to bring the furnace to code. The contractor was **Toledo Tin Knockers** and the replacement was completed on **12/17/2014**. The replacement was consistent with the primary mission of the Pathway Sr. Emergency Home Repair Program by making housing code repairs to owner occupied homes in Lucas County, Ohio.
6. **Dora Saba**, 521 Bronson, Toledo, Lucas County, Ohio 43608 had a **heating/furnace replacement** done in her home. The amount of the replacement was **\$4,185.00**. The replacement was made in order to bring the furnace to code. The contractor was **Fry Heating & Air** and the replacement was completed on **1/12/2015**. The replacement was consistent with the primary mission of the Pathway Sr. Emergency Home Repair Program by making housing code repairs to owner occupied homes in Lucas County, Ohio.

7. **Bonnie Pinson**, 2301 Parkwood, Toledo, Lucas County, Ohio 43620 had **plumbing repair** work done in her home. The amount of the repair was **\$2,500.00**. The repair was made a sewer repair to clean out the main sewer line and basement drain out to the City main sewer line and repair block clay tile and sanitize the basement floor. The contractor was **All American Construction** and the repair was completed on **12/30/2014**. The repair was consistent with the primary mission of the Pathway Sr. Emergency Home Repair Program by making housing code repairs to owner occupied homes in Lucas County, Ohio.
8. **Madice Newsom**, 1012 Lochlomon, Toledo, Lucas County, Ohio 43607 had roofing replacement and repairs done on her house. The amount of the repair was **\$4,695.00**. The repair was made to the existing roof by tearing off a portion and replacing it and hanging existing gutters. The contractor was **TNT Anchor** and the repair was completed on **12/31/2014**.
9. **Micheline Lagagneur**, 1071 Buckingham, Toledo, Lucas County, Ohio 43607 had a heating/furnace installed at her home. The amount of the installation was **\$1,176.00**. The installation involved a new 2,500 BTU wall hung space heater on the 2nd floor of the house to code. The contractor was **Toledo Tin Knockers** and the installation was completed on **12/19/2014**.
10. **Evelyn Miller**, 1430 Eastland, Toledo, Lucas County, Ohio 43616 had a heat/furnace repair performed on her home. The amount of the repair was **\$719.68**. The repair involved the installation of a new ignition control, cleaning of the burners and checking of the venting system to code. The contractor was **Maumee Valley Heating** and the repair was performed on **1/29/2015**.
11. **Ethel Taylor**, 2126 Horton, Toledo, Lucas County, Ohio 43620 had plumbing work performed at her home. The amount of the repair was **\$2,800.00**. The work involved replacing a main water service line from the service box including connecting the new line to the meter and tap at curb. The contractor was **T. & J. Rooters** and the repair was performed on **1/29/2015**.

12. **Joyce Downey**, 1540 Oak St., Toledo, Lucas County, Ohio 43605 had plumbing work performed on her home. The amount of the repair was **\$2,600.00**. The work involved the replacement of a water service line from the City of Toledo tap to meter, performed to code. The contractor was "**Emergency Mr. Plumber**" and the repair was performed on **1/16/2015**.
13. **Bobbie McMillan**, 1336 Walbridge, Toledo, Lucas County, Ohio 43609 had plumbing work performed on her home. The amount of the repair was **\$1,275.00**. The work involved the installation of a new 40 gallon gas fired hot water tank and the removal of the existing hot water tank, performed all to code. The contractor was **R & L Plumbing** and the repair was performed on **1/30/2015**.
14. **Ronda K. McMickens**, 2745 Stickney Ave., Toledo, Lucas County, Ohio 43608 had general interior construction repairs performed on her home. The amount of the repairs was **\$3,200.00**. The work involved replacement of the sink faucet, trap and water line; replacement of ceiling tile, replacement of bathroom floor and repair of holes in the wall, all to code. The contractor was **All American Construction** and the repairs were performed on **1/30/2015**.
15. **Annette Cheeks**, 707 Belmont, Toledo, Lucas County, Ohio 43604 had electrical and plumbing repairs performed on her home. The total amount of the repairs was **\$3,570.00**. The work involved an electrical upgrade to code consisting of the removal of existing 60 amp service with an upgrade to 100 amp; installation of a water meter ground, relocation of a switch; removal and replacement of a hot water tank and replacement of a new venting system, all to code. The contractors were **Long Electric** and **B & B Plumbing**. The repairs were completed on **2/25/2015**.
16. **Henrietta Nash**, 1255 Palmwood, Toledo, Lucas County, Ohio 43607 had plumbing repairs performed on her home. The total amount of the repairs was **\$385.00**. The work involved the repair of frozen ruptured water lines. The contractor was **Robert E. Cannon Sr./R & L Plumbing Services**. The repairs were completed on **3/12/15**.

17. **Colleen Lutz**, 1809 Acorn Dr., Toledo, Lucas County, Ohio 43615 had roof repairs performed on her home. The total amount of the repairs was **\$2,750.00**. The work involved the re-roofing and sealing of existing shingles and repair of gutters. The contractor was **All Aspects**. The repairs were completed on **3/30/15**.
18. **Augustine Davila**, 1106 Gordon St., Toledo, Lucas County, Ohio 43609 had general construction repairs performed on her home. The total amount of the repairs was **\$6,700.00**. The work involved repairing the kitchen floor, bedroom ceiling, living room ceiling, basement steps, furnace, front porch and rear steps. The contractor was **Pathway Sr. Emergency Home Repair program** and subcontractors. The repairs were completed on **3/30/15**.
19. **Bobbie Stininger**, 5383 Lewis Ave., Toledo, Lucas County, Ohio 43612 had her furnace replaced at her home. The total amount of the replacement was **\$2,693.00**. The work involved disconnecting the existing burned out furnace and installing a new natural gas 65,000 BTU/HR Mobile home furnace, to code, along with a digital thermostat. The contractor was **Maumee Valley**. The repairs were completed on **4/8/15**.
20. **Maxine Patterson**, 1003 Avondale, Toledo, Lucas County, Ohio 43607 had a railing system built on a porch deck and furnace replaced. The total amount of the repair and replacement was **\$4,103.00**. The contractor was **Nelson Repairs, LLC**. The work involved the installation of both wood and metal hand rails in the kitchen, basement and back door area. Additionally, it involved the replacement of an existing burned out furnace and installing a new natural gas home furnace to code along with a digital thermometer. The work was completed on **4/8/15**.
21. **Jose Vasques**, 571 Western Ave., Toledo, Lucas County, Ohio 43609 had structural work done on his residence. The total amount of the repairs was **\$2,500.00**. The contractor was **All Aspects**. The work involved repairs of the gutters, tuck point foundation and steps. The repairs were completed on **5/22/15**.

22. **Carolyn Young-Stubblefield**, 906 Buckingham St., Toledo, Lucas County, Ohio 43607 had plumbing work done on her home. The total amount of the repairs was **\$2,080.00**. The contractor was **Blue Flames**. The work involved the removal of a defective hot water tank and installation of a new 40 gallon gas fired hot water tank to code. The work was completed on **5/29/15**.
23. **Murtle Hill**, 818 Brown St., Toledo, Lucas County, Ohio 43607 had sewage and plumbing work performed on her home. The total amount of the repairs was **\$3,385.00**. The contractor was **Alternative Plumbing**. The work involved installation of a new copper water service line, fixtures and kitchen sink with faucets. The repairs were completed on **5/1/15**.
24. **Josephine Ywopp**, 2459 Lawrence, Toledo, Lucas County, Ohio 43620 had a roof replacement performed at her house. The total amount of replacement was **\$2,800.00**. The contractor was **Nelson Repairs, LLC**. The work involved the replacement of roof shingles and salvaging of gutters. The work was completed on **6/25/15**.
25. **David Snavely**, 5606 Steffens, Toledo, Lucas County, Ohio 43623 had plumbing and structural work performed at his house. The total amount of repair was **\$850.00**. The contractor was **T & J Plumbing**. The work involved removing a defective cracked toilet and replacing it with a new ADA toilet and unplugging of all sinks drains. The work was completed on **9/2/15**.

All of the repairs for each project were completed and inspected by the Pathway Sr. Emergency Home repair Program Director. Pathway experienced no problems during this reporting period in completing any of the repair projects. Additionally, I have enclosed copies of the Community Development Block Grant (CDBG) End of Month Completion report from September 2014-June 2015. I have redacted the income information for privacy purposes. This will allow you to compare the repairs and impact of the repairs funded by CDBG and those funded by the Lucas County Land Bank. Furthermore, the finance report, contractor's contract (for each repair), checks (for each repair) and Pathway invoice for reimbursement from the Lucas County Land Bank were included in the original Pathway invoice for reimbursement.

If you have any questions concerning this report, please feel free to contact our office.

Sincerely,

A handwritten signature in black ink, appearing to read "Eric W. Slack", with a long horizontal line extending to the right.

Eric W. Slack
Director of Planning

Enc.

Cc: Cheryl Grice, CEO
Weldon Douthitt, Director, Sr. Emergency Home Repair Program
Robert Jordan, CFO



LUCAS COUNTY
LandBank

DEED-IN-ESCROW
PROPERTY REHAB PROGRAM

Sales Report

August 27th, 2015 – October 23rd, 2015

COMPLETED RENOVATION PROJECTS

341 Hargrave, 43615

Owner-Occupant



New Owner: Michael Rospert & Autumn Cutter

This single-family home in Reynolds Corners was sold on 06/17/14 for \$16,500 with the expectation that the new owners would invest another \$17,925 in renovation. The property passed the Land Bank's safety & habitability inspection and the deed was released on 08/21/15.

3415 Westchester, 43615

Resale



New Owner: David Lohse

This single-family home in Lincolnshire was sold on 01/03/13 for \$7,500 with the expectation that Mr. Lohse would invest another \$30,000 in renovation. After some delays due to the buyer's personal illness, the property passed the Land Bank's safety & habitability inspection and the deed was released on 08/25/15.

677 Howland, 43605

Rental



New Owner: James D. Duran

This single-family home in East Toledo was sold on 04/27/15 for \$2,500 with the expectation that Mr. Duran would invest another \$17,500 in renovation. The property passed the Land Bank's safety & habitability inspection and the deed was released on 08/25/15.

653 Church, 43605

Owner-Occupant



New Owner: Linda Linsen Jiron

This single-family home in East Toledo was sold on 04/27/15 for \$5,123 with the expectation that Ms. Jiron would invest another \$14,700 in renovation. The property passed the Land Bank's safety & habitability inspection and the deed was released on 08/27/15.

620 E Streicher, 43608

Rental



New Owner: William Van Wormer

This single-family home in North Toledo was sold on 06/03/15 for \$1,500 with the expectation that Mr. Van Wormer would invest another \$9,000 in renovation. The property passed the Land Bank's safety & habitability inspection and the deed was released on 09/08/15.

634 Hampton, 43609

Owner-Occupant



New Owner: Demetrius Middlebrooks

This single-family home in the Arlington neighborhood was sold on 12/16/14 for \$5,000 with the expectation that Mr. Middlebrooks would invest another \$12,500 in renovation. The property passed the Land Bank's safety & habitability inspection and the deed was released on 09/08/15.

4021 Kingsbury, 43612

Rental



New Owner: Toledo Lease Purchase LLC (Mike Aston)

This single-family home in Library Village was sold on 05/15/15 for \$6,000 with the expectation that Mr. Aston would invest another \$31,000 in renovation. The property passed the Land Bank's safety & habitability inspection and the deed was released on 09/11/15.

1945 Genesee, 43605

Owner-Occupant



New Owner: Pedro P. Negrin

This single-family home in Birmingham in East Toledo was sold on 03/16/15 for \$4,500 with the expectation that Mr. Negrin would invest another \$14,550 in renovation. The property passed the Land Bank's safety & habitability inspection and the deed was released on 09/29/15.

1050 Francis, 43609

Owner-Occupant



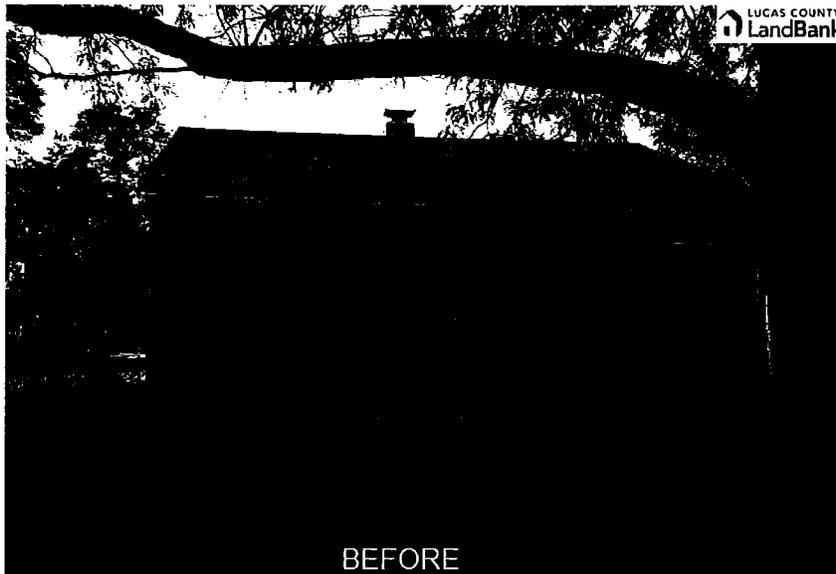
New Owner: Mary L. Arrington

This single-family home in the Arlington neighborhood was sold on 09/02/15 for \$4,900 with the expectation that Ms. Arrington would invest another \$10,500 in renovation. The property passed the Land Bank's safety & habitability inspection and the deed was released on 10/13/15.

PROPERTIES SOLD

4656 288th, 43611

Rental



New Owner: BC Enterprises of Toledo, LLC

This single-family home in Point Place was sold on 08/21/15 for \$21,000 with the expectation that the new owners would invest another \$7,500 in renovation.

3650 Jackman, 43612

Rental

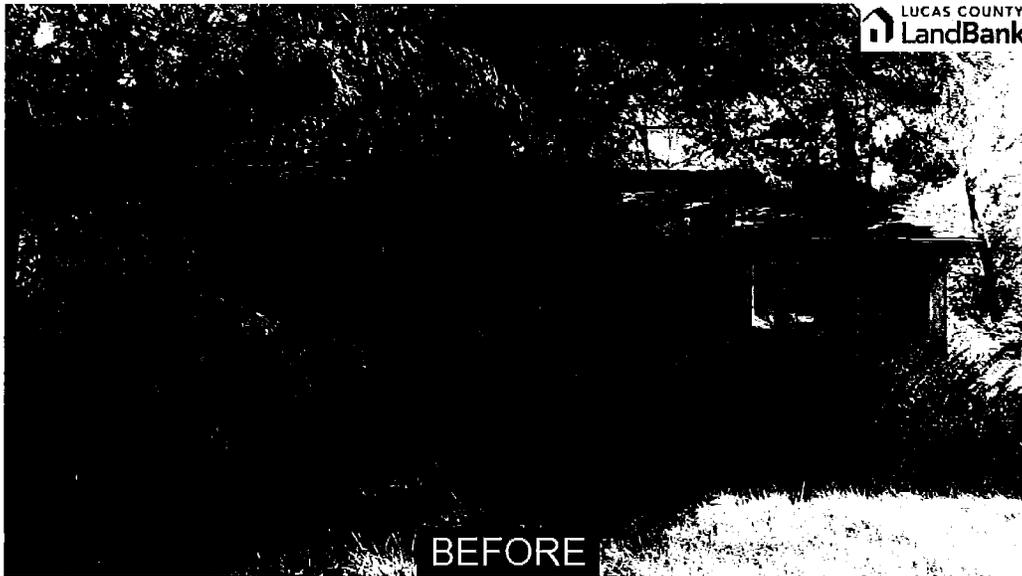


New Owner: Adams Street Investments, LLC

This single-family home in the Willys Overland neighborhood was sold on 08/26/15 for \$4,500 with the expectation that the new owners would invest another \$24,750 in renovation.

