

January 11, 2023

The Board of Directors represents that the record of the proceedings of the previous session on December 8, 2022, as contained in the Lucas County Land Reutilization Corporation's official electronic recording and all resolutions attached herein have been reviewed and found to be a full and accurate record of the proceedings.


Lindsay Webb, Chair

Attest:


Joshua Murnen, Secretary of the Corporation



Lucas County Land Reutilization Corporation
Special Board of Directors Meeting
Wednesday, January 11th, 2023 at 9:00 A.M.
Conference Room D, 12th Floor
One Government Center, Toledo, Ohio 43604

1. Call to order by the Chair Webb
2. Approval of the December 8, 2022 Minutes (posted on the website)
3. Acknowledgement of the Commissioners' appointments for 2023
4. President's Report
 - a. Presentation of the recommendations of the Four Corners RFP Review Committee
 - b. **Resolution 2023-001: Authorizing the President to Negotiate a Development Agreement for the Four Corners Project (Spitzer and Nicholas Buildings)**
5. Adjournment

Date: January 3, 2023

Resolution No. 23-3

Title: Designation of Commissioners' Seats on Various Boards and Commissions for 2023

Department/Agency: Commissioners

Contact: Benjamin Pushka, Executive Assistant to Commissioner Tina Skeldon Wozniak

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

Budget Impact: N/A

Statutory Authority/ORC:

Commissioner Skeldon Wozniak offered the following resolution:

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

Section 1. The Board hereby designates Commissioner Tina Skeldon Wozniak as their representative on the following Boards and Commissions for 2023:

- Downtown Toledo Improvement District (DTID)
- Lucas County Common Pleas Drug Court Committee
- Lucas County Criminal Justice Coordinating Council (CJCC)
- Lucas County Emergency Planning Committee
- Lucas County Land Reutilization Corporation (Land Bank)
- Lucas County Plan Commission
- Lucas County Records Commission
- Lucas County Workforce Development Board
- Toledo Cultural Arts Society
- Toledo-Lucas County Sustainability Commission

Section 2. The Board hereby designates Commissioner Pete Gerken as their representative on the following Boards and Commissions for 2023:

- Corrections Commission of Northwest Ohio (CCNO)
- County Commissioners Association of Ohio (CCAO)
- Lucas County 9-1-1 Regional Council of Governments Administrators Technical Advisors Committee
- Lucas County Board of Revision
- Lucas County Convention & Visitors' Bureau
- Lucas County Land Reutilization Corporation (Land Bank)
- Lucas County Plan Commission
- Lucas County Solid Waste Management Policy Committee
- Pathway, Inc. Board
- Toledo Lucas County Homelessness Board
- Toledo Opera Association Board

January 3, 2023

Designation of Commissioners' Seats on Various Boards and Commissions for 2023

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Section 3. The Board hereby designates Commissioner Lisa A. Sobecki as their representative on the following Boards and Commissions for 2023:

- Community Corrections Planning Board (CPBB)
- Downtown Toledo Improvement District (DTID)
- District Advisory Council of the Lucas County Health District
- Lucas County 9-1-1 Regional Council of Governments Administrators Technical Advisors Committee (alternate)
- Lucas County Data Processing Board
- Lucas County Family & Children First Council
- Lucas County Integrated Justice System
- Lucas County Plan Commission
- MacArthur Foundation's Safety + Justice Challenge
- Toledo Zoological Society Board of Trustees

Section 4. This Board finds and determines that all formal actions of this Board concerning and relating to the adoption of this resolution were taken in an open meeting of this Board and that all deliberations of this Board that resulted in those formal actions were in meeting open to the public in compliance with the law.

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

Action Taken:

Commissioner Skeldon Wozniak voted yes

Commissioner Sobecki voted yes

Commissioner Gerken voted yes



Jody L. Balogh, Clerk



Date: January 11, 2023

Resolution No. 2023-001

Title: Authorizing the President to Negotiate a Development Agreement for the Four Corners Project (Spitzer and Nicholas Buildings)

Summary/Background: In August 2020, the Corporation acquired the Spitzer and Nicholas buildings in downtown Toledo following an abandoned property tax foreclosure. This acquisition was the culmination of a decade of efforts to ensure that the buildings would contribute to, instead of detracting from, a revitalizing downtown Toledo.

In 2021, the Corporation completed environmental assessments of the buildings and made substantial improvements to the Spitzer building roof in order to arrest further deterioration. Also in 2021, the Corporation engaged Sandvick Architects to complete a comprehensive feasibility study on the redevelopment of the buildings for a mix of residential and commercial uses in the 21st Century. The Feasibility Study, released in May 2022, outlined the path toward the successful redevelopment of the buildings through the attraction of a capable development partner.

In July 2022, the Corporation released the first of a two-phased Request for Proposals (“RFP”) to interested developers for the Four Corners Project. After receiving eight initial proposals, the Corporation shortlisted four of the most capable developers and invited them to submit a complete proposal for the redevelopment of the Four Corners.

In November 2022, three complete proposals were received from The Model Group and ARK Development, the RKP Group, and J. Jeffers and Company. The Corporation’s Four Corners RFP Review Committee interviewed each of these developers and conducted a complete review of each proposal.

As stated in Phase 2 of the Four Corners RFP, the RFP Review Committee was tasked with recommending the developer that submitted the most responsive, most advantageous, most feasible, and highest quality proposal. An evaluation of each developer’s proposal by the RFP Review Committee is on file with the Corporation and will be shared with each developer pursuant to the Phase 2 RFP.

After careful review, the RFP Review Committee recommends that the Board authorize the President to negotiate and enter into a public-private partnership development agreement, in the form best designed to achieve the Corporation’s goals, with The Model Group and ARK Development as co-developers.

The RFP Review Committee further recommends that the Board authorize the President to negotiate and enter into this same such agreement with The RKP Group, solely in the event that such an agreement cannot be reached with The Model Group and ARK Development after

reasonable diligence.

Director Webb offered the following resolution:

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

Section 1. The President is authorized to negotiate and enter into an agreement, in the form best designed to meet the Corporation's redevelopment goals in the President's discretion, with The Model Group and ARK Development, as co-developers, for the redevelopment of the Spitzer and Nicholas buildings in downtown Toledo.

Section 2. In the event that an agreement under Section 1 of this resolution cannot be achieved after reasonable diligence by the parties in the President's discretion after notice and report to the Board of Directors, the President is authorized to negotiate the same such agreement with The RKP Group.

Section 3. The President or his designee is further authorized to take all actions reasonable and appropriate, in his discretion and consistent with the Corporation's policies, to effectuate the redevelopment goals of the Spitzer and Nicholas buildings with a private developer partner.

Section 4. This Board finds and determines that all formal actions of this Board concerning and relating to the adoption of this resolution were taken in an open meeting of this Board and that all deliberations of this Board that resulted in those formal actions were in a meeting open to the public in compliance with the law.

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

Action Taken:

Director Webb voted yes
Director Gerken voted yes
Director Wozniak voted yes
Director Kapszukiewicz voted yes
Director Turner voted yes
Director Beazley voted yes
Director Burciaga voted yes
Director Gibbon voted yes
Director Hughes voted yes



Joshua Murnen, Secretary of the Corporation



LUCAS COUNTY
Land Bank

FOUR CORNERS REDEVELOPMENT PROJECT

Recommendation of the Request for Proposals Review Committee
January 11, 2023

David Mann, Brandon Sehlhorst, Paul Toth



TRANSFORMATIVE

The Four Corners Project is an opportunity to create a signature urban real estate development for downtown Toledo.

The conversion of these former office buildings into a mix of residential and commercial uses will:

- Return population density
- Enhance street level vibrancy
- Catalyze other inclusive economic development



A Brief Timeline

1896

Spitzer building opens

1906

Nicholas building opens

A Brief Timeline

2008/2009

Spitzer & Nicholas
buildings sold to Ergur

Aug 2020

Land Bank acquires the
buildings after complex
receivership and
abandoned property tax
foreclosure

Jul 2022

Phase 1 of the Developer
RFP issued

2017

Downtown Toledo Master
Plan names the 'Four
Corners' redevelopment as
integral to a 21st Century
future

2021

Buildings assessed and
stabilized from ongoing
deterioration

Sep 2022

Phase 2 of the Developer
RFP issued

PHASE 1 SUBMISSIONS

Phase 1 identified developers interested in the project with demonstrated capacity and experience. Out of this group, four developers were shortlisted and invited to submit a full proposal under Phase 2.

- 1 **The Model Group + ARK Development**
- 2 **RKP Group**
- 3 **Great Lakes Capital**
- 4 **J. Jeffers & Co.**
- 5 Greatwater Opportunity Capital
- 6 Tipping Point Development
- 7 Randles Co. + Crane Development
- 8 Capacity Toledo



PHASE 2 PROPOSALS

Three proposals were received by the November deadline. All three developer teams met with the RFP Review Committee in December to outline their proposal and answer questions.



The Model Group & ARK Development
Cincinnati, OH & Toledo, OH



RKP Group
Lansing, MI & Toledo, OH



J. Jeffers & Co.
Milwaukee, WI

A TRACK RECORD OF SUCCESSES



The Arcade

Model Group - Dayton
\$93 Million



The Mercantile

Model Group - Cincinnati
\$70 Million



Fort Industry Square

RKP Group - Toledo
\$59 Million



The Durant

RKP Group - Flint
\$41 Million



Belle City Square

J. Jeffers - Racine
\$200 Million



CONSISTENT THEMES IN ALL PROPOSALS

✓ 375+ Residential Units

Downtown needs more residential units to meet current demand. All proposals anticipate adding at least this many units, in addition to substantial commercial space for business tenants.

✓ \$175+ Million Investment

Office retrofits of this kind can be quite expensive. All proposals anticipate a nine-figure investment that will have a major economic impact, supporting union construction jobs and delivering spin-off value to the entire downtown district.

✓ A Future Built with Historic Assets

All proposals will use these early 20th Century historic treasures to grow a downtown that works for people in the 21st Century. Challenges like parking were confronted by each developer with an eye toward people first.

modelgroup



RECOMMENDATION

After careful review, the Committee recommends that the Board authorize the President & CEO to negotiate a public-private partnership development agreement with

The Model Group + ARK Development

In the event that such an agreement cannot be reached, the Committee further recommends that the Board authorize the President & CEO to negotiate such an agreement with RKP Group.

THE MODEL GROUP + ARK DEVELOPMENT

Proposal Strengths



Filling the Gap

Uniquely, Model-ARK has experience with TMUD, New Markets, and Low Income tax credits in a project of this scale. This project will be difficult and all of the proposals had a gap in their pro forma. However, Model-ARK outlined the most diverse set of sources and the most creative approach toward filling the gap.



Diversifying the Pool

The Model Group is a successful regional developer and attracting them to our community is a huge opportunity. Their inclusion in our developer mix will further diversify our 'portfolio', especially in the event of a downturn. The inclusion of ARK Development will also help to move a home-grown WBE/MBE business to the next level.



Building Experiences

To be successful in the 21st Century, downtown Toledo must be oriented toward people and experiences that cannot be found anywhere else. Through their commercial tenant ideas and horizontal improvement concept for Huron Street, Model-ARK demonstrated how the Four Corners project can catalyze this vision.



RKP GROUP

Proposal Highlights

- Proven track record of successful redevelopment projects in downtown Toledo.
- Prior experience securing historic tax credits and delivering unique, character-preserving projects.
- A residential units plan that aligns well with market demand.
- Fewer financial sources and incentives explored in the pro forma, without which the project may be harder to accomplish.

J. JEFFERS & CO.

Proposal Highlights




- Proven track record of successful redevelopment projects in the Midwest.
- Careful attention to historic preservation and the nuances of receiving historic tax credits.
- No prior project experience in Ohio, which may add a learning curve to an already complex endeavor.
- Fewer financial sources and incentives explored in the pro forma, without which the project may be harder to accomplish.



LET'S DO GREAT
THINGS TOGETHER.

March 1, 2023

The Board of Directors represents that the record of the proceedings of the previous session on January 11, 2023, as contained in the Lucas County Land Reutilization Corporation's official electronic recording and all resolutions attached herein have been reviewed and found to be a full and accurate record of the proceedings.


Lindsay Webb, Chair

Attest:


Joshua Murnen, Secretary of the Corporation



Lucas County Land Reutilization Corporation
Board of Directors Meeting
Wednesday, March 1, 2023 at 10:00 A.M.
Conference Room D, 12th Floor
One Government Center, Toledo, Ohio 43604

1. Call to order by the Chair Webb
2. Approval of the January 8, 2023 Minutes (posted on the website)
3. Treasurer's Report
 - a. Final 2022 Budget to Actuals
 - b. Statutory Reutilization Fund Update
 - c. Presentation of Quarterly Financial Statements
 - d. Review of External Grant Awards: 2012 - 2022
 - e. **Resolution 2023-02: Authorizing a First Amendment to the 2023 Annual Budget and Ratifying Expenditures**
4. President's Report
 - a. **Resolution 2023-03: Authorizing an Employment Agreement with the Ohio Land Bank Association**
 - b. Neighborhood Justice Fund – Presentation of 2022 Annual Report
 - c. Update on Tax Foreclosure Acquisition Strategies
 - d. Major Projects Update
 - Four Corners
 - Former St. Anthony's Church
 - e. Development Sales & Vacant Land Transfers
 - f. RISE Neighborhoods & Home Preservation Initiative
 - g. 12th Annual Ohio Land Bank Conference
5. New Business
6. Adjournment

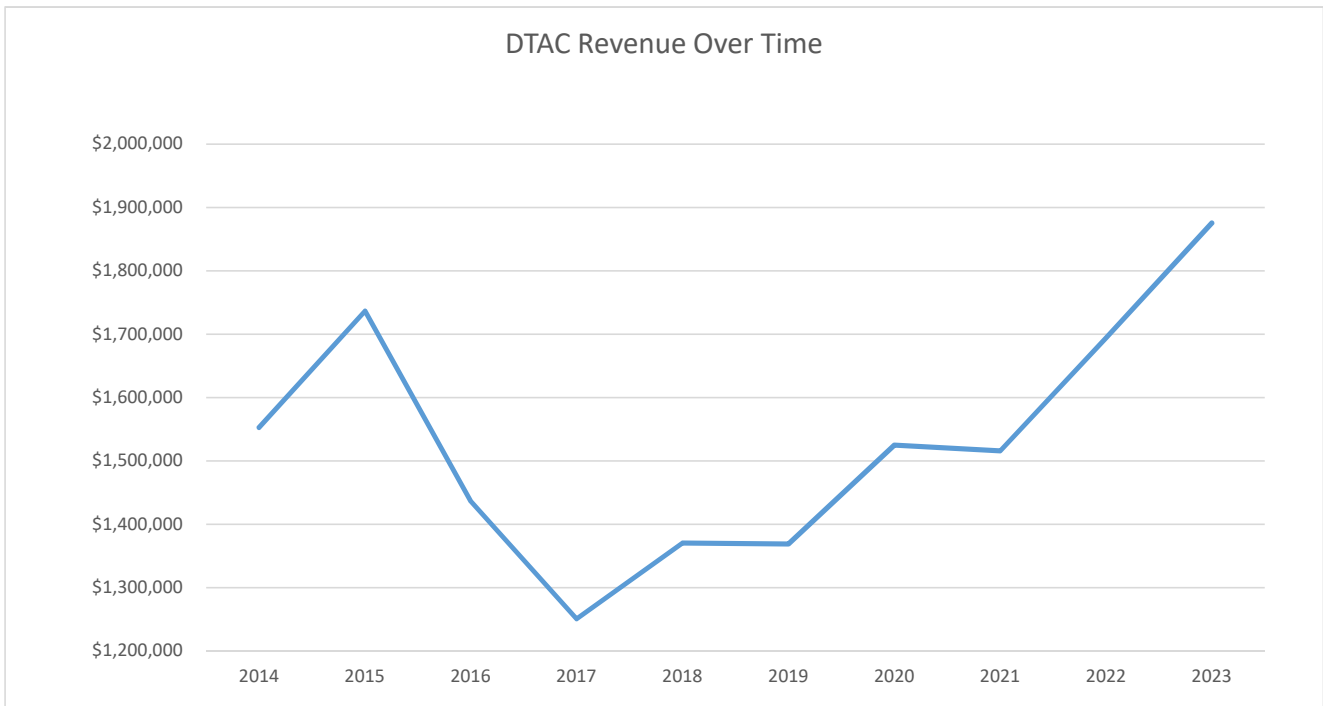
	2022 Budget	2022 Actual	% to date
Operating Income			
Statutory Reutilization Income	\$ 1,600,000	\$ 1,694,341	106%
Investment Income	\$ 75,000	\$ 90,386	121%
Other Income	\$ 10,000	\$ 10,975	110%
Total Operating Income	\$ 1,685,000	\$ 1,795,701	107%
Projects Income			
COT Housing Fund Income	\$ 150,000	\$ 150,000	100%
Project Reimbursement Income	\$ 50,000	\$ 43,164	86%
HPI Escrow Income	\$ 175,000	\$ 167,633	96%
Property Sales Income	\$ 750,000	\$ 770,603	103%
Total Projects Income	\$ 1,125,000	\$ 1,131,400	101%
Grant Income			
COT CDBG Income	\$ 325,000	\$ 147,552	45%
Pre-Demolition Income	\$ 59,800	\$ 7,304	
Demolition Income	\$ 80,200	\$ 9,040	
Greening Income	\$ 55,000	\$ 23,420	
Fencing/Signage Income	\$ 30,000	\$ 7,788	
Renovation Project Income	\$ 100,000	\$ 100,000	
ODOD Cleanup Pilot Income	\$ 200,000	\$ 110,645	55%
Demolition Preparation Income	\$ 10,000	\$ 1,517	
Asbestos Inspection & Abatement Income	\$ 50,000	\$ -	
Environmental & Remediation Income	\$ -	\$ -	
Demolition & Site Clearance Income	\$ 125,000	\$ 102,500	
Post-Demolition Restoration Income	\$ 15,000	\$ 6,628	
ODOD Brownfield Remediation Income	\$ -	\$ -	#DIV/0!
Clearance Income	\$ -	\$ -	
Cleanup & Remediation Income	\$ -	\$ -	
ODOD Building Demolition Income	\$ 105,000	\$ -	0%
Pre-Demolition Income	\$ 5,000	\$ -	
Demolition Income	\$ 100,000	\$ -	
Post-Demolition Income	\$ -	\$ -	
Administration Income	\$ -	\$ -	
Total Grant Income	\$ 630,000	\$ 258,197	41%
Total Income	\$ 3,440,000	\$ 3,185,298	93%
Operating Expenses			
Benefits Expenses	\$ 115,000	\$ 106,154	92%
Retirement Expenses	\$ 55,000	\$ 52,902	96%
Payroll Expenses	\$ 60,000	\$ 61,536	103%
Staff Expenses	\$ 761,000	\$ 761,523	100%
Office Expenses	\$ 25,000	\$ 24,392	98%
Other Expenses	\$ 1,000	\$ 884	88%
Business Expenses	\$ 40,000	\$ 39,426	99%
Consulting Expenses	\$ 200,000	\$ 191,501	96%
Technology Expenses	\$ 125,000	\$ 46,701	37%
Travel Expenses	\$ 32,000	\$ 32,752	102%
Total Operating Expenses	\$ 1,414,000	\$ 1,317,772	93%

	<u>2022 Budget</u>	<u>2022 Actual</u>	<u>% to date</u>
Projects Expenses			
Inspection & Referral Expenses	\$ 25,000	\$ 14,500	58%
Ownership Expenses	\$ 425,000	\$ 422,551	99%
Closing Expenses	\$ 77,000	\$ 76,110	99%
Matching Grant Expenses	\$ 200,000	\$ 79,026	40%
RISE & HPI Expenses	\$ 25,000	\$ 12,077	48%
Neighborhood Justice Fund Expenses	\$ 300,000	\$ 76,229	25%
HPI Escrow Expenses	\$ 175,000	\$ 165,389	95%
Development Expenses	\$ 600,000	\$ 481,446	80%
Total Projects Expenses	\$ 1,827,000	\$ 1,327,329	73%
Grant Expenses			
COT CDBG Expenses	\$ 275,000	\$ 331,447	121%
Pre-Demolition Expenses	\$ 59,800	\$ 104,956	
Demolition Expenses	\$ 80,200	\$ 93,540	
Greening Expenses	\$ 55,000	\$ 57,311	
Fencing/Signage Expenses	\$ 30,000	\$ 24,669	
Renovation Project Expenses	\$ 50,000	\$ 50,970	
ODOD Cleanup Pilot Expenses	\$ 400,000	\$ 228,149	57%
Demolition Preparation Expenses	\$ 20,000	\$ 10,169	
Asbestos Inspection & Abatement Expenses	\$ 100,000	\$ 4,550	
Environmental & Remediation Expenses	\$ -	\$ -	
Demolition & Site Clearance Expenses	\$ 250,000	\$ 205,000	
Post-Demolition Restoration Expenses	\$ 30,000	\$ 8,430	
ODOD Brownfield Remediation Expenses	\$ 500,000	\$ -	0%
Clearance Expenses	\$ -	\$ -	
Cleanup & Remediation Expenses	\$ 500,000	\$ -	
ODOD Building Demolition Expenses	\$ 500,000	\$ 79,900	16%
Pre-Demolition Expenses	\$ 8,200	\$ 45,400	
Demolition Expenses	\$ 443,675	\$ 34,500	
Post-Demolition Expenses	\$ 48,125	\$ -	
Administration Expenses	\$ -	\$ -	
Total Grant Expenses	\$ 1,675,000	\$ 639,495	38%
Total Expenses	\$ 4,916,000	\$ 3,284,596	67%
Credit (Debit)	\$ (1,476,000)	\$ (99,298)	

Statutory Reutilization Income (10-Year Trend)

Year	1st Half	% Diff1	2nd Half	% Diff2	Total	% DiffTot	\$ Change YTY
2014	\$ 1,017,643	-5%	\$ 534,883	-15%	\$ 1,552,527	-8%	\$ (142,651)
2015	\$ 1,236,735	22%	\$ 499,828	-7%	\$ 1,736,563	12%	\$ 184,036
2016	\$ 951,223	-23%	\$ 485,221	-3%	\$ 1,436,444	-17%	\$ (300,119)
2017	\$ 852,280	-10%	\$ 398,303	-18%	\$ 1,250,583	-13%	\$ (185,861)
2018	\$ 1,056,336	24%	\$ 314,033	-21%	\$ 1,370,370	10%	\$ 119,786
2019	\$ 979,282	-7%	\$ 389,459	24%	\$ 1,368,741	0%	\$ (1,629)
2020	\$ 1,036,402	6%	\$ 488,531	25%	\$ 1,524,933	11%	\$ 156,191
2021	\$ 1,019,542	-2%	\$ 496,009	2%	\$ 1,515,551	-1%	\$ (9,381)
2022	\$ 1,179,886	16%	\$ 514,455	4%	\$ 1,694,341	12%	\$ 178,790
2023	\$ 1,361,115	15%	\$ 514,455	0%	\$ 1,875,570	11%	\$ 181,229

Average (2018 - 2023) \$ 1,558,251



	2023 Budget Approved	2023 Budget Actual	%
<i>Operating Income</i>			
Statutory Reutilization Income	\$ 1,600,000	\$ -	0%
Investment Income	\$ 200,000	\$ 19,661	10%
Other Income	\$ 10,000	\$ 151	2%
Total Operating Income	\$ 1,810,000	\$ 19,812	1%
<i>Projects Income</i>			
COT Housing Fund Income	\$ 150,000	\$ -	0%
Project Reimbursement Income	\$ 50,000	\$ -	0%
HPI Escrow Income	\$ 50,000	\$ -	0%
Property Sales Income	\$ 800,000	\$ 191,085	24%
Total Projects Income	\$ 1,050,000	\$ 191,085	18%
<i>Grant Income</i>			
COT CDBG Income	\$ 40,000	\$ 73,116	183%
Pre-Demolition Income	\$ -	\$ 5,496	
Demolition Income	\$ 20,000	\$ 67,620	
Greening Income	\$ 20,000	\$ -	
Fencing/Signage Income	\$ -	\$ -	
Renovation Project Income	\$ -	\$ -	
ODOD Cleanup Pilot Income	\$ 3,800,000	\$ -	0%
Demolition Preparation Income	\$ 190,000	\$ -	
Asbestos Inspection & Abatement Income	\$ 650,000	\$ -	
Environmental & Remediation Income	\$ 50,000	\$ -	
Demolition & Site Clearance Income	\$ 2,675,000	\$ -	
Post-Demolition Restoration Income	\$ 235,000	\$ -	
ODOD Brownfield Remediation Income	\$ 3,600,000	\$ -	0%
Clearance Income	\$ 40,000	\$ -	
Cleanup & Remediation Income	\$ 3,560,000	\$ -	
ODOD Building Demolition Income	\$ 3,681,400	\$ -	0%
Pre-Demolition Income	\$ 105,900	\$ -	
Demolition Income	\$ 3,065,225	\$ -	
Post-Demolition Income	\$ 433,250	\$ -	
Administration Income	\$ 77,025	\$ -	
Total Grant Income	\$ 11,121,400	\$ 73,116	1%
Total Income	\$ 13,981,400	\$ 284,013	2%

	<u>2023 Budget Approved</u>	<u>2023 Budget Actual</u>	%
<i>Operating Expenses</i>			
Benefits Expenses	\$ 120,000	\$ 17,763	15%
Retirement Expenses	\$ 60,000	\$ 8,329	14%
Payroll Expenses	\$ 65,000	\$ 11,397	18%
Staff Expenses	\$ 867,000	\$ 125,973	15%
Office Expenses	\$ 25,000	\$ 1,342	5%
Other Expenses	\$ 1,000	\$ 300	30%
Business Expenses	\$ 40,000	\$ 225	1%
Consulting Expenses	\$ 75,000	\$ 12,969	17%
Technology Expenses	\$ 50,000	\$ 720	1%
Travel Expenses	\$ 25,000	\$ 8,443	34%
Total Operating Expenses	\$ 1,328,000	\$ 187,461	14%
<i>Projects Expenses</i>			
Inspection & Referral Expenses	\$ 10,000	\$ 1,850	19%
Ownership Expenses	\$ 425,000	\$ 57,036	13%
Closing Expenses	\$ 2,000	\$ 3	0%
Matching Grant Expenses	\$ 250,000	\$ 1,762	1%
RISE & HPI Expenses	\$ 25,000	\$ -	0%
Neighborhood Justice Fund Expenses	\$ 525,000	\$ 6,000	1%
HPI Escrow Expenses	\$ 50,000	\$ 13,207	26%
Development Expenses	\$ 600,000	\$ 18,500	3%
Total Projects Expenses	\$ 1,887,000	\$ 98,358	5%
<i>Grant Expenses</i>			
ODOD Cleanup Pilot Expenses	\$ 3,600,000	\$ 165,895	5%
Demolition Preparation Expenses	\$ 180,000	\$ 5,230	
Asbestos Inspection & Abatement Expenses	\$ 600,000	\$ 160,665	
Environmental & Remediation Expenses	\$ 50,000	\$ -	
Demolition & Site Clearance Expenses	\$ 2,550,000	\$ -	
Post-Demolition Restoration Expenses	\$ 220,000	\$ -	
ODOD Brownfield Remediation Expenses	\$ 3,600,000	\$ 694,378	19%
Clearance Expenses	\$ 40,000	\$ -	
Cleanup & Remediation Expenses	\$ 3,560,000	\$ 694,378	
ODOD Building Demolition Expenses	\$ 3,681,400	\$ 267,000	7%
Pre-Demolition Expenses	\$ 105,900	\$ 57,000	
Demolition Expenses	\$ 3,065,225	\$ 210,000	
Post-Demolition Expenses	\$ 433,250	\$ -	
Administration Expenses	\$ 77,025	\$ -	
Total Grant Expenses	\$ 10,881,400	\$ 1,127,273	10%
Total Expenses	\$ 14,096,400	\$ 1,413,092	10%
Credit (Debit)	\$ (115,000)	\$ (1,129,079)	

Lucas County Land Reutilization Corporation

Bill Payment List

December 1, 2022 - February 22, 2023

DATE	NUM	VENDOR	AMOUNT
1001 FifthThird Checking			
12/07/2022	9725	Mr. Snow Removal & Landscaping	-4,575.00
12/07/2022	9726	Sons of Nature Lawn Care	-2,590.00
12/07/2022	9727	Toledo Edison	-36.53
12/07/2022	9728	Collingwood Water Co, Inc.	-84.00
12/07/2022	9729	NWGS	-25.00
12/07/2022	9730	Ohio Bureau of Worker's Compensation	-72.97
12/07/2022	9731	NeighborWorks Toledo Region	-400.00
12/07/2022	9732	Clear Images	-48.00
12/07/2022	9733	DMD Environmental, Inc.	-4,000.00
12/07/2022	9734	Ohio Business Machines	-136.64
12/07/2022	9735	Sutter Home Inspections, Ltd.	0.00
12/07/2022	9736	Ryan Rathburn	-50.00
12/07/2022	9737	Fickwood Plumbing, LLC.	-1,600.00
12/07/2022	9738	ODP Business Solutions LLC	-12.44
12/07/2022	9739	Department of Public Utilities	-375.86
12/07/2022	9740	Lucas County Office of Management and Budget	-528.00
12/07/2022	9741	Sutter Home Inspections, Ltd.	-850.00
12/07/2022	9742	Quinn Concrete Construction, INC	-33,425.00
12/07/2022	ACH	Ameritas Billing	-4,472.13
12/07/2022	1	Capital One Spark	-2,263.75
12/07/2022	2	Data Service Center, Inc.	-28,940.50
12/07/2022	3	Data Services fee	-124.33
12/14/2022	9743	Lucas County Office of Management and Budget	-264.00
12/14/2022	9744	Advanced Demolition Services	-77,605.00
12/14/2022	9745	Michael Norman	-50.00
12/14/2022	9746	Toledo Sign	-8,709.71
12/14/2022	9747	Premier Waterproofing & Foundation Repair LLC	-4,250.00
12/14/2022	9748	Toledo Edison	-9,864.93
12/14/2022	9749	The Mannik & Smith Group	-4,550.00
12/14/2022	9750	HazCorp Environmental Services, Inc.	-12,000.00
12/14/2022	9751	1 Touch Seamless Gutters LLC	-900.00
12/14/2022	9752	Alternative Plumbing Plus Inc	-2,850.00
12/14/2022	9753	M&M Heating & Cooling, Inc.	-7,428.00
12/14/2022	9754	Mail It	-176.07
12/14/2022	9755	DMD Environmental, Inc.	-8,400.00
12/14/2022	9756	Landscape by Micheal, LLC	-4,150.00
12/14/2022	9757	ODP Business Solutions LLC	0.00
12/14/2022	9758	Sons of Nature Lawn Care	-4,695.00
12/14/2022	9759	Salinas Roofing LLC	-14,887.00
12/14/2022	9760	Department of Public Utilities	-291.24
12/14/2022	9761	Mr. Snow Removal & Landscaping	-10,935.00
12/14/2022	9762	Toledo Edison	-38.22
12/15/2022	9763	ODP Business Solutions LLC	-93.15

Lucas County Land Reutilization Corporation

Bill Payment List

December 1, 2022 - February 22, 2023

DATE	NUM	VENDOR	AMOUNT
12/21/2022	9764	Salinas Roofing LLC	-28,218.75
12/21/2022	9765	Marleau Hercules Fence Co., Inc.	-8,172.00
12/21/2022	9766	Brothers Glassblock, Inc.	-1,757.00
12/21/2022	9767	Alternative Plumbing Plus Inc	-3,000.00
12/21/2022	9768	ODP Business Solutions LLC	-134.86
12/21/2022	9769	NeighborWorks Toledo Region	-200.00
12/21/2022	9770	Mr. Snow Removal & Landscaping	-2,400.00
12/21/2022	9771	Landscape by Micheal, LLC	-6,850.00
12/21/2022	9772	Sutter Home Inspections, Ltd.	-950.00
12/21/2022	9773	Stephanie Shackelford	-437.50
12/21/2022	9774	DMD Environmental, Inc.	-8,000.00
12/21/2022	9775	Columbia Gas	-192.07
12/21/2022	ACH	Ameritas Billing	-8,029.31
12/21/2022	1	Data Service Center, Inc.	-65,599.76
12/28/2022	ACH	Capital One Spark	-2,004.01
12/28/2022	1	Colonial Life Insurance	-845.24
12/29/2022	9776	City of Toledo, Ohio	-2,870.00
12/29/2022	9777	Keystone Press	-45.00
12/29/2022	9778	M&M Heating & Cooling, Inc.	-3,295.00
12/29/2022	9779	Toledo Edison	-150.69
12/30/2022	9780	DeVon Overton	-9,198.32
12/30/2022	9781	Fickwood Plumbing, LLC.	-6,205.00
12/30/2022	9782	Sutton Belcher Designs	-5,373.66
12/30/2022	ACH	NWGS	-200.94
01/04/2023	9783	Mr. Snow Removal & Landscaping	-292.50
01/04/2023	9784	Joshua Murnen	-7.50
01/04/2023	9785	Lucas County Health Benefits	-10,346.84
01/04/2023	9786	Ohio Land Bank Association	-10,000.00
01/04/2023	9787	ParkSmart	-1,100.00
01/04/2023	9788	Madhouse Creative LLC	-720.00
01/04/2023	9795	Toledo Metropolitan Area Council of Governments	-1,000.00
01/11/2023	9796	Toledo Edison	-40.04
01/11/2023	9797	Mail It	-118.88
01/11/2023	9798	Collingwood Water Co, Inc.	0.00
01/11/2023	9799	Lucas County Office of Management and Budget	-264.00
01/11/2023	9800	Ohio Business Machines	-137.47
01/11/2023	ACH	Data Services fee	-124.33
01/11/2023	9802	Midwest Environmental, Inc	-2,800.00
01/11/2023	9803	Lighthouse	-19.20
01/11/2023	9804	NWGS	-25.00
01/11/2023	9805	Collingwood Water Co, Inc.	-49.50
01/18/2023	9806	Lucas County Treasurer	-7,641.95
01/18/2023	9807	Michael Norman	-55.00
01/18/2023	9808	Sutter Home Inspections, Ltd.	-1,000.00