147 Melody, 43615

Resale



New Owner: VMR Holdings, LTD

This single-family home in the Sleepy Hollow neighborhood was sold on 08/26/15 for \$17,777 with the expectation that the new owners would invest another \$27,150 in renovation.

2034 Wyndhurst, 43607

Rental



New Owner: David & Judith Burholder

This single-family home in Bancroft Hills was sold on 08/27/15 for \$6,000 with the expectation that the Burkholders would invest another \$10,100 in renovation.

621 Forsythe, 43605

Rental



New Owner: Juan A. Hernandez

This single-family home in East Toledo was sold on 09/02/15 for \$1,000 with the expectation that Mr. Hernandez would invest another \$4,800 in renovation.

1717 Welker, 43613

Resale



New Owner: Abou Yousef, LLC

This single-family home in the Powertrain neighborhood was sold on 09/09/15 for \$2,499 with the expectation that the new owner would invest another \$14,100 in renovation.

4618 S Detroit, 43609

Owner-Occupant

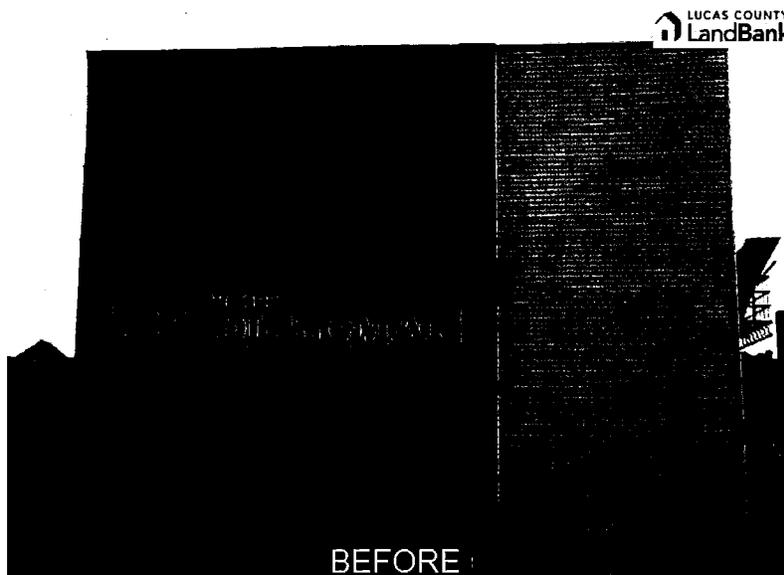


New Owner: Spectrum Property Services, LLC (Pete Huffman)

This single-family home in the Copland Park neighborhood in South Toledo was sold on 09/09/15 for \$8,000 with the expectation that Mr. Huffman would invest another \$41,500 in renovation.

1317 N Summit, 43604

Commercial



New Owner: AVATAR, LLC

This commercial property in the Vistula neighborhood in North Toledo was sold on 09/09/15 for \$300 with the expectation that the new owners would invest another \$15,000 in renovation.

245 Raymer, 43605

Rental



New Owner: AVRE Holdings, LLC

This single-family home in the Garfield neighborhood in East Toledo was sold on 09/10/15 for \$4,500 with the expectation that the new owners would invest another \$10,230 in renovation.

564 S Detroit, 43609

Rental



New Owner: Thomas Babcock

This single-family home in the Arlington neighborhood was sold on 09/11/15 for \$8,000 with the expectation that Mr. Babcock would invest another \$8,750 in renovation.

1489 Berdan, 43612

Owner-Occupant



New Owner: Neiko Jones

This single-family home in the Willys Overland neighborhood was sold on 09/14/15 for \$5,000 with the expectation that Neiko Jones would invest another \$12,650 in renovation.

727 Thayer, 43609

Rental



New Owner: Terry Lee

This single-family home in the Old South End was sold on 09/25/15 for \$2,200 with the expectation that Terry Lee would invest another \$14,900 in renovation.

3606 Upton, 43613

Owner-Occupant



New Owner: Rudy V. Torres

This single-family home in the Devillbis neighborhood was sold on 09/28/15 for \$4,000 with the expectation that Mr. Torres would invest another \$8,300 in renovation.

706 Clifton, 43607

Resale



New Owner: Tiffanie McNair

This single-family home in the Sleepy Hollow neighborhood was sold on 10/02/15 for \$8,500 with the expectation that Ms. McNair would invest another \$15,000 in renovation.

653 Williamsville, 43609

Resale

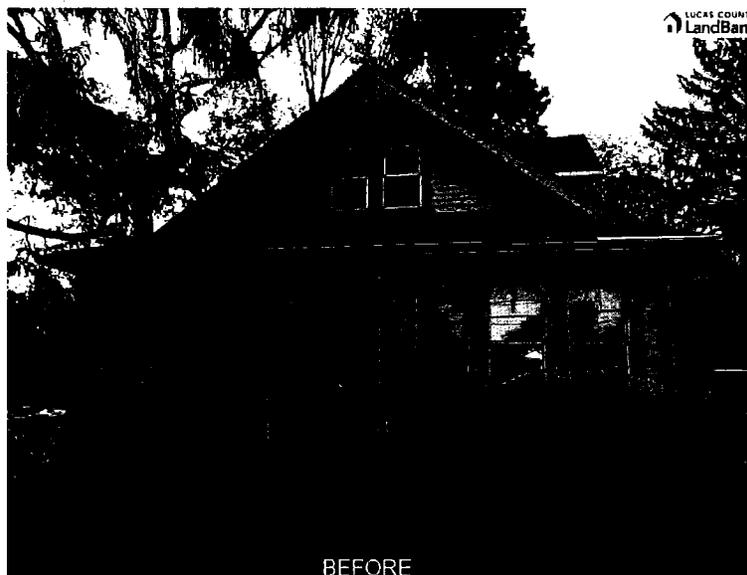


New Owner: Zach M. Boling

This single-family home in the Burroughs neighborhood was sold on 10/05/15 for \$15,000 with the expectation that Mr. Boling would invest another \$14,600 in renovation.

4710 Douglas, 43613

Family Owner-Occupant



New Owner: Lorraine Doner

This single-family home in the Wernerts Corners neighborhood was sold on 10/05/15 for \$24,000 with the expectation that Ms. Doner would invest another \$15,250 in renovation.

1708 Duncan, 43613

Family Owner-Occupant



New Owner: James E. McIntyre

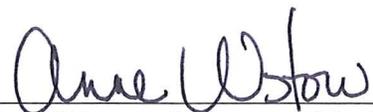
This single-family home in the Willys Overland neighborhood was sold on 10/06/15 for \$5,500 with the expectation that Mr. McIntyre would invest another \$16,700 in renovation.

December 4, 2015

The Board of Directors represents that the record of the proceedings of the previous session on October 23, 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, December 4, 2015 at 11:00 A.M.
Conference Room D, 12th Floor
One Government Center, Toledo, Ohio 43604

1. Call to order by the Chairman Kapszukiewicz
2. Approval of the October 23, 2015 Minutes (posted on the website)
3. Treasurer's Report
 - a. Presentation of Monthly Financial Statements
4. Action Items
 - a. **2015-022: Amendment to the 2015 Annual Budget**
 - b. **2015-023: Adopting the 2016 Annual Budget**
 - c. **2015-024: Authorizing a Wage Increase for the President**
 - d. **2015-025: Directing Staff to Split Property at 3259 136th, Toledo, Ohio**
5. President's Report
 - a. RISE – Targeted Neighborhood Reinvestment
 - b. Projects status update
6. Programs Report
 - a. Final Roof Replacement Program Report
 - b. Demolition Programs update
 - c. Heritage Home Program update
 - d. Grants update
7. New Business
8. Adjournment

	2015 Budget Revised	2015 Actual to Date	% to Date
Starting Balance	\$ 2,200,000	\$ 1,239,609	56.3%
REVENUES			
Operating Revenue			
Statutory Reutilization Fund	\$ 1,600,000	\$ 1,736,563	108.5%
Property Sales	\$ 475,000	\$ 482,591	101.6%
Housing Fund	\$ 150,000	\$ 150,000	100.0%
FHC MLK Neighborhoods Program	\$ 300,000	\$ 300,000	100.0%
Project Reimbursement	\$ 250,000	\$ 274,824	109.9%
Investment Income	\$ 2,500	\$ 2,340	93.6%
Other Income	\$ 55,000	\$ 99,312	180.6%
Total Operating Revenues	\$ 2,832,500	\$ 3,045,630	107.5%
Grant Revenue			
OHFA NIP Demolition Reimbursement	\$ 3,780,000	\$ 2,006,111	53.1%
OHFA NIP Maintenance Reimbursement	\$ 540,000	\$ 165,600	30.7%
OHFA NIP Admin Reimbursement	\$ 180,000	\$ 99,200	55.1%
Total Grant Revenues	\$ 4,500,000	\$ 2,270,911	50.5%
Total Revenues	\$ 7,332,500	\$ 5,316,540	72.5%
OPERATING EXPENSES			
Contract Services			
LRC Funded Demolition	\$ 500,000	\$ 345,464	69.1%
Holding Costs	\$ 250,000	\$ 209,270	83.7%
Inspections	\$ 27,500	\$ 19,110	69.5%
Field Services	\$ 315,000	\$ 213,889	67.9%
Other Contract Services	\$ 12,500	\$ 9,383	75.1%
Program Expenses			
Acquisition / Disposition	\$ 25,000	\$ 22,411	89.6%
FHC MLK Neighborhoods Program	\$ 850,000	\$ 766,969	90.2%
Project Match Grants	\$ 100,000	\$ 36,705	36.7%
Housing Fund	\$ 510,000	\$ 277,700	54.5%
Heritage Home Program	\$ 60,000	\$ 51,098	85.2%
The Toledo Survey	\$ 40,000	\$ 35,004	87.5%
Other Program Expenses	\$ 40,000	\$ 36,144	90.4%
Professional Services			
Accounting/Auditing/Payroll Services	\$ 15,000	\$ 11,620	77.5%
Business Insurance	\$ 30,000	\$ 27,066	90.2%
Information Technology	\$ 30,000	\$ 23,956	79.9%
Consulting Services	\$ 22,500	\$ 21,793	96.9%
Communications	\$ 15,000	\$ 7,677	51.2%
Other Professional Services	\$ 5,000	\$ 420	8.4%

	2015 Budget Revised	2015 Actual to Date	% to Date
Employee Expenses			
Staff Salaries	\$ 475,000	\$ 396,634	83.5%
Payroll Taxes	\$ 40,000	\$ 31,865	79.7%
Employee Benefits	\$ 100,000	\$ 73,155	73.2%
457(b) Retirement Plan	\$ 27,000	\$ 25,885	95.9%
Professional Development	\$ 2,500	\$ 1,286	51.4%
Internships	\$ 28,000	\$ 14,000	50.0%
Office Expenses			
Bank Charges	\$ -	\$ -	0.0%
Postage	\$ 3,000	\$ 2,538	84.6%
Equipment, Repairs	\$ 40,000	\$ 36,841	92.1%
Office and Printing	\$ 10,500	\$ 9,045	86.1%
Parking, Mileage, Fuel	\$ 12,500	\$ 9,304	74.4%
Conferences	\$ 10,000	\$ 7,233	72.3%
Rent	\$ 15,000	\$ -	0.0%
Other Office Expenses	\$ 2,000	\$ -	0.0%
Miscellaneous Expenses	\$ 2,000	\$ 140	7.0%
Total Operating Expenses	\$ 3,615,000	\$ 2,723,606	75.3%
Grant Expenses			
OHFA NIP Demolition	\$ 3,105,000	\$ 2,331,796	75.1%
OHFA NIP Environmental Services	\$ 765,000	\$ 365,381	47.8%
OHFA NIP Maintenance	\$ 477,000	\$ 25,376	5.3%
OHFA NIP Maintenance Refunds	\$ 63,000	\$ 20,600	32.7%
OHFA NIP Administration	\$ 90,000	\$ 57,400	63.8%
Total Grant Expenses	\$ 4,500,000	\$ 2,800,553	62.2%
Total Expenses	\$ 8,115,000	\$ 5,524,159	68.1%
Budget Stabilization Fund	\$ 450,000	\$ 450,000	100.0%
Unencumbered Ending Balance	\$ 967,500	\$ 581,990	60.2%

Lucas County Land Reutilization Corporation
Bill Payment List
 October 2015

Date	Num	Vendor	Amount
10/01/2015	2972	A+Building Maintenance	-4,680.00
10/01/2015	2973	Advanced Foundation Waterproofing	-8,000.00
10/01/2015	2974	ASAP Mowing	-1,710.00
10/01/2015	2975	City of Toledo - OHFA	-40,565.00
10/01/2015	2976	David Mann	-236.50
10/01/2015	2977	Department of Public Utilities	-342.54
10/01/2015	2978	DMD Environmental Inc	-345.00
10/01/2015	2979	Janni's HomeTec	-13,050.00
10/01/2015	2980	Joshua Murnen	-148.92
10/01/2015	2981	Landscape by Michael LLC	-1,325.00
10/01/2015	2982	Midwest Environmental, Inc	-11,580.00
10/01/2015	2983	Modern Builders Supply Inc.	-13,677.30
10/01/2015	2984	MoeHill Trashout	-2,199.07
10/01/2015	2985	Mr. Snow Removal	-665.98
10/01/2015	2986	Northwest Ohio Development Agency	-945.00
10/01/2015	2987	Phoenix Custom Builders LLC	-18,410.00
10/01/2015	2988	Pro Cut Lawn Care LLC	-3,410.00
10/01/2015	2989	Scott Ferris	-10.50
10/01/2015	2990	Shantae Brownlee	-161.58
10/01/2015	2991	SL Hauling & Renovations LLC	-21,965.00
10/01/2015	2992	T Smidis Hauling	-961.18
10/01/2015	2993	Total Environmental Services LLC	-10,361.00
10/01/2015	2994	Tri State Windows LLC	-14,608.00
10/01/2015	2995	Winthop Place LLC	-2,230.00
10/01/2015	2996	City of Toledo - OHFA	-70,828.00
10/01/2015	2997	SL Hauling & Renovations LLC	-6,750.00
10/01/2015	2998	Green Planning Group	-1,320.00
10/01/2015	2999	Midwest Environmental, Inc	-27,000.00
10/08/2015	ach	INTUIT QUICKBOOKS	-39.95
10/08/2015	ACH	Ohio Homeowner Association	-6,599.99
10/08/2015	3000	All Aspects LLC	-2,130.00
10/08/2015	3001	American Lawn Services	-3,000.00
10/08/2015	3002	ASAP Mowing	-500.00
10/08/2015	3003	Avatar LLC	-2,520.00
10/08/2015	3004	Collingwood Water	-13.00
10/08/2015	3005	David Mann	-400.79
10/08/2015	3006	Department of Public Utilities	-476.16
10/08/2015	3007	DMD Environmental Inc	-345.00
10/08/2015	3008	E & H Taylor Construction Inc.	-13,500.00
10/08/2015	3009	Habitat for Humanity	-30,351.00
10/08/2015	3010	Janni's HomeTec	-300.00
10/08/2015	3011	Kathleen Kovacs	-2,800.00
10/08/2015	3012	Keystone Press	-3,672.50
10/08/2015	3013	Landscape by Michael LLC	-2,970.00
10/08/2015	3014	Lucas County OMB	-232.45
10/08/2015	3015	Mail It	-163.80

Lucas County Land Reutilization Corporation
Bill Payment List
 October 2015

Date	Num	Vendor	Amount
10/08/2015	3016	Midwest Environmental, Inc	-15,200.00
10/08/2015	3017	Mike's Hauling & Demolition	-27,000.00
10/08/2015	3018	Modern Builders Supply Inc.	-10,007.35
10/08/2015	3019	MoeHill Trashout	-4,412.31
10/08/2015	3020	MT Business Technologies Inc.	-96.76
10/08/2015	3021	Neighborhood Housing Services of Toledo	-10,937.50
10/08/2015	3022	OFFICE MAX	-103.94
10/08/2015	3023	ohio bureau of workers comp	-99.95
10/08/2015	3024	Pathway	-995.89
10/08/2015	3025	PB Fabrication	-6,750.00
10/08/2015	3026	Pro Cut Lawn Care LLC	-1,500.00
10/08/2015	3027	SL Hauling & Renovations LLC	-12,505.00
10/08/2015	3028	Stephanie Beebe	-55.00
10/08/2015	3029	Sutter Home Inspections LTD	-2,000.00
10/08/2015	3030	Tri State Windows LLC	-5,408.00
10/08/2015	ach	Ameritas Life Insurance Corp	-1,741.24
10/08/2015	ach	Data Services	-16,814.75
10/08/2015	ach	Data Services	-169.04
10/15/2015	3031	Advanced Foundation Waterproofing	-17,700.00
10/15/2015	ach	Shell Oil	-70.00
10/15/2015	ach	Sunoco	-68.03
10/15/2015	3032	All Aspects LLC	-6,750.00
10/15/2015	3033	Avatar LLC	-1,050.00
10/15/2015	3034	Department of Public Utilities	-197.99
10/15/2015	3035	DMD Environmental Inc	-345.00
10/15/2015	3036	E & H Taylor Construction Inc.	-20,250.00
10/15/2015	3037	Elizabeth Harris	-1,366.06
10/15/2015	3038	Modern Builders Supply Inc.	-180.90
10/15/2015	3039	OFFICE MAX	-18.36
10/15/2015	3040	Phoenix Custom Builders LLC	-5,100.00
10/15/2015	3041	SL Hauling & Renovations LLC	-11,580.00
10/15/2015	3042	Sutter Home Inspections LTD	-500.00
10/16/2015	3043	Finn Corporation	-31,902.50
10/23/2015	ACH	Shell Oil	-61.40
10/23/2015	3044	A+Building Maintenance	-4,860.00
10/23/2015	3045	All Aspects LLC	-6,750.00
10/23/2015	3046	ASAP Mowing	-1,920.00
10/23/2015	3047	Blanchard Tree Service	-5,100.00
10/23/2015	3048	Cindy Burton	-6.00

Lucas County Land Reutilization Corporation
Bill Payment List
 October 2015

Date	Num	Vendor	Amount
10/23/2015	3049	City of Toledo - OHFA	-40,565.00
10/23/2015	3050	Cleveland Restoration Society	-5,000.00
10/23/2015	3051	Department of Public Utilities	-270.33
10/23/2015	3052	Gerald Kellman	-2,347.62
10/23/2015	3053	Keystone Press	-45.00
10/23/2015	3054	Lucas county Health Benefits	-7,077.16
10/23/2015	3055	Lucas County OMB	-232.45
10/23/2015	3056	Lucas County Treasurer	-3.00
10/23/2015	3057	Modern Builders Supply Inc.	-9,447.77
10/23/2015	3058	Mr. Snow Removal	-4,335.00
10/23/2015	3059	Phoenix Custom Builders LLC	-29,170.00
10/23/2015	3060	Samuel Melden	-11.99
10/23/2015	3061	SL Hauling & Renovations LLC	-15,197.00
10/23/2015	3062	T Smidis Hauling	-321.54
10/23/2015	3063	Total Environmental Services LLC	-750.00
10/23/2015	3064	Tri State Windows LLC	-5,336.00
10/23/2015	3065	Verizon Wireless	-218.93
10/23/2015	3067	City of Toledo - OHFA	-40,565.00
10/23/2015	3068	City of Toledo - OHFA	-6,439.00
10/23/2015	3069	Midland Title and Escrow	-2,787.00
10/23/2015	ach	Ameritas Life Insurance Corp	-1,740.73
10/23/2015	ach	Data Services	-16,808.60
10/28/2015	3070	Avatar LLC	-75.00
10/28/2015	3071	Department of Public Utilities	-149.32
10/28/2015	3072	Jackson Industries Corp.	-22,480.00
10/28/2015	3073	Midwest Environmental, Inc	-56,520.00
10/28/2015	3074	Modern Builders Supply Inc.	-8,860.46
10/28/2015	3075	MoeHill Trashout	-1,655.00
10/28/2015	3076	National Community Reinvestment	-14,585.00
10/28/2015	3077	Phoenix Custom Builders LLC	-5,580.00
10/28/2015	3078	Pro Cut Lawn Care LLC	-1,500.00
10/28/2015	3079	Sutter Home Inspections LTD	-350.00
10/28/2015	3080	T Smidis Hauling	-55.00
10/28/2015	3081	TJRS LLC	-33,750.00
10/28/2015	3082	Tri State Windows LLC	-8,820.00
10/01/2015	ACH	Department of Public Utilities	-14.85
10/01/2015	ACH	Shell Oil	-69.00
10/07/2015	ACH	Department of Public Utilities	-7.49
10/20/2015	ACH	Department of Public Utilities	-54.30
10/20/2015	ACH	Amazon	-248.60
10/20/2015	ACH	Shell Oil	-55.78
10/22/2015	ACH	Department of Public Utilities	-34.17
10/22/2015	ACH	Amazon	-115.74
10/27/2015	ACH	Department of Public Utilities	-113.90
10/27/2015	ACH	Sunoco	-54.05
10/29/2015	ACH	Department of Public Utilities	-40.04
		- \$	922,930.00

Lucas County Land Reutilization Corporation
Bill Payment List
November 2015

<u>Date</u>	<u>Num</u>	<u>Vendor</u>	<u>Amount</u>
11/09/2015	ach	INTUIT QUICKBOOKS	-39.95
11/09/2015	3083	All Aspects LLC	-2,190.00
11/09/2015	3084	American Lawn Services	-3,030.00
11/09/2015	3085	Blanchard Tree Service	-7,900.00
11/09/2015	3086	City of Toledo - OHFA	-23,180.00
11/09/2015	3087	Collingwood Water	-13.00
11/09/2015	3088	Department of Public Utilities	-817.70
11/09/2015	3089	Kathleen Kovacs	-3,512.50
11/09/2015	3090	Keystone Press	-285.00
11/09/2015	3091	Landscape by Michael LLC	-2,700.00
11/09/2015	3092	Lucas County Auditor	void
11/09/2015	3093	Modern Builders Supply Inc.	-14,764.00
11/09/2015	3094	MoeHill Trashout	-5,513.47
11/09/2015	3095	Mr. Snow Removal	-600.00
11/09/2015	3096	MT Business Technologies Inc.	-83.96
11/09/2015	3097	OFFICE MAX	-57.47
11/09/2015	3098	Phoenix Custom Builders LLC	-17,510.00
11/09/2015	3099	SL Hauling & Renovations LLC	-17,010.00
11/09/2015	3100	Stephanie Beebe	-55.00
11/09/2015	3101	Sutter Home Inspections LTD	-800.00
11/09/2015	3102	T Smidis Hauling	-280.00
11/09/2015	3103	Tri State Windows LLC	-16,104.00
11/09/2015	3104	Willie Sawyer III	-3,500.00
11/09/2015	3105	City of Toledo - OHFA	-28,975.00
11/09/2015	3106	City of Toledo - OHFA	void
11/09/2015	3107	City of Toledo - OHFA	-644.00
11/09/2015	3108	City of Toledo - OHFA	-3,864.00
11/09/2015	3109	City of Toledo - OHFA	-3,220.00
11/09/2015	3110	City of Toledo - OHFA	-3,220.00
11/09/2015	3111	City of Toledo - OHFA	-644.00
11/09/2015	3112	City of Toledo - OHFA	-4,508.00
11/09/2015	3113	City of Toledo - OHFA	-644.00
11/09/2015	3114	City of Toledo - OHFA	-23,824.00
11/13/2015	3115	E & H Taylor Construction Inc.	-3,000.00
11/13/2015	3116	Illenden & Company Graphic Designs	-420.00
11/13/2015	3117	Jackson Industries Corp.	-2,300.00
11/13/2015	3118	LISC AmeriCorps	-14,000.00
11/13/2015	3119	Mail It	-272.38
11/13/2015	3120	Modern Builders Supply Inc.	-5,336.72
11/13/2015	3121	Mr. Snow Removal	-1,005.00
11/13/2015	3122	Northwest Ohio Development Agency	-1,575.00
11/13/2015	3123	Phoenix Custom Builders LLC	-4,790.00
11/13/2015	3124	Pro Cut Lawn Care LLC	-7,125.00
11/13/2015	3125	SL Hauling & Renovations LLC	-11,935.00
11/13/2015	3126	T Smidis Hauling	-2,922.08

Lucas County Land Reutilization Corporation
Bill Payment List
November 2015

<u>Date</u>	<u>Num</u>	<u>Vendor</u>	<u>Amount</u>
11/13/2015	3127	Total Environmental Services LLC	-3,240.00
11/13/2015	ach	Amazon	-117.96
11/13/2015	ach	Data Services	-106.29
11/13/2015	ach	Shell Oil	-64.01
11/13/2015	ach	Wayne Lumber	-40.32
11/13/2015	1750	Lucas County Auditor	-6.00
11/18/2015	3128	City of Toledo - OHFA	-33,000.00
11/18/2015	3129	City of Toledo - OHFA	-33,000.00
11/18/2015	3130	City of Toledo - OHFA	-1,100.00
11/18/2015	3131	City of Toledo - OHFA	-34,770.00
11/18/2015	3132	City of Toledo - OHFA	-40,565.00
11/19/2015	ach	Shell Oil	-55.29
11/19/2015	3133	Beth Rose Real Estate & Auctions LLC	-350.00
11/19/2015	3134	David Mann	-320.68
11/19/2015	3135	Department of Public Utilities	-626.89
11/19/2015	3136	Lucas county Health Benefits	-4,544.38
11/19/2015	3137	Lucas County Treasurer	-2,300.00
11/19/2015	3138	Modern Builders Supply Inc.	-243.48
11/19/2015	3139	Phoenix Custom Builders LLC	-7,225.00
11/19/2015	3140	SL Hauling & Renovations LLC	-450.00
11/19/2015	3141	T Smidis Hauling	-391.20
11/19/2015	3142	Total Environmental Services LLC	-7,350.00
11/19/2015	3143	United North Corporation	-12,722.03
11/19/2015	3144	Verizon Wireless	-188.03
11/19/2015	3145	City of Toledo - OHFA	-1,288.00
11/19/2015	3146	SL Hauling & Renovations LLC	-18,245.00
11/19/2015	3147	City of Toledo - OHFA	-644.00
11/19/2015	3148	City of Toledo - OHFA	-644.00
11/19/2015	3149	City of Toledo - OHFA	-644.00
11/19/2015	3150	City of Toledo - OHFA	-644.00
11/19/2015	3151	City of Toledo - OHFA	-1,932.00
11/19/2015	3152	City of Toledo - OHFA	-1,288.00
11/20/2015	3153	Department of Public Utilities	-15.61
11/20/2015	3154	Kathleen Kovacs	-1,100.00
11/20/2015	3155	Lucas County OMB	-231.46
11/20/2015	3156	Modern Builders Supply Inc.	-5,395.60
11/20/2015	3157	MoeHill Trashout	-5,026.13
11/20/2015	3158	Mr. Snow Removal	-1,850.00
11/05/2015	ach	Department of Public Utilities	-11.39
11/05/2015	ach	Rite Aid	-17.69
11/05/2015	ach	Ameritas Life Insurance Corp	-1,818.73
11/05/2015	ach	Data Services	-16,760.03
11/09/2015	ach	Department of Public Utilities	-11.39
11/11/2015	ach	Department of Public Utilities	-22.78
11/12/2015	ach	Department of Public Utilities	-11.39
11/12/2015	ach	MFS Supply	-168.76

Lucas County Land Reutilization Corporation
Bill Payment List
November 2015

<u>Date</u>	<u>Num</u>	<u>Vendor</u>	<u>Amount</u>
11/20/2015	ach	Department of Public Utilities	-45.56
11/20/2015	ach	Ameritas Life Insurance Corp	-1,590.56
11/20/2015	ach	Data Services	-15,249.54
11/30/2015	ach	AutoZone	-11.79
11/30/2015	ach	Shell Oil	-45.00
11/30/2015	ach	Department of Public Utilities	-11.39
11/30/2015	ach	Home Depot	-13.91
11/24/2015	1751	Midland Title and Escrow	-1,787.50
			<u>- \$ 503,472.00</u>



Date: December 4, 2015

Resolution No. 2015-022

Title: Authorizing a Second Amendment to the 2015 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 2015 calendar year, as previously approved in Resolution 2014-034 and first amended in resolution 2015-008.

Authority: Code of Regulations § 9.3

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 2015 Annual Budget is amended and restated as set forth in the attachment.

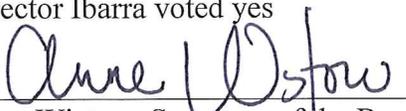
Section 2. The Treasurer is authorized to take all steps appropriate and necessary to incorporate this amended and restated budget into the Corporation's accounting system.