Lucas County Land Reutilization Corporation

Bill Payment List

December 1, 2022 - February 22, 2023

DATE	NUM	VENDOR	AMOUNT
01/18/2023	9809	DMD Environmental, Inc.	-4,000.00
01/18/2023	9810	HazCorp Environmental Services, Inc.	0.00
01/18/2023	9811	Kwik Parking	-400.00
01/18/2023	9812	ParkSmart	-101.50
01/18/2023	9813	Lucas County Health Benefits	-10,346.84
01/18/2023	9814	Ryan Rathburn	-55.00
01/18/2023	9815	Midwest Environmental, Inc	-160,665.00
01/18/2023	9816	McDonald Partners LLC	-1,112.17
01/18/2023	9817	ODP Business Solutions LLC	-113.22
01/18/2023	9818	David Mann	-53.71
01/18/2023	ACH	Ameritas Billing	-4,471.73
01/18/2023	1	Data Service Center, Inc.	-29,444.30
01/18/2023	2	Ohio EPA	-75.00
01/18/2023	9819	Kwik Parking	-6,642.00
01/18/2023	ACH	Ameritas Billing	-4,704.87
01/18/2023	1	Data Service Center, Inc.	-30,870.08
01/19/2023	9820	HazCorp Environmental Services, Inc.	-8,800.00
01/26/2023	9821	Total Environmental Services, LLC	-102,016.80
01/26/2023	9822	Padua Center	-208.60
01/26/2023	9823	DMD Environmental, Inc.	0.00
01/26/2023	9824	Lake Erie Tree Service LLC	-350.00
01/26/2023	9825	Midwest Environmental, Inc	-28,250.00
01/26/2023	9826	Toledo Edison	-54.15
01/26/2023	9827	Columbia Gas	-336.06
01/26/2023	9828	DMD Environmental, Inc.	-8,100.00
02/01/2023	9829	Total Environmental Services, LLC	-483,328.74
02/01/2023	9830	Total Environmental Services, LLC	-1,200.00
02/01/2023	9831	Klumm Bros Excavating and Demolition	-210,000.00
02/01/2023	9832	Ohio CDC Association	-325.00
02/01/2023	9833	Department of Public Utilities	-282.48
02/01/2023	9834	HazCorp Environmental Services, Inc.	-28,100.00
02/01/2023	9835	Lucas County Auditor	-3.00
02/01/2023	9836	Premier Waterproofing & Foundation Repair LLC	-6,000.00
02/01/2023	9837	Sutter Home Inspections, Ltd.	-500.00
02/01/2023	9838	DaVonna Pearce	-6.45
02/01/2023	9839	DMD Environmental, Inc.	-4,000.00
02/01/2023	9840	Mr. Snow Removal & Landscaping	-3,000.00
02/01/2023	9841	ODP Business Solutions LLC	-33.27
02/01/2023	9842	Toledo Edison	-323.76
02/01/2023	ACH	Ameritas Billing	-4,703.01
01/31/2023	ACH	Colonial Life Insurance	-845.24
02/01/2023	2	Data Service Center, Inc.	-30,619.57
02/01/2023	ACH	NWGS	-203.98
01/31/2023	9843	Maumee Valley Heating and Cooling	-14,970.00

Lucas County Land Reutilization Corporation

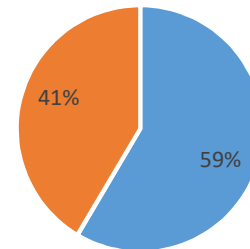
Bill Payment List

December 1, 2022 - February 22, 2023

DATE	NUM	VENDOR	AMOUNT
01/01/2023	9845	NWGS	-30.00
01/01/2023	9844	Toledo Design Collective	-2,850.00
01/01/2023	ACH	Capital One Spark	-1,015.48
02/01/2023	ACH	Capital One Spark	-1,198.58
02/08/2023	ACH	Data Services fee	-287.50
02/08/2023	9845	Collingwood Water Co, Inc.	-43.00
02/08/2023	9846	Columbia Gas	-61.68
02/08/2023	9847	Lighthouse	-19.20
02/08/2023	9848	Mike Wood	-3,600.00
02/08/2023	9849	NWGS	-25.00
02/08/2023	9850	Ohio Business Machines	-99.34
02/08/2023	9851	Toledo Edison	-32.32
02/08/2023	9852	Transtar Electric, Securities & Technologies	-95.00
02/15/2023	9856	Erie Environmental, LLC	0.00
02/15/2023	9855	Lake Erie Tree Service LLC	-1,500.00
02/15/2023	9854	Total Environmental Services, LLC	-56,230.03
02/15/2023	9856	Sons of Nature Lawn Care	-3,355.00
02/15/2023	9857	Salinas Roofing LLC	-5,187.00
02/15/2023	9858	DMD Environmental, Inc.	-10,000.00
02/15/2023	9859	Sutter Home Inspections, Ltd.	-350.00
02/15/2023	9860	ODP Business Solutions LLC	-28.08
02/15/2023	9861	Lewandowski Engineers	-2,230.00
02/15/2023	9862	Roetzel & Andress, LPA	-1,644.02
02/15/2023	9863	Fickwood Plumbing, LLC.	-8,455.00
02/15/2023	9864	Ohio Bureau of Worker's Compensation	-72.97
02/15/2023	9865	M&M Heating & Cooling, Inc.	-525.00
02/15/2023	9866	Erie Environmental, LLC	-52,802.00
02/15/2023	9867	City of Toledo, Ohio	-200.00
02/15/2023	ACH	Ameritas Billing	-4,265.17
02/15/2023	1	Data Service Center, Inc.	-30,954.96
02/15/2023	9868	Premier Waterproofing & Foundation Repair LLC	-4,250.00
Total for 1001 FifthThird Checking			\$ -1,837,640.65
Not Specified			
02/15/2023		Year End Acct. Pay	0.00
Total for Not Specified			\$0.00

External Grants Awarded

Year	Funder - Grant Title	Total
2012	Ohio Attorney General - Moving Ohio Forward	\$ 3,829,225
2014	OHFA - Neighborhood Initiative Program	\$ 29,853,949
2014	Fair Housing Center - MLK Roofing Program	\$ 700,000
2018	Ohio Dep't of Development - Abandoned Gas Station Cleanup Fund	\$ 100,000
2018	NCRC - Community Investment Class Action Settlement Fund	\$ 100,000
2021	City of Toledo - 47th Year Community Development Block Grant	\$ 325,000
2021	City of Toledo - Revolving Loan Fund Cleanup Grant	\$ 100,000
2021	Huntington Bank - Community Investment Grant	\$ 25,000
Subtotal		\$ 35,033,174
2022	Ohio Dep't of Development - Commercial Site Cleanup Pilot Program	\$ 2,000,000
2022	Ohio Dep't of Development - Brownfield Remediation Program	\$ 1,445,875
2022	City of Toledo - Brownfield Remediation ARPA Funding	\$ 3,722,078
2022	Ohio Dep't of Development - Building Demolition & Site Revitalization Program	\$ 10,395,200
2022	City of Toledo - Building Demolition ARPA Funding	\$ 3,286,400
2022	Dep't of Housing & Urban Development - FY23 Community Project Funding	\$ 4,000,000
Subtotal		\$ 24,849,553
Total Awards (2012 - 2022)		\$ 59,882,727





Date: March 1, 2023

Resolution No. 2023-002

Title: Authorizing a First Amendment to the 2023 Annual Budget and Ratifying Expenditures

Summary/Background: This resolution authorizes the Treasurer to amend and restate the annual operating budget for the Corporation for the 2023 calendar year, and to ratify expenditures made by the Corporation in 2023 through the date of this resolution, as needed.

Authority: Code of Regulations Section 9.02; the Corporation's Purchasing Policy

Director Hughes 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 2023 Annual Budget is amended and restated as set forth in the attachment to this resolution. Any expenditures made by the Corporation in 2023 through the date of this resolution and presented to the Board are hereby ratified to the extent required by and in accordance with the Corporation's Purchasing Policy.

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 the Corporation concerning and relating to the adoption of this resolution were taken in an open meeting of this Board and that all deliberations of the 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 Webb voted yes
Director Gerken voted yes
Director Wozniak voted yes
Director Kapszukiewicz was not present
Director Turner was not present
Director Beazley voted yes
Director Burciaga voted yes
Director Gibbon voted yes
Director Hughes voted yes



Joshua Murnen, Secretary of the Corporation

	2023 Budget Original	2023 Budget Revised 1	Change
<i>Operating Income</i>			
Statutory Reutilization Income	\$ 1,600,000	\$ 1,600,000	\$ -
Investment Income	\$ 200,000	\$ 200,000	\$ -
Other Income	\$ 10,000	\$ 10,000	\$ -
Total Operating Income	\$ 1,810,000	\$ 1,810,000	\$ -
<i>Projects Income</i>			
COT Housing Fund Income	\$ 150,000	\$ 150,000	\$ -
Project Reimbursement Income	\$ 50,000	\$ 50,000	\$ -
HPI Escrow Income	\$ 50,000	\$ 50,000	\$ -
Property Sales Income	\$ 800,000	\$ 800,000	\$ -
Total Projects Income	\$ 1,050,000	\$ 1,050,000	\$ -
<i>Grant Income</i>			
COT CDBG Income	\$ 40,000	\$ 173,909	\$ 133,909
Pre-Demolition Income	\$ -	\$ 52,496	
Demolition Income	\$ 20,000	\$ 67,620	
Greening Income	\$ 20,000	\$ 31,580	
Fencing/Signage Income	\$ -	\$ 22,213	
Renovation Project Income	\$ -	\$ -	
COT Brownfield ARPA Income	\$ -	\$ 3,722,078	\$ 3,722,078
Remediation & Demolition Income	\$ -	\$ 3,722,078	
ODOD Cleanup Pilot Income	\$ 3,800,000	\$ 1,889,355	\$ (1,910,645)
Demolition Preparation Income	\$ 190,000	\$ 98,500	
Asbestos Inspection & Abatement Income	\$ 650,000	\$ 350,000	
Environmental & Remediation Income	\$ 50,000	\$ -	
Demolition & Site Clearance Income	\$ 2,675,000	\$ 1,322,500	
Post-Demolition Restoration Income	\$ 235,000	\$ 118,355	
ODOD Brownfield Remediation Income	\$ 3,600,000	\$ 1,445,875	\$ (2,154,125)
Clearance Income	\$ 40,000	\$ -	
Demolition Income	\$ -	\$ 12,524	
Cleanup & Remediation Income	\$ 3,560,000	\$ 1,433,351	
ODOD Building Demolition Income	\$ 3,681,400	\$ 3,453,070	\$ (228,330)
Pre-Demolition Income	\$ 105,900	\$ 105,100	
Demolition Income	\$ 3,065,225	\$ 3,288,660	
Post-Demolition Income	\$ 433,250	\$ 59,310	
Administration Income	\$ 77,025	\$ -	
Total Grant Income	\$ 11,121,400	\$ 10,684,287	\$ (437,114)
Total Income	\$ 13,981,400	\$ 13,544,287	\$ (437,114)

	2023 Budget Original	2023 Budget Revised 1	Change
<i>Operating Expenses</i>			
Benefits Expenses	\$ 120,000	\$ 120,000	\$ -
Retirement Expenses	\$ 60,000	\$ 60,000	\$ -
Payroll Expenses	\$ 65,000	\$ 65,000	\$ -
Staff Expenses	\$ 867,000	\$ 867,000	\$ -
Office Expenses	\$ 25,000	\$ 25,000	\$ -
Other Expenses	\$ 1,000	\$ 1,000	\$ -
Business Expenses	\$ 40,000	\$ 40,000	\$ -
Consulting Expenses	\$ 75,000	\$ 75,000	\$ -
Technology Expenses	\$ 50,000	\$ 50,000	\$ -
Travel Expenses	\$ 25,000	\$ 25,000	\$ -
Total Operating Expenses	\$ 1,328,000	\$ 1,328,000	\$ -
<i>Projects Expenses</i>			
Inspection & Referral Expenses	\$ 10,000	\$ 10,000	\$ -
Ownership Expenses	\$ 425,000	\$ 425,000	\$ -
Closing Expenses	\$ 2,000	\$ 2,000	\$ -
Matching Grant Expenses	\$ 250,000	\$ 250,000	\$ -
RISE & HPI Expenses	\$ 25,000	\$ 25,000	\$ -
Neighborhood Justice Fund Expenses	\$ 525,000	\$ 525,000	\$ -
HPI Escrow Expenses	\$ 50,000	\$ 50,000	\$ -
Development Expenses	\$ 600,000	\$ 600,000	\$ -
Total Projects Expenses	\$ 1,887,000	\$ 1,887,000	\$ -
<i>Grant Expenses</i>			
COT CDBG Expenses	\$ -	\$ -	\$ -
Pre-Demolition Expenses	\$ -	\$ -	
Demolition Expenses	\$ -	\$ -	
Greening Expenses	\$ -	\$ -	
Fencing/Signage Expenses	\$ -	\$ -	
Renovation Project Expenses	\$ -	\$ -	
COT Brownfield ARPA Expenses	\$ -	\$ 3,722,078	\$ 3,722,078
Remediation & Demolition Expenses	\$ -	\$ 3,722,078	
ODOD Cleanup Pilot Expenses	\$ 3,600,000	\$ 2,940,410	\$ (659,590)
Demolition Preparation Expenses	\$ 180,000	\$ 196,965	
Asbestos Inspection & Abatement Expenses	\$ 600,000	\$ 695,175	
Environmental & Remediation Expenses	\$ 50,000	\$ 50,000	
Demolition & Site Clearance Expenses	\$ 2,550,000	\$ 1,756,700	
Post-Demolition Restoration Expenses	\$ 220,000	\$ 241,570	
ODOD Brownfield Remediation Expenses	\$ 3,600,000	\$ 1,445,875	\$ (2,154,125)
Clearance Expenses	\$ 40,000	\$ -	
Demolition Expenses	\$ -	\$ 12,524	
Cleanup & Remediation Expenses	\$ 3,560,000	\$ 1,433,351	
ODOD Building Demolition Expenses	\$ 3,681,400	\$ 3,453,070	\$ (228,330)
Pre-Demolition Expenses	\$ 105,900	\$ 105,100	
Demolition Expenses	\$ 3,065,225	\$ 3,288,660	
Post-Demolition Expenses	\$ 433,250	\$ 59,310	
Administration Expenses	\$ 77,025	\$ -	
Total Grant Expenses	\$ 10,881,400	\$ 11,561,433	\$ 680,033

	<u>2023 Budget Original</u>	<u>2023 Budget Revised 1</u>	<u>Change</u>
<u>Total Expenses</u>	<u>\$ 14,096,400</u>	<u>\$ 14,776,433</u>	<u>\$ 680,033</u>
<u>Credit (Debit)</u>	<u>\$ (115,000)</u>	<u>\$ (1,232,147)</u>	<u>\$ (1,117,147)</u>



Date: March 1, 2023

Resolution No. 2023-003

Title: Authorizing an Employment Agreement with the Ohio Land Bank Association

Summary/Background: The Ohio Land Bank Association (the "OLBA") is a nonprofit organization that works to support the work of and advocate on behalf of land banks across Ohio. The Corporation is a founding member of the OLBA. While the OLBA has not previously employed staff members, it has recently hired an Executive Director who will help to grow its capacity, advance its mission, and manage its day-to-day operations.

Because the OLBA does not have an existing employment infrastructure, the OLBA wishes to contract with an existing Ohio land bank to provide employment services, specifically for the provision of a payroll and benefits infrastructure. These employment services would be of a limited scope, as the Executive Director would be a full time employee of the OLBA, would report to the OLBA's Board of Directors, and would not have dedicated office space with the host land bank. As a condition of the employment agreement, the OLBA would fully reimburse and hold harmless the host land bank for all costs associated with employing the Executive Director.

After conducting a capacity analysis of Ohio land banks, the OLBA has determined that the Corporation would provide the most efficient and cost effective employment infrastructure to act as the host land bank for employing the Executive Director. Accordingly, the OLBA wishes to enter into an employment agreement with the Corporation to provide limited employment services, including payroll and benefits services, to the Executive Director on behalf of the OLBA, the costs for which the OLBA would fully reimburse the Corporation and for which the Corporation would be held harmless.

The President now seeks the authority to enter into an employment agreement with the OLBA governing the terms of the employment services to be provided to the Executive Director through the Corporation, consistent with this summary.

Authority: Code of Regulations § 1.4.

Director Hughes 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 or his designee is authorized to negotiate an employment agreement with the Ohio Land Bank Association to provide limited employment services, including payroll and benefits services, to their Executive Director. The employment agreement will stipulate that the Executive Director will report to the Ohio Land Bank Association and not to the Corporation, and that Ohio Land Bank Association will fully reimburse and hold harmless the Corporation for all costs associated with the employment of the Executive Director.

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 Webb voted yes

Director Gerken voted yes

Director Wozniak voted yes

Director Kapszukiewicz was not present


Director Turner was not present

Director Beazley voted yes

Director Burciaga voted yes

Director Gibbon voted yes

Director Hughes voted yes



Joshua Murnen, Secretary of the Corporation



**Neighborhood Justice Fund
2022 Annual Report**

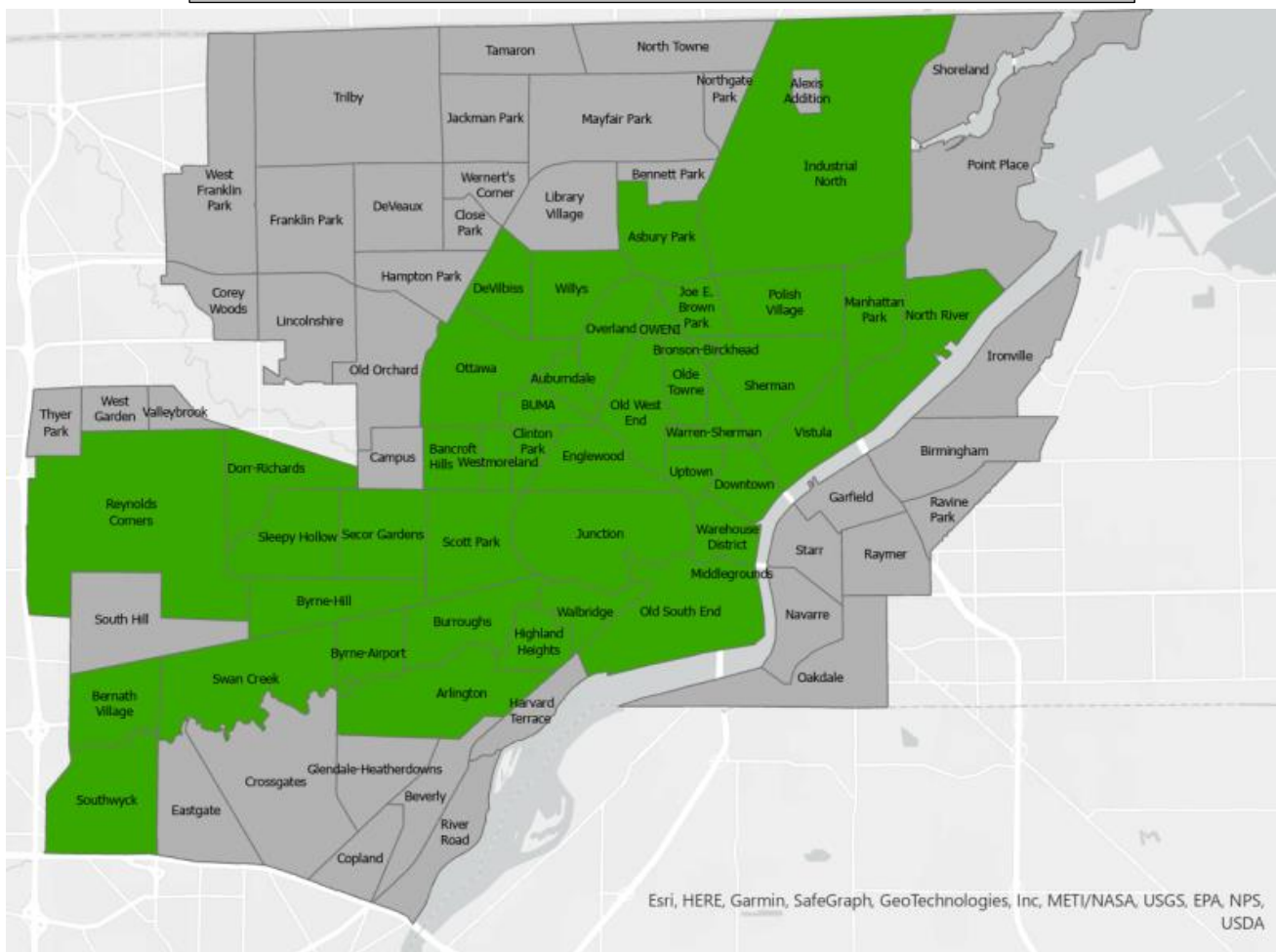


Land ♦ People ♦ Buildings

What is the Neighborhood Justice Fund?

For far too long, Black and Brown residents in Lucas County have suffered from wealth disparities and quality of life inequities. \$1.5 million has been dedicated over the next five years to our Neighborhood Justice Fund to support Land Bank investments in the built environment that will grow wealth and foster health in Black and Brown communities. This commitment enables the Land Bank to target funding to projects in neighborhoods that have gone without investment for far too long with the goal of growing wealth and fostering health in these communities of color. The projects selected align with the Land Bank's five year strategic plan that focuses on land, buildings, and people.

Neighborhood Justice Fund Eligibility Map



Neighborhood Justice Fund Eligible Neighborhoods

Completed Projects

During 2022, the Land Bank was able to support 48 NJF projects with \$72,541 of direct investment, which leveraged \$382,849 of private funds from Maumee Valley Habitat for Humanity, Urban Wholistics, Sacred Strings Records, and homeowners. This section highlights the people we helped, the land and structures we invested in, and the neighborhoods in which we worked.

Land

In 2022, the Land Bank was able to complete 32 NJF greening projects totaling \$21,530. A majority of the projects focused on the Junction neighborhood through clean up and maintenance efforts, which laid the groundwork for repurposing 46 vacant lots within a six-block boundary. Homeowners within a targeted six-block radius known as Junction Greening were able to qualify to extend their property lines with a side lot opportunity along with a greening and beautification grant.

Mr. Winston, a homeowner in the Junction neighborhood, purchased a side lot in 2021 and then received an NJF grant to fund a new back deck to beautify his home and create a place to gather with family and friends.



Maumee Valley Habitat for Humanity constructed two new homes in the Junction neighborhood, and an NJF grant funded the clean-up of the vacant lots to ready them for construction. Once construction is complete, an NJF grant will also fund fencing for the new homeowners.

Before



After



Maumee Valley Habitat for Humanity

Before



After



People

The Land Bank awarded \$9,273 to support five NJF projects with community organizations. Such projects assisted organizations like Urban Wholistics to grow their operations through repurposing vacant lots by funding greening and beautification projects that help create a sense of community.

Urban Wholistics by Sonia Organics was able to expand their urban farming operations in the Junction neighborhood with the purchase of three vacant lots and were awarded NJF funding for tree removal, setting the stage for the organization to receive approval from the USDA.



Buildings

The Land Bank awarded \$40,234 to fund 11 NJF projects, assisting homeowners in making essential improvements to their home. Such improvements include plumbing and waterline repair, roof replacement, exterior siding replacement, and furnace replacement. We hope to make a positive impact by making it possible for people to remain in their home while improving their quality of life to strengthen neighborhoods.

The Neal family, who lives in the Scott Park neighborhood, after a Home Preservation Initiative home visit and an NJF grant, were able to repair their plumbing and waterlines.



Ms. McCadney, who lives in the Clinton Park neighborhood, is in our Building Blocks target area. Improvements at the McCadney home consisted of a roof replacement, installation of gutters, fencing, & furnace replacement. These projects were made possible by a RISE grant, NJF grant, and homeowner matching investment. Due to a supplies shortage and winter weather, improvements have carried into 2023.



Neighborhood Investment

LAND

PEOPLE

BUILDINGS



Englewood

Clinton Park

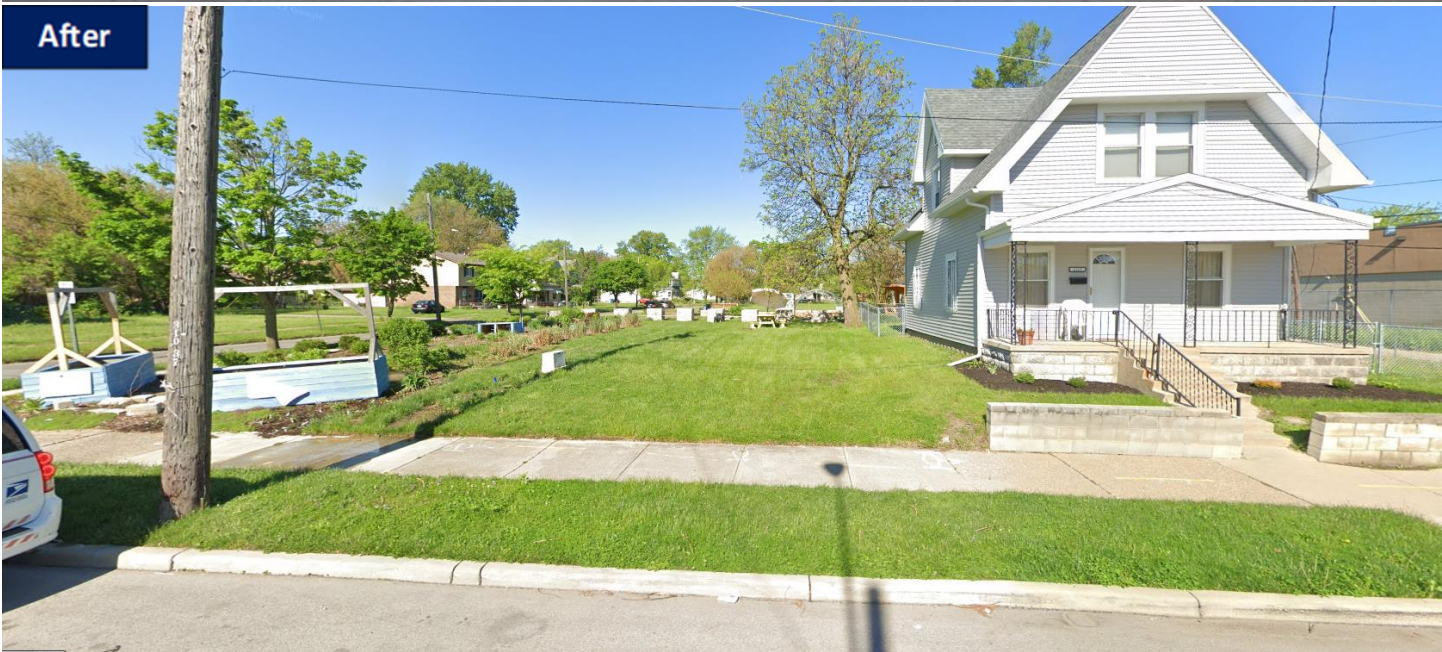
Junction

Scott Park

Community Spotlight



Over the decades, Gloria Wright, who lives on City Park in the Junction neighborhood, has seen her block transform from a place of blighted and abandoned homes to a place that has repurposed vacant land. Next door to Gloria, Urban Wholistics has collaborated with the Land Bank to beautify the vacant lots with plants, trees and a vegetable garden. In recent years, Gloria has received interior and exterior home improvement upgrades with the help of Maumee Valley Habitat for Humanity and the City of Toledo's Home Rescue Rehabilitation Program. In 2022, through the Land Bank's Neighborhood Justice Fund, Ms. Wright was able to extend her property line with the addition of a side lot fenced in with her existing property.



BEFORE displays a boarded and abandoned house to the left of Ms. Wright's home.

AFTER displays post-demolition of the abandoned house. Currently the two vacant lots are being repurposed into a space for urban agriculture through Adopt-a-Lot partnership with Urban Wholistics by Sonia Organics, bringing this property back to productive use.

Before



After



BEFORE displays an abandoned and deteriorating house to the right of Ms. Wright's home.

AFTER displays post-demolition of the deteriorating house. Currently the vacant lot is back to productive use as it has allowed Ms. Wright to extend her property line with the addition of this fenced in side lot. Vacant lot clean up and fencing was funded by the Neighborhood Justice Fund.

Neighborhood Justice Fund

Program Stats: As of December 31, 2022

Current Focus

2022 Funds Available \$300,000.00

Neighborhood Justice Fund	Projects	Award	Leveraged
Completed Projects	48	\$ 72,541	\$ 382,849
Projects Under Contract	6	\$ 48,737	\$ 325,222
Committed Projects <i>(continued in 2023)</i>	38	\$ 218,700	TBD
Total	92	\$ 339,978	\$ 708,071

Completed Project Breakdown	Projects	Award	Leveraged
Homeowners	11	\$ 41,737	\$ 83,819
Greening	32	\$ 21,531	-
Community Orgs.	5	\$ 9,273	\$ 299,030
Total	48	\$ 72,541	\$ 382,849

Projects Under Contract Breakdown	Projects	Award	Leveraged
Homeowners	4	\$ 41,137	\$ 295,682
Greening	1	\$ 5,850	-
Community Orgs.	1	\$ 1,750	\$ 29,540
Total	6	\$ 48,737	\$ 325,222

Committed Projects Breakdown	Projects	Allocated	Leveraged
Homeowners	8	\$ 93,260	TBD
Greening	18	\$ 62,900	TBD
Community Orgs.	12	\$ 62,540	TBD
Total	38	\$ 218,700	TBD

2022 Completed Projects

Neighborhood Investments	Projects	Awarded	Leveraged
Junction	39	\$ 38,408	\$ 302,430
Clinton Park	5	\$ 24,301	\$ 44,119
Englewood	1	\$ 600	-
Scott Park	1	\$ 2,210	-
Vistula	1	\$ 470	\$ 150
Old West End	1	\$ 5,050	\$ 36,000
Total	48	\$ 71,038	\$ 382,699

Committed Investments

Land

The Land Bank has committed to funding 18 greening projects totaling \$62,900 in greening investments in the Clinton Park, Junction, Scott Park and Sherman neighborhoods. A large portion of this funding will be dedicated to the Junction Neighborhood. Through our partnerships with Urban Wholistics, Junction Coalition and the Toledo Design Collective we are able to invest in the design and creation of the Junction Gateway at the intersection of Nebraska and Collingwood, by repurposing this land we hope to create a sense of community through beautification and placemaking.

People

We have committed to aid community organizations with 12 projects estimated to total \$62,540. Such projects vary from assisting in greening and urban agriculture to facilitate sessions and development of concepts for the Swayne Field Redevelopment Study.

Buildings

The Land Bank has committed to funding 8 projects estimating a total of \$93,259 in which we aim to aid people and homeowners to make essential improvements to their homes. Such improvements include roofing, siding repair/replacement, and repairing plumbing and waterlines. We hope to make a positive impact to make it possible for people to be able to remain in their home while improving their quality of life to overall strengthen neighborhoods.



LUCAS COUNTY
Land Bank

Property Development Report

December 1, 2022 – February 22, 2023

COMPLETED RENOVATION PROJECTS

310 Sunset, 43612

Owner-Occupant (Resale)



Buyer: Michael Bigler

This single-family home in Bennett Park was sold on 5/26/2022 for \$22,500 with the expectation that Mr. Bigler would invest another \$45,000 in the renovation. The property passed the Land Bank's safety & habitability inspection on 12/12/2022. The property has since been resold to an owner-occupant.

5864 Douglas, 43613

Owner-Occupant (Resale)



Buyer: Maumee Valley Habitat for Humanity

This vacant lot in Tameron was sold on 12/22/2021 for \$300 with the expectation that Maumee Valley Habitat for Humanity would invest another \$169,050 to build a new house. The property passed the Land Bank's new construction requirements on 12/14/2022. The property has since been resold to an owner-occupant.

308 Roseanna, 43615

Owner-Occupant (Resale)



Buyer: Maumee Valley Habitat for Humanity

This single-family home in Springfield Township was sold on 5/10/2021 for \$15,200 with the expectation that Maumee Valley Habitat for Humanity would invest another \$157,115 to demolish the existing structure and build a new house. The property passed the Land Bank's new construction requirements on 12/14/2022. The property has since been resold to an owner-occupant.

828 Bricker, 43608

Owner-Occupant (Resale)



Buyer: Flipping Innovations LLC (Ryan Schumaker & Victor Blankenship)

This single-family home in Polish Village was sold on 6/28/2022 for \$16,000 with the expectation that Mr. Schumaker and Mr. Blankenship would invest another \$10,922 in the renovation. The property passed the Land Bank's safety & habitability inspection on 12/19/2022. The property is currently on the market with the intention of reselling to an owner-occupant.

1422 Mott, 43605

Owner-Occupant (Resale)



Buyer: Family G&C Investments LLC (Angel Carillo)

This single-family home in Garfield was sold on 8/9/2022 for \$10,000 with the expectation that Ms. Carillo would invest another \$57,900 in the renovation. The property passed the Land Bank's safety & habitability inspection on 12/22/2022. The property has since been resold to an owner-occupant.

5811 Cook, 43615

Owner-Occupant (Resale)



Buyer: Brad Sevrence

This single-family home in Reynolds Corners was sold on 7/20/2022 for \$65,000 with the expectation that Mr. Sevrence would invest another \$28,400 in the renovation. The property passed the Land Bank's safety & habitability inspection on 12/28/2022. The property has since been resold to an owner-occupant.

544 Pleasant, 43609

Family



Buyer: Walter Lorenzo Dani & Rosaura Lorenzo

This duplex home in the Old South End was sold on 10/17/2022 for \$17,500 with the expectation that Mr. and Mrs. Lorenzo would invest another \$56,800 in the renovation. The property passed the Land Bank's safety & habitability inspection on 1/3/2023.

1401 Lawnview, 43607

Owner-Occupant (Resale)



Buyer: FIDE Investments LLC (Andrew Van Engen)

This single-family home in Bancroft Hills was sold on 3/10/2022 for \$16,500 with the expectation that Mr. Van Engen would invest another \$41,800 in the renovation. The property passed the Land Bank's safety & habitability inspection on 1/3/2023. The property is currently on the market with the intention of reselling to an owner-occupant.

1253 Eastgate, 43615

Rental



Buyer: Kindred and Kempa LLC (Dan Kempa)

This duplex home in Swan Creek was sold on 8/18/2022 for \$58,000 with the expectation that Mr. Kempa would invest another \$65,000 in the renovation. The property passed the Land Bank's safety & habitability inspection on 1/10/2023.

2801 Upton, 43606

Rental

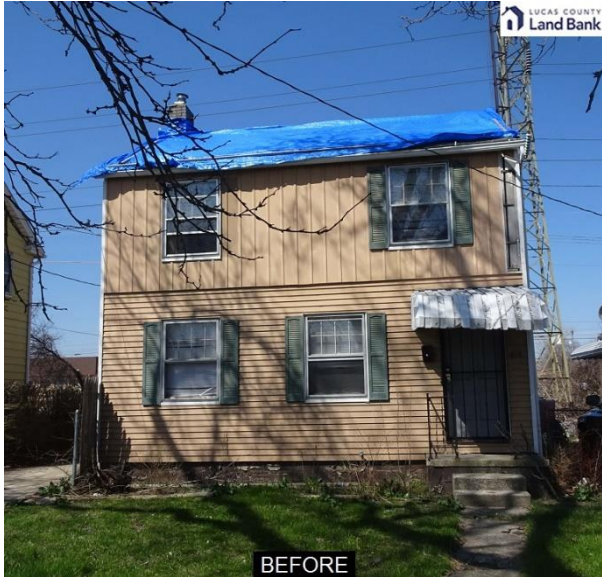


Buyer: Alex's Industries LLC (Alejandra Ordonez)

This single-family home in Ottawa was sold on 9/22/2022 for \$10,000 with the expectation that Ms. Ordonez would invest another \$30,500 in the renovation. The property passed the Land Bank's safety & habitability inspection on 1/17/2023.

414 W Crawford, 43612

Owner-Occupant (Resale)



Buyer: Franky Perez & Hector Garcia-Echeverria

This single-family home in Bennett Park was sold on 8/22/2022 for \$25,000 with the expectation that Mr. Perez and Mr. Garcia-Echeverria would invest another \$14,500 in the renovation. The property passed the Land Bank's safety & habitability inspection on 1/31/2023. The property is currently on the market with the intention of reselling to an owner-occupant.

2110 Upton, 43607

Owner-Occupant (Move-In Ready)



Buyer: Zandra Fletcher

This single-family home in Clinton Park was sold on 1/31/2023 for \$98,000 with an investment by the Land Bank (hard and soft costs) of \$155,475 to new homeowner, Zandra Fletcher.

616 Madison, 43604

Commercial



Buyer: CNWR, Inc.

This commercial building in Downtown was sold on 3/30/2021 for \$216,000 with the expectation that Ms. Ordonez would invest another \$450,000 in the renovation. The property passed the Land Bank's safety & habitability requirements on 2/6/2023. CNWR will occupy the second floor as their new business headquarters, and they are advertising the first floor of the property for future lease/build-out to a new business/retail tenant.

3701 Waldorf, 43611

Owner-Occupant (Resale)



Buyer: Maumee Valley Habitat for Humanity

This vacant lot in Point Place was sold on 12/22/2021 for \$300 with the expectation that Maumee Valley Habitat for Humanity would invest another \$145,000 to build a new house. The property passed the Land Bank's new construction requirements on 2/8/2023. The property has since been resold to an owner-occupant.

PROPERTIES SOLD

1427 Addington, 43607

Owner-Occupant



Buyer: Somkenechukwu Onah & Maria Ijlade

This single-family home in Westmoreland was sold on 12/5/2022 for \$16,500 with the expectation that Mr. Onah and Ms. Ijlade would invest another \$34,000 in the renovation.

1748 Bigelow, 43613

Owner-Occupant (Resale)



Buyer: Dreek Holding LLC (Leo Edreekh)

This single-family home in DeVilbiss was sold on 12/6/2022 for \$12,888 with the expectation that Mr. Edreekh would invest another \$24,200 in the renovation. The home will then be marketed for resale to an owner-occupant.

1601 Roosevelt, 43607

Rental



Buyer: Matthew Nelson

This single-family home in Bancroft Hills was sold on 12/7/2022 for \$24,400 with the expectation that Mr. Nelson would invest another \$37,600 in the renovation.

729 Waverly, 43607

Owner-Occupant (Resale)



Buyer: FIDE Investments LLC (Andrew Van Engen)

This single-family home in Scott Park was sold on 12/9/2022 for \$8,000 with the expectation that Mr. Van Engen would invest another \$54,200 in the renovation. The home will then be marketed for resale to an owner-occupant.

2002 Joffre, 43607

Owner-Occupant

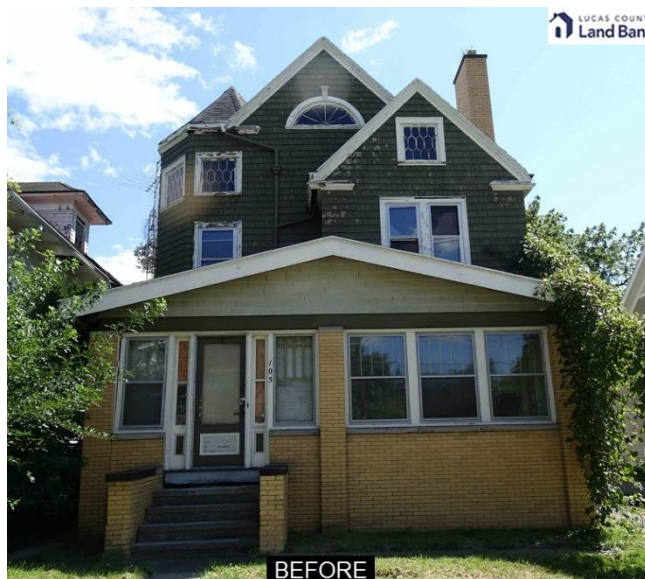


Buyer: Oluwaseun Dada

This single-family home in Clinton Park was sold on 12/14/2022 for \$16,500 with the expectation that Mr. Dada would invest another \$33,800 in the renovation.

105 Rosalind, 43610

Rental



Buyer: Abdul Nabie

This duplex home in Olde Towne was sold on 12/14/2022 for \$2,500 with the expectation that Mr. Nabie would invest another \$53,000 in the renovation.

1590 South, 43609

Owner-Occupant (Resale)



Buyer: Nelson & Nelson Realty Inc. (Terry Nelson)

This single-family home in Highland Heights was sold on 1/4/2023 for \$11,500 with the expectation that Mr. Nelson would invest another \$35,850 in the renovation. The home will then be marketed for resale to an owner-occupant.

2021 Barrows, 43613

Family



Buyer: Perry Keel

This single-family home in DeVilbiss was sold on 1/11/2023 for \$17,000 with the expectation that Mr. Keel would invest another \$24,900 in the renovation.

514 Shasta, 43609

Rental



Buyer: AXK LLC (Anna Kinzel)

This single-family home in Burroughs was sold on 1/17/2023 for \$4,500 with the expectation that Ms. Kinzel would invest another \$36,700 in the renovation.

426 E Lake, 43608

Rental



Buyer: JLN Enterprises LLC (Joshua Northup)

This single-family home in Polish Village was sold on 1/19/2023 for \$8,900 with the expectation that Mr. Northup would invest another \$26,475 in the renovation.

1924 Greenwood, 43605

Owner-Occupant (Resale)

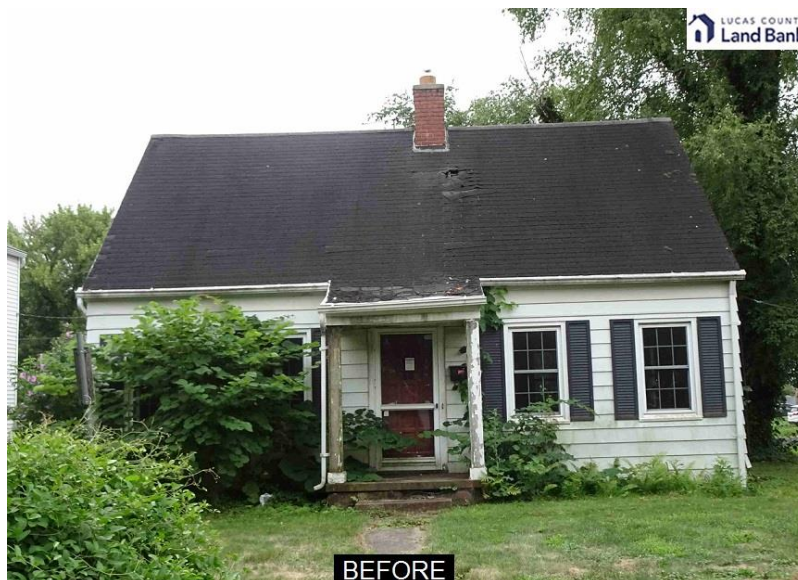


Buyer: Donna Jean Bellamy

This single-family home in Raymer was sold on 1/24/2023 for \$7,500 with the expectation that Ms. Bellamy would invest another \$23,800 in the renovation. The home will then be marketed for resale to an owner-occupant.

2241 Marlow, 43613

Owner-Occupant (Resale)

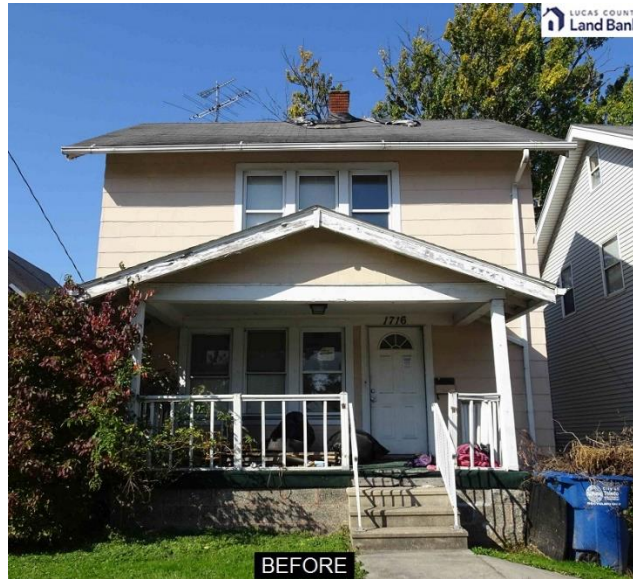


Buyer: Family G&C Investments LLC (Angel Carrillo)

This single-family home in DeVilbiss was sold on 2/7/2023 for \$24,000 with the expectation that Ms. Carrillo would invest another \$59,600 in the renovation. The home will then be marketed for resale to an owner-occupant.

1716 Milroy, 43605

Owner-Occupant (Resale)



Buyer: Family G&C Investments LLC (Angel Carrillo)

This single-family home in Oakdale was sold on 2/7/2023 for \$8,888 with the expectation that Ms. Carrillo would invest another \$41,200 in the renovation. The home will then be marketed for resale to an owner-occupant.

1985 N Superior, 43611

Rental



Buyer: Zachary Isom

This multi-family home North River was sold on 2/14/2023 for \$15,000 with the expectation that Mr. Isom would invest another \$55,500 in the renovation.

516 Nottingham, 43610

Owner-Occupant (Resale)



Buyer: Celine Pierlout

This single-family home in the Old West End was sold on 2/15/2023 for \$16,500 with the expectation that Ms. Pierlout would invest another \$63,500 in the renovation. The home will then be marketed for resale to an owner-occupant.

122 Columbia, 43620

Owner-Occupant (Resale)



Buyer: Tiago Gigante

This single-family home in Olde Towne was sold on 2/21/2023 for \$6,000 with the expectation that Mr. Gigante would invest another \$31,400 in the renovation. The home will then be marketed for resale to an owner-occupant.

1947 Fernwood, 43607

Owner-Occupant (Resale)



Buyer: Alejandra Ordonez

This single-family home in Westmoreland was sold on 2/24/2023 for \$10,000 with the expectation that Ms. Ordonez would invest another \$44,000 in the renovation.

PARCEL	ADDRESS	CITY	ZIP	TRANSFER DATE	PURCHASER	NEIGHBORHOOD	END-USE TYPE
0300457	1219 CITY PARK AVE	TOLEDO	43604	11/17/2022	Gloria Wright	Junction	Side Lot - Homeowner
0463291	611 LUCAS ST	TOLEDO	43604	11/17/2022	Tiffani Spearman	Junction	Side Lot - Rental
1001831	617 MAYWOOD AVE	TOLEDO	43608	11/17/2022	Thomas Haskell	Sherman	Side Lot - Rental
7864987	2702 ELMWOOD DR	TOLEDO	43615	11/17/2022	Margaret Zelasko	Sylvania Twp	Side Lot - Homeowner
0914824	528 SOUTH AVE	TOLEDO	43609	11/21/2022	Rogelio Torrez	Old South End	Side Lot - Homeowner
0314617	2843 GLENWOOD AVE	TOLEDO	43610	12/7/2022	Christene Rayfus	Old West End	Side Lot - Rental
1017437	134 WORTHINGTON ST	TOLEDO	43605	12/7/2022	Allen Mattox	Garfield	Side Lot - Rental
1017264	123 MARYLAND AVE	TOLEDO	43605	12/12/2022	Travis Ricard	Garfield	Side Lot - Rental
6590771	232 S CENTENNIAL RD	HOLLAND	43528	12/15/2022	Stone Oak Country Club Inc	Springfield Twp	Vacant Land - Purchase
6590772	236 S CENTENNIAL RD	HOLLAND	43528	12/15/2022	Stone Oak Country Club Inc	Springfield Twp	Vacant Land - Purchase
0329067	3209 GLENWOOD AVE	TOLEDO	43610	12/21/2022	Kiona White	Overland	Side Lot - Homeowner
0107074	4302 ASBURY DR	TOLEDO	43612	12/22/2022	James Aston	Asbury Park	Side Lot - Rental
1620874	2718 UPTON AVE	TOLEDO	43606	12/22/2022	Dan Ridi	Ottawa	Side Lot - Commercial
0409871	3821 BERKELEY DR	TOLEDO	43612	1/18/2023	Eric Brummond	Willys	Side Lot - Rental
0502874	1646 FERNWOOD AVE	TOLEDO	43607	1/18/2023	City of Toledo	Englewood	Vacant Land - Purchase
1320064	734 VALLEYWOOD DR	TOLEDO	43605	1/18/2023	Dorothy & Barrett Taite	Raymer	Side Lot - Rental
0455604	1101 PAGE ST	TOLEDO	43608	1/24/2023	Gerardo Perez	Sherman	Side Lot - Homeowner
0853217	502 PULASKI ST	TOLEDO	43607	1/24/2023	Ronald Boose	Junction	Side Lot - Homeowner
1009717	3305 BUCKEYE ST	TOLEDO	43608	1/30/2023	Steven Ayala	Polish Village	Side Lot - Rental

PARCEL	ADDRESS	CITY	ZIP	TRANSFER DATE	PURCHASER	NEIGHBORHOOD	END-USE TYPE
0300464	610 WOODLAND AVE	TOLEDO	43607	2/6/2023	Sonia Flunder-McNair	Junction	Vacant Land - Purchase
0300474	614 WOODLAND AVE	TOLEDO	43604	2/6/2023	Sonia Flunder-McNair	Junction	Vacant Land - Purchase
0300477	616 WOODLAND AVE	TOLEDO	43604	2/6/2023	Sonia Flunder-McNair	Junction	Vacant Land - Purchase
1434244	734 WALBRIDGE AVE	TOLEDO	43609	2/14/2023	St Lucas Lutheran Church	Old South End	Side Lot - Commercial
1434244	734 WALBRIDGE AVE	TOLEDO	43609	2/14/2023	Velma Coffman	Old South End	Side Lot - Homeowner

Total Vacant Lots Transferred: 24

RISE Neighborhoods & Home Preservation Initiative

As of March 1, 2023

Current Focus

Home Preservation Initiative	Quarter	Total	Funded
Home Visits	0	1151	81
HPI Equity/RISE Loans	0	15	\$ 370,779
PACE Energy-Efficiency Loans	0	66	\$ 673,175
		Total	\$ 1,043,954

Site Opportunities	Pending	Acquired	Total
Clinton Park	30	37	67
Garfield	2	21	23
Scott Park	18	35	53
Secor Gardens	13	5	18
		Total	161

Matching Grants	Projects	Awarded	Investment
Clinton Park	22	\$ 165,736	\$ 277,388
Garfield	0	\$ -	\$ -
Scott Park	4	\$ 18,000	\$ 34,707
Secor Gardens	26	\$ 102,668	\$ 215,798
Totals	52	\$ 286,404	\$ 527,893

Development Projects	Funding	Goal	Stage
2110 Upton (Clinton Park)	CDBG/LB	Move-In	SOLD!
1006 Broer (Secor Gardens)	LB	Move-In	Construction
2026 Parkdale (Clinton Park)	LB	Move-In	Pre-Const.
4030 Westway (Library Village)	LB	Move-In	Planning
417 Oswald (Garfield/Starr)	LB	Move-In	Planning

Long-Term Commitments

Clinton Park

The new Clinton Park neighborhood eastern gateway is finished, and it is a dramatic transformation of this previously awful industrial wreck. The enclosed photo helps to showcase the possibilities as sites are positioned for new development. In addition to a new move-in-ready renovation project on Parkdale, the Baron Drawn Steel brownfield demolition project has begun and will continue for the coming months.

Garfield


In late March, we will formally launch Garfield RISE with the residents and stakeholders in this East Toledo neighborhood. Initial redevelopment projects will be highlighted to help build credibility with the Land Bank, and Home Preservation Initiative visits coupled with loans and matching grants will be offered. We are also planning our first move-in-ready project in the neighborhood on Oswald.

Scott Park

Quiet initial investments in the neighborhood continue to build, including a move-in-ready project by a partner on Parkside. As the year progresses, we will be reaching out to residents and other stakeholders for listening sessions on how RISE may best serve their neighborhood and what matters most. That engagement will help us build a foundation for a formal launch of RISE here in 2024.

Secor Gardens

Construction continues on our first move-in-ready project in the neighborhood on Broer Ave., with final exterior work to be soon completed now that winter is finishing. Blight elimination and greening efforts on Elysian are also in progress, and new problem properties continue to come to our attention for spot investments on an occasional basis.

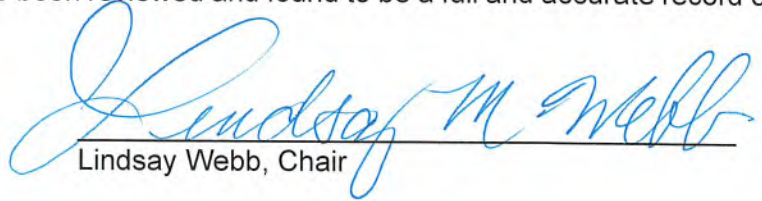
A large, 3D block-letter sign stands in a snowy field. The sign is composed of several rectangular blocks in shades of orange and brown. The top part of the sign features the words 'CLINTON' and 'PARK' in large, white, bold, sans-serif capital letters. Below this, a white rectangular block contains the word 'NEIGHBORHOOD' in smaller, black, bold, sans-serif capital letters. The sign is set against a backdrop of a snow-covered field, a wooden fence, and bare trees under a bright, overcast sky. In the distance, a house and utility poles are visible.

**CLINTON
PARK**

NEIGHBORHOOD

June 14, 2023

The Board of Directors represents that the record of the proceedings of the previous session on March 1, 2023, as contained in the Lucas County Land Reutilization Corporation's official electronic recording and all resolutions attached herein have been reviewed and found to be a full and accurate record of the proceedings.


Lindsay Webb, Chair

Attest:


Joshua Murnen, Secretary of the Corporation



Lucas County Land Reutilization Corporation
Annual Board of Directors Meeting
Wednesday, June 14, 2023 at 10:00 A.M.
Associated General Contractors of Northwest Ohio, Inc.
1845 Collingwood Boulevard, Toledo, Ohio 43604

1. Call to order by Chair Webb
2. Approval of the March 1, 2023 Minutes (posted on the website)
3. Governance Items
 - a. **Resolution 2023-04: Reappointing Wade Kapszukiewicz to the Board of Directors as the Municipal Director** (*ex officio* directors)
 - b. **Resolution 2023-05: Reappointing Oliver Turner to the Board of Directors as the Township Director** (*ex officio* directors)
 - c. **Resolution 2023-06: Electing a Chair and Vice-Chair of the Board**
 - d. **Resolution 2023-07: Appointing Directors to the Finance and Human Resources Committee**
4. Treasurer's Report
 - a. Minutes of the April 17, 2023 Finance and Human Resources Committee
 - b. Annual Conflict of Interest and Fraud Policy Review
 - c. **Resolution 2023-08: Ratifying the Certification of the 2022 Annual Financial Report to the Auditor of State in accordance with Ohio Rev. Code § 1724.05**
 - d. **Resolution 2023-09: Second Amendment to the 2023 Annual Budget; Ratifying Expenditures**
 - e. **Resolution 2023-10: Authorizing the Restructuring of the Corporation's Retirement Plan; and, Authorizing a Revenue-Neutral Retirement Participant Settlement**
 - f. Presentation of Quarterly Financial Statements
5. President's Report
 - a. **Resolution 2023-11: Authorizing an Agreement for Professional Design Services with The Collaborative for the former St. Anthony's Church**
 - b. **Resolution 2023-12: Authorizing an Agreement with Madhouse Creative, LLC for Video Storytelling Services**
 - c. Update on staffing
 - d. Major Projects Update
 - Four Corners project
 - Review of bids and awards for ODOD grant programs
 - e. Ohio Land Bank Association – Legislative update
 - f. Development Sales & Vacant Land Transfers
 - g. RISE Neighborhoods & Home Preservation Initiative
6. New Business
7. Adjournment



Date: June 14, 2023

Resolution No. 2023-004

Title: Reappointing Wade Kapszukiewicz to the Board of Directors as the Municipal Director

Summary/Background: Pursuant to RC §1724.03, the Corporation's Board of Directors must include a representative from the largest municipality in Lucas County, which is the City of Toledo. By Resolution 2021-010, the *ex officio* Directors appointed Mayor Wade Kapszukiewicz as Municipal Director with a term to expire at the 2023 Annual Meeting.

Pursuant to the Code of Regulations, the *ex officio* Directors wish to reappoint Wade Kapszukiewicz as the Municipal Director for a new term ending at the 2025 Annual Meeting of the Corporation or until his successor is duly appointed.

Authority: Code of Regulations § 3.03

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. Wade Kapszukiewicz is reappointed as the Municipal Director for a term ending at the 2025 Annual Meeting of the Corporation or until his successor is duly appointed.

Section 2. The *ex officio* Directors find and determine that all formal actions of the Corporation concerning and relating to the adoption of this resolution were taken in an open meeting of this Board and that all deliberations of the *ex officio* Directors 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 Webb was not present

Director Pushka voted yes

Director Gerken voted yes



Joshua Murnen, Secretary of the Corporation



Date: June 14, 2023

Resolution No. 2023-005

Title: Reappointing Oliver Turner to the Board of Directors as the Township Director

Summary/Background: Pursuant to RC §1724.03, the Corporation's Board of Directors must include a representative of the Lucas County townships with populations over ten thousand persons in the unincorporated area in the most recent federal decennial census. In 2020, the trustees of Sylvania Township, Springfield Township, and Monclova Township each passed resolutions supporting Oliver Turner's appointment as Township Director. In 2021 the *ex officio* Directors reappointed Mr. Turner as the Township Director for a term ending at the 2023 Annual Meeting.

In 2023, the trustees of Sylvania Township, Springfield Township, and Monclova Township each passed new resolutions supporting Mr. Turner's reappointment as the Township Director. Pursuant to the Code of Regulations and the resolutions passed by Sylvania, Springfield and Monclova Townships, the *ex officio* Directors now wish to reappointment Mr. Turner as the Township Director for a term ending at the 2025 Annual Meeting.

Authority: Code of Regulations § 3.1.5

Director Pushka 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. Oliver Turner is reappointed as the Township Director for a term ending at the 2025 Annual Meeting of the Corporation or until his successor is duly appointed.

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 Webb was not present

Director Pushka voted yes

Director Gerken voted yes



Joshua Murnen, Secretary of the Corporation



Date: June 14, 2023

Resolution No. 2023-006

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

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

Authority: Code of Regs. § 3.08

Director Hughes 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 Webb is elected Chair of the Board of Directors for a term commencing immediately and expiring at the next Annual Meeting of the corporation.

Director Hughes offered the following resolution:

Section 2. Director Kapszukiewicz 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 the Corporation concerning and relating to the adoption of this resolution were taken in an open meeting of this Board and that all deliberations of the 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 Webb was not present
Director Gerken voted yes
Director Pushka voted yes
Director Kapszukiewicz voted yes
Director Turner voted yes
Director Beazley was not present
Director Burciaga voted yes
Director Gibbon voted yes
Director Hughes voted yes



Joshua Murnen, Secretary of the Corporation



Date: June 14, 2023

Resolution No. 2023-007

Title: Appointing Directors to the Finance and Human Resources Committee

Summary/Background: By Resolution 2020-011, the Board created a Finance and Human Resources Committee to better manage the internal financial and human resource matters of the Corporation. The Finance and Human Resources Committee is charged with meeting at least twice annually, or as often as the Committee members or officers require, for those purposes as described in that resolution.

Pursuant to Resolution 2020-011, the Finance and Human Resources Committee is composed of no more than four Directors appointed by the full Board on an annual basis. The Chair or Vice Chair of the Board is to be appointed by regular practice, at least one Additional Director with management experience is to be appointed by regular practice, and no more than one of the three *ex-officio* Directors is to be appointed to avoid breaching any open meetings act requirements of the Corporation.

The Corporation now seeks to reappoint Chair Webb, and Directors Beazley and Hughes to the Finance and Human Resources Committee for a term expiring at the 2024 Annual Meeting.

The Corporation additionally seeks to appoint Director Turner to the Finance and Human Resources Committee for a term expiring at the 2024 Annual Meeting.

Authority: Code of Regulations § 5.01, et al.

Director Webb 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. Directors Webb, Beazley, and Hughes are reappointed to serve on the Finance and Human Resources Committee until the next annual meeting of the Corporation. Director Turner is appointed to serve on the Finance and Human Resources Committee until the next Annual Meeting of the Corporation. The President or the President's designee and the Treasurer or the Treasurer's designee shall also serve as *ex officio* members of the Committee.

Section 2. This Board finds and determines that all formal actions of the Corporation concerning and relating to the adoption of this resolution were taken in an open meeting of this Board and that all deliberations of the 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 Webb voted yes
Director Gerken voted yes

Director Pushka voted yes
Director Kapszukiewicz voted yes
Director Turner voted yes
Director Beazley voted yes
Director Burciaga voted yes
Director Gibbon voted yes
Director Hughes voted yes



Joshua Murnen, Secretary of the Corporation



**Board of Directors
Finance and Human Resources Committee Minutes
Monday, April 17, 2023 at 2:00 PM**

Present: Chair Webb, Director Beazley, President Mann, Treasurer Brownlee

Excused: Vice-Chair Kapszukiewicz, Director Hughes

Agenda

1. 2022 Audit Update

Treasurer Brownlee reported that the Corporation's unaudited financial statements were submitted to the Auditor of State Hinkle System on March 17, 2023, which is more than a month before the statutory deadline. Julian & Grube, as the AOS' designated IPA, began their audit of those statements in mid-March as well, with the expectation that they will be complete by the middle of May. A copy of those audited financial statements will be delivered to the Lucas County Auditor's office when available because the Corporation is a discretely presented component unit of Lucas County government.

Treasurer Brownlee has not been notified of any issues, material or otherwise, as the statements have been audited. Additional work was done over the course of the last year with our outside financial consultant, Jennie Lambert, to conform our statements to current accounts and streamline reporting. President Mann thanked Treasurer Brownlee for her steady work to deliver another likely clean audit report for fiscal year 2022.

2. Retirement Policy Review

President Mann and Treasurer Brownlee reported that the annual 457(b) retirement plan review with our advisor, McDonald Partners, will happen in April. At that time, the Corporation will discuss the possibility of converting our existing 457(b) plan to a 401(k) plan with a new employer matching amount of 8.0% (up from 7.5%), effective January 1, 2024.

The small adjustment in the Corporation's match to 8.0% is to avoid any unnecessary administrative challenges associated with tracking and monitoring a matching percentage that is not a round number. This change would have a negligible impact on the overall retirement budget.

The conversion to a 401(k) plan would provide certain key advantages. First, our plan struggles to be cost-competitive in the market due to the small number of participants (~10 active accounts) and the relatively small amount invested (less than \$1 million). This cost challenge is compounded by our use of the very specialized 457(b) retirement vehicle, which is normally used as a supplemental plan ("deferred compensation") for public employees who participate in a public pension system.

By utilizing a 401(k) retirement vehicle going forward, the Corporation should be able to attract more cost-competitive retirement plan providers, who do not have to customize their services for a 457(b) plan, and will be more amenable to a small but growing plan in terms of participants and investable assets. Our payroll provider, DSC Services, will also be able to more easily process deferrals through payroll since we will be using the most-common retirement plan available.

A 401(k) plan will also allow the Corporation's employees to contribute the maximum amount provided by law if they choose (\$22,500 for tax year 2023), while still being able to benefit fully from the Corporation's retirement matching contributions. Under a 457(b) plan, the IRS-authorized maximum deferral amount (again, this year is \$22,500) takes into account both the employee and employer contributions. This is likely because most 457(b) plans do not include an employer matching contribution, because most of these plans are not used as a primary retirement savings vehicle. This is not true for a 401(k) plan.

Related to this situation, Treasurer Brownlee and President Mann reported that a multi-year plan discrepancy was discovered last month that was the result of a misunderstanding of IRS regulations by Ameritas (the plan provider), DSC Services (our payroll service), and the plan itself.

President Mann has been making the maximum employee deferral since tax year 2019, while also receiving the 7.5% employer matching contribution. It has now been determined that his aggregate deferral in tax years 2019-2022 exceeded the amount permitted for each of those years.

To immediately remedy this discrepancy, Ameritas will distribute from Mann's account the Corporation's excess deferral amount in each of those tax years (including an adjustment for investment gain/loss). This is expected to happen in April. These funds must remain in the plan and will be contributed to the plan's "forfeiture" account, which may be used to pay plan expenses or offset matching contributions going forward. The distribution is expected to be about \$34,000.

The effect of this distribution will be as if the Corporation had "pre-paid" the plan's expenses for a number of years. These "forfeited" funds will be used to pay plan expenses going forward without additional contributions from the Corporation's budget until the funds are exhausted, which is likely in 2026.

However, Treasurer Brownlee noted that the distribution from Mann's account will result in a net loss to him, since he will not have benefitted from the Corporation's matching contributions for those four tax years. Treasurer Brownlee suggested that it would be fair to compensate Mann in wages for this loss on a one-time basis and in a manner that results in no new net expense to the Corporation.

Chair Webb and Director Beazley acknowledged this to be a reasonable plan and encouraged Treasurer Brownlee to bring a plan of action to the full Board of Directors when it is appropriate to do so.

3. Staffing Updates

President Mann reported that the incumbent Real Estate Manager resigned her position with the Corporation as of April 21, 2023 by mutual agreement of the parties.

A search to fill this critical role in the Corporation's operations will begin soon, considering all possible candidates.

4. Quarterly Budget Review

Treasurer Brownlee reported no major updates to the Corporation's currently approved budget. Adjustments related to the award of Community Project Funding by the U.S. Department of Housing and Urban Development for the St. Anthony's Redevelopment project, along with other minor changes, will be considered at the June annual meeting.

With no other business before it, the Committee adjourned at 2:35 p.m.



Date: June 14, 2023

Resolution No. 2023-008

Title: Ratifying the Certification of the 2022 Annual Financial Report to the Auditor of State in accordance with Ohio Rev. Code § 1724.05

Summary/Background: The Finance and Human Resources Committee met on April 17, 2023 to review the Corporation's 2022 financial statements and receive an update about the Corporation's Auditor of State supervised audit of such statements by Julian & Grube. Prior to this review, the Annual Financial Report was submitted to the Ohio Auditor of State in compliance with statutory deadlines. The Treasurer has been notified that the Corporation has received a clean financial audit for 2022.

Under Ohio law, the Board or the Treasurer must certify its Annual Financial Report to the Auditor of State no later than April 30, 2023. Consistent with this deadline, the Treasurer has certified the previously submitted Annual Financial Report. The Board wishes to ratify that action.

Authority: Ohio Rev. Code § 1724.05

Director Webb 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 2022 Annual Financial Report, incorporated into this resolution and prepared according to generally accepted accounting principles, is certified as a full and complete accounting of the Corporation's activities to the best knowledge and belief of the Board. The certification of this Annual Financial Report by the Treasurer on or before April 30, 2023 is ratified by the Board.

Section 2. This Board finds and determines that all formal actions of the Corporation concerning and relating to the adoption of this resolution were taken in an open meeting of this Board and that all deliberations of the 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 Webb voted yes
- Director Gerken voted yes
- Director Pushka voted yes
- Director Kapszukiewicz voted yes
- Director Turner voted yes
- Director Beazley voted yes
- Director Burciaga voted yes
- Director Gibbon voted yes
- Director Hughes voted yes



Joshua Murnen, Secretary of the Corporation



Date: June 14, 2023

Resolution No. 2023-009

Title: Second Amendment to the 2023 Annual Budget; Ratifying Expenditures

Summary/Background: This resolution authorizes the Treasurer to amend and restate the annual operating budget for the Corporation for the 2023 calendar year, and to ratify expenditures made by the Corporation in 2023 through the date of this resolution, as needed.

Authority: Code of Regulations § 9.02; the Corporation's Purchasing Policy

Director Webb 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 2023 Annual Budget is amended and restated as set forth in the attachment to this resolution. Any expenditures made by the Corporation in 2023 through the date of this resolution and presented to the Board are hereby ratified to the extent required by and in accordance with the Corporation's Purchasing Policy.

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 the Corporation concerning and relating to the adoption of this resolution were taken in an open meeting of this Board and that all deliberations of the 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 Webb voted yes
- Director Gerken voted yes
- Director Pushka voted yes
- Director Kapszukiewicz voted yes
- Director Turner voted yes
- Director Beazley voted yes
- Director Burciaga voted yes
- Director Gibbon voted yes
- Director Hughes voted yes



Joshua Murnen, Secretary of the Corporation

	2023 Budget Approved	2023 Budget Revised 2	Change	Notes
Operating Income				
Statutory Reutilization Income	\$ 1,600,000	\$ 1,600,000	\$ -	
Investment Income	\$ 200,000	\$ 200,000	\$ -	
Other Income	\$ 10,000	\$ 10,000	\$ -	
Total Operating Income	\$ 1,810,000	\$ 1,810,000	\$ -	
Projects Income				
COT Housing Fund Income	\$ 150,000	\$ 150,000	\$ -	
Project Reimbursement Income	\$ 50,000	\$ 50,000	\$ -	
OLBA Employment Services Income	\$ -	\$ 92,000	\$ 92,000	New account (Reso 2023-003)
HPI Escrow Income	\$ 50,000	\$ 50,000	\$ -	
Property Sales Income	\$ 800,000	\$ 800,000	\$ -	
Total Projects Income	\$ 1,050,000	\$ 1,142,000	\$ 92,000	
Grant Income				
COT CDBG Income	\$ 173,909	\$ 168,578	\$ (5,331)	Final 2023 revenue accounting
Pre-Demolition Income	\$ 52,496	\$ 52,496		
Demolition Income	\$ 67,620	\$ 67,620		
Greening Income	\$ 31,580	\$ 31,580		
Fencing/Signage Income	\$ 22,213	\$ 16,882		
Renovation Project Income	\$ -	\$ -		
St. Anthony Redevelopment Income	\$ -	\$ 4,000,000	\$ 4,000,000	New accounts for single-audit purposes
Pre-Development Income	\$ -	\$ 600,000		
Site Work Income	\$ -	\$ 200,000		
Exterior Renovation Income	\$ -	\$ 1,000,000		
Interior Renovation Income	\$ -	\$ 2,000,000		
General Conditions Income	\$ -	\$ 200,000		
COT Brownfield ARPA Income	\$ 3,722,078	\$ 3,722,078	\$ -	
Remediation & Demolition Income	\$ 3,722,078	\$ 3,722,078		
ODOD Cleanup Pilot Income	\$ 1,889,355	\$ 1,889,355	\$ -	
Demolition Preparation Income	\$ 98,500	\$ 98,500		
Asbestos Inspection & Abatement Income	\$ 350,000	\$ 350,000		
Environmental & Remediation Income	\$ -	\$ -		
Demolition & Site Clearance Income	\$ 1,322,500	\$ 1,322,500		
Post-Demolition Restoration Income	\$ 118,355	\$ 118,355		

	2023 Budget Approved	2023 Budget Revised 2	Change	Notes
ODOD Brownfield Remediation Income	\$ 1,445,875	\$ 1,445,875	\$ -	
Clearance Income	\$ -	\$ -		
Demolition Income	\$ 12,524	\$ -		
Cleanup & Remediation Income	\$ 1,433,351	\$ 1,445,875		
ODOD Building Demolition Income	\$ 3,453,070	\$ 3,453,070	\$ -	
Pre-Demolition Income	\$ 105,100	\$ 105,100		
Demolition Income	\$ 3,288,660	\$ 3,288,660		
Post-Demolition Income	\$ 59,310	\$ 59,310		
Administration Income	\$ -	\$ -		
Total Grant Income	\$ 10,684,287	\$ 14,678,956	\$ 3,994,670	
Total Income	\$ 13,544,287	\$ 17,630,956	\$ 4,086,670	

	2023 Budget Approved	2023 Budget Revised 2	Change	Notes
<i>Operating Expenses</i>				
Benefits Expenses	\$ 120,000	\$ 125,000	\$ 5,000	Reflects Reso 2023-003
Retirement Expenses	\$ 60,000	\$ 65,000	\$ 5,000	Reflects Reso 2023-003
Payroll Expenses	\$ 65,000	\$ 71,000	\$ 6,000	Reflects Reso 2023-003
Staff Expenses	\$ 867,000	\$ 935,000	\$ 68,000	Reflects Reso 2023-003
Office Expenses	\$ 25,000	\$ 25,000	\$ -	
Other Expenses	\$ 1,000	\$ 1,000	\$ -	
Business Expenses	\$ 40,000	\$ 40,000	\$ -	
Consulting Expenses	\$ 75,000	\$ 75,000	\$ -	
Technology Expenses	\$ 50,000	\$ 50,000	\$ -	
Travel Expenses	\$ 25,000	\$ 25,000	\$ -	
Total Operating Expenses	\$ 1,328,000	\$ 1,412,000	\$ 84,000	
<i>Projects Expenses</i>				
Inspection & Referral Expenses	\$ 10,000	\$ 10,000	\$ -	
Ownership Expenses	\$ 425,000	\$ 425,000	\$ -	
Closing Expenses	\$ 2,000	\$ 2,000	\$ -	
Matching Grant Expenses	\$ 250,000	\$ 250,000	\$ -	
RISE & HPI Expenses	\$ 25,000	\$ 25,000	\$ -	
Neighborhood Justice Fund Expenses	\$ 525,000	\$ 525,000	\$ -	
HPI Escrow Expenses	\$ 50,000	\$ 50,000	\$ -	
Development Expenses	\$ 600,000	\$ 600,000	\$ -	
Total Projects Expenses	\$ 1,887,000	\$ 1,887,000	\$ -	
<i>Grant Expenses</i>				
COT CDBG Expenses	\$ -	\$ -	\$ -	
Pre-Demolition Expenses	\$ -	\$ -	\$ -	
Demolition Expenses	\$ -	\$ -	\$ -	
Greening Expenses	\$ -	\$ -	\$ -	
Fencing/Signage Expenses	\$ -	\$ -	\$ -	
Renovation Project Expenses	\$ -	\$ -	\$ -	

	2023 Budget Approved	2023 Budget Revised 2	Change	Notes
St. Anthony Redevelopment Expenses	\$ -	\$ 4,000,000	\$ 4,000,000	New accounts for single-audit purposes
Pre-Development Expenses	\$ -	\$ 600,000		
Site Work Expenses	\$ -	\$ 200,000		
Exterior Renovation Expenses	\$ -	\$ 1,000,000		
Interior Renovation Expenses	\$ -	\$ 2,000,000		
General Conditions Expenses	\$ -	\$ 200,000		
COT Brownfield ARPA Expenses	\$ 3,722,078	\$ 3,722,078	\$ -	
Remediation & Demolition Expenses	\$ 3,722,078	\$ 3,722,078		
ODOD Cleanup Pilot Expenses	\$ 2,940,410	\$ 2,940,410	\$ -	
Demolition Preparation Expenses	\$ 196,965	\$ 196,965		
Asbestos Inspection & Abatement Expenses	\$ 695,175	\$ 695,175		
Environmental & Remediation Expenses	\$ 50,000	\$ 50,000		
Demolition & Site Clearance Expenses	\$ 1,756,700	\$ 1,756,700		
Post-Demolition Restoration Expenses	\$ 241,570	\$ 241,570		
ODOD Brownfield Remediation Expenses	\$ 1,445,875	\$ 1,445,875	\$ -	
Clearance Expenses	\$ -	\$ -		
Demolition Expenses	\$ 12,524	\$ -		
Cleanup & Remediation Expenses	\$ 1,433,351	\$ 1,445,875		
ODOD Building Demolition Expenses	\$ 3,453,070	\$ 3,453,070	\$ -	
Pre-Demolition Expenses	\$ 105,100	\$ 105,100		
Demolition Expenses	\$ 3,288,660	\$ 3,288,660		
Post-Demolition Expenses	\$ 59,310	\$ 59,310		
Administration Expenses	\$ -	\$ -		
Total Grant Expenses	\$ 11,561,433	\$ 15,561,433	\$ 4,000,000	
Total Expenses	\$ 14,776,433	\$ 18,860,433	\$ 4,084,000	
Credit (Debit)	\$ (1,232,147)	\$ (1,229,477)	\$ 2,670	



Date: June 14, 2023

Resolution No. 2023-010

Title: Authorizing the Restructuring of the Corporation's Retirement Plan; and, Authorizing a Revenue-Neutral Retirement Participant Settlement

Summary/Background: In March 2012, in order to be able to attract and retain the best available talent, the Board of Directors adopted Resolution 2012-008 to authorize the Corporation to establish a governmental retirement plan with an up to 5% employer match under Section 457(b) of the Internal Revenue Code. By Resolution 2017-009, the Board of Directors continued this then-existing retirement plan but increased the employer match to up to 7.5%.