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 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 was not present
Director Ibarra voted yes



Anne Wistow, Secretary of the Board

	<u>Approved 4/24/15</u>	<u>Revised 12/4/15</u>
Starting Balance	\$ 2,200,000	\$ 2,200,000
REVENUES		
<i>Operating Revenue</i>		
Statutory Reutilization Fund	\$ 1,600,000	\$ 1,600,000
Property Sales	\$ 250,000	\$ 475,000
Housing Fund	\$ 150,000	\$ 150,000
FHC MLK Neighborhoods Program	\$ 300,000	\$ 300,000
Project Reimbursement	\$ 200,000	\$ 250,000
Investment Income	\$ 2,500	\$ 2,500
Other Income	\$ 55,000	\$ 55,000
Total Operating Revenues	\$ 2,557,500	\$ 2,832,500
<i>Grant Revenue</i>		
OHFA NIP Demolition Reimbursement	\$ 2,940,000	\$ 3,780,000
OHFA NIP Maintenance Reimbursement	\$ 420,000	\$ 540,000
OHFA NIP Admin Reimbursement	\$ 140,000	\$ 180,000
Total Grant Revenues	\$ 3,500,000	\$ 4,500,000
Total Revenues	\$ 6,057,500	\$ 7,332,500
OPERATING EXPENSES		
<i>Contract Services</i>		
LRC Funded Demolition	\$ 500,000	\$ 500,000
Holding Costs	\$ 175,000	\$ 250,000
Inspections	\$ 20,000	\$ 27,500
Field Services	\$ 60,000	\$ 315,000
Other Contract Services	\$ 10,000	\$ 12,500
<i>Program Expenses</i>		
Acquisition / Disposition	\$ 7,500	\$ 25,000
FHC MLK Neighborhoods Program	\$ 850,000	\$ 850,000
Project Match Grants	\$ 100,000	\$ 100,000
Housing Fund	\$ 510,000	\$ 510,000
Heritage Home Program	\$ 99,000	\$ 60,000
The Toledo Survey	\$ 45,000	\$ 40,000
Other Program Expenses	\$ 40,000	\$ 40,000

	<u>Approved 4/24/15</u>	<u>Revised 12/4/15</u>
Professional Services		
Accounting/Auditing/Payroll Services	\$ 15,000	\$ 15,000
Business Insurance	\$ 30,000	\$ 30,000
Information Technology	\$ 30,000	\$ 30,000
Consulting Services	\$ 20,000	\$ 22,500
Communications	\$ 10,000	\$ 15,000
Other Professional Services	\$ 7,500	\$ 5,000
Employee Expenses		
Staff Salaries	\$ 460,000	\$ 475,000
Payroll Taxes	\$ 35,000	\$ 40,000
Employee Benefits	\$ 92,500	\$ 100,000
457(b) Retirement Plan	\$ 22,000	\$ 27,000
Professional Development	\$ 7,000	\$ 2,500
Internships	\$ 5,000	\$ 28,000
Office Expenses		
Bank Charges	\$ 1,000	\$ -
Postage	\$ 2,500	\$ 3,000
Equipment, Repairs	\$ 5,000	\$ 40,000
Office and Printing	\$ 10,500	\$ 10,500
Parking, Mileage, Fuel	\$ 15,000	\$ 12,500
Conferences	\$ 2,500	\$ 10,000
Rent	\$ 15,000	\$ 15,000
Other Office Expenses	\$ 2,000	\$ 2,000
Miscellaneous Expenses	\$ 2,000	\$ 2,000
Total Operating Expenses	\$ 3,206,000	\$ 3,615,000
Grant Expenses		
OHFA NIP Demolition	\$ 2,414,000	\$ 3,105,000
OHFA NIP Environmental Services	\$ 603,500	\$ 765,000
OHFA NIP Maintenance	\$ 370,000	\$ 477,000
OHFA NIP Maintenance Refunds	\$ 50,000	\$ 63,000
OHFA NIP Administration	\$ 62,500	\$ 90,000
Total Grant Expenses	\$ 3,500,000	\$ 4,500,000
Total Expenses	\$ 6,706,000	\$ 8,115,000
Budget Stabilization Fund	\$ 450,000	\$ 450,000
Unencumbered Ending Balance	\$ 1,101,500	\$ 967,500



Date: December 4, 2015

Resolution No. 2015-023

Title: Adopting the 2016 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 4, 2015 meeting to consider budget appropriations for the 2016 fiscal year. Pursuant to that hearing, the Board wishes to authorize the adoption of the 2016 annual budget for the Land Bank.

Authority: Code of Regulations § 9.3

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 2016 Land Bank Budget, attached to this resolution, is adopted as the annual budget of the corporation for the 2016 fiscal year.

Section 2. The Treasurer, with approval by the President or his designee, shall be authorized to amend the annual 2016 budget to reflect the final 2015 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 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 was not present
- Director Ibarra voted yes

Anne Wistow

Anne Wistow, Secretary of the Board

	<u>2015 Budget</u>	<u>2016 Budget</u>	<u>Notes</u>
Starting Balance	\$ 2,200,000	\$ 2,200,000	
REVENUES			
<i>Operating Revenue</i>			
Statutory Reutilization Fund	\$ 1,600,000	\$ 1,600,000	5YR Avg: \$1,680,000
Property Sales	\$ 475,000	\$ 250,000	4YR Avg: \$475,000
Housing Fund	\$ 150,000	\$ 150,000	COT Annual Contribution
FHC Neighborhood Program	\$ 300,000	\$ -	Program Discontinued
Project Reinvestment	\$ 250,000	\$ 100,000	
Investment Income	\$ 2,500	\$ 2,500	
Other Income	\$ 55,000	\$ 35,000	
Total Operating Revenues	\$ 2,832,500	\$ 2,137,500	
<i>Grant Revenue</i>			
OHFA NIP Demolition	\$ 3,780,000	\$ 4,165,000	500 Projects & avg costs
OHFA NIP Maintenance	\$ 540,000	\$ 480,500	
OHFA NIP Administration	\$ 180,000	\$ 340,500	
Total Grant Revenues	\$ 4,500,000	\$ 4,986,000	
Total Revenues	\$ 7,332,500	\$ 7,123,500	
OPERATING EXPENSES			
<i>Contract Services</i>			
LRC Funded Demolition	\$ 500,000	\$ 250,000	Limited investment options
Holding Costs	\$ 250,000	\$ 225,000	65 structure acquisitions
Inspections	\$ 27,500	\$ 25,000	65 DIE structure inspections
Field Services	\$ 315,000	\$ 200,000	Maintenance of 500 lots
Other Contract Services	\$ 12,500	\$ 12,500	
<i>Program Expenses</i>			
Acquisition / Disposition	\$ 25,000	\$ 25,000	
FHC Neighborhood Program	\$ 850,000	\$ -	Program discontinued
R.I.S.E. - Targeted Investment	\$ -	\$ 425,000	Pilot investment project
Project Match Grants	\$ 100,000	\$ 50,000	Reduced
Housing Fund	\$ 510,000	\$ 500,000	\$300K 2016; \$200K carryover
Heritage Home Program	\$ 60,000	\$ 75,000	
The Toledo Survey	\$ 40,000	\$ -	
Other Program Expenses	\$ 40,000	\$ 26,000	NCRC Organizing effort
<i>Professional Services</i>			
Accounting/Auditing/Payroll	\$ 15,000	\$ 15,000	
Business Insurance	\$ 30,000	\$ 30,000	
Information Technology	\$ 30,000	\$ 25,000	
Consulting Services	\$ 22,500	\$ 20,000	
Communications	\$ 15,000	\$ 15,000	
Other Professional Services	\$ 5,000	\$ 5,000	

	2015 Budget	2016 Budget	Notes
Employee Expenses			
Staff Salaries	\$ 475,000	\$ 485,000	1.5% COLA ^{planned} increase
Payroll Taxes	\$ 40,000	\$ 37,000	
Employee Benefits	\$ 100,000	\$ 115,000	
457(b) Retirement Plan	\$ 27,000	\$ 25,000	
Professional Development	\$ 2,500	\$ 9,000	
Internships	\$ 28,000	\$ 30,000	
Office Expenses			
Bank Charges	\$ -	\$ -	
Postage	\$ 3,000	\$ 3,250	
Equipment, Repairs	\$ 40,000	\$ 10,000	
Office and Printing	\$ 10,500	\$ 11,500	
Parking, Mileage, Fuel	\$ 12,500	\$ 10,000	
Conferences	\$ 10,000	\$ 5,000	
Rent	\$ 15,000	\$ 10,000	
Other Office Expenses	\$ 2,000	\$ 500	
Miscellaneous Expenses	\$ 2,000	\$ 500	
Total Operating Expenses	\$ 3,615,000	\$ 2,675,250	
Grant Expenses			
OHFA NIP Demolition	\$ 3,105,000	\$ 4,045,608	600 projects & average costs
OHFA NIP Environmental Services	\$ 765,000	\$ 996,744	
OHFA NIP Property Maintenance	\$ 477,000	\$ 586,320	
OHFA NIP Property Maintenance Refunds	\$ 63,000	\$ 87,948	
OHFA NIP Administration	\$ 90,000	\$ 146,580	
Total Grant Expenses	\$ 4,500,000	\$ 5,863,200	
Total Expenses	\$ 8,115,000	\$ 8,538,450	
Budget Stabilization Fund	\$ 450,000	\$ 450,000	Based on ~5% of revenues
Unencumbered Ending Balance	\$ 967,500	\$ 335,050	



Date: December 4, 2015

Resolution No. 2015-024

Title: Authorizing a Wage Increase for the President

Summary/Background: In recognition of his contributions to the Corporation and cost-of-living adjustments provided to the Land Bank staff and comparable County offices in 2015, the Board wishes to extend a pay increase of 3.5% to the Land Bank's President, David Mann. This represents a 3.5% pay increase from the President's salary as of the date of this resolution.

Authority: Code of Regulations; 2015 Budget

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. A permanent pay increase of 3.5% is authorized for the President. This increase shall be effective as of January 1, 2015, and shall be calculated using the President's salary as of the date 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 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 was not present
Director Ibarra voted yes

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

Anne Wistow, Secretary of the Board



Date: December 4, 2015

Resolution No. 2015-025

Title: Directing the staff to split the property at 3259 136th, 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. and Mrs. Cooper at 3263 136th, who request that the whole lot be transferred to them. Mr. Musko, the owner of 3257 136th, objected, and requested his portion of the property.

Authority: Policies and Procedures

Director Beazley offered the following resolution:

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

Section 1. This Board determines that the Corporation should evenly split the property at 3259 136th Street 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 voted yes
- Director Wozniak was not present
- Director Gerken was not present
- Director Hicks-Hudson was not present
- Director Zeitler voted yes
- Director Beazley voted yes
- Director Gibbon voted yes
- Director Stanbery was not present
- Director Ibarra voted yes

Anne Wistow

Anne Wistow, Secretary of the Board



Wade Kapszukiewicz, Chair

November 25, 2015

Lawrence & Christine Cooper
3263 136th Street
Toledo, Ohio 43611

Mark Musko
3257 136th Street
Toledo, Ohio 43611

Re: 11-62097
3259 136th Street, Toledo, Ohio 43611

Dear Mr. and Mrs. Cooper & Mr. Musko:

I am writing regarding the subject vacant lot, owned by the Lucas County Land Bank, which we have each had numerous conversations about.

As you know, the Land Bank's Policies & Procedures require an equal split of vacant land under our Side Lot Program when we have two adjacent neighbors who are interested in the land and who meet our qualifications. In this case, you are each interested in acquiring some or all of the subject property.

Please be advised that the Land Bank has received the Coopers' appeal regarding our Policies & Procedures dated November 2, 2015 in which they have requested to purchase the entire vacant lot. Since this is contrary to our Policies & Procedures, our Board of Directors will be reviewing the appeal at its December 4, 2015 regular meeting. All appeals matters must be conducted in writing and there is no public speaking opportunity at the Board meeting.

As President, I will be making the following recommendation to the Board regarding this appeal:

The Board should deny this appeal, affirm the Policies & Procedures, and require a split of the parcel consistent with the attached diagram. The Coopers have maintained a fence and utilized the rear portion of the parcel without legal title to the parcel. A north / south parcel split will allow the Coopers to legally enjoy the northern portion of the lot they occupy and allow Mr. Musko to legally enjoy the southern portion of the lot which directly abuts his residential dwelling.

The Board's final decision on this matter will be communicated to you in writing following the Board meeting. We will also contact you by telephone to review your purchase options following the Board's decision. Thank you for your interest in helping to repurpose this vacant property and better your neighborhood.

Sincerely yours,

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

David Mann
President



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PARK

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Misko

Cooper

100

Cooper

Misko

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32.2

745.9

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3255

3257

3259

3263

5706

25

ST

3246

3252

5702

12.5

12.5

144.7

25

To whom it may concern,

11-2-15

My husband Larry Cooper acquired our home in 2001 at 3263 136th St.

The parcel adjacent to our property was neglected. Weeds were as tall as 4 feet high all the way along the fence line to the back of lot line. The property adjacent to parcel # 11-62097 which Mr. Moskow lives was vacant for several years before he moved in. It took work and money to maintain this property for 14 years since the owners of that parcel # 11-62097 have been unknown.

Since we have applied through Landbanc to acquire this parcel, our neighbors adjacent to this property is showing an interest since receiving a letter offering property to him. Mr. Moskow has never shown an interest in any maintenance at all, including the fence that has been there since 2001. His house has been on the market recently also makes me question why this lot is so important to him.

Please reconsider our interest in acquiring this full property since we have been taking care of it for 14 years.

Mr. Moskow, who we just recently spoke to regarding property stated he has no desire of paying for it. It is worth something to us. We want to do whatever it takes. We will pay for it, and take care of it.

If you need to contact any of our neighbors regarding our upkeep of this parcel please do. Thank you -

Christine + Larry Cooper 3263 136th St.

5648 Lakeside Mark McCormick

Mark McCormick

3246 136th St *Paul Dwyer, Kathleen Dwyer*

5702 Lakeside Ave, Betty Manworren
Ed Manworren

Nov.2,2015

To whom it may concern,

My name is Kathleen Owczarzak. My husband Paul and I have lived at 3246 136th. St. since the year 2000. My parents lived at this address for some years prior to 2000.

When we moved in, the property in question next to Larry cooper was nothing more than a dumpsite for trash and was over grown with weeds. Some time during the summer of 2001 Mr. Cooper started to clean up and maintain the property, up to and including this summer (2015).

We applaud the efforts of Larry and Tina Cooper. At no other time have we seen any other party maintain the property other than the Coopers.

With Regards,

Kathleen Owczarzak



Paul Owczarzak



RISE

Rebuild

Invest

Stabilize

Engage

GOALS

Using the Land Bank's significant staff and financial capacity, the goals of RISE are to target available resources in one specific geographic area for at least 12 months in order to:

1. Help stabilize the real estate market and preserve property values;
2. Build on resident-led momentum to advance neighborhood quality of life; and
3. Encourage a sense of place and community.

RISE will work to revitalizing the real estate market for home owners, which will stabilize and increase values; providing home repair assistance to existing home owners; providing financing and other incentives for new and existing neighborhood businesses; invest in place-making initiatives in partnership with neighborhood based organizations; and partner with the City of Toledo on strategic nuisance abatement and code enforcement.

PROPOSED ACTIVITIES

- **Homeownership Advantage:** Acquire and directly invest in vacant properties; make properties available to home buyers by creating conditions allowing sales with traditional mortgages.
- **Home Repair Matching Grants:** Provide matching funds to allow existing home owners to invest in exterior repairs and major building systems, increasing the condition and value of the neighborhood housing stock. Target Heritage Home Program resources in the neighborhood.
- **Neighborhood Commercial Corridor Reinvestment:** Increase the viability and quantity of walkable neighborhood businesses by providing low interest loans and technical assistance to new and existing businesses, likely undertaken in partnership with ECDI.
- **Neighborhood Organizing and Place-making:** Support current Land Bank funded organizing efforts through NCRC; work directly with residents to create and plan neighborhood community space.
- **Strategic Code Enforcement:** Target demolition funds to neighborhood; work with City of Toledo to target code enforcement activities in neighborhood.