The Corporation established a 457(b) governmental retirement plan based on advice at the time that it was the vehicle most appropriate for a county land reutilization corporation to shelter retirement savings. However, the law in this area has developed further in the last decade and other county land reutilization corporations have established and operate traditional 401(k) retirement plans for their employees. In fact, the Corporation may be the only county land reutilization corporation in Ohio to currently operate such a plan under Section 457.

A governmental 457(b) plan has certain advantages, usually in the context of a public employee who also participates in a public pension system. At the same time, a governmental 457(b) has certain disadvantages, including lower annual contributions limits compared to other retirement shelter vehicles, in part because such a plan does not typically include an employer matching component. In addition, because 457(b) plans are a distinct minority in the marketplace, the cost of administering such a program is greater than it would be for a 401(k) plan, a vehicle that most employers in the country use.

Because the Corporation's employees do not participate in the OPERS pension system, the Corporation's 457(b) offers a number of disadvantages and is more expensive to administer, without significant comparative advantages. Given the likely ability of the Corporation to establish a 401(k) retirement plan, the President, in his official capacity and in his capacity as the retirement plan administrator, recommends that the Corporation makes this change effective January 1, 2024. The President further recommends that this new 401(k) plan be established with an employer match of up to 8.0% for administrative efficiency, which will result in a de minimis financial cost to the Corporation.

In concert with this change, and consistent with the minutes of the April 17, 2023 Finance and Human Resources Committee meeting, the Board of Directors wishes to authorize the Chair of the Board and the Treasurer to negotiate and enter into a revenue-neutral retirement participant settlement agreement with President Mann in an amount not to exceed \$33,730.84.

Authority: Code of Regulations § 9.02; the Corporation's Purchasing Policy

Director Hughes 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 or his designee, as the Lucas County Land Bank 457(b) Retirement Plan administrator, is authorized to take all actions necessary and appropriate to terminate and wind-up the plan effective December 31, 2023, notify all plan participants and plan administrators accordingly, and pay all such reasonable expenses necessary to accomplish this task.

Section 2. The President or his designee, as retirement administrator, is authorized to take all actions necessary and appropriate to establish a 401(k) retirement plan in the name of the Corporation for the benefit of the Corporation's plan participants with an employer matching contribution not to exceed eight percent (8%) of a participant's annual wages effective January 1, 2024, notify all plan participants accordingly, hire and employ appropriate and cost-effective plan administrators, and pay all such reasonable expenses necessary to accomplish this task.

Section 3. The Chair of the Board and the Treasurer are authorized to negotiate and enter into a settlement agreement with President Mann as a participant in the Lucas County Land Bank 457(b) retirement plan in an amount not to exceed \$33,730.84, so long as any settlement paid to President Mann is revenue-neutral to the Corporation due to other Corporation expenses being off-set by the transactions reported in the April 17, 2023 minutes of the Corporation's Finance and Human Resources Committee meeting.

Section 4. This Board finds and determines that all formal actions of the Corporation concerning and relating to the adoption of this resolution were taken in an open meeting of this Board and that all deliberations of the Board that resulted in those formal actions were in a meeting open to the public in compliance with the law.

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

Action Taken:

Director Webb voted yes
Director Gerken voted yes
Director Pushka voted yes
Director Kapszukiewicz voted yes
Director Turner voted yes
Director Beazley voted yes
Director Burciaga voted yes
Director Gibbon voted yes
Director Hughes voted yes



Joshua Murnen, Secretary of the Corporation

	2023 Budget Approved	2023 Budget Actual	%
Operating Income			
Statutory Reutilization Income	\$ 1,600,000	\$ 1,361,117	85%
Investment Income	\$ 200,000	\$ 67,798	34%
Other Income	\$ 10,000	\$ 1,476	15%
Total Operating Income	\$ 1,810,000	\$ 1,430,391	79%
Projects Income			
COT Housing Fund Income	\$ 150,000	\$ -	0%
Project Reimbursement Income	\$ 50,000	\$ -	0%
OLBA Employment Services Income	\$ 92,000	\$ 7,234	8%
HPI Escrow Income	\$ 50,000	\$ 17,500	35%
Property Sales Income	\$ 800,000	\$ 253,144	32%
Total Projects Income	\$ 1,142,000	\$ 277,878	24%
Grant Income			
COT CDBG Income	\$ 168,578	\$ 168,578	100%
Pre-Demolition Income	\$ 52,496	\$ 52,496	
Demolition Income	\$ 67,620	\$ 67,620	
Greening Income	\$ 31,580	\$ 31,580	
Fencing/Signage Income	\$ 16,882	\$ 16,882	
St. Anthony Redevelopment Income	\$ 4,000,000	\$ -	0%
Pre-Development Income	\$ 600,000	\$ -	
Site Work Income	\$ 200,000	\$ -	
Exterior Renovation Income	\$ 1,000,000	\$ -	
Interior Renovation Income	\$ 2,000,000	\$ -	
General Conditions Income	\$ 200,000	\$ -	
ODOD Cleanup Pilot Income	\$ 1,889,355	\$ 9,850	1%
Demolition Preparation Income	\$ 98,500	\$ -	
Demolition & Site Clearance Income	\$ 1,322,500	\$ 9,625	
Post-Demolition Restoration Income	\$ 118,355	\$ -	
Asbestos Inspection & Abatement Income	\$ 350,000	\$ 225	
ODOD Brownfield Remediation Income	\$ 1,445,875	\$ 1,271,156	88%
Cleanup & Remediation Income	\$ 1,445,875	\$ 1,271,156	
ODOD Building Demolition Income	\$ 3,453,070	\$ 116,737	3%
Pre-Demolition Income	\$ 105,100	\$ 2,865	
Demolition Income	\$ 3,288,660	\$ 112,653	
Post-Demolition Income	\$ 59,310	\$ 1,219	
Administration Income	\$ -	\$ -	
COT Brownfield ARPA Income	\$ 3,722,078	\$ 378,127	10%
Remediation & Demolition Income	\$ 3,722,078	\$ 378,127	
Total Grant Income	\$ 14,678,956	\$ 1,944,448	13%
Total Income	\$ 17,630,956	\$ 3,652,717	21%

	<u>2023 Budget Approved</u>	<u>2023 Budget Actual</u>	%
Operating Expenses			
Benefits Expenses	\$ 125,000	\$ 56,377	45%
Retirement Expenses	\$ 65,000	\$ 21,022	32%
Payroll Expenses	\$ 71,000	\$ 30,049	42%
Staff Expenses	\$ 935,000	\$ 364,732	39%
Office Expenses	\$ 25,000	\$ 4,816	19%
Other Expenses	\$ 1,000	\$ 649	65%
Business Expenses	\$ 40,000	\$ 9,358	23%
Consulting Expenses	\$ 75,000	\$ 37,498	50%
Technology Expenses	\$ 50,000	\$ 46,860	94%
Travel Expenses	\$ 25,000	\$ 10,684	43%
Total Operating Expenses	\$ 1,412,000	\$ 582,045	41%
Projects Expenses			
Inspection & Referral Expenses	\$ 10,000	\$ 7,800	78%
Ownership Expenses	\$ 425,000	\$ 176,063	41%
Closing Expenses	\$ 2,000	\$ 324	16%
Matching Grant Expenses	\$ 250,000	\$ 50,794	20%
RISE & HPI Expenses	\$ 25,000	\$ 1,418	6%
Neighborhood Justice Fund Expenses	\$ 525,000	\$ 52,217	10%
HPI Escrow Expenses	\$ 50,000	\$ 30,707	61%
Development Expenses	\$ 600,000	\$ 180,478	30%
Total Projects Expenses	\$ 1,887,000	\$ 499,799	26%
Grant Expenses			
ODOD Cleanup Pilot Expenses	\$ 2,940,410	\$ 262,258	9%
Demolition Preparation Expenses	\$ 196,965	\$ 41,806	
Environmental & Remediation Expenses	\$ 50,000	\$ 450	
Demolition & Site Clearance Expenses	\$ 1,756,700	\$ 95,255	
Post-Demolition Restoration Expenses	\$ 241,570	\$ 4,223	
Asbestos Inspection & Abatement Expenses	\$ 695,175	\$ 120,524	
St. Anthony Redevelopment Expenses	\$ 4,000,000	\$ -	0%
Pre-Development Expenses	\$ 600,000	\$ -	
Site Work Expenses	\$ 200,000	\$ -	
Exterior Renovation Expenses	\$ 1,000,000	\$ -	
Interior Renovation Expenses	\$ 2,000,000	\$ -	
General Conditions Expenses	\$ 200,000	\$ -	
ODOD Brownfield Remediation Expenses	\$ 1,445,875	\$ 1,334,552	92%
Cleanup & Remediation Expenses	\$ 1,445,875	\$ 1,334,552	
COT Brownfield ARPA Expenses	\$ 3,722,078	\$ 391,697	11%
Remediation & Demolition Expenses	\$ 3,722,078	\$ 391,697	
ODOD Building Demolition Expenses	\$ 3,453,070	\$ 513,732	15%
Pre-Demolition Expenses	\$ 105,100	\$ 68,090	
Demolition Expenses	\$ 3,288,660	\$ 429,053	
Post-Demolition Expenses	\$ 59,310	\$ 16,589	
Total Grant Expenses	\$ 15,561,433	\$ 2,502,239	16%

	<u>2023 Budget Approved</u>	<u>2023 Budget Actual</u>	%
<u>Total Expenses</u>	<u>\$ 18,860,433</u>	<u>\$ 3,584,083</u>	<u>19%</u>
<u>Credit (Debit)</u>	<u>\$ (1,229,477)</u>	<u>\$ 68,634</u>	

Lucas County Land Reutilization Corporation

Bill Payment List

February 23 - June 5, 2023

DATE	NUM	VENDOR	AMOUNT
1001 FifthThird Checking			
02/23/2023	9869	Sutter Home Inspections, Ltd.	-1,250.00
02/23/2023	9870	Salinas Roofing LLC	-7,187.00
02/23/2023	9871	Sons of Nature Lawn Care	-1,960.00
02/23/2023	9872	Ohio Land Bank Association	-11,195.00
02/23/2023	9873	Toledo Edison	-11,402.57
02/23/2023	9874	HazCorp Environmental Services, Inc.	-1,800.00
02/23/2023	9875	Midwest Environmental, Inc	-80,333.50
02/23/2023	9876	Michael Norman	-55.00
02/23/2023	9877	Klumm Bros Excavating and Demolition	-118,500.00
02/23/2023	9878	City of Toledo, Ohio	-28,367.55
02/23/2023	9879	Mail It	-214.72
02/23/2023	9880	Ryan Rathburn	-55.00
02/23/2023	9881	Total Environmental Services, LLC	-614,050.00
02/23/2023	9882	Lucas County Health Benefits	-10,346.84
02/23/2023	9883	Total Environmental Services, LLC	-340,056.00
02/23/2023	9884	Lucas County Treasurer	-300.00
02/23/2023	9885	Salinas Roofing LLC	-22,845.00
03/01/2023	1	Ameritas Billing	-4,264.28
03/01/2023	2	Colonial Life Insurance	-845.24
03/01/2023	3	Data Service Center, Inc.	-30,845.19
03/01/2023	9886	Jennifer S. Lambert	-4,103.50
03/01/2023	9887	Bricker & Eckler LLP	-5,987.00
03/01/2023	9888	Columbia Gas	-268.62
03/01/2023	9889	Toledo Edison	-31.43
03/01/2023	9890	David Mann	-30.13
03/01/2023	9891	SL Hauling & Renovations LLC	0.00
03/01/2023	9892	Toledo Botanical Garden	-125.00
03/01/2023	9893	Martin + Wood Appraisal Group, Ltd.	-5,225.00
03/01/2023	9894	M&M Heating & Cooling, Inc.	-9,482.00
03/01/2023	9895	Madhouse Creative LLC	-1,345.00
03/01/2023	9896	Mr. Snow Removal & Landscaping	-1,030.00
03/01/2023	9897	Lewandowski Engineers	-1,600.00
03/01/2023	9898	SL Hauling & Renovations LLC	-1,975.00
03/01/2023	9899	Toledo Edison	-397.09
02/27/2023	ACH	Capital One Spark	-22,512.71
03/02/2023	ACH	Capital One Spark	-1,252.31
03/08/2023	9900	Hylant Administrative Services, LLC	-223.00
03/08/2023	9901	Keystone Press	-312.50
03/08/2023	9902	Midwest Environmental, Inc	-4,500.00
03/08/2023	9903	Ohio Business Machines	-129.87
03/08/2023	9904	Collingwood Water Co, Inc.	-56.00
03/08/2023	9905	Landscape by Micheal, LLC	-10,500.00
03/08/2023	9906	Mr. Snow Removal & Landscaping	-6,160.00

Lucas County Land Reutilization Corporation

Bill Payment List

February 23 - June 5, 2023

DATE	NUM	VENDOR	AMOUNT
03/09/2023	9907	Lucas County Sheriff Office	-1,000.00
02/28/2023	ACH	NWGS	-110.68
03/13/2023	ACH	Data Services fee	-136.39
03/15/2023	9909	SL Hauling & Renovations LLC	-14,000.00
03/15/2023	9910	Cutting Edge Countertops, Inc.	-1,562.47
03/15/2023	9911	Mr. Snow Removal & Landscaping	-3,150.00
03/15/2023	9912	Toledo Edison	-51.14
03/15/2023	9913	Total Environmental Services, LLC	-12,140.00
03/15/2023	9914	NWGS	-25.00
03/15/2023	9915	Mail It	-101.30
03/15/2023	9916	Sutter Home Inspections, Ltd.	-1,500.00
03/15/2023	9917	Lighthouse	-19.20
03/15/2023	9918	ODP Business Solutions LLC	-37.41
03/15/2023	9919	Mike Wood	-3,920.00
03/22/2023	9920	David Mann	-795.90
03/22/2023	9921	Lucas County Health Benefits	-10,346.84
03/22/2023	9922	Columbia Gas	-235.30
03/22/2023	9923	Toledo Edison	-39.99
03/22/2023	9924	SL Hauling & Renovations LLC	-19,250.00
03/22/2023	9925	HazCorp Environmental Services, Inc.	-1,500.00
03/22/2023	9926	Department of Public Utilities	-297.70
03/22/2023	9927	ODP Business Solutions LLC	-119.68
03/22/2023	9928	Bricker & Eckler LLP	-651.75
03/22/2023	9929	M&M Heating & Cooling, Inc.	-325.00
03/22/2023	9930	Shawn Carvin	0.00
03/22/2023	9931	Lucas County Auditor	-3.00
03/22/2023	9932	Roetzel & Andress, LPA	-58.19
03/22/2023	9933	Shawn Carvin	-475.84
03/22/2023	9934	Sons of Nature Lawn Care	-2,485.00
03/22/2023	ACH	Ameritas Billing	-4,264.71
03/22/2023	1	Data Service Center, Inc.	-33,571.11
03/29/2023	9935	Total Environmental Services, LLC	-800.00
03/29/2023	9936	Graduate Roofing Co., LLC	-19,000.00
03/29/2023	9937	ODP Business Solutions LLC	-18.18
03/29/2023	9938	Landscape by Micheal, LLC	-1,750.00
03/29/2023	9939	BlueFlame Service Co.	-8,600.00
03/29/2023	9940	Clinetta Hutcherson	-5,000.00
03/29/2023	9941	Toledo Edison	-52.12
03/29/2023	ACH	Ameritas Billing	-2,758.67
03/29/2023	1	Colonial Life Insurance	-1,440.48
04/05/2023	9942	Quinn Concrete Construction, INC	-15,370.00
04/05/2023	9943	Toledo Edison	-349.63
04/05/2023	9944	M&M Heating & Cooling, Inc.	-1,827.00
04/05/2023	9945	Michael Norman	-55.00

Lucas County Land Reutilization Corporation

Bill Payment List

February 23 - June 5, 2023

DATE	NUM	VENDOR	AMOUNT
04/05/2023	9946	NeighborWorks Toledo Region	-200.00
04/05/2023	9947	Ohio Business Machines	-160.33
04/05/2023	9948	Department of Public Utilities	-295.88
04/05/2023	9949	Lucas County Auditor	-8.00
04/05/2023	9950	Sutter Home Inspections, Ltd.	-250.00
04/05/2023	9951	Sons of Nature Lawn Care	-1,390.00
04/05/2023	9952	Fickwood Plumbing, LLC.	-1,400.00
04/05/2023	9953	1 Touch Seamless Gutters LLC	-2,900.00
04/05/2023	9954	Ryan Rathburn	-55.00
04/05/2023	9955	Lighthouse	-172.50
04/05/2023	9956	Jennifer S. Lambert	-1,760.00
04/05/2023	9957	Mike Wood	-1,350.00
04/05/2023	9958	Mr. Snow Removal & Landscaping	-800.00
03/31/2023	ACH	NWGS	-1,264.69
03/31/2023	ACH	Data Service Center, Inc.	-34,318.24
04/01/2023	Ach	Ameritas Billing	-4,265.64
04/06/2023	ACG	Capital One Spark	-5,762.29
04/06/2023	1	Data Services fee	-209.92
04/06/2023	2	Toledo Edison	-28.95
04/12/2023	9959	Sutton Belcher Designs	-10,000.00
04/12/2023	9960	Collingwood Water Co, Inc.	-56.00
04/12/2023	9961	Toledo Edison	-4.29
04/12/2023	9962	Mail It	-390.61
04/12/2023	9963	Northwest Group Services Agency, Inc.	0.00
04/12/2023	9964	D&R Demolition	-168,900.00
04/12/2023	9965	Mike Wood	-4,275.00
04/12/2023	9966	ARK Restoration & Construction	-4,000.00
04/12/2023	9967	Landscape by Micheal, LLC	-1,050.00
04/12/2023	9968	Northwest Group Services Agency, Inc.	-30.00
04/12/2023	ACH	Ameritas Billing	-4,784.86
04/12/2023	ACH	Data Service Center, Inc.	-34,063.79
04/20/2023	9969	Lucas County Auditor	-3.00
04/20/2023	9970	Landscape by Micheal, LLC	-1,200.00
04/20/2023	9971	Salinas Roofing LLC	-400.00
04/20/2023	9972	DMD Environmental, Inc.	-1,600.00
04/20/2023	9973	Quinn Concrete Construction, INC	-4,460.00
04/20/2023	9974	Mike Wood	-3,350.00
04/20/2023	9975	Ryan Rathburn	-55.00
04/20/2023	9976	Julian and Grube, Inc.	-2,640.00
04/20/2023	9977	ASAP Mow & Snow, LLC	-2,280.00
04/20/2023	9978	Ohio Bureau of Worker's Compensation	-73.15
04/20/2023	9979	City of Toledo, Ohio	-103,537.10
04/20/2023	9980	Urban Wholistics	-1,750.00
04/25/2023	9981	Sons of Nature Lawn Care	-4,980.00

Lucas County Land Reutilization Corporation

Bill Payment List

February 23 - June 5, 2023

DATE	NUM	VENDOR	AMOUNT
04/25/2023	9982	Landscape by Micheal, LLC	-500.00
04/25/2023	9983	City of Toledo, Ohio	-200.00
04/25/2023	9984	Cindy Geronimo	-20.45
04/25/2023	9985	DMD Environmental, Inc.	-800.00
04/25/2023	9986	Sutter Home Inspections, Ltd.	-250.00
04/25/2023	9987	Lucas County Health Benefits	-9,735.97
04/25/2023	9988	Department of Public Utilities	-301.51
04/25/2023	ACH	Columbia Gas	-59.94
04/25/2023	ACH	Columbia Gas	-132.80
05/03/2023	9990	Joshua Murnen	-203.05
05/03/2023	9991	Shantae Brownlee	-198.47
05/03/2023	9992	ODP Business Solutions LLC	-54.58
05/03/2023	9993	Sutter Home Inspections, Ltd.	-250.00
05/03/2023	9994	Stephanie Shackelford	-208.94
05/03/2023	9995	509 Oliver, LLC	-6,000.00
05/03/2023	9996	Madhouse Creative LLC	-4,750.00
05/03/2023	9997	Ohio Business Machines	-149.51
05/03/2023	9998	ARK Restoration & Construction	-24,295.16
05/03/2023	9999	Avatar LLC	-23,265.00
05/03/2023	10000	ASAP Mow & Snow, LLC	-2,210.00
05/03/2023	10001	Mr. Snow Removal & Landscaping	-850.00
05/03/2023	10002	Alternative Plumbing Plus Inc	-3,300.00
05/03/2023	10003	Salinas Roofing LLC	-2,187.00
05/03/2023	10004	Lucas County Office of Management and Budget	-792.00
05/03/2023	10005	Mike Wood	-6,281.26
05/03/2023	10006	Brothers Glassblock, Inc.	-4,362.00
05/03/2023	ACH	NWGS	-363.05
05/03/2023	ACH	Toledo Edison	-201.11
05/03/2023	ACH	Capital One Spark	-1,671.15
05/03/2023	ACH	Data Services fee	-134.36
05/03/2023	ACH	Colonial Life Insurance	-932.10
05/03/2023	ach	Data Service Center, Inc.	-35,099.48
04/20/2023	ACH	Ameritas Billing	-4,912.58
04/28/2023	ACH	NWGS	-267.50
05/09/2023	ACH	Toledo Edison	-4.40
05/10/2023	10007	Mail It	-126.19
05/10/2023	10008	Collingwood Water Co, Inc.	-49.50
05/10/2023	10009	Toledo Design Collective	-3,000.00
05/10/2023	10010	A+ Home Improvement LLC	-17,726.50
05/10/2023	10011	Sutter Home Inspections, Ltd.	-800.00
05/10/2023	10012	David Mann	-140.78
05/10/2023	10013	Lucas County Auditor	-2.00
05/10/2023	10014	HazCorp Environmental Services, Inc.	-1,700.00
05/10/2023	10015	Graduate Roofing Co., LLC	-14,250.00

Lucas County Land Reutilization Corporation

Bill Payment List

February 23 - June 5, 2023

DATE	NUM	VENDOR	AMOUNT
05/10/2023	10016	Landscape by Micheal, LLC	-5,010.00
05/10/2023	10017	Transtar Electric, Securities & Technologies	-7,690.00
05/17/2023	10018	Sons of Nature Lawn Care	-4,590.00
05/17/2023	10019	Marleau Hercules Fence Co., Inc.	-5,562.00
05/17/2023	10020	Bricker & Eckler LLP	-1,887.50
05/17/2023	10021	ODP Business Solutions LLC	-67.00
05/17/2023	10022	Sofia Quintero Art & Cultural Center Inc.	-1,500.00
05/17/2023	10023	Midwest Environmental, Inc	-3,400.00
05/17/2023	10024	ASAP Mow & Snow, LLC	-2,310.00
05/17/2023	10025	Department of Public Utilities	-262.06
05/17/2023	10026	Michael Norman	-55.00
05/17/2023	ACH	Ohio EPA	-75.00
05/17/2023	ACH	Ameritas Billing	-2,536.10
05/17/2023	1	Data Service Center, Inc.	-31,428.06
05/24/2023	10028	Kimberley Yvette	-5,000.00
05/24/2023	10029	Mr. Snow Removal & Landscaping	-5,000.00
05/24/2023	10030	Sons of Nature Lawn Care	-3,400.00
05/24/2023	10031	Ryan Rathburn	-52.37
05/24/2023	10032	The Mannik & Smith Group	-1,250.00
05/24/2023	10033	SL Hauling & Renovations LLC	0.00
05/24/2023	10034	Lafrieda's Cleaning Services	-650.00
05/24/2023	10035	MP & Son Landscaping	-3,995.00
05/24/2023	10036	Lucas County Sheriff Office	-9,267.50
05/24/2023	10037	Shorty's Fencing & Supplies LLC	-8,599.00
05/24/2023	10038	ARK Restoration & Construction	-2,002.22
05/24/2023	10039	M&M Heating & Cooling, Inc.	-6,272.00
05/24/2023	10040	Sutter Home Inspections, Ltd.	-750.00
05/24/2023	10041	1 Touch Seamless Gutters LLC	-2,300.00
05/24/2023	10042	Lucas County Health Benefits	-9,742.97
05/24/2023	10043	Lucas County Auditor	-5.00
05/24/2023	10044	Laurence & Linda Collins	-2,846.00
05/24/2023	10045	ODP Business Solutions LLC	-20.11
05/24/2023	10046	NWGS	-30.00
05/24/2023	10047	SL Hauling & Renovations LLC	-900.00
05/24/2023	ACH	Toledo Edison	-36.08
05/24/2023	ACH	Columbia Gas	-63.39
05/24/2023	ACH	Columbia Gas	-73.58
05/25/2023	ACH	Ameritas Billing	-2,537.21
05/25/2023	1	Data Service Center, Inc.	-31,443.11
05/30/2023	ACH	Toledo Edison	-84.38
05/30/2023	ACH	Colonial Life Insurance	-698.80
05/30/2023	ACH	Toledo Edison	-11.98
05/31/2023	10048	Verdantas LLC	-1,600.00
05/31/2023	10049	ODP Business Solutions LLC	-7.99

Lucas County Land Reutilization Corporation

Bill Payment List

February 23 - June 5, 2023

DATE	NUM	VENDOR	AMOUNT
05/31/2023	10050	Sutter Home Inspections, Ltd.	-300.00
05/31/2023	10051	Premier Waterproofing & Foundation Repair LLC	-9,000.00
05/31/2023	10052	ASAP Mow & Snow, LLC	-2,750.00
05/31/2023	10053	Landscape by Micheal, LLC	-2,700.00
05/31/2023	10054	Total Environmental Services, LLC	-200,423.01
05/31/2023	10055	NeighborWorks Toledo Region	-400.00
05/31/2023	10056	Blue Line Remodeling-Roofing LLC	-8,900.00
05/31/2023	10057	Landscape by Micheal, LLC	-4,800.00
05/31/2023	10058	Total Environmental Services, LLC	-29,819.52
05/31/2023	ACH	NWGS	-701.07
Total for 1001 FifthThird Checking			\$ -2,540,331.32
2023 End Year Accrual			
02/23/2023	ACH	Year End Acct. Pay	-624,750.99
03/08/2023		Year End Acct. Pay	0.00
05/17/2023	ACH	Year End Acct. Pay	-20,264.00
Total for 2023 End Year Accrual			\$ -645,014.99
Not Specified			
05/17/2023		Year End Acct. Pay	0.00
Total for Not Specified			\$0.00



Date: June 14, 2023

Resolution No. 2023-011

Title: Authorizing an Agreement for Professional Design Services with The Collaborative for the former St. Anthony's Church

Summary/Background: On March 2, 2023, the Corporation was awarded federal earmark funding for capital improvements to the former St. Anthony's church property at 601 Junction in Toledo.

As an initial step toward making these improvements and stewarding the site toward a sustainable development that benefits the Junction neighborhood, the Corporation seeks to undertake design work in preparation for bidding and commencing construction. This preliminary design work will include creating a conceptual design for capital improvements, engineering services relating to mechanical, electric, plumbing, fire protection, and structural work, and assessing the feasibility of additional improvements, including improvements that would allow for the property to be utilized as a climbing gym and to allow for the installation of a solar array on the roof of the structure.

The Collaborative has provided a proposed scope of work for these professional design services, quoted for an amount not to exceed \$299,500 (attached to this resolution). Because this quote exceeds \$50,000, the Board must approve this professional services award pursuant to the Purchasing Policy. The Corporation now seeks the authority to negotiate an Agreement for Services with The Collaborative for the professional design services described in the proposed scope of work.

Authority: Code of Regulations § 9.02; the Corporation's Purchasing Policy

Director Hughes 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 or his designee is authorized to negotiate and enter into an agreement with The Collaborative for professional design services related to the redevelopment of the former St. Anthony's Church at 601 Junction Avenue in an amount not to exceed \$299,500.

Section 2. This Board finds and determines that all formal actions of the Corporation concerning and relating to the adoption of this resolution were taken in an open meeting of this Board and that all deliberations of the 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 Webb voted yes
Director Gerken voted yes
Director Pushka voted yes
Director Kapszukiewicz voted yes

Director Turner voted yes
Director Beazley voted yes
Director Burciaga voted yes
Director Gibbon voted yes
Director Hughes voted yes



Joshua Murnen, Secretary of the Corporation

April 27th, 2023 _ Revised May 7th, 2023

David Mann
President/CEO Lucas County Land bank
1 Government Center, Suite 580
Toledo, Ohio 43604
RE / St. Anthony's Church Redevelopment

Dear David,

We are pleased to provide this proposal for professional design services for the St. Anthony's Church Redevelopment project we recently met on. The following paragraphs will outline the scope of the project, The Collaborative's approach, and a proposed fee structure.

Project Scope

We understand the project scope to be:

- Completely restore St. Anthony's church like what was shown in Concept 1 in the TDC feasibility Study in June of 2020.
 - Project would include:
 - Continued exterior Restoration
 - New MEP systems along with Fire Protection Systems and Fire Pump
 - New Interior Finishes
 - Providing Accessibility into and around all spaces within the existing church including new restrooms
 - Providing support spaces to the proposed Assembly function of the new space.
 - Provide new Parking lot and exterior spaces. If new underground utilities are needed or storm water design to support parking spaces, this would be part of additional services for Civil Engineering design.
 - Study the feasibility of installing Solar Panels on the roof and if feasible implementing this.
- We understand the total project cost will be supported by a \$4 million grant thru the State of Ohio
- We also understand that the Land Bank is in current discussions with a potential tenant to build out the interior as a climbing club.



- Our fee is based on a Construction Cost of approx. \$3,400,000 and not including design fees related to the climbing club fit out. TCI proposes to include a \$7,500 allowance to take the climbing wall fit out thru conceptual design and provide an approx. estimate of construction costs for that portion of work.

Firm's Management and Project Oversight

Dave Serra will be the primary contact throughout the design phases with a Project Manager and technical staff assigned once the project begins.. Dave Serra will act as the Principal in Charge, be responsible for all contractual requirements, and provide support to all team members throughout the process including all consultants.

Project Schedule / Basic Services

We understand you would like to start immediately. We anticipate a potential design and construction schedule to be as follows (This can change pending further discussions)

- **Design Duration:** June 2023 thru October 2023
- **Advertise for Bids:** November 2023
- **Pre-Bid Meeting:** Mid November 2023
- **Open Bids:** Early December 2023
- **Construction Duration** – February 2024 thru December 2024

Engineering Services

We anticipate the need for Mechanical, electrical, plumbing, fire protection and structural services currently. We proposed to utilize JDRM Engineering for the Mechanical, Electrical, Plumbing, and Fire Protection engineering while utilizing LKL Engineers for Structural engineering. Their fees are incorporated into our overall fee structural. If Civil engineering or surveying work is needed, this would be an additional service

Compensation

Based on the project scope described above, The Collaborative proposes a fee of \$299,500. This includes a basic service of \$292,000 + the \$7,500 allowance for the study of the climbing Wall fit out.

The Collaborative proposes to bill the following % for the various phases of the projects once underway.

<u>Basic Fee Breakdown:</u>	<u>Portion of Basic Fee</u>
Schematic/Design Development Stage	45%
Construction Document Stage	30%
Bidding	5%
Construction Stage	20%

Should changes occur during construction at the request of the owner or unknown field condition that will result in the construction cost exceeding 10% of the original construction cost, additional design fees would apply, this would be handled by an agreed upon fixed design cost.