PROJECTED PROGRAM COSTS

- \$150,000 – Homeownership Advantage
- \$125,000 – Home Repair Matching Grants / Heritage Home Program
- \$100,000 – Neighborhood Commercial Corridor Reinvestment
- \$25,000 – Neighborhood Organizing and Place-making
- \$25,000 – Strategic Code Enforcement

\$425,000 – Total Project Investment in 2016

General Neighborhood Data	Library Village	Sleepy Hollow	Burroughs
# Residential Structures	2797	1410	1686
% Owner Occupied	66%	70%	62%
% "A" or "B"	95%	98%	93%
# "D" and "F"	8	3	14
# Vacant Structures	42	52	58
% Vacant Structures	2%	4%	3%
# Tax Delinquent Parcels	187	159	202
% Tax Delinquent Parcels	7%	11%	12%
# NSP Homeownership Rehabs	22	30	2
# Active Land Bank Projects	16	2	10

Residential Market Data	Library Village	Sleepy Hollow	Burroughs
Commercial Corridor?	Yes	No	Yes
Average Home Size (sq. ft.)	1,397	1,414	1,194
Average Overall Sales Price	\$40,087	\$44,720	\$25,428
Average Overall Price p/ sq. ft.	\$28.69	\$31.62	\$21.22
Average Arms Length Sales Price	\$42,691	\$51,645	\$25,709
Average Arms Length Price p/ sq. ft.	\$30.55	\$36.42	\$21.53
% Sales that are "Market"	73%	68%	63%
Average Year of Build	1931	1964	1933

RISE

Rebuild

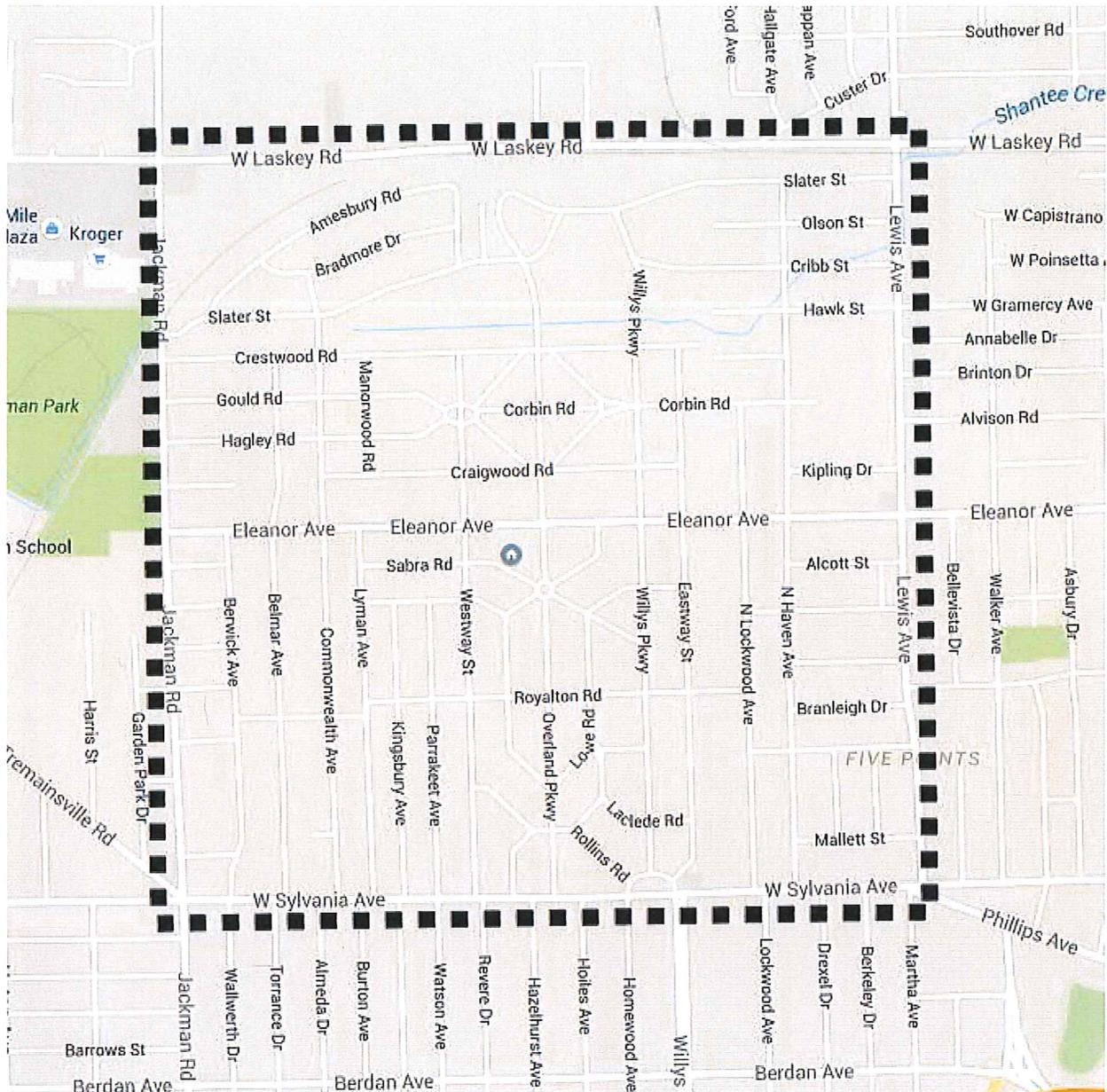
Invest

Stabilize

Engage

2015 Proposed Neighborhood Boundaries

Library Village

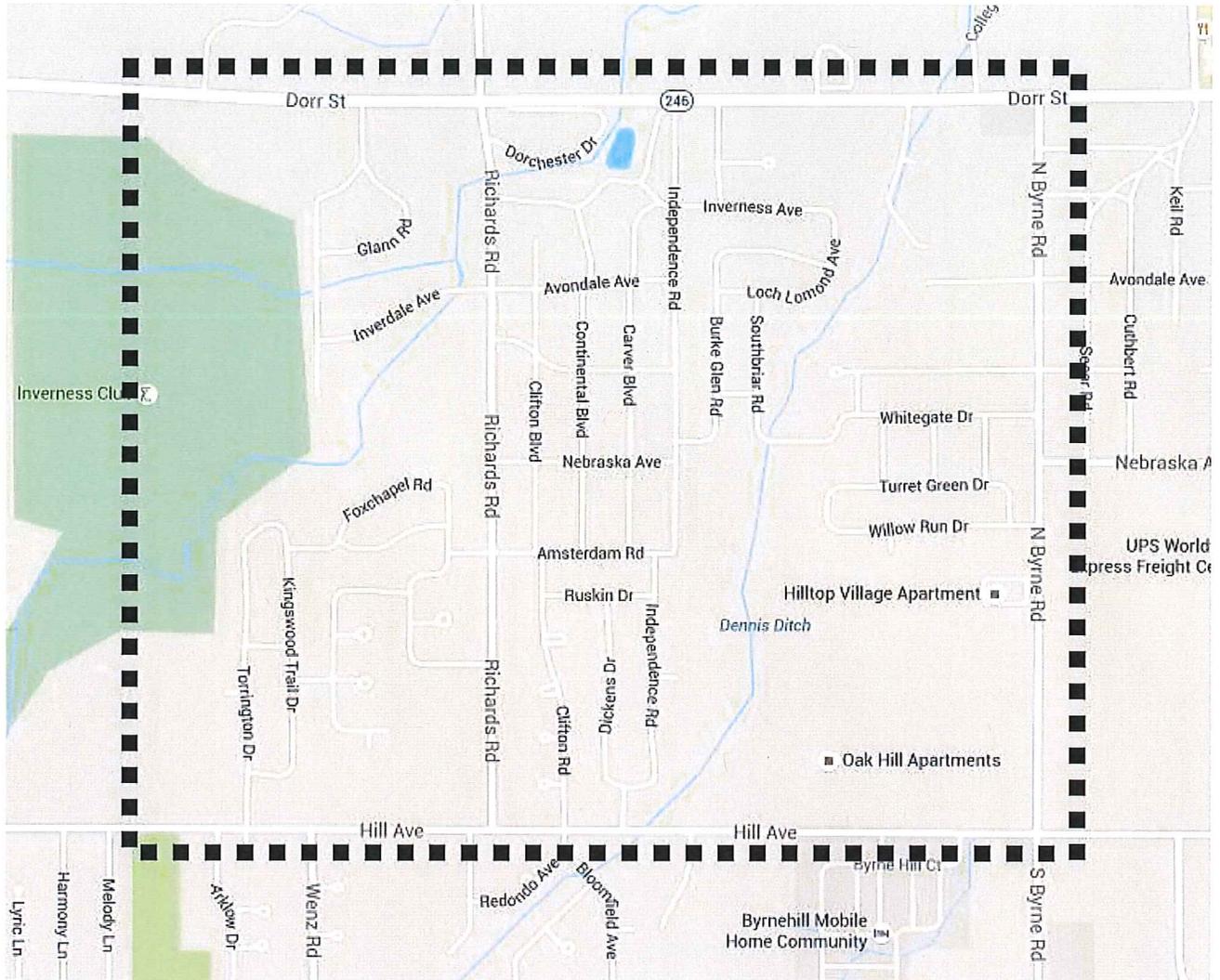


RISE

Rebuild Invest Stabilize Engage

2015 Proposed Neighborhood Boundaries

Sleepy Hollow



RISE

Rebuild

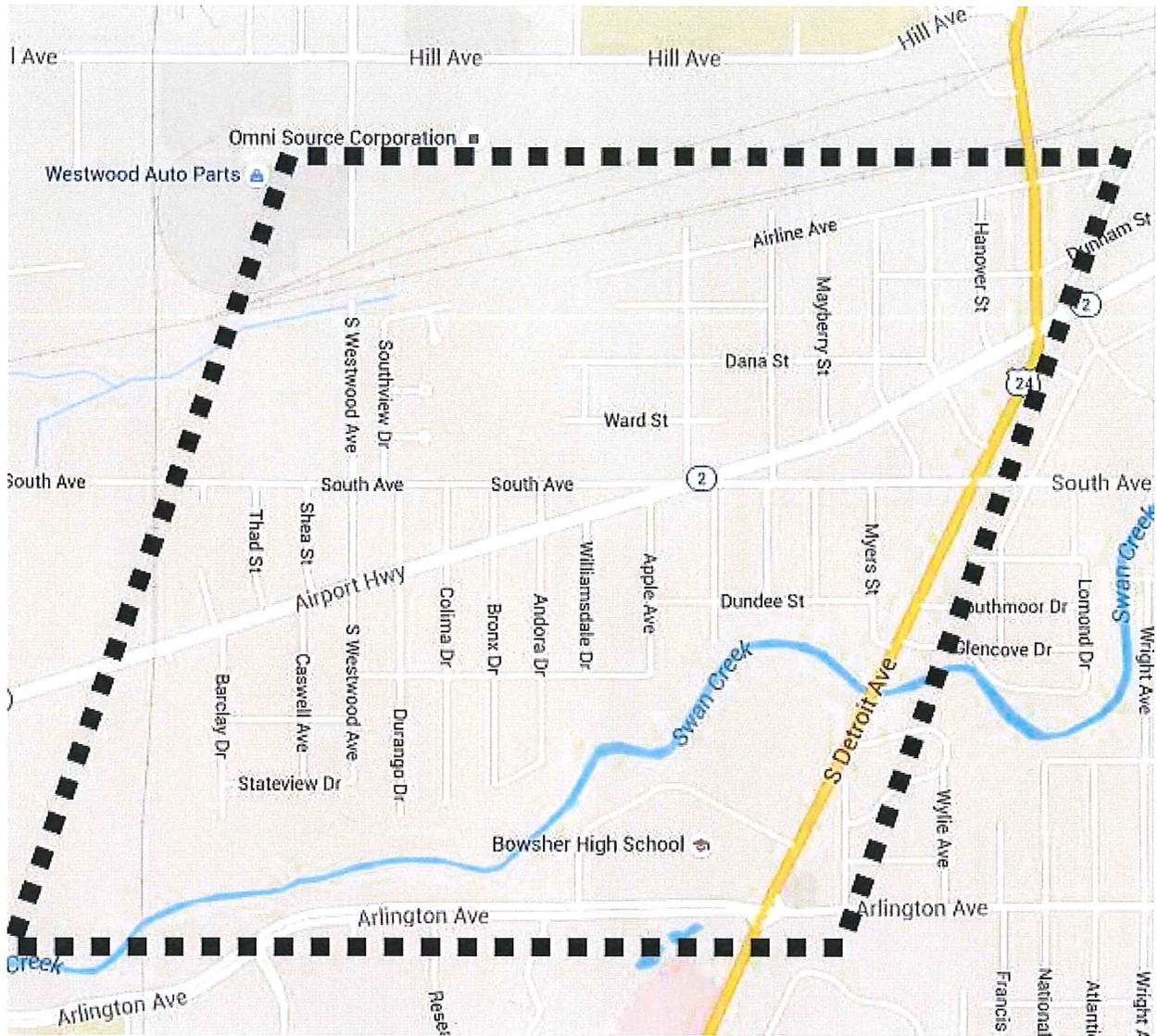
Invest

Stabilize

Engage

2015 Proposed Neighborhood Boundaries

Burroughs



Parcel	Address	City	Zip	LB Demo	Purchaser	Occupancy	Date Transferred
02-10874	1606 Bell	Toledo	43607	Yes	New Life COGIC	Commercial	10/19/2015
07-01341	949 Hamilton	Toledo	43607	No	Katrina Mitchell	Owner Occupant	10/21/2015
09-65887	737 Plymouth	Toledo	43605	Yes	Lynne Nolte & Melanie Gast	Owner Occupant	10/26/2015
03-25927	17 W Park	Toledo	43608	Yes	Eric Pawolski	Owner Occupant	10/28/2015
04-51074	1121 Halstead	Toledo	43605	No	Sequoia Partners LLC	Rental	10/28/2015
78-65323	5760 Rudyard	Sylvania	43560	No	Wayne Devol	Owner Occupant	10/30/2015
03-11054	751 Chesbrough	Toledo	43605	Yes	Gordon Hutson	Owner Occupant	11/5/2015
12-27554	420 Frank	Toledo	43609	Yes	St. Lucas Lutheran Church	Commercial	11/10/2015

Total:		8					
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LUCAS COUNTY
LandBank

DEED-IN-ESCROW
PROPERTY REHAB PROGRAM

Sales Report

October 23rd, 2015 – December 4th, 2015

COMPLETED RENOVATION PROJECTS

5130 Egger, 43615

Rental

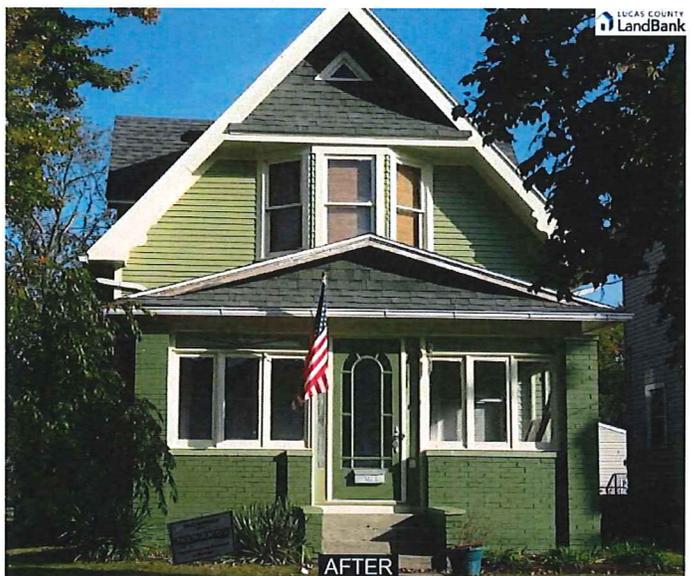


New Owner: Bertha J. Ogle

This single-family home in Reynolds Corners was sold on 05/06/2015 for \$7,000 with the expectation that Ms. Ogle would invest another \$37,500 in renovation. The property passed the Land Bank's safety & habitability inspection and the deed was released on 10/16/2015.

2054 Dana, 43609

Owner-Occupant



New Owner: David & Lucinda Carter

This single-family home in Burroughs was sold on 08/17/2015 for \$9,900 with the expectation that the Carters would invest another \$12,320 in renovation. The property passed the Land Bank's safety & habitability inspection and the deed was released on 10/16/2015.