Additional Services

The Following services are considered additional services to the basic service described above:

- Surveying
- Civil Engineering
- Furniture, Fixture and Equipment Specification
- Technology Design or Specifications
- Hazardous Abatement Assessments and on-Site Observation
- LEED certification

Reimbursables

We anticipate the following reimbursable for this project:

Printing:	\$250
Permitting:	\$7,500

David, thanks again for allowing The Collaborative to prepare this proposal for you. We are excited about working with you and your team on this project. If this proposal is acceptable, we will formalize by entering into a traditional Owner Architect AIA contract. We look forward to hearing back from you.

Best Regards,

A handwritten signature in black ink, appearing to read "Dave Serra". The signature is fluid and cursive, with a large initial "D" and "S".

Dave Serra
Principal

ACCEPTED _____, 2023

David Mann
President/CEO Lucas County Land bank



Date: June 14, 2023

Resolution No. 2023-012

Title: Authorizing an Agreement with Madhouse Creative, LLC for Video Storytelling Services

Summary/Background: In late 2022, Directors encouraged the staff to pursue additional avenues to help tell the story and good work of the Corporation, including through video production. This recommendation follows the numerous advances that the Corporation has made in storytelling efforts over the past five years, including a new website, social media marketing, and high-quality, visually-interesting reports and productions.

Building on existing brand efforts with the firm, the President has solicited proposals from Madhouse Creative LLC for two kinds of video storytelling. The first is an overarching brand video called 'Transformation is Possible' which will highlight the positive neighborhood investments that the Corporation makes in places that too often have fallen in the 'cracks.' The other four videos will be more personal interviews with leaders and residents who have worked with the Corporation on key projects. Portions of these documentary-style video interviews may be used in the overarching brand video as well.

Madhouse has provided a proposed scope of work for these professional creative services, in the amount of \$85,050. Because this quote exceeds \$50,000, the Board must approve this professional services award pursuant to the Purchasing Policy. The Corporation now seeks the authority to negotiate an Agreement for Services with Madhouse Creative LLC for the professional creative services described in the proposed scope of work.

Authority: Code of Regulations § 9.02; the Corporation's Purchasing Policy

Director Webb 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 or his designee is authorized to negotiate and enter into an agreement with Madhouse Creative LLC for professional creative services which will help tell the Corporation's story through video production in the amount of \$85,050, with up to a 10% contingency on this amount as warranted as the work develops.

Section 2. This Board finds and determines that all formal actions of the Corporation concerning and relating to the adoption of this resolution were taken in an open meeting of this Board and that all deliberations of the 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 Webb voted yes

Director Gerken voted yes
Director Pushka voted yes
Director Kapszukiewicz voted yes
Director Turner voted yes
Director Beazley voted yes
Director Burciaga voted yes
Director Gibbon voted yes
Director Hughes voted yes



Joshua Murnen, Secretary of the Corporation

Estimate

From **Madhouse Creative LLC**
 436 13th St.
 Toledo, Ohio 43604

Estimate Id **3363**
 Issue Date **04/18/2023**
 Project Name **Testimonial Video Series**

Estimate For **Lucas County Land Bank**
 One Government Center
 Ste. 580
 Toledo, OH 43604

Task	Amount
Pre-Production - Coordinating with client to line up residents for interviews - Plan for locations and time - Shot list for each interviewee b-roll (to coordinate with brand video)	\$3,125.00
Videography - Two-day video shoot - Assumes filming two interviews per day	\$9,600.00
Video Editing - Edit of four separate testimonial videos - Each video will highlight a story of how a resident was helped by the Land Bank - Revisions per client feedback	\$18,550.00
Motion Graphics - Simple motion graphics and lower thirds to align with Land Bank brand	\$3,600.00
Audio Production - Live audio at video shoot - Music selection and licensing - Final audio mixing and studio fees	\$5,850.00
Video Production - Final file preparation and delivery	\$2,475.00
Project Management - Client meetings and reviews - Project timeline with key milestones and progress updates	\$1,375.00
Estimate Total	\$44,575.00

Notes

By accepting this proposal, you are agreeing to Madhouse's standard client Terms & Conditions and warrant that you have the authority to do so.

Terms can be found here: https://d3v7opysa9dfsk.cloudfront.net/pdfs/madhouse_contract.pdf

From

Madhouse Creative LLC

436 13th St.
Toledo, Ohio 43604

Estimate Id

3357

Issue Date

04/10/2023

Project Name

"Transformation is Possible" Brand Video

Estimate For

Lucas County Land Bank

One Government Center
Ste. 580
Toledo, OH 43604

Task	Amount
<p>Concept Development</p> <ul style="list-style-type: none"> - Discovery meeting with client - Internal brainstorm for video - Developed and presented two concepts for the brand video - Refinements based on client feedback 	\$3,000.00
<p>Copywriting</p> <ul style="list-style-type: none"> - Writing of final script for the video - Revisions per client feedback 	\$2,500.00
<p>Pre-Production</p> <ul style="list-style-type: none"> - Planning for the video shoot - Detailed shot list and proposed schedule - Coordination with the client on locations, talent, and props - Talent fees and prop expenses will be additional 	\$3,500.00
<p>Videography</p> <ul style="list-style-type: none"> - Two-day video shoot - Crew will handle all setup, lighting, live audio, shooting, and directing - Additional footage will be captured with the testimonial videos to be used in brand video 	\$9,600.00
<p>3D Modeling</p> <ul style="list-style-type: none"> - 3D modeling and animation - Compositing of 3D with live action scenes - Final rendering 	\$12,250.00
<p>Video Editing</p> <ul style="list-style-type: none"> - Edit of video - Assumes length of video will not exceed four minutes - Revisions per client feedback 	\$4,550.00
<p>Audio Production</p> <ul style="list-style-type: none"> - Music selection and licensing - VO and talent fees - Sound design - Final audio mixing and studio fees 	\$2,600.00

Video Production - Final file preparation and delivery	\$1,100.00
Project Management - Client meetings and reviews - Project timeline with key milestones and progress updates	\$1,375.00
Estimate Total	\$40,475.00

Notes

By accepting this proposal, you are agreeing to Madhouse's standard client Terms & Conditions and warrant that you have the authority to do so.

Terms can be found here: https://d3v7opysa9dfsk.cloudfront.net/pdfs/madhouse_contract.pdf

Client shall pay invoices within 30 days. If Client fails to pay an invoice within 30 days, Madhouse may charge an additional 1.5% interest per month (18% annually) until the invoice is paid. Madhouse reserves the right to suspend or terminate services or withhold delivery and any transfer of rights if the Client's account is overdue or not paid in full.

Commercial Remediation and Cleanup Projects

Summary of Bids Awarded: 12/9/222 – 6/14/23

Pursuant to Resolution No. 22-011, the Corporation may solicit bids from qualified contractors and award bids at the lowest and best bid standard for any work related to a project undertaken directly by the Corporation under the Lucas County Commercial Site Clean-Up Pilot Program, the Ohio Building Demolition and Site Revitalization Program, or the Ohio Brownfield Remediation Program without prior approval by the Board of Directors, provided that President or his designee presents a summary of the bids and awards for review at the next regularly scheduled meeting of the Board of Directors.

A summary of the bids and awards made under these funding programs since the previous Board Meeting on March 1, 2023, is provided below as follows:

Summary of Bids Awarded

Bid Award 1: **1602 Monroe Street, Toledo, Ohio 43604 / vacant mixed-use structure**
Work: Demolition and site restoration work
Contractor: D & R Demolition Corp.
Amount Awarded: \$240,200.00 (\$160,200 for demolition work + \$80,000 repair contingency)
Award Date: May 31st, 2023
Funding Source(s): Lucas County Commercial Site Clean-Up Pilot Program

Total for bids awarded during reporting period ending June 14, 2023:	\$240,200.00
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LUCAS COUNTY
Land Bank

Property Development Report

February 23, 2023 – June 9, 2023

COMPLETED RENOVATION PROJECTS

5535 Morrow, 43615

Owner-Occupant (Resale)



Buyer: Kenneth Reeves

This single-family home in Reynolds Corners was sold on 8/23/2022 for \$55,000 with the expectation that Mr. Reeves would invest another \$97,000 in the renovation. The property passed the Land Bank's safety & habitability inspection on 2/21/2023. The property has since been resold to an owner-occupant.

721 Wright, 43609

Owner-Occupant (Resale)



Buyer: Robert King

This single-family home in Highland Heights was sold on 5/5/2022 for \$10,500 with the expectation that Mr. King would invest another \$47,600 in the renovation. The property passed the Land Bank's safety & habitability inspection on 3/8/2023. The property has since been resold to an owner-occupant.

345 Western, 43609

Owner-Occupant (Resale)



Buyer: Historic South Initiative

This single-family home in the Old South End was sold on 6/24/2021 for \$4,300 with the expectation that Historic South Initiative would invest another \$92,400 in the renovation. The property passed the Land Bank's safety & habitability inspection on 3/16/2023. The property is currently being marketed for resale to an owner-occupant.

2922 A Street, 43608

Rental



Buyer: A Butterfly's Touch Health Services LLC (Darla Barnett)

This single-family home in Sherman was sold on 8/4/2022 for \$11,750 with the expectation that Ms. Barnett would invest another \$16,750 in the renovation. The property passed the Land Bank's safety & habitability inspection on 3/21/2023.

5824 Pickard, 43613

Owner-Occupant (Resale)



Buyer: Maumee Valley Habitat for Humanity

This vacant lot in Tameron was sold on 12/22/2021 for \$300 with the expectation that Maumee Valley Habitat for Humanity would invest another \$205,500 to build a new house. The property passed the Land Bank's new construction requirements on 4/7/2023. The property has since been resold to an owner-occupant.

337 E Manhattan, 43608

Owner-Occupant (Resale)



Buyer: Rayfield Coley

This single-family home in Polish Village was sold on 10/12/2022 for \$38,000 with the expectation that Mr. Coley would invest another \$18,200 in the renovation. The property passed the Land Bank's safety & habitability inspection on 4/10/2023. The property has since been resold to an owner-occupant.

1716 Milroy, 43605

Owner-Occupant (Resale)

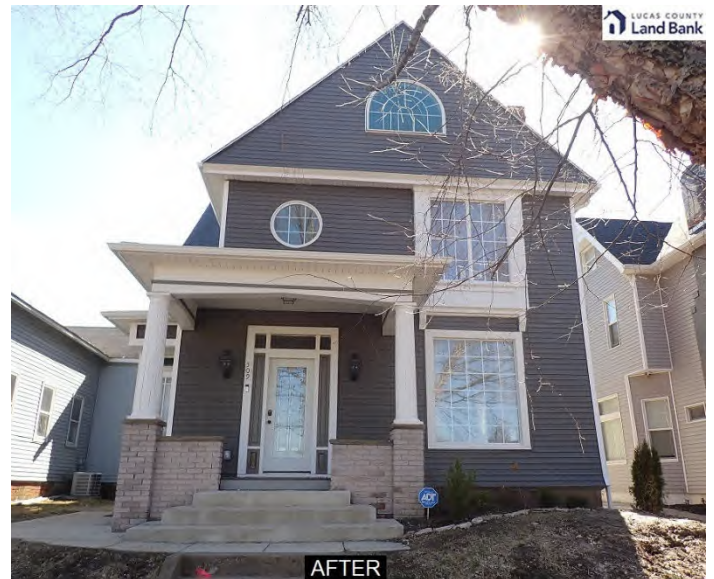


Buyer: Family G&C Investments LLC (Angel Carrillo)

This single-family home in Oakdale was sold on 2/7/2023 for \$8,888 with the expectation that Ms. Carrillo would invest another \$41,200 in the renovation. The property passed the Land Bank's safety & habitability inspection on 4/21/2023. The property has since been resold to an owner-occupant.

509 Walbridge, 43609

Owner-Occupant



Buyer: Merlin Properties LLC (Norbert Young)

This duplex home in the Old South End was sold on 7/28/2020 for \$3,750 with the expectation that Mr. Young would invest another \$40,350 in the renovation. The property passed the Land Bank's safety & habitability inspection on 4/25/2023.

3307 Franklin, 43608

Rental



Buyer: Frederick Micheal

This single-family home in Joe E Brown Park was sold on 10/5/2022 for \$13,500 with the expectation that Mr. Micheal would invest another \$19,750 in the renovation. The property passed the Land Bank's safety & habitability inspection on 5/8/2023.

516 Nottingham, 43610

Owner-Occupant (Resale)



Buyer: Celine Pierlout

This single-family home in the Old West End was sold on 2/15/2023 for \$16,500 with the expectation that Ms. Pierlout would invest another \$63,500 in the renovation. The property passed the Land Bank's safety & habitability inspection on 5/10/2023. The property is currently being marketed for resale to an owner-occupant.

1824 Joffre, 43607

Owner-Occupant (Resale)



BEFORE



AFTER

Buyer: Edgar Medina

This single-family home in Clinton Park was sold on 10/21/2022 for \$17,000 with the expectation that Mr. Medina would invest another \$27,300 in the renovation. The property passed the Land Bank's safety & habitability inspection on 5/10/2023. The property is currently being marketed for resale to an owner-occupant.

Prior to marketing this property, the Land Bank invested \$108,625 to make stabilizing repairs to the home, including a new roof, waterline, fence, two new foundation walls, new HVAC, new electrical, and concrete repairs. A portion of this work was funded with CDBG dollars through the City of Toledo, Department of Housing and Community Development.

2252 Kent, 43620

Owner-Occupant



BEFORE



AFTER

Buyer: Olukayode & Aminat Sotayo

This single-family home in Warren-Sherman was sold on 5/19/2022 for \$11,000 with the expectation that Mr. and Mrs. Sotayo would invest another \$28,350 in the renovation. The property passed the Land Bank's safety & habitability inspection on 5/17/2023.

2560 Foraker, 43609

Rental



Buyer: Joshua Grant

This single-family home in Harvard Terrace was sold on 8/23/2022 for \$7,000 with the expectation that Mr. Grant would invest another \$19,500 in the renovation. The property passed the Land Bank's safety & habitability inspection on 5/19/2023.

2033 N Ravine, 43605

Owner-Occupant



Buyer: Jorge Espinoza

This single-family home in Birmingham was sold on 7/2/2020 for \$23,576 with the expectation that Mr. Espinoza would invest another \$11,200 in the renovation. The property passed the Land Bank's safety & habitability inspection on 5/22/2023.

2241 Marlow, 43613

Owner-Occupant (Resale)



Buyer: Family G&C Investments LLC (Angel Carrillo)

This single-family home in DeVilbiss was sold on 2/7/2023 for \$24,000 with the expectation that Ms. Carrillo would invest another \$59,600 in the renovation. The property passed the Land Bank's safety & habitability inspection on 5/26/2023. The property is currently being marketed for resale to an owner-occupant.

642 Ranch, 43607

Owner-Occupant



Buyer: Dominic Murphy

This single-family home in Secor Gardens was sold on 10/28/2022 for \$16,156 with the expectation that Mr. Murphy would invest another \$58,845 in the renovation. The property passed the Land Bank's safety & habitability inspection on 5/30/2023.

2256 Kent, 43620

Owner-Occupant (Resale)



Buyer: KeepJ Enterprise LLC (Joshua Peek)

This single-family home in Warren-Sherman was sold on 5/11/2022 for \$10,000 with the expectation that Mr. Peek would invest another \$45,000 in the renovation. The property passed the Land Bank's safety & habitability inspection on 5/31/2023. The property is currently being marketed for resale to an owner-occupant.

PROPERTIES SOLD

1947 Fernwood, 43607

Owner-Occupant (Resale)



Buyer: Alejandra Ordonez

This single-family home in Westmoreland was sold on 2/24/2023 for \$10,000 with the expectation that Ms. Ordonez would invest another \$44,000 in the renovation. The home will then be marketed for resale to an owner-occupant.

325 Mayberry, 43609

Owner-Occupant



Buyer: Sonya Coleman

This duplex home in Burroughs was sold on 3/28/2023 for \$15,000 with the expectation that Ms. Coleman would invest another \$28,700 in the renovation and conversion back to a single-family.

2073 Hurd, 43605

Owner-Occupant (Resale)



Buyer: Family G&C Investments LLC (Angel Carrillo)

This single-family home in Raymer was sold on 4/11/2023 for \$5,800 with the expectation that Ms. Carrillo would invest another \$61,150 in the renovation. The home will then be marketed for resale to an owner-occupant.

3327 Mulberry, 43608

Owner-Occupant (Resale)



Buyer: Ljo House and Home LLC (Liliana Dickson)

This single-family home in Polish Village was sold on 4/14/2023 for \$12,000 with the expectation that Ms. Dickson would invest another \$46,000 in the renovation. The home will then be marketed for resale to an owner-occupant.

2015 Berkshire, 43613

Owner-Occupant (Resale)



Buyer: Franky Perez

This single-family home in DeVilbiss was sold on 4/19/2023 for \$12,500 with the expectation that Mr. Perez would invest another \$24,000 in the renovation. The home will then be marketed for resale to an owner-occupant.

631 E Broadway, 43605

Owner-Occupant (Resale)



Buyer: American Landmark Properties LLC (Stephen Leu)

This single-family home in Raymer was sold on 5/24/2023 for \$5,000 with the expectation that Mr. Leu would invest another \$28,600 in the renovation. The home will then be marketed for resale to an owner-occupant.

2424 Valentine, 43605

Owner-Occupant (Resale)



Buyer: LVDSOLD LLC (Lisa & Scott Van Dotingh)

This single-family home in Birmingham was sold on 5/31/2023 for \$4,400 with the expectation that Mr. and Mrs. Van Dotingh would invest another \$38,500 in the renovation. The home will then be marketed for resale to an owner-occupant.

664 W Delaware, 43610

Owner-Occupant



Buyer: Joshua Miley & James OConnor

This single-family home in the Old West End was sold on 6/5/2023 for \$3,000 with the expectation that Mr. Miley and Mr. OConnor would invest another \$84,170 in the renovation.

PARCEL	ADDRESS	CITY	ZIP	TRANSFER DATE	PURCHASER	NEIGHBORHOOD	END-USE TYPE
0202277	1809 LAGRANGE ST	TOLEDO	43608	2/14/2023	City of Toledo	Sherman	Vacant Land - Purchase
0225301	1009 ALDEN CT	TOLEDO	43609	2/14/2023	City of Toledo	Harvard Terrace	Vacant Land - Purchase
0229974	1518 VANCE ST	TOLEDO	43607	2/14/2023	City of Toledo	Junction	Vacant Land - Purchase
0230417	1674 NEBRASKA AVE	TOLEDO	43607	2/14/2023	City of Toledo	Junction	Vacant Land - Purchase
0306997	2718 ALBION ST	TOLEDO	43610	2/14/2023	City of Toledo	Overland	Vacant Land - Purchase
0308937	310 CHAPIN ST	TOLEDO	43609	2/14/2023	City of Toledo	Old South End	Vacant Land - Purchase
0309914	832 MARK ST	TOLEDO	43608	2/14/2023	City of Toledo	Sherman	Vacant Land - Purchase
0324961	281 ARCADIA AVE	TOLEDO	43608	2/14/2023	City of Toledo	Joe E. Brown Park	Vacant Land - Purchase
0324964	285 ARCADIA AVE	TOLEDO	43608	2/14/2023	City of Toledo	Joe E. Brown Park	Vacant Land - Purchase
0324971	291 ARCADIA AVE	TOLEDO	43608	2/14/2023	City of Toledo	Joe E. Brown Park	Vacant Land - Purchase
0400987	326 CRITTENDEN AVE	TOLEDO	43609	2/14/2023	City of Toledo	Old South End	Vacant Land - Purchase
0401344	309 CRITTENDEN AVE	TOLEDO	43609	2/14/2023	City of Toledo	Old South End	Vacant Land - Purchase
0410927	1616 N DETROIT AVE	TOLEDO	43607	2/14/2023	City of Toledo	Englewood	Vacant Land - Purchase
0411057	1271 FERNWOOD AVE	TOLEDO	43607	2/14/2023	City of Toledo	Englewood	Vacant Land - Purchase
0450224	814 ORCHARD ST	TOLEDO	43609	2/14/2023	City of Toledo	Old South End	Vacant Land - Purchase
0459227	1254 OAKWOOD AVE	TOLEDO	43607	2/14/2023	City of Toledo	Englewood	Vacant Land - Purchase

PARCEL	ADDRESS	CITY	ZIP	TRANSFER DATE	PURCHASER	NEIGHBORHOOD	END-USE TYPE
0518857	903 STILLMAN ST	TOLEDO	43605	2/14/2023	City of Toledo	Navarre	Vacant Land - Purchase
0602341	939 AVONDALE AVE	TOLEDO	43607	2/14/2023	City of Toledo	Junction	Vacant Land - Purchase
0608834	1360 THATCHER DR	TOLEDO	43606	2/14/2023	City of Toledo	Auburndale	Vacant Land - Purchase
0609054	2224 HOLLYWOOD AVE	TOLEDO	43606	2/14/2023	City of Toledo	Old West End	Vacant Land - Purchase
0611794	814 INDIANA AVE	TOLEDO	43607	2/14/2023	City of Toledo	Junction	Vacant Land - Purchase
0701731	1510 NEVADA ST	TOLEDO	43605	2/14/2023	City of Toledo	Raymer	Vacant Land - Purchase
0707017	2049 ELLIOTT AVE	TOLEDO	43606	2/14/2023	City of Toledo	Clinton Park	Vacant Land - Purchase
0707251	333 ELDRED AVE	TOLEDO	43609	2/14/2023	City of Toledo	Walbridge	Vacant Land - Purchase
0710197	3251 MAPLE ST	TOLEDO	43608	2/14/2023	City of Toledo	Polish Village	Vacant Land - Purchase
0710727	228 MARYLAND AVE	TOLEDO	43605	2/14/2023	City of Toledo	Garfield	Vacant Land - Purchase
0711271	229 LICKING ST	TOLEDO	43605	2/14/2023	City of Toledo	Garfield	Vacant Land - Purchase
0722047	1442 COLTON ST	TOLEDO	43609	2/14/2023	City of Toledo	Walbridge	Vacant Land - Purchase
0725111	952 BERRY ST	TOLEDO	43605	2/14/2023	City of Toledo	Navarre	Vacant Land - Purchase
0801134	721 PINEWOOD AVE	TOLEDO	43604	2/14/2023	City of Toledo	Junction	Vacant Land - Purchase
0803837	712 MAYWOOD AVE	TOLEDO	43608	2/14/2023	City of Toledo	Sherman	Vacant Land - Purchase
0906847	354 MELROSE AVE	TOLEDO	43610	2/14/2023	City of Toledo	Olde Towne	Vacant Land - Purchase

PARCEL	ADDRESS	CITY	ZIP	TRANSFER DATE	PURCHASER	NEIGHBORHOOD	END-USE TYPE
0909844	1843 N SUPERIOR ST	TOLEDO	43611	2/14/2023	City of Toledo	North River	Vacant Land - Purchase
0914791	439 MAUMEE AVE	TOLEDO	43609	2/14/2023	City of Toledo	Old South End	Vacant Land - Purchase
0914837	540 SOUTH AVE	TOLEDO	43609	2/14/2023	City of Toledo	Old South End	Vacant Land - Purchase
0916461	713 OBRIEN ST	TOLEDO	43604	2/14/2023	City of Toledo	Junction	Vacant Land - Purchase
0951634	2825 LAGRANGE ST	TOLEDO	43608	2/14/2023	City of Toledo	Sherman	Vacant Land - Purchase
0956271	3338 WILSON PL	TOLEDO	43608	2/14/2023	City of Toledo	Joe E. Brown Park	Vacant Land - Purchase
0958281	940 VANCE ST	TOLEDO	43607	2/14/2023	City of Toledo	Junction	Vacant Land - Purchase
0958551	747 VANCE ST	TOLEDO	43604	2/14/2023	City of Toledo	Junction	Vacant Land - Purchase
1002837	372 OCONNELL ST	TOLEDO	43608	2/14/2023	City of Toledo	Joe E. Brown Park	Vacant Land - Purchase
1003794	3144 ENRIGHT ST	TOLEDO	43608	2/14/2023	City of Toledo	Polish Village	Vacant Land - Purchase
1016587	1222 FRONT ST	TOLEDO	43605	2/14/2023	City of Toledo	Garfield	Vacant Land - Purchase
1016971	1501 MOTT AVE	TOLEDO	43605	2/14/2023	City of Toledo	Garfield	Vacant Land - Purchase
1017327	150 MARYLAND AVE	TOLEDO	43605	2/14/2023	City of Toledo	Garfield	Vacant Land - Purchase
1020874	1030 INDIANA AVE	TOLEDO	43607	2/14/2023	City of Toledo	Junction	Vacant Land - Purchase
1115567	507 CHICAGO ST	TOLEDO	43611	2/14/2023	City of Toledo	North River	Vacant Land - Purchase
1122211	1213 UPTON AVE	TOLEDO	43607	2/14/2023	City of Toledo	Scott Park	Vacant Land - Purchase

PARCEL	ADDRESS	CITY	ZIP	TRANSFER DATE	PURCHASER	NEIGHBORHOOD	END-USE TYPE
1122734	923 WAVERLY AVE	TOLEDO	43606	2/14/2023	City of Toledo	Scott Park	Vacant Land - Purchase
1122754	901 WAVERLY AVE	TOLEDO	43607	2/14/2023	City of Toledo	Scott Park	Vacant Land - Purchase
1122784	922 MARMION AVE	TOLEDO	43607	2/14/2023	City of Toledo	Scott Park	Vacant Land - Purchase
1122944	1103 MARMION AVE	TOLEDO	43607	2/14/2023	City of Toledo	Scott Park	Vacant Land - Purchase
1123064	938 WOODSTOCK AVE	TOLEDO	43607	2/14/2023	City of Toledo	Scott Park	Vacant Land - Purchase
1123521	1213 EVESHAM AVE	TOLEDO	43607	2/14/2023	City of Toledo	Scott Park	Vacant Land - Purchase
1123717	1108 PARKSIDE BLVD	TOLEDO	43607	2/14/2023	City of Toledo	Scott Park	Vacant Land - Purchase
1124644	711 MARMION AVE	TOLEDO	43607	2/14/2023	City of Toledo	Scott Park	Vacant Land - Purchase
1124651	707 MARMION AVE	TOLEDO	43607	2/14/2023	City of Toledo	Scott Park	Vacant Land - Purchase
1150967	325 HAVRE ST	TOLEDO	43609	2/14/2023	City of Toledo	Old South End	Vacant Land - Purchase
1158917	716 STANTON ST	TOLEDO	43609	2/14/2023	City of Toledo	Old South End	Vacant Land - Purchase
1203087	3128 WARSAW ST	TOLEDO	43608	2/14/2023	City of Toledo	Joe E. Brown Park	Vacant Land - Purchase
1205484	1858 OAKWOOD AVE	TOLEDO	43607	2/14/2023	City of Toledo	Clinton Park	Vacant Land - Purchase
1212271	244 E STREICHER ST	TOLEDO	43608	2/14/2023	City of Toledo	Polish Village	Vacant Land - Purchase
1240286	0 IMANI CIR	TOLEDO	43604	2/14/2023	City of Toledo	Junction	Vacant Land - Purchase
1327474	1037 AVONDALE AVE	TOLEDO	43607	2/14/2023	City of Toledo	Junction	Vacant Land - Purchase

PARCEL	ADDRESS	CITY	ZIP	TRANSFER DATE	PURCHASER	NEIGHBORHOOD	END-USE TYPE
1327627	1041 BELMONT AVE	TOLEDO	43607	2/14/2023	City of Toledo	Junction	Vacant Land - Purchase
1403564	338 JERVIS ST	TOLEDO	43609	2/14/2023	City of Toledo	Old South End	Vacant Land - Purchase
1403571	329 SEGUR AVE	TOLEDO	43609	2/14/2023	City of Toledo	Old South End	Vacant Land - Purchase
1403587	315 SEGUR AVE	TOLEDO	43609	2/14/2023	City of Toledo	Old South End	Vacant Land - Purchase
1403614	324 JERVIS ST	TOLEDO	43609	2/14/2023	City of Toledo	Old South End	Vacant Land - Purchase
1403617	322 JERVIS ST	TOLEDO	43609	2/14/2023	City of Toledo	Old South End	Vacant Land - Purchase
1408194	258 FIELD AVE	TOLEDO	43609	2/14/2023	City of Toledo	Old South End	Vacant Land - Purchase
1417184	1412 PROUTY AVE	TOLEDO	43609	2/14/2023	City of Toledo	Highland Heights	Vacant Land - Purchase
1417641	238 SOUTH AVE	TOLEDO	43609	2/14/2023	City of Toledo	Old South End	Vacant Land - Purchase
1425081	1311 BRONSON AVE	TOLEDO	43608	2/14/2023	City of Toledo	Sherman	Vacant Land - Purchase
1431214	731 ASH ST	TOLEDO	43611	2/14/2023	City of Toledo	Vistula	Vacant Land - Purchase
1434244	734 WALBRIDGE AVE	TOLEDO	43609	2/14/2023	St Lucas Lutheran Church	Old South End	Side Lot - Commercial
1434244	734 WALBRIDGE AVE	TOLEDO	43609	2/14/2023	Velma Coffman	Old South End	Side Lot - Homeowner
1500297	820 ASH ST	TOLEDO	43611	2/14/2023	City of Toledo	Vistula	Vacant Land - Purchase
1525354	2024 MILES AVE	TOLEDO	43606	2/14/2023	City of Toledo	Clinton Park	Vacant Land - Purchase
1612264	239 MOZART ST	TOLEDO	43609	2/14/2023	City of Toledo	Walbridge	Vacant Land - Purchase

PARCEL	ADDRESS	CITY	ZIP	TRANSFER DATE	PURCHASER	NEIGHBORHOOD	END-USE TYPE
1631897	743 EUCLID AVE	TOLEDO	43605	2/14/2023	City of Toledo	Starr	Vacant Land - Purchase
1632561	1103 NEVADA ST	TOLEDO	43605	2/14/2023	City of Toledo	Raymer	Vacant Land - Purchase
1854614	820 CLARK ST	TOLEDO	43605	2/14/2023	City of Toledo	Navarre	Vacant Land - Purchase
2091087	929 ELYSIAN AVE	TOLEDO	43607	2/14/2023	City of Toledo	Secor Gardens	Vacant Land - Purchase
2334031	1842 W ALEXIS RD	TOLEDO	43613	2/14/2023	City of Toledo	Tamaron	Vacant Land - Purchase
0319581	1315 MYRTLE ST	TOLEDO	43605	2/21/2023	Michael Bartus	Oakdale	Side Lot - Homeowner
0505304	1915 FERNWOOD AVE	TOLEDO	43607	2/21/2023	Towfeeq Juma	Westmoreland	Side Lot - Rental
1204224	1734 UPTON AVE	TOLEDO	43607	2/21/2023	Josalyn Williams	Clinton Park	Side Lot - Homeowner
3369794	474 WATERWAY RD	CURTICE	43412	2/21/2023	Scott Huffman	Jerusalem Twp	Vacant Land - Purchase
1119254	911 BASSETT ST	TOLEDO	43611	2/22/2023	Metroparks of Toledo Area	North River	Vacant Land - Purchase
0314867	1402 FREEDOM ST	TOLEDO	43605	2/24/2023	Thomas Burkey	Oakdale	Side Lot - Homeowner
0463284	621 LUCAS ST	TOLEDO	43604	2/24/2023	Tiffani Spearman	Junction	Side Lot - Rental
1422041	2521 LAWRENCE AVE	TOLEDO	43610	2/24/2023	Corinne Jackson	Old West End	Side Lot - Homeowner
0326361	1346 UTAH ST	TOLEDO	43605	3/27/2023	Alyssa Clark	Navarre	Side Lot - Homeowner
0326364	1356 UTAH ST	TOLEDO	43605	3/27/2023	Alyssa Clark	Navarre	Side Lot - Homeowner
0326367	1354 UTAH ST	TOLEDO	43605	3/27/2023	Alyssa Clark	Navarre	Side Lot - Homeowner

PARCEL	ADDRESS	CITY	ZIP	TRANSFER DATE	PURCHASER	NEIGHBORHOOD	END-USE TYPE
1426554	915 PAXTON ST	TOLEDO	43608	3/27/2023	Thomas Brickman	Sherman	Side Lot - Rental
0410891	1408 HOAG ST	TOLEDO	43607	3/29/2023	Amanda West	Englewood	Side Lot - Homeowner
1204704	2039 JOFFRE ST	TOLEDO	43607	3/29/2023	Marie Alexander	Clinton Park	Side Lot - Rental
0324691	292 ARCADIA AVE	TOLEDO	43608	4/4/2023	Sharlene Kight	Joe E. Brown Park	Side Lot - Homeowner
0324694	296 ARCADIA AVE	TOLEDO	43608	4/4/2023	Sharlene Kight	Joe E. Brown Park	Side Lot - Homeowner
0505287	1416 SHENANDOAH RD	TOLEDO	43607	4/4/2023	Chung Tyan	Westmoreland	Side Lot - Rental
0950557	350 E HUDSON ST	TOLEDO	43608	4/4/2023	Aaron Francis	Polish Village	Side Lot - Rental
0950564	358 E HUDSON ST	TOLEDO	43608	4/4/2023	Aaron Francis	Polish Village	Side Lot - Rental
1601667	1240 HAMILTON ST	TOLEDO	43607	4/5/2023	Shawntina York	Junction	Side Lot - Homeowner
1601671	1238 HAMILTON ST	TOLEDO	43607	4/5/2023	Shawntina York	Junction	Side Lot - Homeowner
1608911	725 AMELIA ST	TOLEDO	43607	4/5/2023	Jacqueline Rogers	Junction	Side Lot - Homeowner
0272519	1517 S REYNOLDS RD	TOLEDO	43615	4/12/2023	Ott Plumbing	Swan Creek	Side Lot - Commercial
0460307	1837 N DETROIT AVE	TOLEDO	43606	4/12/2023	Janet Bacon	Englewood	Side Lot - Homeowner
1021457	2828 LAWRENCE AVE	TOLEDO	43610	4/12/2023	Michelle Cross	Overland	Side Lot - Homeowner
1500114	1425 W BANCROFT ST	TOLEDO	43606	4/12/2023	Bobby Pope	Clinton Park	Side Lot - Rental
1407784	412 SEGUR AVE	TOLEDO	43609	4/13/2023	Rosemary & Alex Quinones	Old South End	Vacant Land - Purchase

PARCEL	ADDRESS	CITY	ZIP	TRANSFER DATE	PURCHASER	NEIGHBORHOOD	END-USE TYPE
1873567	0 LORAIN ST	TOLEDO	43609	4/13/2023	Toledo Zoological Society	Old South End	Side Lot - Commercial
0311207	758 YONDOTA ST	TOLEDO	43605	4/24/2023	Lucas Carpenter	Navarre	Vacant Land - Purchase
0721564	1322 GORDON ST	TOLEDO	43609	4/24/2023	Latrisha Schumann	Walbridge	Side Lot - Homeowner
0721564	1322 GORDON ST	TOLEDO	43609	4/24/2023	Latrisha Schumann	Walbridge	Side Lot - Homeowner
0741927	1321 VANCE ST	TOLEDO	43607	4/24/2023	Joseph Austin	Junction	Side Lot - Homeowner
1212134	421 E PARK ST	TOLEDO	43608	4/24/2023	Keith Washington	Polish Village	Side Lot - Homeowner
1212137	425 E PARK ST	TOLEDO	43608	4/24/2023	Keith Washington	Polish Village	Side Lot - Homeowner
3376234	241 ROBERTA DR	CURTICE	43412	4/24/2023	Lori & Jody Smith	Jerusalem Twp	Side Lot - Homeowner
8367347	5303 PRESIDENT DR	TOLEDO	43611	4/25/2023	Jeffrey & Amy Walkowski	Shoreland	Side Lot - Homeowner
0519041	401 OSWALD ST	TOLEDO	43605	4/28/2023	Matthew Oneail	Starr	Side Lot - Homeowner
0966831	1020 FRONT ST	TOLEDO	43605	4/28/2023	James Zacharias	Garfield	Side Lot - Homeowner
1611914	1261 NORWOOD AVE	TOLEDO	43607	4/28/2023	Emerson Joiner Sr	Englewood	Side Lot - Rental
1002854	367 OCONNELL ST	TOLEDO	43608	5/4/2023	Thomas Sadler	Joe E. Brown Park	Side Lot - Rental
1009171	3457 BEAUMONT DR	TOLEDO	43608	5/4/2023	Regina Armstrong	Polish Village	Side Lot - Homeowner
1115261	514 COLUMBUS ST	TOLEDO	43611	5/4/2023	Dawn Gaffney	North River	Side Lot - Homeowner
0852661	1424 N HURON ST	TOLEDO	43604	5/5/2023	Veda Clemons	Vistula	Side Lot - Homeowner

PARCEL	ADDRESS	CITY	ZIP	TRANSFER DATE	PURCHASER	NEIGHBORHOOD	END-USE TYPE
0853214	1450 TECUMSEH ST	TOLEDO	43607	5/5/2023	David Johnson	Junction	Vacant Land - Purchase
0230164	1531 VANCE ST	TOLEDO	43607	5/10/2023	Sathish Thejaswarup	Junction	Side Lot - Rental
1008031	3345 MAHER ST	TOLEDO	43608	5/10/2023	Tina Nixon & Kyle Jackson	Polish Village	Side Lot - Homeowner
0229547	1540 BELMONT AVE	TOLEDO	43607	5/19/2023	Mt Sinai Pentecostal Church	Junction	Side Lot - Commercial
0853197	1432 TECUMSEH ST	TOLEDO	43607	5/19/2023	LaToya Swain	Junction	Side Lot - Rental
Total Vacant Lots Transferred: 133							

RISE Neighborhoods & Home Preservation Initiative

As of June 1, 2023

Current Focus

Home Preservation Initiative	Quarter	Total	Funded
Home Visits	37	1188	82
HPI Equity/RISE Loans	1	16	\$ 379,679
Energy-Efficiency Loans*	0	66	\$ 673,175
		Total	\$ 1,052,854

Site Opportunities	Investigating	Acquired	Total
Clinton Park	4	34	38
Garfield	1	15	16
Scott Park	1	30	31
Secor Gardens	1	6	7
		Total	92

Matching Grants	Projects	Awarded	Investment
Clinton Park	22	\$ 165,736	\$ 277,388
Garfield	0	\$ -	\$ -
Scott Park	4	\$ 18,000	\$ 34,707
Secor Gardens	26	\$ 102,668	\$ 215,798
Totals	52	\$ 286,404	\$ 527,893

Development Projects	Funding	Goal	Stage
1006 Broer (Secor Gardens)	LB	Move-In	Marketing
2026 Parkdale (Clinton Park)	LB	Move-In	Construction
4030 Westway (Library Village)	LB	Move-In	Planning
417 Oswald (Garfield/Starr)	LB	Move-In	Planning
2053 Calumet (Clinton Park)	LB	Move-In	Planning

**Due to adverse changes in state law, residential PACE loan opportunities are no longer being marketed to residents at the request of partners.*

Long-Term Commitments

Clinton Park

The massive brownfield remediation project at the 7-acre Baron Steel site is almost completed. This is a huge transformation for the neighborhood, with lots of possibilities going forward. Additional greening around Baron Steel will continue. Our second move-in-ready renovation project has also kicked off on Parkdale, along with Building Blocks engagement with Parkdale residents this summer.