522 Durango, 43609

Rental



New Owner: 522 Durango LLC (Bobby Briggs)

This single-family home in Burroughs was sold on 09/18/2013 for \$2,500 with the expectation that Mr. Briggs would invest another \$46,025 in renovation. The property passed the Land Bank's safety & habitability inspection and the deed was released on 10/23/2015.

1114 W Woodruff, 43606

Rental



New Owner: Rayfield & Anita Coley

This single-family home in Englewood was sold on 05/22/2015 for \$3,000 with the expectation that the Coleys would invest another \$22,250 in renovation. The property passed the Land Bank's safety & habitability inspection and the deed was released on 10/27/2015.

4335 Truxton, 43615

Owner-Occupant



New Owner: Johnado & Kathie Dadzie

This single-family home in Sleepy Hollow was sold on 07/29/2015 for \$16,000 with the expectation that the Dadzies would invest another \$2,130 in renovation. The property passed the Land Bank's safety & habitability inspection and the deed was released on 10/27/2015.

267 Licking, 43605

Rental



New Owner: Lester L. Staler

This single-family home in East Toledo was sold on 08/11/2015 for \$5,000 with the expectation that Mr. Staler would invest another \$5,000 in renovation. The property passed the Land Bank's safety & habitability inspection and the deed was released on 11/05/2015.

2254 Glenwood, 43620

Rental



New Owner: Bruce & Mary Bennett

This multi-family home in the Old West End was sold on 11/24/2014 for \$23,000 with the expectation that the Bennetts would invest another \$39,500 in renovation. The property passed the Land Bank's safety & habitability inspection and the deed was released on 11/10/2015.

342 Ascot, 43607

Family Owner-Occupant



New Owner: SORC LLC (Tryna Sanders)

This single-family home in Scott Park was sold on 06/11/2015 for \$3,000 with the expectation that Ms. Sanders would invest another \$14,495 in renovation. The property passed the Land Bank's safety & habitability inspection and the deed was released on 11/19/2015.

3028 Parkwood, 43610

Resale



New Owner: Reminiscent Restorations LLC (Scott Ramsey)

This single-family home in the Old West End was sold on 10/08/2013 for \$3,000 with the expectation that Mr. Ramsey would invest another \$27,125 in renovation. The property passed the Land Bank's safety & habitability inspection and the deed was released on 11/19/2015.

2255 Airport, 43609

Owner-Occupant



New Owner: Donell Barker

This single-family home in Burroughs was sold on 05/15/2014 for \$7,500 with the expectation that Mr. Barker would invest another \$14,500 in renovation. The property passed the Land Bank's safety & habitability inspection and the deed was released on 11/23/2015.

4656 288th, 43611

Rental



New Owner: BC Enterprises of Toledo, LLC

This single-family home in Point Place was sold on 08/21/2015 for \$21,000 with the expectation that the new owner would invest another \$7,500 in renovation. The property passed the Land Bank's safety & habitability inspection and the deed was released on 11/24/2015.

727 Mark, 43608

Owner-Occupant



New Owner: Alfred & Erma Sierra

This single-family home in ONE Village was sold on 10/08/2013 for \$300 with the expectation that the Sierras would invest another \$25,000 in renovation. The property passed the Land Bank's safety & habitability inspection and the deed was released on 11/24/2015.

1489 Berdan, 43612

Owner-Occupant



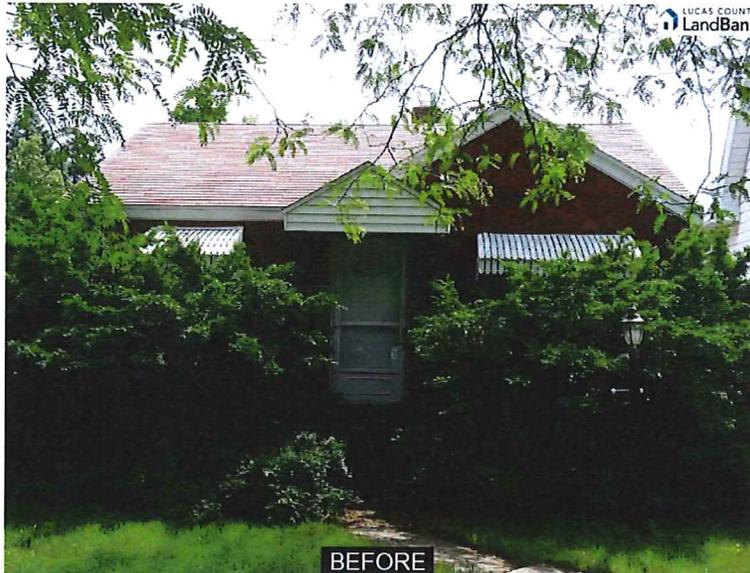
New Owner: Neiko Jones

This single-family home in Willys-Overland was sold on 09/14/2015 for \$5,000 with the expectation that the new owner would invest another \$12,000 in renovation. The property passed the Land Bank's safety & habitability inspection and the deed was released on 12/01/2015.

PROPERTIES SOLD

3324 Buckeye, 43608

Family Owner-Occupant

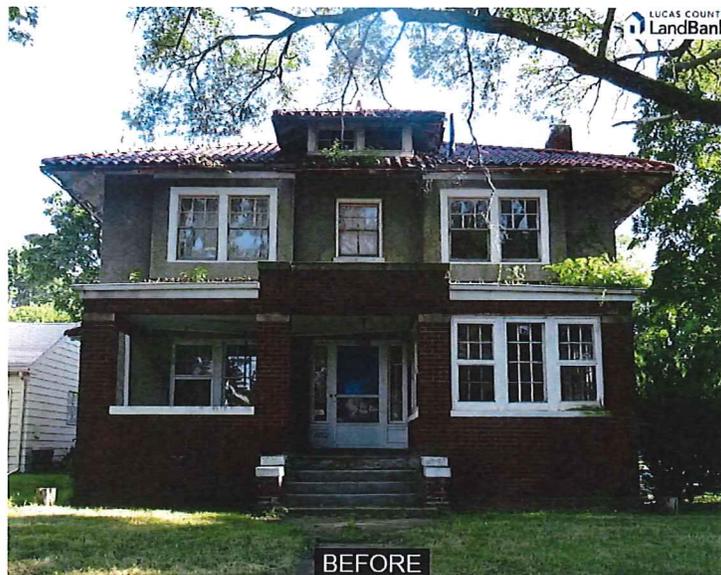


New Owner: Adam & Erica Munguia

This single-family home in the North Toledo was sold on 10/23/2015 for \$7,000 with the expectation that the Munguias would invest another \$8,250 in renovation.

1850 Glendale, 43614

Resale



New Owner: Keith A. Hershey

This single-family home in the Harvard Terrace neighborhood was sold on 10/27/2015 for \$1 with the expectation that Mr. Hershey would invest another \$80,000 in renovation. The Land Bank has made \$15,000 of project matching grant funds available to assist with the renovation.

1942 Brussels, 43613

Family Owner-Occupant

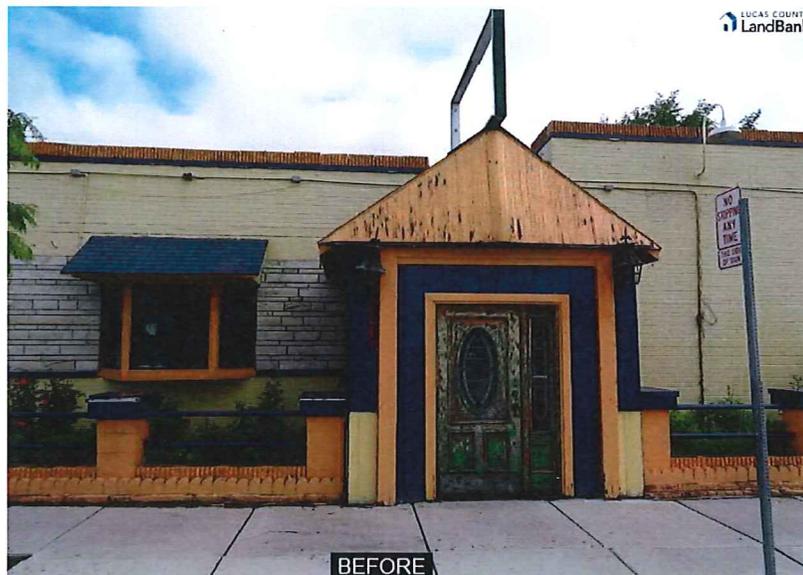


New Owner: Rayfield & Anita Coley

This single-family home in DeVilbiss was sold on 10/29/2015 for \$3,800 with the expectation that the Coleys would invest another \$9,300 in renovation.

1540 W. Sylvania, 43612

Commercial



New Owner: Jamaican Spice, LLC

This commercial property in Library Village was sold on 10/30/2015 for \$25,000 with the expectation that the new owners would invest another \$62,800 in renovation. If the owners are able to provide a certificate of occupancy within 12 months of the closing date, the Land Bank has agreed to refund \$10,000 of the purchase price.

1730 Selkirk, 43605

Owner-Occupant



New Owner: Mark McManaway

This single-family home in East Toledo was sold on 11/02/2015 for \$13,500 with the expectation that Mr. McManaway would invest another \$6,480 in renovation.

625 Centennial, 43617

Owner-Occupant / Buildable Lot

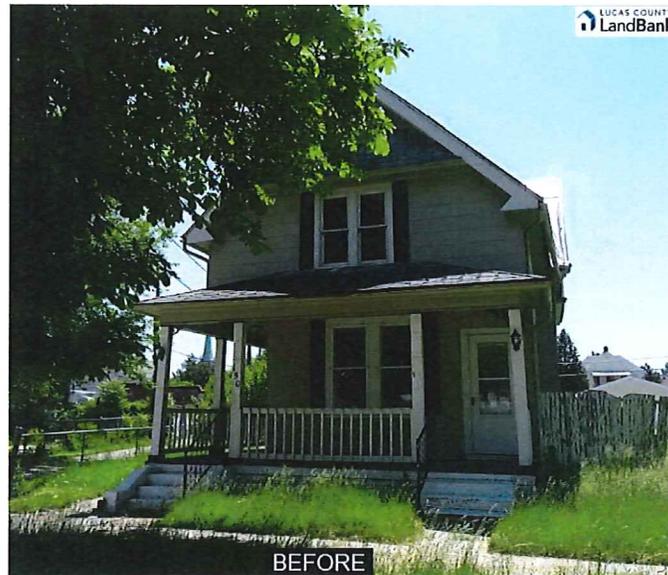


New Owner: John & Daniella Moses

This buildable lot in Springfield Township was sold on 11/03/2015 for \$15,900 with the expectation that the new owners would invest another \$145,000 in building their new home.

150 E. Park, 43608

Owner-Occupant



New Owner: Juana Balcazar Hernandez

This multi-family home in ONE Village was sold on 11/05/2015 for \$7,505 with the expectation that Ms. Hernandez would invest another \$7,100 in renovation. The buyer intends to restore the property to single-family use.

2333 Robinwood, 43620

Owner-Occupant



New Owner: Chad Coyle

This multi-family home in the Old West End was sold on 11/09/2015 for \$11,000 with the expectation that Mr. Coyle would invest another \$25,000 in renovation.

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.

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.

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.

1149 Cresceus, 43616

Family Owner-Occupant



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.

1020 Alldays, 43607

Family Owner-Occupant

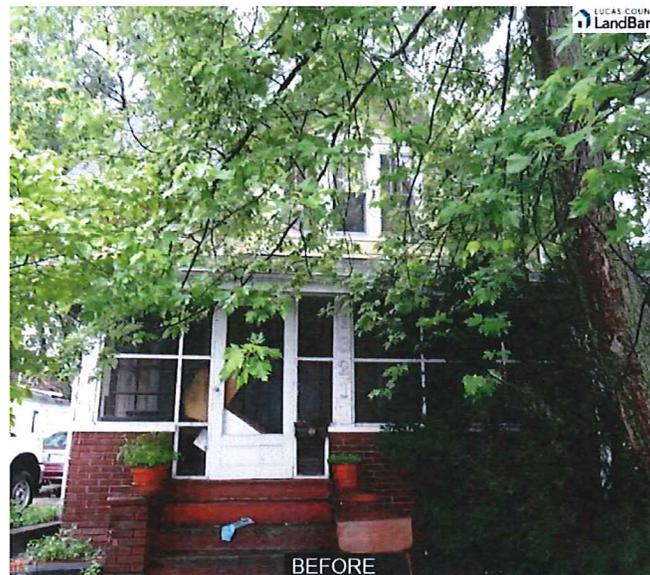


New Owner: Thomas R. Harper, Sr.

This single-family home in the Scott Park was sold on 11/20/2015 for \$5,000 with the expectation that Mr. Harper would invest another \$4,175 in renovation.

1321 Berdan, 43612

Rental



New Owner: Reginald Carroll

This single-family home in Willys-Overland was sold on 11/23/2015 for \$2,800 with the expectation that Mr. Carroll would invest another \$11,000 in renovation.

129 Worthington, 43605

Owner-Occupant



New Owner: Kimme Foster

This single-family home in East Toledo was sold on 11/24/2015 for \$1,000 with the expectation that the new owner would invest another \$24,000 in renovation.

**MLK Inclusive Communities Project
Neighborhood Renovation Program
Final Report**

Executive Summary

Through an innovative partnership with the Fair Housing Center during 2014-2015, the Land Bank provided 144 homeowners in targeted, majority-minority neighborhoods in Toledo with a complete roof and gutter replacement, helping to preserve their property and add considerable value to the housing stock in our community. A total of 3 major central city neighborhoods were served, targeting 18 census tracts where a majority of the residents were both homeowners and people of color.



Through volume purchasing and considerable efficiencies, the Land Bank achieved an average construction cost of less than \$9,000, allowing 54 more roofs to be replaced than had originally been planned – and spent all \$1.35 million dedicated to the Program without taking a dollar of administrative costs. 81% of all roofing labor was contracted with a local MBE contractor – more than doubling the initial goal of 40%.

Homeowners who qualified for the Program also received wealth-building and homeownership counseling through local Financial Opportunity Centers and the Northwest Ohio Development Agency, along with a complete home inspection, which many used to help make other needed improvements to their property.

In total, the Program, along with a companion Homeowner Individual Development Account Program, has provided needed investment to long-term homeowners who have suffered a loss of home equity and neighborhood stability as a result of irresponsible lending and the Great Recession precipitated by these banks.

Key Priority	Goal	Final Outcome
Roofs/Gutters Replaced	90	144
# Served - Area 1	48	49
# Served - Area 2	48	58
# Served - Area 3	48	37
Home Inspections	90	183
Average Cost	\$10,000	\$8,873
Dollars Spent	\$1,350,000	\$1,329,049
Admin Dollars Spent	\$0	\$0
MBE Participation	40%	81%

Introduction

In 2013, the Toledo Fair Housing Center contacted the Lucas County Land Bank to discuss a collaboration that would maximize the impact of a recent disparate impact settlement reached between the National Fair Housing Alliance and Wells Fargo Bank, in which Toledo would receive \$1.4 million. Prior to this outreach, the Center and the Land Bank had supported common goals, but had not worked together directly to provide community services.

After a series of internal discussions, the Center agreed to provide \$700,000 to the Land Bank from the settlement funds in order to support homeownership investments in key neighborhoods. Leveraging these funds, the Land Bank's Board agreed to match the \$700,000 one-for-one, creating a total pool of \$1.4 million to be spent by December 31, 2015.

The Center created a Community Advisory Committee made up of representatives from the Center, the Land Bank, NODA, LISC Toledo, the Ability Center of Greater Toledo, the Arts Commission of Toledo, and representatives of various key neighborhood organizations and constituencies. After much discussion among the Committee, the Land Bank agreed to offer two key programs under the newly named MLK Inclusive Communities Project:

1. *Neighborhood Roof Replacement Program* – offering qualified homeowners in targeted neighborhoods a complete roof and gutter replacement grant. This Program is to be administered directly by the Land Bank.
2. *Homeownership Individual Development Account (IDA) Program* – offering qualified homeowners the opportunity to have their savings matched in order to create a reserve of funds that would be spent on necessary home repair projects. This Program is to be administered by NODA on behalf of the Land Bank.

Neighborhood Roof Replacement Program

Under the terms of the Center's settlement with Wells Fargo, dollars were to be targeted to homeowner investments in neighborhoods in which a majority of the residents were people of color. After reviewing available census data and demographic information, the Committee agreed to target its resources to three key areas in Toledo that met those characteristics. After pursuing the Program during its first year, the Committee agreed to expand the areas served to other key neighborhoods that also met the settlement criteria. In total, the following three areas and census tracts were served:



1. Cherry Street Legacy Area / North Toledo: Census Tracts 8, 10, 11, 16, 17, 22
2. The Junction Neighborhood / Englewood: Census Tracts 24.02, 25, 26, 32, 33, 35, 36

3. Old South End / Secor Gardens: Census Tracts 40, 42, 66, 67, 103

The Program was launched on March 18, 2014 through advertisement and outreach to homeowners located in the targeted neighborhoods. Applications during the 2014 round were due by May 9, 2014. A second round of applications were accepted beginning on March 30, 2015 and ending on July 31, 2015. All applications were accepted on a first come, first serve basis.

To qualify for a roof and gutter replacement grant under the Program, homeowners had to meet the following eligibility guidelines:

- **Basic Eligibility.** Homeowners had to be the owner of their home for at least the past two years and agree to continue to reside in the home for a minimum of five years following the completion of the work. Homeowners had to be current on their mortgage, property taxes, and utility services, and had to have a homeowner's insurance policy in place.
- **Financial Counseling.** Homeowners had to agree to participate in wealth-building and homeownership counseling sessions offered in partnership with two local Financial Opportunity Centers – United North and Crossroads – and the Northwest Ohio Development Agency. In total, these agencies provided counseling and education to a total of 234 homeowners who applied under the Program. According to a mid-program report compiled by the Toledo LISC office, almost 10% of all Program applicants became long-term engaged individuals with their local Financial Opportunity Center.
- **Income Eligibility.** Homeowners had to have a total household income equal to or less than 120% of the Area Median Income, which was verified by the financial counseling partners. This 120% AMI threshold was selected intentionally in order to prioritize dollars to homeowners in the most need, while allowing those homeowners between 80% and 120% AMI (an income class usually ineligible for comparable programs funded by federal dollars) to access this important home investment program.
- **Home Inspection.** Homeowners had to agree to have a comprehensive, private home inspection conducted for their home. To provide these services, the Land Bank contracted with HOMTEC Residential Inspection and Better Living, local expert home inspection contractors. For a fixed cost of \$300 paid exclusively by the Program, homeowners who met the basic eligibility requirements and participated in financial counseling received a comprehensive home and pest inspection report. In total, 183 homeowners (including 39 homeowners that did not ultimately qualify for a roof and gutter replacement grant) received this home inspection report which could be used to help prioritize and invest in needed repairs in areas of their home beyond the roof. The Program also used the home inspection to prioritize roof replacement grants for homeowners who did not have other serious and unremediated structural or nuisance challenges with their home.

After the home inspection report was completed, the Committee reviewed each applicant and determined if a roof and gutter replacement grant should be made. In total, the Committee approved 144 homeowners for roof and gutter replacement grants out of a total of 234 applicants.

Roof and gutter replacement work was contracted under a unique arrangement that reduced costs and ensured that Program goals could be met and exceeded. The Program hired Brice Starner, through MacKinnon Roofing, to serve as its expert and impartial roof estimator. Mr. Starner visited each property and estimated the cost of the materials, labor, and gutters based on the roof's current condition, size, pitch, and components as well as current market conditions. This estimate became the basis for the contract offered to the Land Bank's qualified roofing and gutter contractors, who were solicited based on the Land Bank's contractor pre-qualification process. The Land Bank also partnered exclusively with Modern Builders Supply, a local company, which provided roofing materials to the Program at a volume discount.



In total, 10 roofing and gutter contractors were hired to provide services during the Program. More than two-thirds of all roof replacement work under the Program was completed by the Program's most capable contractors – Phoenix Custom Builders and SL Hauling and Renovation. The Committee set a 40% local MBE contractor goal at the start of the Program – and with concerted effort, 81% of all roof labor was contracted

with local MBE contractors. The Program substantially concluded all construction work on December 2, 2015.

My family and I, are forever grateful for our new roof on our home. Everyone was so professional, including the roofers and kept us informed in their role. Day by Day they worked hard as a team. Thank you for a Program that help us As homeowner. Keep our homes. Our roof looks very nice I'am so proud to pull up to my home. This is truly a blessing.

Following the completion of construction work on the home, Mr. Starner and the Land Bank's expert Field Technicians separately visited each property to confirm that the roof and gutters were installed correctly. This redundant system ensured that contractors were held accountable for their work and that the homeowner received a quality product that would last for years to come. Owens Corning shingles were exclusively used on the homes and all homeowners were registered for their lifetime shingle warranty by the Program.

To view an interactive map of areas served and individual properties, please visit:

<http://bit.ly/FHCroofs>

Homeownership Individual Development Account Program

In 2014, the Land Bank partnered with the Northwest Ohio Development Agency (NODA) to offer homeowners an individual development account (IDA) program in conjunction with the Neighborhood Roof Replacement Program. A total of \$50,000 was identified to support this program from available funds.

The Program was designed to allow homeowners to have their individual savings matched at up to a 2:1 ratio in order to provide a pool of funds for identified home repair projects. Since many of the homeowners who participated in the Roof Program received a comprehensive home inspection, the IDA Program was an ideal complement to allow additional home investment to occur.

After ongoing outreach by NODA, 13 individuals were enrolled in the IDA program and have saved a total of \$8,420 as of the date of this report. It is the goal of the Program to see this individual savings matched with a total of \$15,650, along with payment to NODA of its administrative costs to oversee the Program. In order to ensure that homeowners have sufficient time to complete renovation or repair projects, the deadline to expend funds from the IDA account will be extended to December 31, 2016.

Thank You

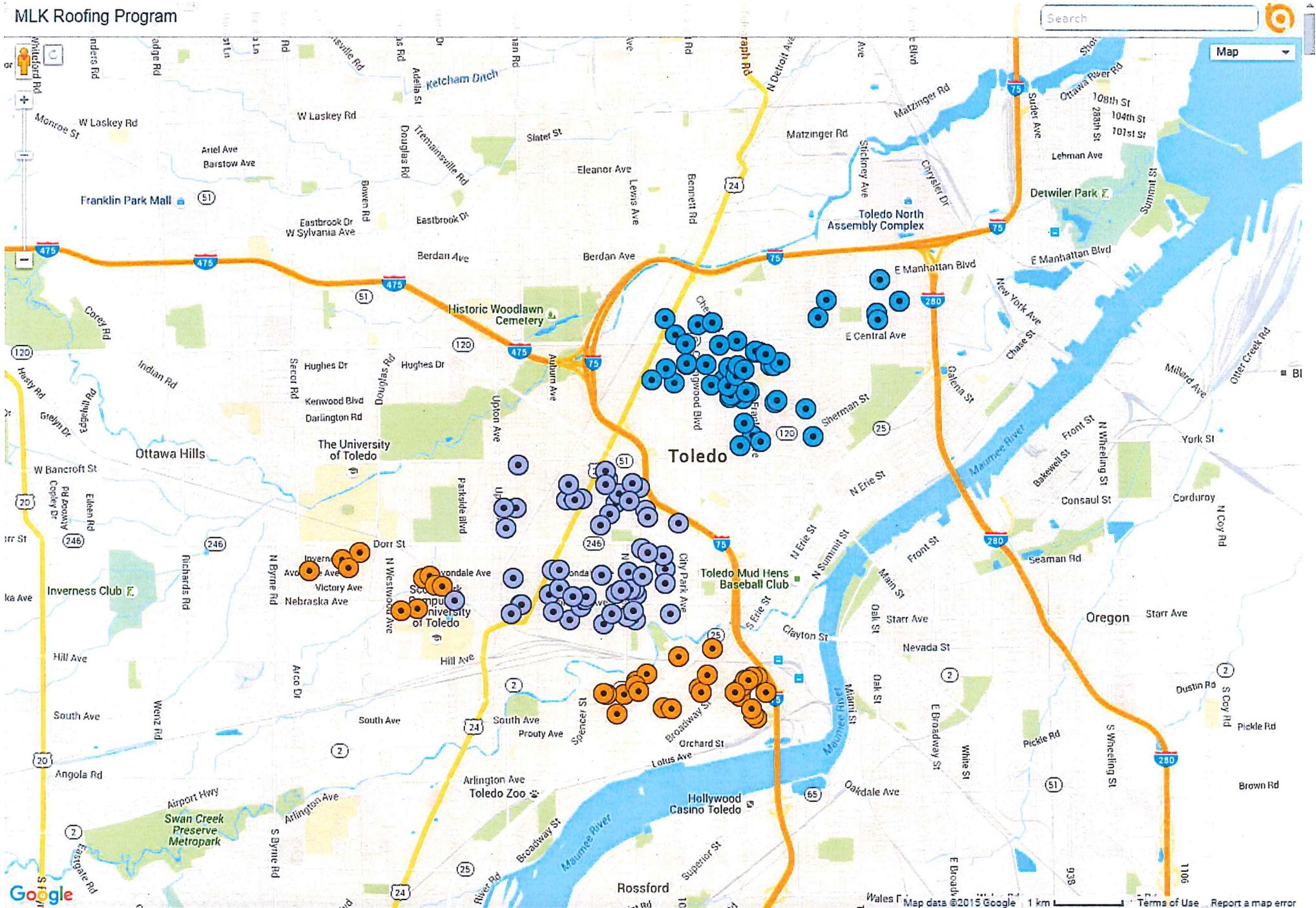
The Land Bank would like to thank the Fair Housing Center for the opportunity to partner on this important community project. Special thanks goes to our other community partners – including LISC Toledo, United North, Lutheran Social Services, and NODA – for their considerable efforts to make this effort successful. A final and very special thank you goes out to Shantae Brownlee, Stephanie Beebe, Cindy Geronimo, Scott Ferris, and Stuart Cline and all of the Land Bank's staff for the blood, sweat, and tears they poured into making this Program an overwhelming success.

Respectfully submitted,

David Mann
President
Lucas County Land Bank

December 2, 2015

MLK Roofing Program



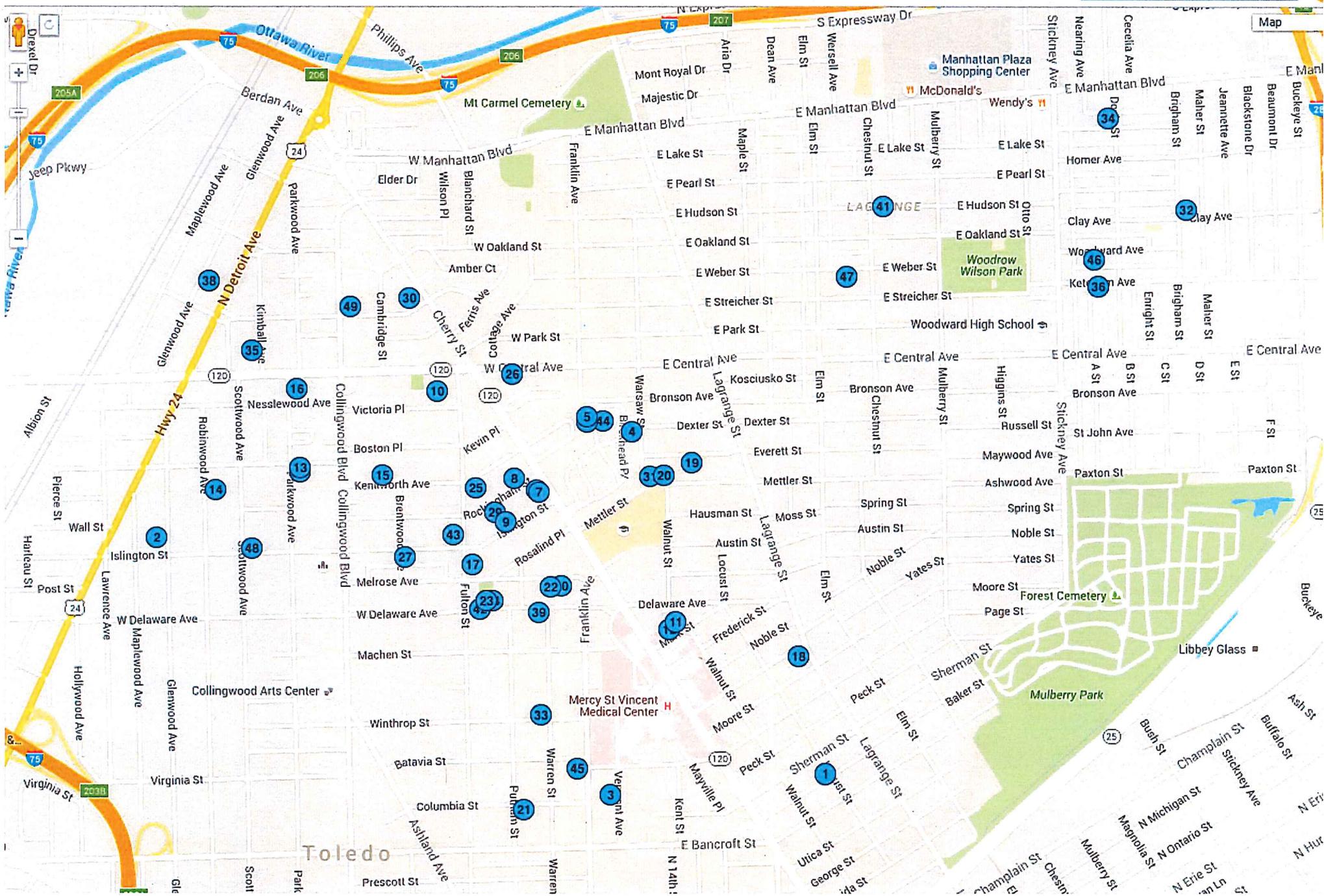
Google

Area

- 1
- 2
- 3

MLK - Program Area 1 (49 Roofs)