Garfield

Having formally launched RISE this spring, the team has been engaging with residents on HPI visits and the opportunity for matching grants for home improvements. Our first move-in-ready project on Oswald in the vicinity of the neighborhood will likely start construction later this summer. A greening matching grant project on Front Street with a side lot buyer will add beauty to this front-facing corridor.

Scott Park

Quiet initial investments continue to build, including the renovation and resale of a house on Parkside by a partner. Assembly of vacant land in the neighborhood, especially on Marmion, will continue, with greening investments designed to help softly introduce the neighborhood to the Land Bank and generate interest as we work toward a formal launch of RISE in 2024.

Secor Gardens

Marketing commenced in May on our first move-in-ready house in the neighborhood, and we were excited to quickly accept an offer from a first-time homebuyer at a high comparable sale! Blight elimination efforts continue as we assemble sites through tax foreclosure. Dividends over three years of active RISE investment in the neighborhood continue to pay out for residents.

September 13, 2023

The Board of Directors represents that the record of the proceedings of the previous session on June 14, 2023, as contained in the Lucas County Land Reutilization Corporation's official electronic recording and all resolutions attached herein have been reviewed and found to be a full and accurate record of the proceedings.


Lindsay Webb, Chair

Attest:


Joshua Murnen, Secretary of the Corporation



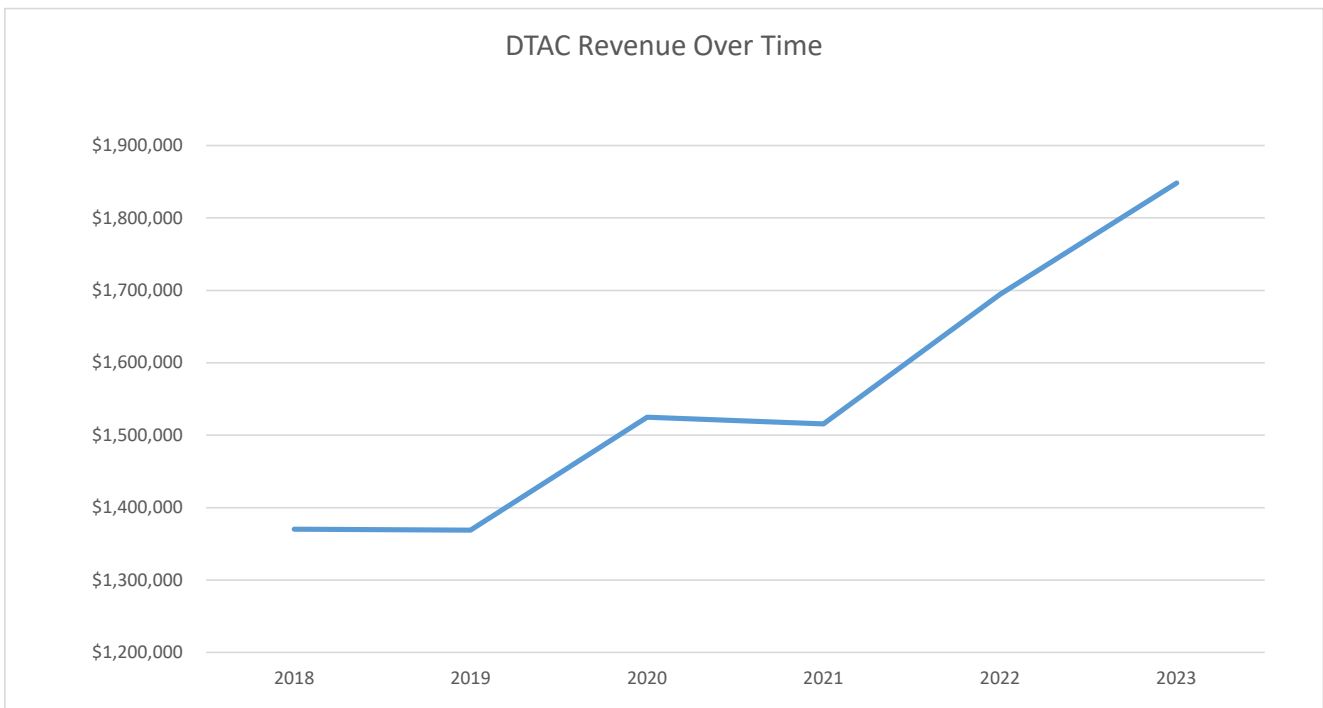
Lucas County Land Reutilization Corporation
Board of Directors Meeting
Wednesday, September 13, 2023 at 10:00 A.M.
Associated General Contractors of Northwest Ohio, Inc.
1845 Collingwood Boulevard, Toledo, Ohio 43604

1. Call to order by Chair Webb
2. Approval of the June 14, 2023 Minutes (posted on the website)
3. Treasurer's Report
 - a. Statutory Reutilization Fund Update
 - b. Presentation of Quarterly Financial Statements
4. President's Report
 - a. Staff update
 - b. Development Sales & Vacant Land Transfers
 - c. RISE Neighborhoods & Home Preservation Initiative
 - d. Four Corners Pre-Development report
 - e. **Resolution 2023-13: Ratifying The Pre-Development Agreement for the Four Corners Properties**
 - f. 2024-2025 Brownfield Remediation and Building Demolition Programs
 - g. Welcome Home Ohio Program
5. New Business
6. Adjournment

Statutory Reutilization Income

Year	1st Half	% Diff1	2nd Half	% Diff2	Total	% DiffTot	\$ Change YTY
2018	\$ 1,056,336	24%	\$ 314,033	-21%	\$ 1,370,370	10%	\$ 119,786
2019	\$ 979,282	-7%	\$ 389,459	24%	\$ 1,368,741	0%	\$ (1,629)
2020	\$ 1,036,402	6%	\$ 488,531	25%	\$ 1,524,933	11%	\$ 156,191
2021	\$ 1,019,542	-2%	\$ 496,009	2%	\$ 1,515,551	-1%	\$ (9,381)
2022	\$ 1,179,886	16%	\$ 514,455	4%	\$ 1,694,341	12%	\$ 178,790
2023	\$ 1,361,117	15%	\$ 487,098	-5%	\$ 1,848,215	9%	\$ 153,874

Average (2018 - 2023) \$ 1,553,692



	<u>2023 Budget</u>	<u>2023 Actual</u>	<u>%</u>
Operating Income			
Statutory Reutilization Income	\$ 1,600,000	\$ 1,846,215	115%
Investment Income	\$ 200,000	\$ 131,420	66%
Other Income	\$ 10,000	\$ 4,176	42%
Total Operating Income	\$ 1,810,000	\$ 1,981,811	109%
Projects Income			
COT Housing Fund Income	\$ 150,000	\$ -	0%
Project Reimbursement Income	\$ 50,000	\$ 51,300	103%
OLBA Employment Services Income	\$ 92,000	\$ 32,129	35%
HPI Escrow Income	\$ 50,000	\$ 17,500	35%
Property Sales Income	\$ 800,000	\$ 457,647	57%
Total Projects Income	\$ 1,142,000	\$ 558,576	49%

	<u>2023 Budget</u>	<u>2023 Actual</u>	<u>%</u>
Grant Income			
COT CDBG Income	\$ 168,578	\$ 168,578	100%
Pre-Development Income	\$ 600,000	\$ -	0%
Site Work Income	\$ 200,000	\$ -	0%
Exterior Renovation Income	\$ 1,000,000	\$ -	0%
Interior Renovation Income	\$ 2,000,000	\$ -	0%
General Conditions Income	\$ 200,000	\$ -	0%
St. Anthony Redevelopment Income	\$ 4,000,000	\$ -	0%
Demolition Preparation Income	\$ 98,500	\$ 5,136	5%
Asbestos Inspection & Abatement Income	\$ 350,000	\$ 6,636	2%
Environmental & Remediation Income	\$ -	\$ -	0%
Demolition & Site Clearance Income	\$ 1,322,500	\$ 194,181	15%
Post-Demolition Restoration Income	\$ 118,355	\$ 35,558	30%
ODOD Cleanup Pilot Income	\$ 1,889,355	\$ 241,511	13%
Clearance Income	\$ -	\$ -	0%
Demolition Income	\$ -	\$ -	0%
Cleanup & Remediation Income	\$ 1,445,875	\$ 1,271,156	88%
ODOD Brownfield Remediation Income	\$ 1,445,875	\$ 1,271,156	88%
Pre-Demolition Income	\$ 105,100	\$ 9,793	9%
Demolition Income	\$ 3,288,660	\$ 579,721	18%
Post-Demolition Income	\$ 59,310	\$ 48,026	81%
Administration Income	\$ -	\$ -	0%
ODOD Building Demolition Income	\$ 3,453,070	\$ 637,539	18%
Remediation & Demolition Income	\$ 3,722,078	\$ 691,564	19%
COT Brownfield ARPA Income	\$ 3,722,078	\$ 691,564	19%
Total Grant Income	\$ 14,678,956	\$ 3,010,348	21%

	<u>2023 Budget</u>	<u>2023 Actual</u>	<u>%</u>
Operating Expenses			
Benefits Expenses	\$ 125,000	\$ 87,384	70%
Retirement Expenses	\$ 65,000	\$ 54,753	84%
Payroll Expenses	\$ 71,000	\$ 43,075	61%
Staff Expenses	\$ 935,000	\$ 534,139	57%
Office Expenses	\$ 25,000	\$ 7,865	31%
Other Expenses	\$ 1,000	\$ 649	65%
Business Expenses	\$ 40,000	\$ 40,409	101%
Consulting Expenses	\$ 75,000	\$ 164,959	220%
Technology Expenses	\$ 50,000	\$ 57,503	115%
Travel Expenses	\$ 25,000	\$ 15,766	63%
Total Operating Expenses	\$ 1,412,000	\$ 1,006,502	71%
Projects Expenses			
Inspection & Referral Expenses	\$ 10,000	\$ 10,550	106%
Ownership Expenses	\$ 425,000	\$ 288,076	68%
Closing Expenses	\$ 2,000	\$ 335	17%
Matching Grant Expenses	\$ 250,000	\$ 75,887	30%
RISE & HPI Expenses	\$ 25,000	\$ 1,418	6%
Neighborhood Justice Fund Expenses	\$ 525,000	\$ 123,888	24%
HPI Escrow Expenses	\$ 50,000	\$ 30,707	61%
Development Expenses	\$ 600,000	\$ 330,631	55%
Total Projects Expenses	\$ 1,887,000	\$ 861,493	46%

	<u>2023 Budget</u>	<u>2023 Actual</u>	<u>%</u>
Grant Expenses			
Pre-Development Expenses	\$ 600,000	\$ 46,362	8%
Site Work Expenses	\$ 200,000	\$ -	0%
Exterior Renovation Expenses	\$ 1,000,000	\$ -	0%
Interior Renovation Expenses	\$ 2,000,000	\$ -	0%
General Conditions Expenses	\$ 200,000	\$ -	0%
St. Anthony Redevelopment Expenses	\$ 4,000,000	\$ 46,362	1%
Demolition Preparation Expenses	\$ 196,965	\$ 54,588	28%
Asbestos Inspection & Abatement Expenses	\$ 695,175	\$ 152,974	22%
Environmental & Remediation Expenses	\$ 50,000	\$ 450	1%
Demolition & Site Clearance Expenses	\$ 1,756,700	\$ 742,004	42%
Post-Demolition Restoration Expenses	\$ 241,570	\$ 117,449	49%
ODOD Cleanup Pilot Expenses	\$ 2,940,410	\$ 1,067,465	36%
Clearance Expenses	\$ -	\$ -	0%
Demolition Expenses	\$ -	\$ -	0%
Cleanup & Remediation Expenses	\$ 1,445,875	\$ 1,345,875	93%
ODOD Brownfield Remediation Expenses	\$ 1,445,875	\$ 1,345,875	93%
Pre-Demolition Expenses	\$ 105,100	\$ 75,328	72%
Demolition Expenses	\$ 3,288,660	\$ 545,881	17%
Post-Demolition Expenses	\$ 59,310	\$ 20,026	34%
Administration Expenses	\$ -	\$ -	0%
ODOD Building Demolition Expenses	\$ 3,453,070	\$ 641,234	19%
Remediation & Demolition Expenses	\$ 3,722,078	\$ 1,441,761	39%
COT Brownfield ARPA Expenses	\$ 3,722,078	\$ 1,441,761	39%
Total Grant Expenses	\$ 15,561,433	\$ 4,542,697	29%

	<u>2023 Budget</u>	<u>2023 Actual</u>	<u>%</u>
Total Income	\$ 17,630,956	\$ 5,550,735	31%
Total Expenses	\$ 18,860,433	\$ 6,410,691	34%
Operating + Projects Profit (Loss)	\$ (347,000)	\$ 672,393	
Grants Profit (Loss)	\$ (882,477)	\$ (1,532,349)	
Total Profit (Loss)	\$ (1,229,477)	\$ (859,956)	

Lucas County Land Reutilization Corporation

Bill Payment List

February 23 - September 7, 2023

DATE	NUM	VENDOR	AMOUNT
05/31/2023	10055	NeighborWorks Toledo Region	-400.00
05/31/2023	10056	Blue Line Remodeling-Roofing LLC	-8,900.00
05/31/2023	10057	Landscape by Micheal, LLC	-4,800.00
05/31/2023	10058	Total Environmental Services, LLC	-29,819.52
05/31/2023	ACH	NWGS	-701.07
06/06/2023	ACH	Data Services fee	-128.58
06/06/2023	ACH	Capital One Spark	-6,341.53
06/06/2023	ACH	Data Service Center, Inc.	-31,689.18
06/06/2023	ACH	Ameritas Billing	-2,556.97
06/07/2023	10063	Jennifer S. Lambert	-725.00
06/07/2023	10064	Julian and Grube, Inc.	-3,960.00
06/07/2023	10065	D&R Demolition	-168,900.00
06/07/2023	10066	Collingwood Water Co, Inc.	-64.50
06/07/2023	10067	DaVonna Pearce	-26.93
06/07/2023	10068	Ohio Auditor of State	-205.00
06/07/2023	10069	Graduate Roofing Co., LLC	-18,150.00
06/07/2023	10070	Bymcosley Williams	-5,000.00
06/07/2023	10071	Ohio Business Machines	-151.60
06/07/2023	10072	Lucas County Sheriff Office	-2,803.00
06/07/2023	10073	Lucas County Sheriff Office	-2,269.00
06/14/2023	ACH	Toledo Edison	-1.84
06/14/2023	100074	1 Touch Seamless Gutters LLC	-3,200.00
06/14/2023	100075	City of Toledo, Ohio	-68,777.37
06/14/2023	100076	Sons of Nature Lawn Care	-4,440.00
06/14/2023	100077	Mail It	-180.54
06/14/2023	100078	NWGS	-30.00
06/14/2023	100079	Advanced Demolition Services	-305,833.50
06/14/2023	100080	Leadership Toledo	-2,450.00
06/14/2023	100081	D&R Demolition	-3,703.75
06/14/2023	100082	ASAP Mow & Snow, LLC	-2,685.00
06/21/2023	ACH	Columbia Gas	-91.48
06/21/2023	10083	Sons of Nature Lawn Care	-3,945.00
06/21/2023	10084	Mr. Snow Removal & Landscaping	-610.00
06/21/2023	10085	ODP Business Solutions LLC	-119.68
06/21/2023	10086	David Mann	-33,730.84
06/21/2023	10087	Salinas Roofing LLC	-787.00
06/21/2023	10088	Ohio Business Machines	-14.50
06/21/2023	10089	Sutter Home Inspections, Ltd.	-250.00
06/21/2023	10090	ODP Business Solutions LLC	-5.94
06/28/2023	10091	ASAP Mow & Snow, LLC	-2,675.00
06/28/2023	10092	Bill Waganfelad	-4,547.50
06/28/2023	10093	Keystone Press	-45.00
06/28/2023	10094	La Prensa	-210.00
06/28/2023	10095	Landscape by Micheal, LLC	0.00
06/28/2023	10096	Lucas County Health Benefits	-9,742.97

Lucas County Land Reutilization Corporation

Bill Payment List

February 23 - September 7, 2023

DATE	NUM	VENDOR	AMOUNT
06/28/2023	10097	M&M Heating & Cooling, Inc.	-2,500.00
06/28/2023	10098	Padua Center	-180.00
06/28/2023	10099	The Sojourner's Truth, Inc.	-390.00
06/28/2023	10100	Sons of Nature Lawn Care	-1,530.00
06/28/2023	10101	Landscape by Micheal, LLC	-3,220.00
06/29/2023	ACH	Capital One Spark	-9,436.62
07/05/2023	10102	Department of Public Utilities	-111.65
07/05/2023	10103	DMD Environmental, Inc.	-2,800.00
07/05/2023	10104	Landscape by Micheal, LLC	-6,960.00
07/05/2023	10105	Michael Norman	-55.00
07/05/2023	10106	MP & Son Landscaping	-4,243.00
07/05/2023	10107	Ohio Auditor of State	-82.00
07/05/2023	10108	Sutter Home Inspections, Ltd.	-250.00
07/05/2023	ACH	Data Services fee	-240.66
07/05/2023	1	Toledo Edison	-39.19
07/05/2023	10109	Lucas County Sheriff Office	-5,000.00
07/05/2023	10110	Toledo Design Collective	-1,500.00
06/30/2023	ACH	Ameritas Billing	-2,577.51
06/30/2023	1	Data Service Center, Inc.	-31,947.56
06/30/2023	ACH	NWGS	-214.00
06/12/2023	ach	Data Services fee	0.00
07/07/2023	ACH	Toledo Edison	-152.71
07/07/2023	10111	Erie Environmental, LLC	-63,400.00
07/07/2023	10112	Marcia Scott	-4,440.37
07/07/2023	10113	Mr. Snow Removal & Landscaping	-3,125.00
07/07/2023	10114	Ohio Business Machines	-167.22
07/07/2023	10115	HazCorp Environmental Services, Inc.	-1,950.00
07/07/2023	ACH	Ameritas Billing	-2,576.43
07/07/2023	1	Data Service Center, Inc.	-31,929.19
07/19/2023	10116	ARK Restoration & Construction	0.00
07/19/2023	10117	ASAP Mow & Snow, LLC	-2,615.00
07/19/2023	10118	Blanchard Tree and Lawn, Inc.	-1,000.00
07/19/2023	10119	Collingwood Water Co, Inc.	-36.50
07/19/2023	10120	Criminal Justice Coordinating Council	0.00
07/19/2023	10121	David Mann	-366.26
07/19/2023	10122	Lucas County Auditor	-7.00
07/19/2023	10123	Mail It	-115.93
07/19/2023	10124	Melvin & Teena Baker	-5,000.00
07/19/2023	10125	NWGS	-30.00
07/19/2023	10126	Ryan Rathburn	-55.00
07/19/2023	10127	Sons of Nature Lawn Care	-6,060.00
07/19/2023	10128	Susan Hamilton	-2,500.00
07/19/2023	10129	Sutter Home Inspections, Ltd.	-100.00
07/19/2023	10130	Total Environmental Services, LLC	-360,200.00
07/19/2023	ACH	Ameritas Billing	-2,575.08

Lucas County Land Reutilization Corporation

Bill Payment List

February 23 - September 7, 2023

DATE	NUM	VENDOR	AMOUNT
07/19/2023	1	Columbia Gas	-40.68
07/19/2023	2	Data Service Center, Inc.	-31,911.20
07/19/2023	3	Toledo Edison	-4.38
07/19/2023	10131	Area Title Agency, Inc	-195.00
07/19/2023	10132	ODP Business Solutions LLC	-76.87
07/19/2023	10133	Salinas Roofing LLC	-9,895.10
07/19/2023	10134	ARK Restoration & Construction	-21,194.50
07/19/2023	10135	Criminal Justice Coordinating Council	-6.00
07/26/2023	10136	Model Property Development,LLC	-61,902.08
07/26/2023	10137	ASAP Mow & Snow, LLC	-2,555.00
07/26/2023	10138	Department of Public Utilities	-251.01
07/26/2023	10139	Hylant Administrative Services, LLC	-25,442.00
07/26/2023	10140	Lucas County Health Benefits	-9,742.97
07/26/2023	10141	MP & Son Landscaping	-4,670.00
07/26/2023	10142	ODP Business Solutions LLC	-23.57
07/26/2023	10143	Shorty's Fencing & Supplies LLC	-3,480.00
07/26/2023	10148	Richfield Township	-12,300.00
07/26/2023	10149	Spencer Township	-12,500.00
07/26/2023	10150	Springfield Township	-19,200.00
07/26/2023	10151	Sylvania Township	-11,325.00
07/26/2023	10152	Ms. Diva Day	-200.00
07/26/2023	ACH	Colonial Life Insurance	-1,397.60
07/26/2023	1	Columbia Gas	-44.82
08/02/2023	10153	The Collaborative, Inc	-43,362.00
08/02/2023	10154	Advanced Demolition Services	-262,143.00
08/02/2023	10155	Ohio Business Machines	-164.84
08/02/2023	10156	Mike Wood	-1,350.00
08/02/2023	10157	Central Land Holdings LLC	-6,750.00
08/02/2023	10158	Transtar Electric, Securities & Technologies	-1,050.00
08/02/2023	10159	HazCorp Environmental Services, Inc.	-1,600.00
08/02/2023	10160	David Mann	-76.31
08/02/2023	10161	Ryan Rathburn	-55.00
08/02/2023	10162	Landscape by Micheal, LLC	-8,910.00
08/02/2023	10163	Madhouse Creative LLC	-10,210.00
08/02/2023	10164	Fickwood Plumbing, LLC.	-5,415.00
08/02/2023	10165	SL Hauling & Renovations LLC	-7,000.00
08/02/2023	10166	Total Environmental Services, LLC	-6,800.00
08/02/2023	ACH	Capital One Spark	-5,969.11
08/02/2023	1	Data Services fee	-131.55
08/02/2023	2	Toledo Edison	-91.40
08/09/2023	ACH	Toledo Edison	-99.24
08/09/2023	10168	Sutter Home Inspections, Ltd.	-250.00
08/09/2023	10169	ODP Business Solutions LLC	-19.02
08/09/2023	10170	NWGS	-30.00
08/09/2023	10171	City of Toledo, Ohio	-22,500.00

Lucas County Land Reutilization Corporation

Bill Payment List

February 23 - September 7, 2023

DATE	NUM	VENDOR	AMOUNT
08/09/2023	10172	Premier Waterproofing & Foundation Repair LLC	-16,600.00
08/09/2023	10173	Mail It	-153.18
08/09/2023	10174	Salinas Roofing LLC	-2,389.40
08/09/2023	10175	Collingwood Water Co, Inc.	-43.00
08/09/2023	10176	Lucas County Auditor	-4.00
08/09/2023	10177	LOVELAND Technologies LLC	-10,000.00
08/09/2023	10178	ASAP Mow & Snow, LLC	-2,555.00
08/10/2023	10179	Toledo Tool and Die Company Inc.	-12,525.00
08/10/2023	10180	Lucas County Board of Commissioners	-108,000.00
08/10/2023	10181	City of Toledo, Ohio	-83,000.00
08/10/2023	10182	617 Madison LLC	-21,385.91
08/16/2023	10184	Cutting Edge Countertops, Inc.	-2,299.24
08/16/2023	10185	Phillip Charles Hill	-1,800.00
08/16/2023	10186	Reinvest Toledo Coalition	-600.00
08/16/2023	10187	Mr. Snow Removal & Landscaping	-5,200.00
08/16/2023	10188	Lake Erie Tree Service LLC	-1,800.00
08/16/2023	10189	Sutter Home Inspections, Ltd.	-1,000.00
08/16/2023	10190	Premier Waterproofing & Foundation Repair LLC	-3,000.00
08/16/2023	10191	D&R Demolition	-168,900.00
08/16/2023	10192	Alternative Plumbing Plus Inc	-2,800.00
08/16/2023	10193	Sons of Nature Lawn Care	-4,290.00
08/16/2023	10194	Willa Johnson	-4,000.00
08/16/2023	10195	Judi Ragan Williams	-320.00
08/16/2023	10196	Poe McKown Gate & Fence LLC	-2,180.00
08/16/2023	10197	Landscape by Micheal, LLC	-2,500.00
08/16/2023	10198	Martin + Wood Appraisal Group, Ltd.	-400.00
08/16/2023	10199	Ameritas Billing	-2,577.03
08/16/2023	10200	Data Service Center, Inc.	-31,941.53
08/16/2023	10201	Toledo Edison	-3.99
08/16/2023	10202	Urban Wholistics	-657.98
08/16/2023	10203	Model Property Development,LLC	-54,547.68
07/31/2023	ACH	NWGS	-1,654.13
07/01/2023	ACH	NWGS	-46.91
08/23/2023	10211	Mr. Snow Removal & Landscaping	-500.00
08/23/2023	10212	Graduate Roofing Co., LLC	-37,550.00
08/23/2023	10213	ASAP Mow & Snow, LLC	-2,435.00
08/23/2023	10214	ODP Business Solutions LLC	-117.45
08/23/2023	10215	Lucas County Health Benefits	-9,742.97
08/23/2023	10216	Lola Williams	0.00
08/23/2023	10218	Advanced Demolition Services	-218,452.50
08/24/2023	10219	LVDSOLD LLC	-2,500.00
08/24/2023	10220	Mr. Snow Removal & Landscaping	-1,600.00
08/24/2023	10221	Lola Williams	-4,405.67
08/30/2023	ACH	Toledo Edison	-86.25
08/30/2023	ACH	Colonial Life Insurance	-698.80

Lucas County Land Reutilization Corporation

Bill Payment List

February 23 - September 7, 2023

DATE	NUM	VENDOR	AMOUNT
08/30/2023	ACH	Columbia Gas	-43.28
08/30/2023	10222	Department of Public Utilities	-263.19
08/30/2023	10223	Salinas Roofing LLC	-3,250.00
08/30/2023	10224	Fickwood Plumbing, LLC.	-5,745.00
08/30/2023	10225	Toledo Mirror & Glass	-495.00
08/30/2023	10226	Marleau Hercules Fence Co., Inc.	-2,492.00
08/30/2023	10227	ARK Restoration & Construction	-8,732.25
08/30/2023	10228	Mike Wood	-3,050.00
08/30/2023	10229	SL Hauling & Renovations LLC	-9,000.00
08/30/2023	10230	Sons of Nature Lawn Care	-8,540.00
08/30/2023	10231	Sutter Home Inspections, Ltd.	-500.00
08/30/2023	10232	ASAP Mow & Snow, LLC	-2,525.00
08/30/2023	ACH	Toledo Edison	-8.85
09/06/2023	ACH	Capital One Spark	-3,201.59
09/06/2023	1	Toledo Edison	-149.34
09/06/2023	2	Data Services fee	-158.08
09/07/2023	10204	Mike Wood	-10,520.00
09/07/2023	10205	Lucas County Office of Management and Budget	-1,320.00
09/07/2023	10206	Lucas County Auditor	-6.00
09/07/2023	10208	Sutter Home Inspections, Ltd.	-250.00
09/07/2023	10209	Madhouse Creative LLC	-3,650.00
09/07/2023	10210	Keystone Press	-357.25
09/07/2023	10230	Collingwood Water Co, Inc.	-41.00
09/07/2023	10207	ODP Business Solutions LLC	-72.98
Total for 1001 FifthThird Checking			\$ -5,297,026.08
2023 End Year Accrual			
02/23/2023	ACH	Year End Acct. Pay	-624,750.99
03/08/2023		Year End Acct. Pay	0.00
05/17/2023	ACH	Year End Acct. Pay	-20,264.00
Total for 2023 End Year Accrual			\$ -645,014.99
Not Specified			
05/17/2023		Year End Acct. Pay	0.00
Total for Not Specified			\$0.00



LUCAS COUNTY
Land Bank

Property Development Report

June 10, 2023 – September 8, 2023

COMPLETED RENOVATION PROJECTS

525 Belmont, 43604

Owner-Occupant (Resale)



Buyer: Maumee Valley Habitat for Humanity

This vacant lot in Junction was sold on 12/10/2021 for \$600 with the expectation that MVHFH would invest another \$120,850 to build a new single-family home. The property passed the Land Bank's new construction requirements on 6/6/2023. The property has since been resold to an owner-occupant.

4111 North Haven, 43612

Owner-Occupant (Resale)



Buyer: BossedUpt, Ltd (Antwalette Singer)

This single-family home in Library Village was sold on 3/31/2021 for \$35,000 with the expectation that Ms. Singer would invest another \$54,000 in the renovation. The property passed the Land Bank's safety & habitability inspection on 6/13/2023. The property is pending resale to an owner-occupant.

3251 Warsaw, 43608

Family

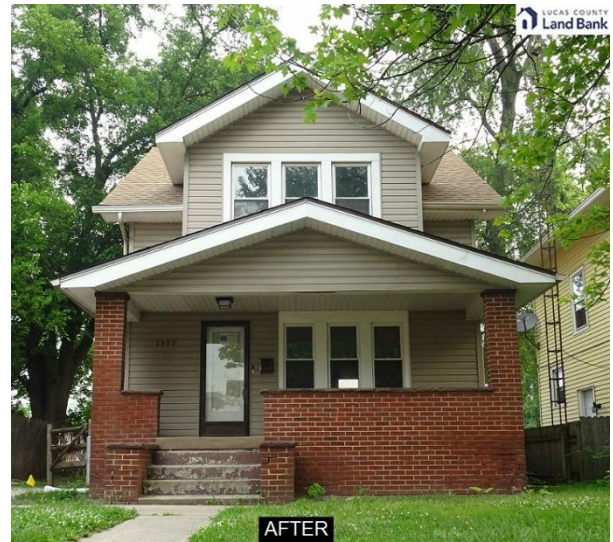


Buyer: Evangeline Bell

This single-family home in Joe E Brown Park was sold on 6/21/2022 for \$3,000 with the expectation that Ms. Bell would invest another \$25,700 in the renovation. The property passed the Land Bank's safety & habitability inspection on 6/23/2023.

1590 South, 43609

Owner-Occupant (Resale)



Buyer: Nelson & Nelson Realty Inc (Terry Nelson)

This single-family home in Highland Heights was sold on 1/4/2023 for \$11,500 with the expectation that Mr. Nelson would invest another \$35,850 in the renovation. The property passed the Land Bank's safety & habitability inspection on 6/23/2023. The property has since been resold to an owner-occupant.

1006 Broer, 43607

Owner-Occupant (Move-In Ready)

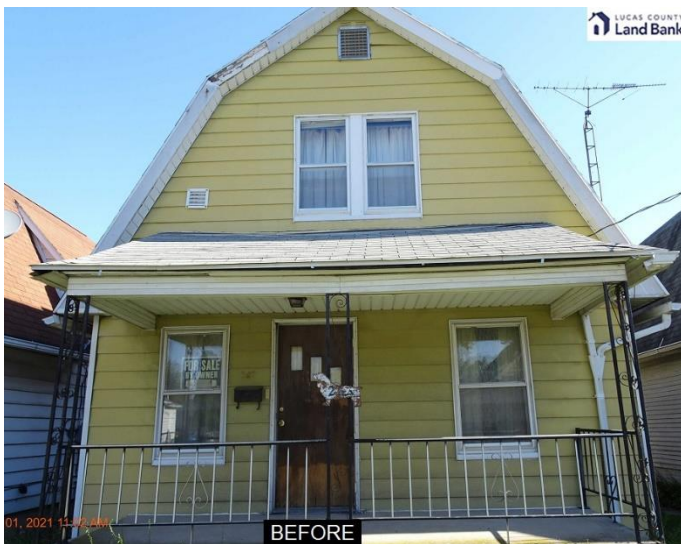


Buyer: Deloren Knighten

This single-family home in Secor Gardens was sold on 6/27/2023 for \$89,000 with an investment by the Land Bank (hard and soft costs) of \$108,658 to new homeowner, Deloren Knighten.

247 Steel, 43605

Owner-Occupant (Resale)



Buyer: Michael Zolciak

This single-family home in Garfield was sold on 11/22/2022 for \$8,000 with the expectation that Mr. Zolciak would invest another \$26,800 in the renovation. The property passed the Land Bank's safety & habitability inspection on 6/29/2023. The property has since been resold to an owner-occupant.

1437 Potomac, 43607

Rental



Buyer: Toledo House Investors LLC (Jarret Reidhead)

This duplex home in Westmoreland was sold on 5/17/2022 for \$15,000 with the expectation that the new owner would invest another \$80,000 in the renovation. The property passed the Land Bank's safety & habitability inspection on 7/11/2023.

3218 Downing, 43607

Family



Buyer: Joseph Martin Jr

This single-family home in Secor Gardens was sold on 6/11/2021 for \$12,500 with the expectation that Mr. Martin would invest another \$31,300 in the renovation. The property passed the Land Bank's safety & habitability inspection on 7/12/2023.

1323 Avondale, 43607

Family



BEFORE



AFTER

Buyer: James Gover

This single-family home in Junction was sold on 7/9/2020 for \$3,500 with the expectation that Mr. Gover would invest another \$6,500 in the renovation. The property passed the Land Bank's safety & habitability inspection on 7/18/2023.

2020 Parkdale, 43607

Owner-Occupant



BEFORE



AFTER

Buyer: Lola Welch-Williams & A'Daris Welch

This single-family home in Clinton Park was sold on 11/22/2022 for \$26,000 with the expectation that Ms. Welch-Williams and Mr. Welch would invest another \$34,000 in the renovation. The property passed the Land Bank's safety & habitability inspection on 8/10/2023.

Prior to marketing this property, the Land Bank invested \$87,987 to make stabilizing repairs to the home, including rebuilding one foundation wall, installing a new roof, siding, windows, insulation, electrical, HVAC, and masonry/concrete repairs. A portion of this work was funded with CDBG dollars through the City of Toledo, Department of Housing and Community Development.

717 Segur, 43609

Owner-Occupant



Buyer: Jerel & Annette Haygood

This single-family home in the Old South End was sold on 7/31/2020 for \$2,900 with the expectation that Mr. and Mrs. Haygood would invest another \$9,100 in the renovation. The property passed the Land Bank's safety & habitability inspection on 8/31/2023.

1601 Roosevelt, 43607

Rental



Buyer: Matthew Nelson

This single-family home in Bancroft Hills was sold on 12/7/2022 for \$24,400 with the expectation that Mr. Nelson would invest another \$37,600 in the renovation. The property passed the Land Bank's safety & habitability inspection on 8/31/2023.

1533 Colorado, 43605

Owner-Occupant



Buyer: Sheron Grace

This single-family home in Garfield was sold on 6/10/2022 for \$21,000 with the expectation that Mr. Grace would invest another \$28,000 in the renovation. The property passed the Land Bank's safety & habitability inspection on 9/1/2023.

PROPERTIES SOLD

4404 Walker, 43612

Owner-Occupant (Resale)

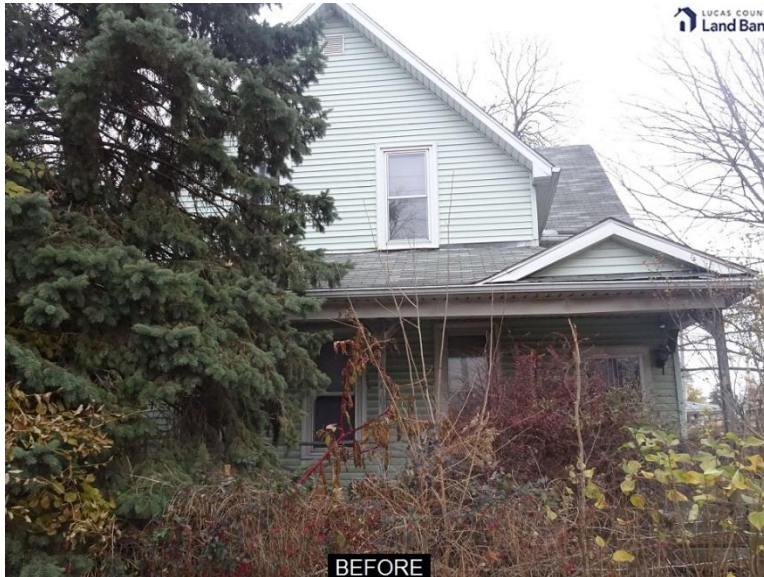


Buyer: R King & Sons LLC (Robert King)

This single-family home in Asbury Park was sold on 6/26/2023 for \$28,000 with the expectation that Mr. King would invest another \$55,100 in the renovation. The home will then be marketed for resale to an owner-occupant.

719 Nevada, 43605

Family



Buyer: Aristeo Blas Lopez

This single-family home in Starr was sold on 7/7/2023 for \$4,000 with the expectation that Mr. Lopez would invest another \$30,700 in the renovation.

3636 Revere, 43612

Owner-Occupant (Resale)



Buyer: Family G&C Investments LLC (Angel Carrillo)

This single-family home in Willys was sold on 7/19/2023 for \$27,900 with the expectation that Ms. Carrillo would invest another \$81,950 in the renovation. The home will then be marketed for resale to an owner-occupant.

2220 Genesee, 43605

Owner-Occupant (Resale)



Buyer: Flipping Innovations LLC (Victor Blankenship & Ryan Schumaker)

This single-family home in Birmingham was sold on 7/28/2023 for \$12,000 with the expectation that the new owners would invest another \$31,000 in the renovation. The home will then be marketed for resale to an owner-occupant.

1951 Fernwood, 43607

Owner-Occupant (Resale)



Buyer: Nelson & Nelson Realty Inc (Terry Nelson)

This single-family home in Westmoreland was sold on 8/3/2023 for \$19,500 with the expectation that Mr. Nelson would invest another \$21,500 in the renovation. The home will then be marketed for resale to an owner-occupant.

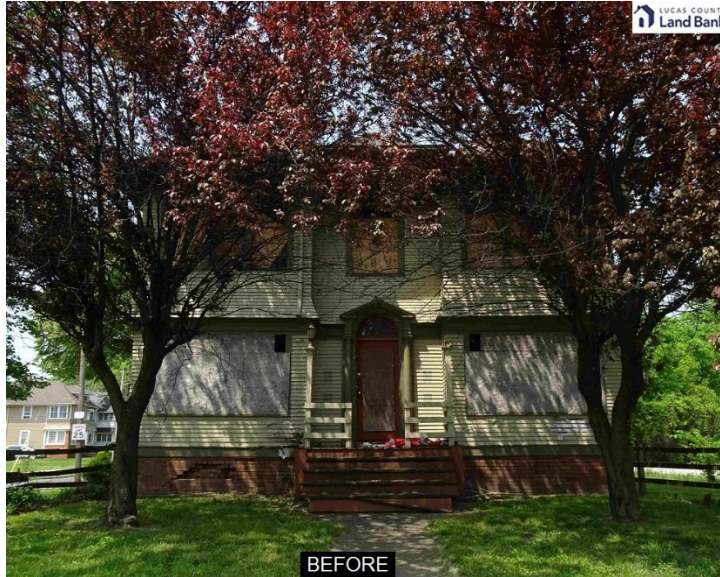
2582 Monroe, 43620

Commercial



Buyer: HopeStarr LLC

This commercial building in the Old West End was sold on 8/22/2023 for \$6,000 with the expectation that the new owners would invest another \$62,000 in the renovation.



Buyer: Olukayode & Aminat Sotayo

This multi-family home in Olde Towne was sold on 9/6/2023 for \$5,000 with the expectation that Mr. and Mrs. Sotayo would invest another \$102,630 in the renovation.

PARCEL	ADDRESS	CITY	ZIP	TRANSFER DATE	PURCHASER	NEIGHBORHOOD	END-USE TYPE
0401317	341 CRITTENDEN AVE	TOLEDO	43609	5/23/2023	Corey Savage	Old South End	Side Lot - Homeowner
0401321	339 CRITTENDEN AVE	TOLEDO	43609	5/23/2023	Corey Savage	Old South End	Side Lot - Homeowner
0608507	1405 PALMETTO AVE	TOLEDO	43606	5/23/2023	Stevon Bianca Grinter	Auburndale	Adopt a Lot
0608511	1409 PALMETTO AVE	TOLEDO	43606	5/23/2023	Stevon Bianca Grinter	Auburndale	Adopt a Lot
4457157	2132 ALABAMA ST	OREGON	43616	5/23/2023	Caleb Madden	Oregon	Side Lot - Homeowner
4457161	2128 ALABAMA ST	OREGON	43616	5/23/2023	Caleb Madden	Oregon	Side Lot - Homeowner
0510651	3910 UPTON AVE	TOLEDO	43613	6/6/2023	Arlene Hood	DeVilbiss	Side Lot - Homeowner
0720707	1205 SOUTH AVE	TOLEDO	43609	6/6/2023	Isidro Palacios	Walbridge	Side Lot - Homeowner
0916034	909 OAKWOOD AVE	TOLEDO	43607	6/7/2023	Channon Craig	Englewood	Side Lot - Homeowner
1152137	1666 OAK ST	TOLEDO	43605	6/7/2023	Jennifer Thacker	Oakdale	Side Lot - Homeowner
2023127	133 DICKENS DR	TOLEDO	43607	6/7/2023	Donte Leach	Sleepy Hollow	Side Lot - Homeowner
0320194	1362 WHITE ST	TOLEDO	43605	6/22/2023	James Clapsaddle	Oakdale	Side Lot - Homeowner
0320204	1323 VINAL ST	TOLEDO	43605	6/22/2023	James Clapsaddle	Oakdale	Side Lot - Homeowner
0504167	1431 LINCOLN AVE	TOLEDO	43607	6/22/2023	Berlinda Bacchus	Englewood	Side Lot - Homeowner
1204297	1945 PARKDALE AVE	TOLEDO	43607	6/22/2023	Eduardo Hopkins	Clinton Park	Side Lot - Rental
0228354	1639 PINEWOOD AVE	TOLEDO	43607	6/29/2023	Morsena Edwards	Junction	Side Lot - Homeowner

PARCEL	ADDRESS	CITY	ZIP	TRANSFER DATE	PURCHASER	NEIGHBORHOOD	END-USE TYPE
0228357	1641 PINWOOD AVE	TOLEDO	43607	6/29/2023	Morsena Edwards	Junction	Side Lot - Homeowner
0330284	916 LINDSAY AVE	TOLEDO	43610	6/29/2023	ShaDora Lockard	Overland	Side Lot - Homeowner
0725254	2315 LAWRENCE AVE	TOLEDO	43620	6/29/2023	Nicholas Ross	Old West End	Side Lot - Rental
0725257	2321 LAWRENCE AVE	TOLEDO	43620	6/29/2023	Nicholas Ross	Old West End	Side Lot - Rental
1101944	2006 PRICE ST	TOLEDO	43605	6/29/2023	Sharon Staerker	Raymer	Side Lot - Rental
1212141	429 E PARK ST	TOLEDO	43608	6/29/2023	Zeshaan Mallhi	Polish Village	Side Lot - Rental
0226681	1031 FORSYTHE ST	TOLEDO	43605	7/7/2023	Michael Vanscoder	Navarre	Side Lot - Homeowner
0503367	1404 NORWOOD AVE	TOLEDO	43607	7/7/2023	Mary Buford	Englewood	Side Lot - Homeowner
0707641	168 HAUSMAN ST	TOLEDO	43608	7/7/2023	Rodney & Pamela Arrington	Sherman	Side Lot - Rental
0707644	166 HAUSMAN ST	TOLEDO	43608	7/7/2023	Rodney & Pamela Arrington	Sherman	Side Lot - Rental
0957681	730 TECUMSEH ST	TOLEDO	43604	7/7/2023	Thomas Strong	Junction	Side Lot - Rental
0957694	746 TECUMSEH ST	TOLEDO	43604	7/7/2023	Thomas Strong	Junction	Side Lot - Rental
1224737	548 LUCAS ST	TOLEDO	43604	7/7/2023	Jonnie Robinson	Junction	Side Lot - Homeowner
1420167	141 SPENCER ST	TOLEDO	43609	7/7/2023	Tracy Tatum	Walbridge	Side Lot - Rental
1600254	1056 FERNWOOD AVE	TOLEDO	43607	7/7/2023	Janice Jones	Englewood	Side Lot - Homeowner
0853121	517 JUNCTION AVE	TOLEDO	43607	7/11/2023	The Padua Center	Junction	Vacant Land

PARCEL	ADDRESS	CITY	ZIP	TRANSFER DATE	PURCHASER	NEIGHBORHOOD	END-USE TYPE
0853124	513 JUNCTION AVE	TOLEDO	43607	7/11/2023	The Padua Center	Junction	Vacant Land
0853127	509 JUNCTION AVE	TOLEDO	43607	7/11/2023	The Padua Center	Junction	Vacant Land
1426574	830 ST JOHN AVE	TOLEDO	43608	7/11/2023	John & Linda Moran	Sherman	Side Lot - Homeowner
0504661	1511 FOSTER AVE	TOLEDO	43606	7/24/2023	Angela Williams	Englewood	Side Lot - Rental
1122621	1212 WAVERLY AVE	TOLEDO	43607	7/25/2023	Shannon Luciano	Scott Park	Side Lot - Homeowner
0319797	1139 GIRARD ST	TOLEDO	43605	7/26/2023	Franklin Flaggs	Oakdale	Side Lot - Homeowner
0507524	2039 FAIRFAX RD	TOLEDO	43613	7/26/2023	Elizabeth Webster	DeVilbiss	Side Lot - Homeowner
0520387	2223 SANFORD ST	TOLEDO	43606	7/26/2023	Jennifer Abrams	BUMA	Side Lot - Homeowner
1315541	1380 FITCHLAND AVE	TOLEDO	43606	7/26/2023	Christopher Harris	Englewood	Side Lot - Rental
1636501	1035 PROUTY AVE	TOLEDO	43609	7/26/2023	Michael Warren	Old South End	Side Lot - Rental
1615727	4115 PEAK AVE	TOLEDO	43612	7/27/2023	George Williams	Asbury Park	Side Lot - Commercial
1628517	446 BRYANT CT	TOLEDO	43610	7/27/2023	Sandra Hunter	OWENI	Side Lot - Homeowner
2310574	6053 LEWIS AVE	TOLEDO	43612	7/31/2023	cas Metropolitan Housing Autho	North Towne	Vacant Land
0109521	1613 CONE ST	TOLEDO	43606	8/2/2023	Norma Henry- Lewis	BUMA	Side Lot - Rental
0514834	1335 OAK ST	TOLEDO	43605	8/2/2023	Michael Lambillotte	Navarre	Side Lot - Homeowner
0603401	642 OSWALD ST	TOLEDO	43605	8/2/2023	Bradley Cannon	Starr	Side Lot - Homeowner

PARCEL	ADDRESS	CITY	ZIP	TRANSFER DATE	PURCHASER	NEIGHBORHOOD	END-USE TYPE
0706871	2132 ELLIOTT AVE	TOLEDO	43606	8/2/2023	Charlie Grainger	Clinton Park	Side Lot - Homeowner
1204154	1962 UPTON AVE	TOLEDO	43607	8/2/2023	Juanita Terrell	Clinton Park	Side Lot - Homeowner
1204154	1962 UPTON AVE	TOLEDO	43607	8/2/2023	Phillip Hill	Clinton Park	Side Lot - Homeowner
1319707	467 WHITE ST	TOLEDO	43605	8/2/2023	William Arnold	Raymer	Side Lot - Homeowner
8319487	6000 SUMMIT ST	TOLEDO	43611	8/3/2023	Callie Hornbacker	Shoreland	Side Lot - Commercial
Total Vacant Lots Transferred: 53							

RISE Neighborhoods & Home Preservation Initiative

As of September 1, 2023

Current Focus

Home Preservation Initiative	Quarter	Total	Funded
Home Visits	39	1227	82
HPI Equity/RISE Loans	0	16	\$ 379,679
Energy-Efficiency Loans*	0	66	\$ 673,175
		Total	\$ 1,052,854

Site Opportunities	Investigating	Acquired	Total
Clinton Park	25	29	54
Garfield	7	14	21
Scott Park	19	28	47
Secor Gardens	9	7	16
		Total	138

Matching Grants	Projects	Awarded	Investment
Clinton Park	22	\$ 165,736	\$ 277,388
Garfield	4	\$ 11,449	\$ 21,992
Scott Park	5	\$ 23,000	\$ 45,798
Secor Gardens	26	\$ 102,668	\$ 215,798
Totals	57	\$ 302,853	\$ 560,976

Development Projects	Funding	Goal	Stage
1006 Broer (Secor Gardens)	LB	Move-In	Sold!
2026 Parkdale (Clinton Park)	LB	Move-In	Marketing
4030 Westway (Library Village)	LB	Move-In	Construction
417 Oswald (Garfield/Starr)	LB	Move-In	Construction
2053 Calumet (Clinton Park)	LB	Move-In	Planning

**Due to adverse changes in state law, residential PACE loan opportunities are no longer being marketed to residents at the request of partners.*

Long-Term Commitments

Clinton Park

We are on the last phase of the Baron Steel remediation project, with greening investments including new sidewalks and fencing coming soon. This is the largest single project the Land Bank has ever completed and an enormous win for the Clinton Park residents. In the next week, we will begin marketing our second move-in-ready project on Parkdale to homeowners, with more sites in the pipeline for 2024.

Garfield

The team worked hard to engage neighborhood residents through the summer with our Home Preservation Initiative. This groundwork has now started translating into matching grant opportunities for homeowners to improve their homes. We also continued our investments along Front Street to beautify vacant land immediately across the street from Glass City Metropark.

Scott Park

Our activities in the neighborhood have jumped to the next level, as we position ourselves to launch RISE with residents officially in 2024. The entire 1000 block of Marmion is a new greening site, with new sidewalks, beautiful fencing, and cleaned-up landscaping. We hope this is a small vision for residents of what is possible with new investment. We look forward to more engagement very soon!

Secor Gardens

Our first move-in-ready project in the neighborhood was sold to a first-time homebuyer in early July. Mr. Knighten was thrilled to have such a well-renovated place for himself and his dog. We also established a new high comparable sale for the neighborhood. The neighborhood received much positive exposure during the marketing period, and we hope that momentum continues for the rest of the year.



Date: September 13, 2023

Resolution No. 2023-013

Title: Ratifying the Pre-Development Agreement for the Four Corners Properties

Summary/Background: At the January 11, 2023 Special Board Meeting, the Board passed Resolution 2023-001, authorizing the President to negotiate and enter into a private-public partnership development agreement for the redevelopment of the Four Corners properties in downtown Toledo with The Model Group and ARK Development as co-developers (the “Developers”). Following this resolution, the Corporation has engaged in regular and ongoing discussions with the Developers as part its reasonable diligence in negotiating a development agreement for the project.

As a result of these discussions, the Corporation and the Developers negotiated and entered into a Pre-Development Agreement effective May 23, 2023. The Pre-Development Agreement establishes a framework through which the parties will negotiate and enter into a development agreement. This framework requires the completion of certain pre-development work necessary to advance the project, including preparing and making applications for sources of funding for the project’s capital strategy, finalizing the scope of work and construction budget for the project, and entering into a project labor agreement with the Northwest Ohio Building and Construction Trades Council, among other items. A copy of the Pre-Development Agreement is attached to this resolution.

The Developers expect to incur costs in undertaking the pre-development work. Under the terms of the Pre-Development Agreement, the Corporation will contribute 80% of the costs for the Developer’s actual expenses consistent with the first stage of the Pre-Development Budget in an amount not to exceed \$400,000, with the Developers being responsible for the remaining 20% of the first stage pre-development costs.

After the Parties entered into the Pre-Development Agreement, the Developers finalized the first state of the Pre-Development Budget, a copy of which is attached to this resolution. The first stage of the pre-development work is projected to cost \$380,000, as identified in the Developers’ Pre-Development Budget. Consistent with the terms of the Pre-Development Agreement, the Corporation expects to reimburse the Developers for up to \$304,000, representing 80% of the actual first stage pre-development costs. The Corporation intends to seek third-party grant sources to reimburse for some of its share of the pre-development costs.

The Corporation now asks the Board to ratify the Pre-Development Agreement consistent with the terms described above, including the expenditure of up to \$304,000 to assist with the pre-development costs for the project.

Authority: Code of Regulations § 9.02; the Corporation’s Purchasing Policy

Director Hughes 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 Pre-Development Agreement for the Four Corners Project entered into between the

Corporation and the Developers, Model Group, Inc. and ARK Development, LLC, effective May 23, 2023, including the Stage 1 Pre-Development Budget as attached, is ratified.

Section 2. This Board finds and determines that all formal actions of the Corporation concerning and relating to the adoption of this resolution were taken in an open meeting of this Board and that all deliberations of the 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 Webb voted yes
Director Gerken voted yes
Director Wozniak voted yes
Director Kapszukiewicz voted yes
Director Turner voted yes
Director Beazley voted yes
Director Burciaga voted yes
Director Gibbon was not present
Director Hughes voted yes



Joshua Murnen, Secretary of the Corporation

PRE-DEVELOPMENT AGREEMENT
“Four Corners Properties”

This Pre-Development Agreement (the “Agreement”) is entered into between the **Lucas County Land Reutilization Corporation** (“Land Bank”), an Ohio community improvement corporation, **The Model Group, Inc.** (“TMG”), an Ohio corporation, and **ARK Development, LLC** (“ARK”), known collectively as the “Parties”, as of the 23rd day of May, 2023 (the “Effective Date”).

BACKGROUND MATTERS

WHEREAS Land Bank is the fee simple owner of the properties at 520 Madison Avenue, 608 Madison Avenue, 319 N. Huron Street, and 321 N. Huron Street, Toledo, Ohio 43604, collectively known as the “Four Corners Properties”;

WHEREAS Land Bank issued a two-phase Request for Proposals to redevelop the Four Corners Properties, to which TMG and ARK jointly submitted a proposal to redevelop the Four Corners Properties into a mix of residential apartment units with lower-level retail;

WHEREAS after reviewing all submissions received in response to the Request for Proposals, Land Bank determined that TMG and ARK submitted the most responsive, most advantageous, most feasible, and highest quality proposal in response to the RFP;

WHEREAS Land Bank’s Board of Directors authorized Land Bank to negotiate and enter into a public-private partnership development agreement with TMG and ARK for the redevelopment of the Four Corners Properties, consistent with their proposal;

WHEREAS the Parties believe that they should first enter into a pre-development agreement that will govern the terms of the pre-development work, and which will ultimately work to inform the terms of the development agreement;

WHEREAS the Parties have reached a consensus on the terms of the pre-development agreement, and the Parties now wish to incorporate those terms into this Agreement.

NOW THEREFORE, in consideration of the foregoing, the sufficiency of which is acknowledged, the Parties agree to the following:

1. **Four Corners Properties.** The Four Corners Properties consist of the following individual properties, all fully described in Exhibit A, attached:
 - a. 520 Madison Avenue, Toledo, Ohio 43604 / Parcel No. 12-16837 – 223,888 sq. ft. (the “Spitzer Building”).
 - b. 608 Madison Avenue, Toledo, Ohio 43604 / Parcel No. 12-16791 – 268,860 sq. ft. (the “Nicholas Building”).
 - c. 319 N. Huron Street, Toledo, Ohio 43604 / Parcel No. 12-16811 – 13,200 sq. ft. (the “Annex Building”).
 - d. 321 N. Huron Street, Toledo, Ohio 43604 / Parcel No. 12-16804 – 14,760 sq. ft. (the “Hulches Building”).
2. **Preferred Developer; Roles.** TMG and ARK will be collectively known as the “Preferred Developer”, and will have the following roles under this Agreement:
 - a. TMG will serve as lead developer and general contractor, and will be responsible for project accounting, asset management, and oversight of property management; and
 - b. ARK will serve as co-developer, and will be responsible for local construction management and local property management.

3. **Project Vision.** The Parties believe that the Four Corners Properties are positioned to be the epicenter of Toledo's next wave of revitalization. As the only historically intact intersection of Toledo's downtown fabric, redevelopment of these properties will help to re-establish density and create critical mass in the central business district while capitalizing on the rich history and diversity of downtown Toledo. The Parties embrace the vision of creating a diverse mixed-use environment at the Four Corners Properties which blends residential and commercial uses, and which will return population density and economic vitality to this key intersection in downtown Toledo. Through shared values and goals, the Parties intend to join together to develop solutions that positively impact the community as a whole. The Parties believe that a true public-private collaboration between the Land Bank, ARK, TMG, and other community stakeholders will result in further economic growth, revitalization, and opportunity for downtown Toledo and the larger region.
4. **Development Goals.** The redevelopment of the Four Corners Properties will include a dynamic mix of residential and commercial (including retail, office, and institutional uses), and amenities. Preferred Developer's preliminary development plans for the Four Corners Properties are to create approximately 367 multi-family residential apartment units and roughly 40,000 square feet of ground floor commercial space. The redevelopment work at the Four Corners Properties will be broadly referred to as the "Project".
5. **Pre-Development Work.** Preferred Developer will have the sole and exclusive right to purchase and redevelop the Four Corners Properties for a period of twelve (12) months from the Effective Date (the "Pre-Development Period"). Preferred Developer will undertake the following work (the "Pre-Development Work") for the Project during the initial Pre-Development Period and pursuant to the following timeline:
 - a. May - June 2023: Affirm general scope of work and phasing options of the Project; Explore capital options to address Project financing gap; Prepare for and present questions regarding a Project Labor Agreement; Work with Land Bank to identify and procure pre-development funding.
 - b. July - September 2023: Identify capital stack strategy for funding applications and submit 2023 applications for Transformational Mixed-Use Development Tax Credits and the first of two Ohio Historic Preservation Tax Credits; Engage third-party reports required for 2023 funding applications; Work with Land Bank on funding gap strategy for sources not yet committed; Identify key commercial anchor tenants.
 - c. October - December 2023: Cure any portion of the 2023 applications submitted as requested; Continue to advance the scope of work for Project; Work with Land Bank to identify master concept and plan initial community outreach.
 - d. January - May 2024: Determine project viability, and if viable, deliver an updated proposal for the Project to Land Bank based on awarded sources. The proposal for the Project shall contain a complete description of the Project scope, proposed uses, and commercial tenants; updated Project design plans; a viable Project pro forma including sources and uses; construction cost estimates, and a construction schedule.

If Preferred Developer is making reasonable progress in completing the Pre-Development Work set forth above, Land Bank shall not unreasonably withhold an extension of the Pre-Development Term for an additional twelve (12) months, made in increments of six (6) months, from the expiration of the Pre-Development Period, or as otherwise agreed to by the Parties. If at the end of the 12-month period the Land Bank removes the Preferred Developer without reasonable cause, the Preferred Developer shall be reimbursed for pre-development expenses, as described in this Agreement, incurred during the Pre-Development Period, to the extent that such pre-development expenses were previously approved by the Land Bank in writing prior to being incurred.

6. **Capital Strategy.** Land Bank commits to supporting Preferred Developer in its application for sources of funding to support the Project. Preferred Developer will pursue a capital strategy with the intention of applying for and utilizing the following funding sources:
 - a. Private equity, including Preferred Developer's equity;

- b. State and Federal Opportunity Zone equity;
- c. Conventional and publicly subsidized lending;
- d. Ohio Historic Preservation Tax Credits;
- e. Federal Historic Preservation Tax Credits;
- f. Transformational Mixed-Use Development tax credits;
- g. Ohio New Markets Tax Credits;
- h. Federal New Markets Tax Credits;
- i. Local public funding sources, including TIF funds, CRA tax abatements, bonds, HOME funds, and ARPA funds;
- j. Any other available funding sources.

The Parties additionally agree to pursue available pre-development funding to assist Preferred Developer in completing the Pre-Development Work as described in Section 6 above.

7. **Public Improvements.** The Project must be supported by new or existing parking facilities, streetscape improvements, and public infrastructure improvements (the "Supplemental Projects"), all within the context of the broader Downtown Toledo Master Plan.
 - a. **Parking Improvements.** Preferred Developer anticipates the need for 600-700 parking spaces in support of the Project which may need to be addressed through construction of public parking facilities or through access to adequate existing parking facilities in proximity to the Four Corners Properties. Land Bank will make best efforts to work with the City of Toledo and other public entities to facilitate the construction of new parking facilities or access to existing parking facilities in proximity to the Project, with Preferred Developer providing input on location, design, and feasibility. Preferred Developer will have the option to provide construction services to facilitate the timely delivery of parking improvements. The parties mutually agree that a Parking Improvement plan must be determined prior to the end of the Pre-Development Period and that the Four Corners project will not close on its financing if mutually agreed upon parking cannot be provided with availability to coincide with construction completion.
 - b. **Streetscape improvements.** Land Bank will make best efforts to work with the City of Toledo and other public entities to facilitate new streetscape and place-making improvements to the streets, sidewalks, and public realm surrounding the Project, with Preferred Developer providing input on design, layout, and functionality. Preferred Developer will have the option to provide construction services to facilitate the timely delivery of streetscape improvements.
8. **Ownership; Purchase Agreement.** The Parties intend for the Four Corners Properties to be sold to an entity controlled by Preferred Developer at the Project financial closing. Prior to the conclusion of the Pre-Development Period, the Parties will negotiate the terms of and enter into a purchase agreement for the Four Corners Properties. The purchase agreement will include the purchase price, terms of sale, the post-closing obligations of the Parties, and the terms of the long-term public / private partnership between the Parties, including the terms of any future financial return to Land Bank. The sale of the Four Corners Properties will be conditioned upon Preferred Developer completing the Pre-Development Work, including the presentation of a viable capital strategy for the Project. Parties agree that if an anticipated financial source would prohibit sale of the property in advance of the financial closing, the sale may be delayed until outside of the Pre-Development Period.
9. **Pre-Development Funding.** The Parties shall collaborate to identify and secure funding to undertake the Pre-Development Work consistent with the timeline set forth in Section 6. A Pre-Development budget will be completed and approved by the parties no later than June 30, 2023. The budget will be staged, with the first stage including only: (a) expenses necessary for the submission of TMUD and OHPTC applications in 2023; (b) "soft cost" expenses necessary to develop a scope of work for rehabilitation investments in the Four Corners Properties consistent with American Rescue Plan Act ("ARPA") regulations (the "pre-construction budget"), unless those "soft cost" expenses are eligible to be included in the pre-construction budget; and, (c) all other expenses agreed to by the parties for the first stage. Land Bank will contribute 80% of the agreed-upon actual expenses, solely of the first stage

budget, not to exceed \$400,000, and Preferred Developer will contribute the remaining 20%. Land Bank will seek third-party grant or loan sources to reimburse for its share, and Preferred Developer agrees to cooperate and support any such applications.

The second and subsequent stages of the Pre-Development budget will be finalized and agreed upon by the Parties no later than February, 2024. Any cost-sharing arrangements amongst the Parties for the second and subsequent stages of the Pre-Development budget will be separately negotiated.

10. Preferred Developer's Obligations. Through this Agreement, Preferred Developer commits to undertake the following:

- a. Work diligently to identify and adopt viable concepts and solutions for the Project and to complete the Pre-Development Work consistent with the timeline identified in Section 6 above;
- b. Work to identify and secure institutional, corporate, and large office tenants for the Project;
- c. Assist Land Bank and its partners in identifying and adopting concepts and solutions for parking and streetscape improvements related to the Project;
- d. Deliver regular updates on the Pre-Development Work and the Project to Land Bank in the form of monthly progress summaries or meetings.

11. Land Bank's Obligations. Through this Agreement, Land Bank commits to undertaking the following:

- a. Continue to maintain the Four Corners Properties in substantially the same or better condition as exists as of the Effective Date, notwithstanding the work described in Section 12, below;
- b. Assist Preferred Development in identifying and securing institutional, corporate, and large office tenants for the Project;
- c. Assist Preferred Developer in facilitating intergovernmental relations with public sector partners, including the City of Toledo, Board of Lucas County Commissioners, Toledo-Lucas County Port Authority, ConneCToledo, and any other public or institutional partners regarding availability of public sources of funding, advancing parking and streetscape improvements, permitting, and other regulatory and administrative issues relating to the Project.
- d. Assist Preferred Developer in facilitating conversations with the Northwest Ohio Building and Construction Trades Council and other stakeholders regarding a project labor agreement for the Project.

12. Alterations or Repairs; Existing Work. Land Bank has completed or is in the process of completing the following work at the Four Corners Properties:

- a. Installation of new roofing throughout the Spitzer Building;
- b. Temporary sealing and weatherproofing to preserve the skylights on the Spitzer Building;
- c. Installation of temporary electric service in the basement of the Nicholas Building;
- d. Asbestos abatement and environmental cleanup work on all buildings;
- e. Interior demolition work, and lead-based paint removal at the Spitzer Building.

Land Bank will make no additional alterations or repairs to the Four Corners Properties outside of this work described above without Preferred Developer's consent. Land Bank has provided the scope of work for this work to Preferred Developer, and Land Bank will continue to update Preferred Developer on the scope of work for this work if it is updated due to change orders, or for any other reason. Preferred Developer shall not undertake any repairs, make any improvements to or cause any damage to the Four Corners Properties during the Pre-Development Period with Land Bank's consent. Funding for this work shall be completed with resources external to the Project's final budget. This work shall be completed to the satisfaction of a third-party consultant in a report satisfactory to the Preferred Developer and will be subject to final Project investor review.

13. Right of Entry and Access. Land Bank grants Preferred Developer the right of entry and access to the Four Corners Properties during the Pre-Development Period. Preferred Developer releases from liability, indemnifies, and holds harmless Land Bank, its Board, officers, employees, and agents for any injury or damages stemming from the Preferred Developer's entry, access, or utilization of the Four Corners Properties during the Pre-Development Period.

14. **Confidential Information; Trade Secrets.** If Preferred Developer believes that any information that is delivered to Land Bank under this Agreement contains trade secret or proprietary information, Preferred Developer shall mark that information as "Confidential," in which case Preferred Developer and Land Bank shall make all reasonable efforts to maintain the secrecy of this information consistent with and to the extent permitted by law.
15. **Insurance; Risk of Loss.** Preferred Developer shall maintain general liability insurance coverage in an amount of at least \$1,000,000 during the Pre-Development Period, and shall name Land Bank as an additional insured under its policy. Land Bank shall not be required to maintain property and casualty insurance on the Four Corners Properties during the Pre-Development Period. Land Bank shall maintain the risk of loss during the Pre-Development Period until closing.
16. **Project Labor Agreement.** Preferred Developer acknowledges that public financing from the City of Toledo and the Board of Lucas County Commissioners is expected to be contributed to the Project in order to make the Four Corners Properties viable for redevelopment. This public financing is contingent on Preferred Developer negotiating and entering into a Project Labor Agreement with the Northwest Ohio Building and Construction Trades Council before the Pre-Development Period ends.