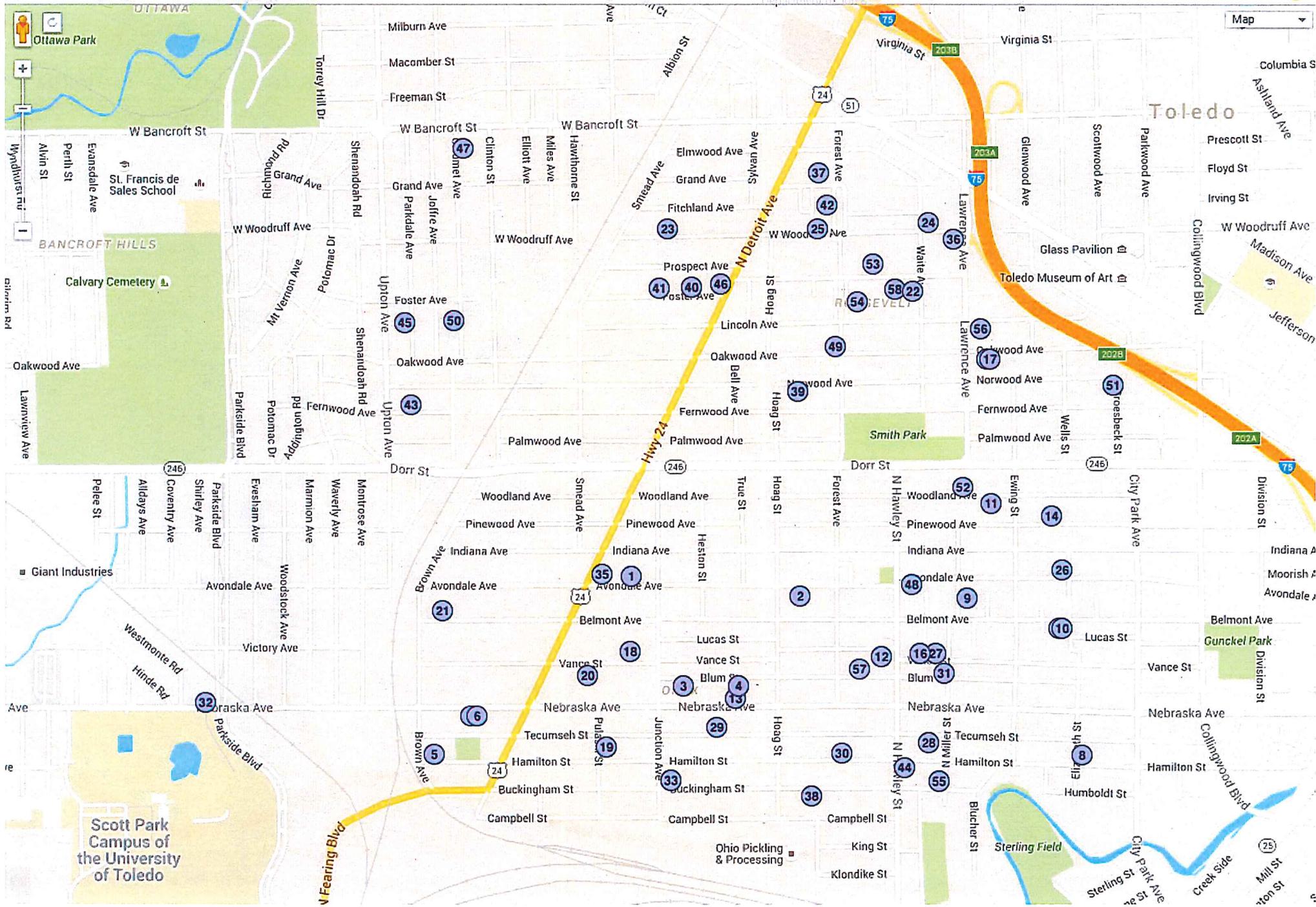
Search



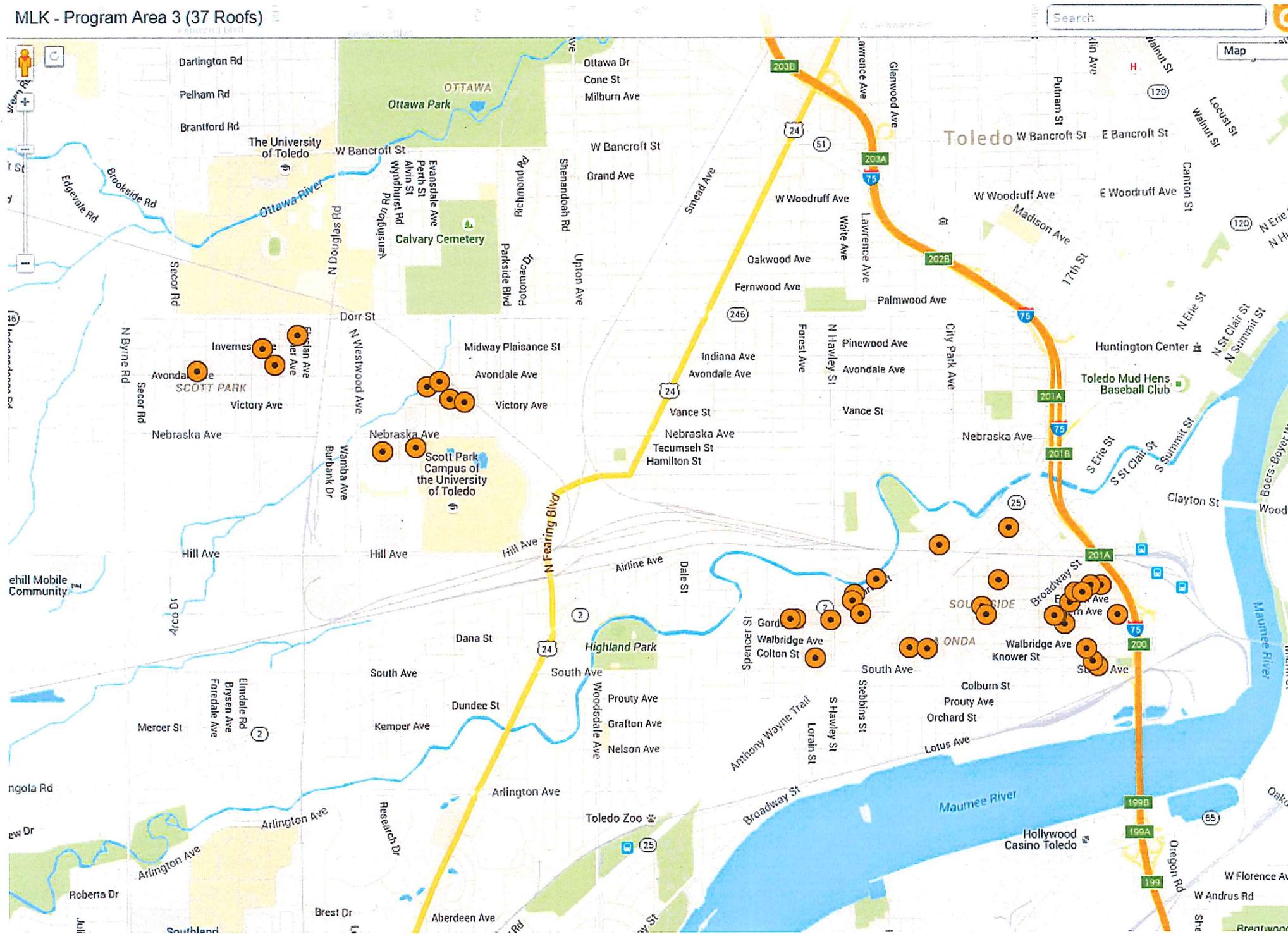
MLK - Program Area 2 (58 Roofs)

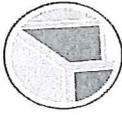
Search

Map



MLK - Program Area 3 (37 Roofs)





OHFA NIP Demolition Grant Status Report

Project Status	Current	Total Budgeted	%
Identified	1150	1166	98.6%
Acquired	805	1166	69.1%
Torn Down	431	1166	37.0%
Reimbursed	263	1166	22.6%
Expenditures	\$ 3,861,232	\$ 11,521,525	33.5%

Reimbursed To Date	Unreimbursed To Date	Total Spending	Grant Award
\$ 2,411,813	\$ 1,449,419	\$ 3,861,232	\$ 11,521,525

Target Areas Name	Projects	%
A Old South End	171	14.9%
B Cherry Legacy Area	133	11.6%
C BUMA / Englewood	96	8.3%
D The Junction / UpTown	238	20.7%
E East Toledo	207	18.0%
F ONE Village	248	21.6%
G Five Points / Overland	32	2.8%
H Arlington / Scott Park	25	2.2%

Side Lots Transferred	Current	All Projects	%
	113	1150	9.8%

COT Contractor	Private Contractor	Privates %	MBE %
325	103	24.1%	60.2%



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

**PROJECT REPORT
 THROUGH December 4, 2015**

Program Overview

<i>Intakes</i>	<i>Technical Assistance</i>	<i>Potential Loans</i>	<i>Loans In Process</i>	<i>Loans Closed</i>
204*	118	11	1	1

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	Possible loan	Loan 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	Possible loan	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 288th	Assessment completed		
3541 146th	Assessment completed		
5585 302nd	Assessment completed		
4302 Onadaga	Assessment completed		
1918 Starr	Assessment completed	Possible loan	
1344 Corry	Assessment completed		
2621 106 th	Assessment completed		
3109 Eastmoreland	Assessment completed		
2527 116th	Assessment completed		
2720 128th	Assessment completed		
4805 293rd	Assessment completed		
230 Trails End	Assessment completed		
920 N. Detroit	Assessment completed	Possible Loan	
4264 W. River	Assessment completed	Possible Loan	
4306 Sheraton	Assessment completed	Possible Loan	
5026 307th	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 th St.	Assessment completed		
2826 123 rd St	Assessment completed	Possible Loan	
2728 Sulphur Springs	Assessment completed		
2525 Brenner	Assessment completed		

2950 113 th St.	Assessment completed		
2748 Gladhaven	Assessment completed	Possible loan	
1147 Carlton	Assessment completed		
1216 Tecumseh	Assessment completed		

* 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	13
43608	14	43609	6
43607	12	43612	7
43620	2	43611	17
43606	48	43613	1
43605	12	43615	4
43566	1	43602	2
43616	4		



Wade Kapszukiewicz, Chair

Land Bank Board of Directors 2016 Meeting Schedule

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

January 22, 2016

February 26, 2016

April 1, 2016**

April 22, 2016

May 27, 2016*

June 24, 2016

July 22, 2016

August 26, 2016

September 23, 2016

October 28, 2016

December 2, 2016**

*Denotes Annual Meeting of the Board, unless otherwise changed

**Denotes a meeting date that is not the fourth Friday of the month

2014-2015

JA2	<u>Amount Invoiced</u>	<u>Amount Paid</u>
<u>Invoices:</u>		
10/2/2014	\$61,500.00	\$61,500.00
10/2/2014	\$9,000.00	9,000.00
12/15/2014	\$22,000.00	\$22,000.00
8/19/2015	\$15,500.00	
Total Invoiced/Paid:	\$108,000.00	\$92,500.00
Total Award:	\$108,000.00	
Amount Remaining:	\$0.00	\$15,500.00

Maumee Valley Habitat	<u>Amount Invoiced</u>	<u>Amount Paid</u>
<u>Invoices:</u>		
12/1/2014	\$72,593.00	\$72,593.00
2/23/2015	\$49,342.00	\$49,342.00
9/14/2015	\$30,351.00	\$30,351.00
Total Invoiced/Paid:	\$152,286.00	\$152,286.00
Total Award:	\$178,000.00	
Amount Remaining:	\$25,714.00	

NeighborWorks Toledo	<u>Amount Invoiced</u>	<u>Amount Paid</u>
<u>Invoices:</u>		
7/31/2015	\$10,937.50	\$10,937.50
8/27/2015	\$43,750.00	\$43,750.00
Total Invoiced/Paid:	\$54,687.50	\$54,687.50
Total Award:	\$175,000.00	
Amount Remaining:	\$120,312.50	

Pathway	<u>Amount Invoiced</u>	<u>Amount Paid</u>
<u>Invoices:</u> 12/4/2014	\$11,786.98	\$11,786.98
2/3/2015	\$31,040.34	\$31,040.34
3/10/2015	\$5,798.23	\$5,798.23
3/23/2015	20,782.87	20,782.87
7/14/2015	11,911.69	11,911.69
9/30/2015	995.89	995.89
Total Invoiced/Paid:	\$82,316.00	\$82,316.00
Total Award:	\$82,316.00	
Amount Remaining:	\$0.00	\$0.00

United North- Paint/Repairs	<u>Amount Invoiced</u>	<u>Amount Paid</u>
<u>Invoices:</u>	\$12,744.61	\$12,744.61
Total Invoiced/Paid:	\$12,744.61	\$12,744.61
Total Award:	\$40,000.00	
Amount Remaining:	\$27,255.39	

United North- St. Hedwig	<u>Amount Invoiced</u>	<u>Amount Paid</u>
<u>Invoices:</u>		
Total Invoiced/Paid:		
Total Award:	\$100,000.00	\$100,000.00
Amount Remaining:	\$100,000.00	

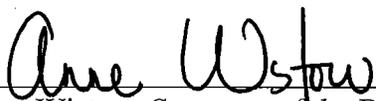
Total Awarded:	\$683,316.00
Total Paid:	\$410,034.11
Total Remaining:	\$273,281.89

December 11, 2015

The Board of Directors represents that the record of the proceedings of the previous session on December 4, 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
Special Board of Directors Meeting
Friday, December 11, 2015 at 10:00 A.M.
Conference Room D, 12th Floor
One Government Center, Toledo, Ohio 43604

1. Call to order by the Chairman Kapszukiewicz
2. Approval of the December 4, 2015 Minutes (posted on the website)
3. Action Item:
 - a. **Resolution 2015-026: Authorizing a Targeted Neighborhood Investment Strategy Entitled RISE (Rebuild Invest Stabilize Engage) for 2016**
4. Discussion Item:
 - a. Neighborhood Organizing Project and Capacity Questions
5. New Business
6. Adjournment



Date: December 11, 2015

Resolution No. 2015-026

Title: Authorizing a Targeted Neighborhood Investment Strategy Entitled RISE (Rebuild Invest Stabilize Engage) for 2016

Summary/Background: Since 2013, the Corporation has explored ways in which it can serve all of its Lucas County neighborhoods with its key programs and at the same time offer targeted and comprehensive neighborhood-based investment. The completion of the Toledo Survey project in early 2015 provided the Corporation and staff with the first opportunity to truly explore this comprehensive, neighborhood-based strategy through a data-drive process.

After reviewing 12 distinct neighborhoods in Lucas County in which the Land Bank's tools and resources could play a key role in helping to: (a) stabilize the existing real estate market; (b) build on resident-led momentum; and (c) help to create a sense of place and livability, the Corporation has determined that Library Village (see attached map for exact boundaries) is its first and pilot target for this strategy, called RISE (Rebuild Invest Stabilize Engage).

The Corporation and staff intend to devote budgeted resources and develop new programs in this targeted neighborhood during 2016 with the goal of expanding RISE into additional neighborhoods in Lucas County on an annual basis going forward.

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. A targeted neighborhood-based investment strategy, entitled RISE and outlined in generic terms on those documents attached to this resolution, is authorized in the Library Village neighborhood (as provided for in the attached map) for the 2016 calendar year, and such additional time as may be required to meet the goals and outcomes of RISE in the sole discretion of the President.

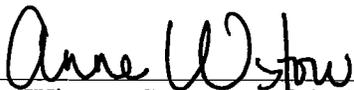
Section 2. It is the sense and intent of the Corporation that, to the extent that RISE is successful in the sole discretion of the Corporation, that it will be extended to additional neighborhoods in Lucas County based on data-driven residential and commercial market conditions.

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 Hicks-Hudson was not present
Director Zeitler was not present
Director Beazley voted yes
Director Gibbon voted yes
Director Stanbery voted yes
Director Mendoza was not present



Anne Wistow, Secretary of the Board