During the Pre-Development Period, Preferred Developer agrees, with assistance from Land Bank, to meet with the Northwest Ohio Building and Construction Trades Council to understand, plan for, and negotiate a Project Labor Agreement specific to this Project. Before the end of the Pre-Development Period, Preferred Developer shall have entered into a Project Labor Agreement for this Project, so that all requirements can be achieved prior to the commencement of construction.
17. **Media Communications.** The Parties agree that public communications regarding the Project during the Pre-Development Period are sensitive. Accordingly, Land Bank shall be the sole point of contact for media communications relating to the Project during the Pre-Development Period. Land Bank shall inform Preferred Developer of any media communications or media events relating to the Project, and shall endeavor to include Preferred Developer in such media communications or media events when warranted, at Land Bank's sole discretion.
18. **Community Engagement.** The Parties shall collaborate on community engagement efforts during the Pre-Development Period to promote and receive feedback on the Project with community residents, the downtown Toledo business community, and other community stakeholders. Land Bank shall serve as the primary point of contact for community engagement, unless the Parties mutually agree that Preferred Developer will serve as the primary contact for a specific community engagement effort.
19. **Economic Inclusion Goals.** Preferred Developer agrees to undertake the Project with a goal of achieving mutually agreeable benchmarks that support economic inclusion through the hiring of local contractors, MBE / WBE contractors, and building trades signatory contractors for the Project. Preferred Developer acknowledges that certain financing sources may require additional inclusionary goals and agrees to utilize best efforts with all sub-contractors to ensure that those goals are achieved.
20. **Affordable Housing Goals.** Preferred Developer agrees to evaluate opportunities to undertake the project in a way that creates affordable housing at the Project, either in a naturally-occurring manner based on market conditions or based on the standards of public financing tools like HOME funds, HUD Section 108 funds, or low-income housing tax credits. Final affordability goals will be mutually agreed upon between the Parties.
21. **Energy-Efficiency Goals.** Preferred Developer agrees to undertake the Project in a way that achieves energy efficiency both for the benefit of the operating pro forma and to help address the effects of climate change, and shall work to utilize funding sources that help to achieve this goal. Final energy-

efficiency goals and certification standards will be mutually agreed upon between the Parties, or as determined to be requirements by the final capital sources.

- 22. Notice.** Notifications pursuant to the Agreement shall be as follows and are deemed sufficient when delivered by email to:

To the Land Bank:
David Mann, President & CEO
Lucas County Land Reutilization Corporation
1 Government Center, Suite 580
Toledo, Ohio 43604
DMann@co.lucas.oh.us

To the Preferred Developer:
Lasserre Bradley, President of Development
The Model Group, Inc.
1826 Race Street
Cincinnati, Ohio 45202
lbradley@modelgroup.net

Ambrea Mikolajczyk, Owner
ARK Development, LLC
1119 N. Summit Street, Suite 114
Toledo, Ohio 43604
ambrea@arktoledo.com

23. General Provisions.

- a. **Execution of Additional Instruments.** Each party agrees to execute such other and other instruments necessary to comply with this Agreement and any applicable laws, rules, or regulations.
- b. **Successors, and Assigns.** 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.
- c. **Counterparts.** This Agreement may be executed in one or more counterparts, all of which shall be considered one and the same agreement and shall become effective when one or more counterparts have been signed by each of the Parties and delivered to the other party.
- d. **No Waiver.** No waiver by any party of any breach of this Agreement or of any representation or warranty contained herein shall be held to constitute a waiver of any other breach or of a continuation of the same breach. All remedies provided in this Option Agreement are in addition to all other remedies provided by law or in equity.
- e. **No Third Party Benefit.** Nothing in this Agreement, express or implied, is intended or shall be construed to confer upon, or to give to any person, firm or entity other than the Parties to this Option Agreement, any remedy or claim under or by reason of this Option Agreement or any term covenant or condition of this Agreement, and all the terms, covenants and conditions contained in this Agreement shall be for the sole and exclusive benefit of the parties to this Agreement.
- f. **Entire Agreement.** This Agreement sets forth the entire understanding of the parties to this Agreement and may be modified or terminated only by a written document executed by each party to this Agreement.

- g. **Assignment; Governing Law.** This Agreement is not assignable by either party without the prior written consent of the other. The Agreement is governed under Ohio law.

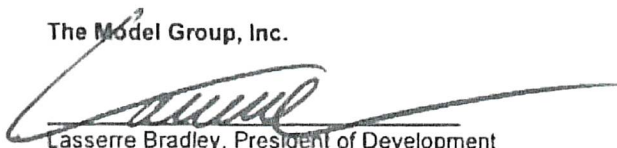
INTENDING TO BE LEGALLY BOUND, the Lucas County Land Reutilization Corporation, The Model Group, Inc., and ARK Development, LLC, have executed this Pre-Development Agreement as of the Effective Date.

Lucas County Land Reutilization Corporation



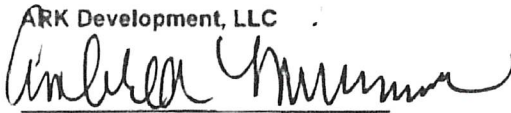
David Mann, President & CEO

The Model Group, Inc.



Lasserre Bradley, President of Development

ARK Development, LLC



Ambrea Mikolajczyk, Owner

Exhibit A

Legal Description of the Four Corners Properties

EXHIBIT A

Parcel I:

Lot number four hundred sixty-five (465) in the Port Lawrence Division of the City of Toledo, Lucas County, Ohio, excepting therefrom the southeasterly eight (8) feet thereof appropriated by the City of Toledo for alley purposes; also, subdivision numbers one (1) to five (5), both inclusive, in the subdivision of Lot number four hundred sixty-four (464) in the Port Lawrence Division of the City of Toledo, Lucas County, Ohio, excepting from said subdivision number five (5) that part thereof which lies southeasterly of a line eight (8) feet northwesterly of and parallel to the southeasterly line of said Lot number four hundred sixty-four (464) and which was appropriated by the City of Toledo for alley purposes.

TD 12-16837

520 Madison Avenue, Toledo, OH 43604

Parcel II:

Lot 461 in Port Lawrence Division of the City of Toledo, Lucas County, Ohio, as recorded in Plat 16-47, except the northwesterly 8 feet thereof used for an alley, Also, the southwesterly 30 feet in width of Lot 462 (also known as Subdivision 5 of said lot 462) in Port Lawrence Division of the City of Toledo, Lucas County, Ohio except the northwesterly 8 feet of said Southwesterly 30 feet; used for an alley, Also, Lot 4 of the Subdivision of Lot 462 in Port Lawrence Division of the City of Toledo, Lucas County, Ohio

Parcel No. 12-16791

608 Madison Ave, Toledo, OH 43604

Parcel III:

The southwest 22 feet of Lot 3 of the Subdivision of Lots 1402 and 1417 in the Vistula Division, as recorded in Plat 28-75, and of Lot 462 in the Port Lawrence Division of the City of Toledo, Lucas County, Ohio.

Parcel No. 12-16811

319 N. Huron St, Toledo, OH 43604

Parcel IV:

The northeasterly 41.369 feet of Subdivision 3 and the southwesterly 0.631 of a foot of Subdivision 2 of Lot 462 In the Port Lawrence Division and Lot 402 in the Vistula Division, as recorded in Plat 28-75, of the City of Toledo, Lucas County, Ohio.

Parcel No. 12-16804

321 N Huron St, Toledo, OH 43604

Four Corner Pre-Development Budget - Stage I
Developers: The Model Group & ARK Development

Uses	Budgeted Amount
Architecture & Engineering	\$ 275,000.00
Legal Costs	\$ 25,000.00
Market Study	\$ 5,000.00
HUD 221d4 loan costs	\$ 10,000.00
Marketing and FFE Allowance	\$ 5,000.00
TUMD Application Fees	\$ 30,000.00
Historic Tax Credit Fees	\$ 10,000.00
Owner's Contingency	\$ 20,000.00
Totals	\$ 380,000.00



Brownfield Remediation Program

Current Legislative Requirements for Grants

Who can apply?

- County land reutilization corporation is the designated Lead Entity for the county if the county's population is over 100,000
- Sub-recipient agreements with public and private partners are permitted with Lead Entity

What are the eligible uses of the grant funds?

- \$1MM per county without a matching requirement
- ~\$87MM – FY24 competitive grants for projects requiring at least a 25% local match
- \$175MM – FY25 competitive grants for projects requiring at least a 25% local match

Qualifying sites

- An abandoned, idled, or under-used industrial, commercial, or institutional property
- Redevelopment is complicated by known or potential releases of hazardous substances
- Building demolition permitted if necessary to access and remediate hazardous substances that are sub-surface
- Must have site control (ownership, access, nuisance authority)
- Excludes residential properties

Administration

- Projects are capped at \$10MM
- Up to 10% of administrative fees may be included in the project budget
- Lead Entities may consider other fees related to the submission of projects outside of the grant

Lucas County FY22-FY23 Projects

\$1MM	Land Bank Spitzer Building Abatement (No Match)
\$9.2MM	Toledo Zoo Parking Lot Project
\$52K	Land Bank Elm Warehouse Abatement
\$394K	Land Bank Nicholas Building Abatement
\$118K	Lucas County 3210 Monroe Abatement
\$82K	Lucas County MRF Site Assessment
\$653K	Toledo Innovation Center Abatement
\$9.9MM	NorthPoint Development Remediation
\$1.2MM	Westgate Village Sears Remediation
\$7.0MM	Lucas County MRF Site Remediation
\$29.6MM	Lucas County Project Awards



Building Demolition & Site Revitalization Program

Current Legislative Requirements for Grants

Who can apply?

- County land reutilization corporation is the designated Lead Entity for the county if the county's population is over 100,000
- Sub-recipient agreements with public and private partners are permitted with Lead Entity

What are the eligible uses of the grant funds?

- \$500,000 per county without a matching requirement
- ~\$106MM – FY24 competitive grants for projects requiring at least a 25% local match

Qualifying sites

- Any building that is not a brownfield, but is vacant and blighted and demolition will result in revitalization of that block or neighborhood
- Must have site control (ownership, access, nuisance authority)

Administration

- Up to 10% of administrative fees may be included in the project budget
- Lead Entities may consider other fees related to the submission of projects outside of the grant

Lucas County FY22-FY23 Projects

\$500K	Land Bank Rosemary Apartments & Suburban Projects
\$9.9MM	Land Bank City of Toledo Projects
\$10.4MM	Lucas County Project Awards



Welcome Home Ohio Program

Current Legislative Requirements for Grants

Who can apply?

- Electing subdivisions (municipal & township land banks) and county land reutilization corporations are eligible to participate in the grant programs

What are the eligible uses of the grant funds?

- \$50MM - Grants to purchase residential properties
 - o No cap established in the bill, this will be determined by DEV
- \$50MM - Grants to rehab or construct residential property for income-restricted owners
 - o Maximum grant of \$30,000 to rehabilitate or construct a qualifying residential property
- \$50MM – Tax credits to rehab or construct residential property for income-restricted owners

Qualifying Properties

- A single-family residential property, including a single unit in a multi-unit property with 10 or fewer total units
- Excludes manufactured homes
- Must have at least 1,000 square feet of habitable space per unit

Buyer Requirements

- Must be 80% or below the qualifying median income for the county where the property is located
- Must demonstrate the financial means to purchase the qualifying residential property
- Must participate in a DEV-approved financial literacy program for a minimum of one year
- Agree to maintain ownership of the qualifying residential property, occupy it as a primary residence, and not rent any portion of the property for at least five years following the closing date
- Agree not to sell the qualifying residential property to any purchaser except one who has an annual income not more than the qualifying median income within twenty years following the closing date
- Must agree to DEV being a third-party beneficiary of the purchase agreement

Buyer Penalty

- Agree to pay a penalty to DEV Director for violation of the Buyer Owner Occupancy requirement, equal to \$90,000, less \$18,000 x the number of full years the individual or individual owned the property

Property Sales

- Must be sold to a qualifying buyer as referenced above
- Properties cannot be sold for more than \$180,000 per property
- Buyer must occupy the property for a minimum of 5 years and annually certify that they own and occupy the property for the 5-year period and that no part of their property is being rented
- Qualifying residential property must be sold with a deed restriction prohibiting the sale to anyone with an annual income that is no more than the qualifying median income for 20 years following the closing date

Applicant Penalty

- Applicant must repay all grant funds not used to purchase, rehabilitate, or construct a qualifying residential property, or if not sold to an eligible buyer, or sold without the deed restriction

Applicant Reporting

- Applicant must report to DEV the date the qualifying residential property closes and is sold



SINGLE-FAMILY HOUSING TAX CREDIT

Created in the FY 2024-2025 State Budget bill, the new Single-Family Housing Tax Credit program provides **\$50 million** a year in ten-year tax credits, for four years, to incentivize the construction of new single-family homes for Ohio's growing workforce.

How it works:

Established as a public-private partnership, the Single-Family Housing Tax Credit will bring together local government entities with a project development team (homebuilders, investors, and realtors) to identify the location and scope of construction of single-family homes in a community.

The local government entity and the development team submit a project proposal and application for tax credits to help finance the construction of the houses. Applications will be scored based on the criteria outlined in the Allocation Plan and tax credits will be competitively awarded. The tax credits may then be claimed over a ten-year period. The homes will be sold to qualified Ohio homebuyers at the construction cost.

Eligible Entities:

Local government entity (county, township, municipal corporations, or regional planning commissions, community improvement corporations, economic development corporations, county land reutilization corporations or port authorities) along with a development team may submit an application.

Calculating the Tax Credit

The amount of tax credit awarded will be the appraised value of the home (after construction) minus the total cost of construction.

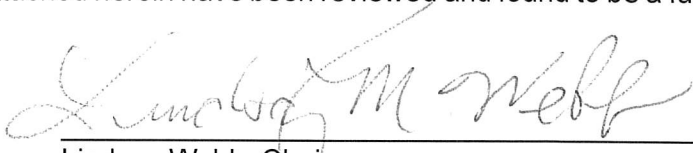
For more information, contact:
Single Family Tax Credit Program
singlefamilytaxcredit@ohiohome.org

OHFA is an Equal Opportunity Housing entity. Loans are available on a fair and equal basis regardless of race, color, religion, sex, familial status, national origin, military status, disability or ancestry.



December 13, 2023

The Board of Directors represents that the record of the proceedings of the previous session on September 13, 2023, as contained in the Lucas County Land Reutilization Corporation's official electronic recording and all resolutions attached herein have been reviewed and found to be a full and accurate record of the proceedings.



Lindsay Webb, Chair

Attest:



Joshua Murnen, Secretary of the Corporation



Lucas County Land Reutilization Corporation
Board of Directors Meeting
Wednesday, December 13, 2023 at 10:00 A.M.
Associated General Contractors of Northwest Ohio, Inc.
1845 Collingwood Boulevard, Toledo, Ohio 43604

1. Call to order by Chair Webb
2. Approval of the September 13, 2023 Minutes (posted on the website)
3. Recognizing Director Wozniak on her Retirement
4. 2024 Meeting Schedule
5. Treasurer's Report
 - a. **Resolution 2023-014: Terminating the 457(b) Retirement Plan**
 - b. **Resolution 2023-015: Adopting a 401(k) Retirement Plan**
 - c. Minutes and Exhibit of the November 6, 2023 meeting of the Finance and Human Resources Committee
 - d. **Resolution 2023-016: Authorizing a Third Amendment to the 2023 Annual Budget of the Corporation; Ratifying Expenditures**
 - e. 2024 Budget Hearing: Proposed Budget and Budget Narrative
 - f. **Resolution 2023-017: Adopting the 2024 Annual Budget of the Corporation**
6. President's Report
 - a. Focus Areas for 2024
 - b. 2024-2025 Ohio Department of Development Clean-up Programs
 - c. Development Sales & Vacant Land Transfers
 - d. RISE Neighborhoods & Home Preservation Initiative
7. New Business
8. Adjournment



LUCAS COUNTY
Land Bank

Land Bank Board of Directors
2024 Meeting Schedule

All meetings will be held on Wednesday at 10:00 a.m. at the Associated General Contractors of Northwest Ohio, Inc, 1845 Collingwood Boulevard, Toledo, Ohio 43604, unless otherwise indicated with proper notice.

March 20, 2024

June 26, 2024*

September 18, 2024

December 11, 2024

*Denotes Annual Meeting of the Board, unless otherwise changed



Date: December 13, 2023

Resolution No. 2023-014

Title: Terminating the 457(b) Retirement Plan

Summary/Background: In June 2023, the Board of Directors (“Board”) adopted Resolution 2023-010 authorizing the Corporation to terminate the Lucas County Land Bank 457(b) Plan (“457(b) Plan”) in order to establish a 401(k) plan for the benefit of the Corporation’s employees, such 401(k) retirement plan being determined by the Board to be more cost-effective and better suited for the retirement goals of the Corporation’s employees.

The Corporation now requests the formal action of the Board to terminate the 457(b) Plan through this resolution.

Authority: Section 12.03(a) of the Lucas County Land Bank 457(b) Retirement Plan

Director Beazley offered the following resolution:

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

Section 1. The 457(b) Plan is terminated effective December 31, 2023 (the “Termination Date”), under Section 12.03 of the 457(b) Plan.

Section 2. As of the Termination Date, no employees of the Corporation who do not already participate in the 457(b) Plan shall become eligible to participate in the 457(b) Plan on or after the Termination Date.

Section 3. As of the Termination Date, all contributions to the 457(b) Plan shall cease, and all Participants in the 457(b) Plan shall be 100% vested in all employer contributions.

Section 4. The benefits payable under the 457(b) Plan shall be paid at such times and under such terms and conditions as were effective immediately before the Termination Date.

Section 5. The appropriate officers of the Corporation be, and each hereby individually are, authorized, empowered, and directed, on behalf of the Corporation, to make, execute, deliver, and file or cause to be made, executed, delivered, or filed, such agreements, notices, and other reports, filings, instruments, and documents concerning the 457(b) Plan, and to take such further action, as may be deemed necessary, appropriate, or convenient, to fully implement and effectuate the intent of the foregoing resolutions and the termination of the 457(b) Plan, subject to the preservation of any protected rights and features, including, but not limited to, the adoption of any amendments to the 457(b) Plan, and to otherwise secure and maintain for the 457(b) Plan their compliance with

the requirements of the Code, and the taking of such further action, by such officers to be conclusive evidence of such necessity, appropriateness, and convenience.

Section 6. This Board finds and determines that all formal actions of this Board concerning and relating to the adoption of this resolution were taken in an open meeting of this Board and that all deliberations of this Board that resulted in those formal actions were in a meeting open to the public in compliance with the law.

Section 7. All actions heretofore taken by any appropriate officers or directors of the Corporation in connection with any matter referred to in any of the foregoing resolutions are hereby approved, ratified, and confirmed in all respects.

Section 8. This resolution shall be in full force and effect from and immediately upon its adoption.

Action Taken:

Director Webb voted yes
Director Gerken voted yes
Director Wozniak voted yes
Director Poore voted yes
Director Turner voted yes
Director Beazley voted yes
Director Burciaga voted yes
Director Gibbon was not present
Director Hughes voted yes



Joshua Murnen, Secretary of the Corporation



Date: December 13, 2023

Resolution No. 2023-015

Title: Adopting a 401(k) Retirement Plan

Summary/Background: In June 2023, the Board of Directors (“Board”) adopted Resolution 2023-010 authorizing the Corporation to establish a 401(k) retirement plan (the “401(k) Plan”) for the benefit of its employees, such plan providing for an 8% employer match on employee contributions. Since this time, the Corporation has been working with Retirement (k)oncierge Group, LLC to draft the necessary and required 401(k) Plan documents and establish the 401(k) Plan with a January 1, 2024 effective date.

The Corporation now requests the formal action of the Board to adopt the 401(k) Plan through this resolution.

Authority: Code of Regulations § 9.02; the Corporation’s Purchasing Policy.

Director Beazley offered the following resolution:

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

Section 1. The Board has the authority under § 9.02 of the Corporation’s Code of Regulations to establish a retirement plan for the benefit of its employees on such terms as the Board desires.

Section 2. The Lucas County Land Bank 401(k) Plan (the “401(k) Plan”) is established in substantially the same form attached hereto as Exhibit A and incorporated herein for the benefit of the Corporation’s employees, effective January 1, 2024.

Section 3. The 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. The appropriate officers of the Corporation be, and each hereby individually are, authorized, empowered, and directed, on behalf of the Corporation, to make, execute, deliver, and file or cause to be made, executed, delivered, or filed, such agreements, notices, and other reports, filings, instruments, and documents concerning the 401(k) Plan, and to take such further action, as may be deemed necessary, appropriate, or convenient, to fully implement and effectuate the intent of the foregoing resolutions and the adoption of the 401(k) Plan, subject to the preservation of any protected rights and features, including, but not limited to, the adoption of any amendments to the 401(k) Plan, and to otherwise secure and maintain for the 401(k) Plan its compliance with the

requirements of the Code, and the taking of such further action, by such officers to be conclusive evidence of such necessity, appropriateness, and convenience.

Section 5. All actions heretofore taken by any appropriate officers or directors of the Corporation in connection with any matter referred to in any of the foregoing resolutions are hereby approved, ratified, and confirmed in all respects.

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

Action Taken:

Director Webb voted yes
Director Gerken voted yes
Director Wozniak voted yes
Director Poore voted yes
Director Turner voted yes
Director Beazley voted yes
Director Burciaga voted yes
Director Gibbon was not present
Director Hughes voted yes



Joshua Murnen, Secretary of the Corporation

LUCAS COUNTY LAND BANK 401(K) PLAN

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ADOPTION AGREEMENT #002
401(k)/PROFIT SHARING NON-STANDARDIZED PLAN (ANSWERS ONLY)

The undersigned adopting employer hereby adopts this Plan. The Plan is intended to qualify as a tax-exempt profit sharing plan under Code section 401(a), and the cash or deferred arrangement forming part of the Plan (to the extent provided in the Adoption Agreement) is intended to qualify under Code section 401(k). The Plan shall consist of this Adoption Agreement, its related Basic Plan Document #01, and any Addendum to the Adoption Agreement. Unless otherwise indicated, all Section references are to Sections in the Basic Plan Document.

NOTE: The following only indicates the options actually selected by the Plan Sponsor. Therefore, many questions and options will not appear which will result in gaps in numbering and other labeling.

EMPLOYER INFORMATION

NOTE: An amendment is not required to change the responses in items 1-13 below.

1. Name of adopting employer (Plan Sponsor): Lucas County Land Reutilization Corporation dba Lucas County Land Bank
2. Address: 1 Government Center Suite 580
3. City: Toledo, OH
4. State: OH
5. Zip: 43604
6. Phone number: 419-213-4261
7. Fax number: _____
8. Plan Sponsor EIN: 27-3629072
9. Plan Sponsor fiscal year end: 12/31
10. **Entity Type**
 - a. Plan Sponsor entity type:
 - ix. Other: Non-Profit Corporation (must be a legal entity recognized under the Code)
11. State or commonwealth of organization of Plan Sponsor: Ohio

PLAN INFORMATION

SECTION A. GENERAL INFORMATION

Plan Name/Effective Date

1. Plan Number: 001
2. Plan name:
 - a. Lucas County Land Bank 401(k) Plan
3. **Effective Date**
 - a. Original effective date of Plan: 01/01/2024
5. **Plan Year**
 - a. Plan Year means each consecutive 12-month period ending on 12/31 (e.g., December 31)
6. **Limitation Year means:**
 - a. Plan Year

Plan Features

8. **Elective Deferrals**
 - a. Elective Deferrals are permitted (Section 4.01):
 Yes No
 - b. Roth Elective Deferrals are permitted:

Yes No

9. Voluntary Contributions

Voluntary (after-tax) Contributions are permitted (Section 4.01):

- a. Yes
- b. No
- c. Formerly Allowed

10. Employer Matching Contributions

Employer Matching Contributions are permitted (Section 4.02):

Yes No

11. Non-Elective Contributions

Non-Elective Contributions are permitted (Section 4.03):

Yes No

12. Safe Harbor Contributions

Safe harbor contributions are permitted (Section 4.04):

Yes No

14. Plan Features Effective Dates

- a. There is a special effective date for one or more features specified in A.8 through A.13. The special effective date(s) which occur after the Effective Date specified in A.3 is/are: The effective date of the Elective Deferral component of the Plan, which is also the first Entry Date for the Elective Deferral component of the Plan, is the later of the Employer initial execution date or the first day of the first payroll period deferrals are withheld.

Compensation

15. Statutory Compensation

- a. Definition of Statutory Compensation (as defined in Article 2 of the Basic Plan Document):
 - ii. W-2 Compensation
- b. Include deemed Code section 125 compensation in definition of Statutory Compensation.

16. Plan Compensation

- a. Definition of Plan Compensation (as defined in Article 2 of the Basic Plan Document) for purposes of allocations will be Statutory Compensation with the following exclusions:

	Elective Deferrals/ Voluntary Contributions	Employer Match	Non-Elective
i. No Exclusions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii. Pay earned before participation	n/a	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii. Amounts which are contributed by the Employer pursuant to a salary reduction agreement and not includible in the gross income of the Participant under Code sections 125, 402(e)(3), 402(h), 403(b), 132(f) or 457	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv. All of the following benefits (even if includable in gross income): reimbursements or other expense allowances, fringe benefits (cash and noncash), moving expenses, deferred compensation, and welfare benefits (Treas. Reg. section 1.414(s)-1(c)(3))	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
v. Differential military pay as defined in Code section	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	3401(h)(2)			
vi.	Final Paycheck Pay	[]	[]	[]
vii.	Post Severance Compensation	[]	[]	[]
viii.	Post Year End Compensation	[]	[]	[]
ix.	Other adjustments (e.g., commissions, bonuses, etc.): ___	[]	[]	[]

- b. Plan Compensation is determined over the period specified below ending with or within the Plan Year:
- i. Plan Year

Definitions

18. Disability

Definition of Disability

- a. The Participant is unable to engage in any substantial gainful activity by reason of any medically determinable physical or mental impairment that can be expected to result in death or which has lasted or can be expected to last for a continuous period of not less than 12 months. The permanence and degree of such impairment shall be supported by medical evidence.

19. Choice of Law

Name of state or commonwealth for choice of law (Section 13.05): Ohio

SECTION B. ELIGIBILITY

Exclusions

1. The term "Eligible Employee" shall not include (Check items as appropriate):

	Elective Deferrals/ Voluntary Contributions	Employer Match	Non-Elective
a. No Exclusions	[]	[]	[]
b. Union Employees	[]	[]	[]
c. Leased Employees	[]	[]	[]
d. Non-Resident Alien	[X]	[X]	[]
e. Other Employees (Section 3.06(a)): <u>Independent Contractors and Temporary Employees</u>	[X]	[X]	[]

Eligibility for Plan Participation

6. Age Requirement for Plan Participation

	Elective Deferrals/ Voluntary Contributions	Employer Match	Non-Elective
a. Age Requirement	18	18	n/a

7. Service Requirement for Plan Participation

	Elective Deferrals/ Voluntary Contributions	Employer Match	Non-Elective
a. No Minimum Service	[]	[]	[]
b. Completion of one Year of Eligibility Service - Hours of Service necessary	[]	[]	[]

SECTION B. ELIGIBILITY

- for a Year of Eligibility Service (not to exceed 1,000): _____
- c. Completion of one Year of Eligibility Service - Elapsed Time [] [] []
 - d. Completion of _____ Hours of Service (not to exceed 1,000) within a 12-month period. The service requirement shall be deemed met at the time the specified number of Hours of Service are completed [] [] []
 - e. Completion of _____ month(s) of service - Elapsed Time (not to exceed 12) [] [] []
 - f. Completion of _____ Hours of Service (not to exceed 1,000) in a _____ month period (not to exceed 12; hours of service failsafe applies) [] [] []
 - g. Completion of _____ consecutive month(s) of continuous service (not to exceed 12; hours of service failsafe applies) [] [] []
 - h. Completion of two (2) Years of Eligibility Service - Hours of Service (100% vesting required under Sections E.8 and E.9); Hours of Service necessary for a Year of Eligibility Service (not to exceed 1,000): _____ n/a [] []
 - i. Completion of two (2) Years of Eligibility Service - Elapsed Time (100% vesting required under Sections E.8 and E.9) n/a [] []
 - j. Other: **30 Days of Employment** [X] [X] []
(hours of service failsafe applies if Elapsed Time is not specified)
 - k. Additional Requirements: _____ [] [] []

8. Entry Dates for Plan Participation

- | | Elective Deferrals/ Voluntary Contributions | Employer Match | Non-Elective |
|--|---|----------------|--------------|
| a. Immediate | [X] | [X] | [] |
| b. First day of each payroll period | [] | [] | [] |
| c. First day of the calendar month | [] | [] | [] |
| d. First day of each Plan quarter | [] | [] | [] |
| e. First day of the first month and seventh month of the Plan Year | [] | [] | [] |
| f. First day of the Plan Year | [] | [] | [] |
| g. Other: _____ | [] | [] | [] |

10. Eligibility Service Computation Rules

- a. [X] Eligibility Computation Period switches to Plan Year.
- b. Select hours equivalency for eligibility purposes:

- i. None

SECTION C. CONTRIBUTIONS - ELECTIVE DEFERRALS AND SAFE HARBOR

Elective Deferrals

1. Minimum and Maximum Deferral Amounts

Unless otherwise indicated below, there shall be no minimum deferral, and the maximum deferral will be defined by the limitations set forth under Code Section 415.

2. Modifications of Elective Deferrals

- a. Participants modify/start/stop Elective Deferrals/Voluntary Contribution elections:
- i. Each pay period
- b. Participants may stop an election to contribute at any time.

3. Catch-up Contributions

- Allow Participants to make Catch-up Contributions (Section 5.01(d))

Automatic Enrollment

4. The Plan has Automatic Enrollment provisions intended to satisfy:

- c. EACA

5. Automatic Enrollment Application Indicate which employees will be subject to the automatic enrollment provisions of the Plan:

- b. All Participants without an existing affirmative election (an affirmative election includes an election not to defer into the Plan)

6. Covered Employees - EACA Indicate which employees will be "covered employees" who are subject to the automatic contribution arrangement:

- a. All Employees who make an affirmative election shall remain covered Employees within the meaning of Treas. Reg. section 1.414(w)-1(e)(3)

7. Initial Automatic Enrollment Amount (ACA and EACA)

- a. The initial amount of the automatic enrollment (as a percentage of pay): 8%
- b. The automatic enrollment deferral percentage will increase by 1% according to the schedule in C.9.
- i. The maximum automatic enrollment deferral percentage is: 10%

9. Application of Increase Provisions

- a. The first deferral rate increase will occur on:
- i. The first day of the second Plan Year following the Plan Year during which the initial automatic enrollment became effective.
- b. Subsequent deferral increases will occur:
- i. The first day of each Plan Year

10. Permissible Withdrawals - EACA/QACA

- Permissible withdrawals will be allowed provided they are requested within 90 days after the first automatic deferral (no fewer than 30 or more than 90 days)

11. Deferral Contribution Source If the Plan provides for automatic enrollment and Roth contributions are allowed, select the default type of automatic contributions:

- a. Pre-tax. All Elective Deferrals made under Section 4.01(g) shall be designated as Pre-tax Elective Deferrals.

Testing Elections

19. ADP Testing Elections (Section 5.02(a))

- a. Average Deferral Percentage of Nonhighly Compensated Employees are determined using:
- i. Current year

20. ACP Testing Elections (Section 5.02(b))

- a. Average Contribution Percentage of Nonhighly Compensated Employees are determined using:
- i. Current year

SECTION D. CONTRIBUTIONS - EMPLOYER MATCHING, NON-ELECTIVE AND OTHER CONTRIBUTIONS

Employer Matching - Allocation Service

1. **Allocation Service Requirements for Employer Matching Contributions**
 - d. None
6. **Coverage Failures for Employer Matching Contributions**

Method to fix Employer Matching Contribution Code section 410(b) ratio percentage coverage failures (Section 4.02(d)):

 - a. Corrective amendment under Treasury Regulation section 1.401(a)(4)-(11)(g)

Employer Matching - Formula

7. **Matched Employee Contribution Inclusions**
 - a. Elective Deferrals are included in the definition of Matched Employee Contribution to the extent selected below
 - i. Include a Participant's Catch-up Contributions in the definition of Matched Employee Contribution
 - ii. Include a Participant's Roth Elective Deferrals in the definition of Matched Employee Contribution
8. **Employer Matching Contribution Formula**
 - b. Single rate. The Employer will contribute as an Employer Matching Contribution an amount equal to
 - i. 100% of the Participant's Matched Employee Contributions that are not in excess of
 - ii. 8% of the Participant's Plan Compensation
12. **Employer Matching Contribution(s) - Limitations**
 - a. Plan limits Employer Matching Contributions to the following in each Plan Year:
 - vi. No Maximum
13. **Determination Period for Employer Matching Contributions**
 - a. The period for determining the amount of an allocation of Employer Matching Contributions is:
 - v. Each pay period

Other Contributions/415

30. **QNECs/QMACs**

The following limitations, conditions or special rules apply to Qualified Non-Elective Contributions (QNECs) or Qualified Matching Contributions (QMACs): _____

If the Employer makes discretionary QNECs (Section 4.04(b)) or QMACs (Section 4.04(c)) to the Plan, the Employer must provide the Plan Administrator (or Trustee, if applicable), written instructions describing (1) how the discretionary QNEC or QMAC formula will be allocated to Participants, (2) the computation period(s) to which the discretionary QNEC or QMAC formula applies, and (3) if applicable, a description of each business location or business classification subject to separate discretionary QNEC or QMAC allocation formulas. Such instructions must be provided no later than the date on which the discretionary QNEC or QMAC is made to the Plan. A summary of these instructions must be communicated to Participants who receive discretionary QNECs or QMACs. The summary must be communicated to Participants no later than 60 days following the date on which the last discretionary QNEC or QMAC is made to the Plan.
31. **Rollovers**

Rollover Contributions are permitted (Section 4.06):

 - b. Yes - All Eligible Employees may make a Rollover Contribution even if not yet a Participant in the Plan

SECTION E. VESTING

Vesting Service Rules

1. **Vesting service computation method**
 - b. Elapsed Time

5. Vesting Exceptions (Section 6.02)

- a. Death. Provide for full vesting for a Participant who terminates employment with the Employer due to death while an Employee.
- b. Disability. Provide for full vesting for a Participant who terminates employment with the Employer due to Disability while an Employee.

Vesting Schedules**8. Employer Matching Contributions**

Vesting Schedule for Employer Matching Contributions (Section 6.02):

- a. 100%

12. Forfeitures

Forfeitures will be used in the following manner (Article 6):

- a. Any permissible method described in Section 6.03(d)

SECTION F. DISTRIBUTIONS**Normal/Early Retirement****1. Normal Retirement**

- a. Normal Retirement Age means:
 - i. Attainment of age (not to exceed 65): 59 1/2
- c. Normal Retirement Date means:
 - i. Normal Retirement Age

2. Early Retirement

- a. Early Retirement Age means:
 - i. None. The Plan does not have an early retirement feature.

Time & Form of Payment**3. Time of Payment (Other than Death)**

Distributions after Termination of Employment for reasons other than death shall commence (Section 7.02):

- a. Immediate. As soon as administratively feasible with a final payment made consisting of any allocations occurring after such Termination of Employment.

4. Form of Payment (Other than Death)

Medium of distribution from the Plan:

- a. Cash only

5. Default Form of Payment (Other than Death)

- a. Unless otherwise elected by the Participant, distributions shall be made in the form of:
 - i. Lump sum only
- b. In addition to the form described in F.5a, distributions from the Plan after Termination for reasons other than death may be made in the following forms (select all that apply):
 - ii. Lump sum payment or substantially equal annual, or more frequent installments over a period not to exceed the joint life expectancy of the Participant and his Beneficiary
 - iii. Partial withdrawals - a Participant may withdraw such amounts at such times as he shall elect

6. Distributions as an Annuity

- a. Permit Participants to make distributions in the form of an annuity
 - iii. No
- b. Permit Beneficiaries to make distributions in the form of an annuity
 - iii. No

Payments on Death**9. Payment upon Participant's Death**

Distributions on account of the death of the Participant shall be made in accordance with the following:

- e. Other: Immediately

10. Beneficiaries

a. Death benefits when there is no designated beneficiary:

- ii. Other: first, to the surviving spouse; if none, to such deceased Participant's surviving children (including legally adopted children) in equal shares; if none, then to their surviving parents in equal shares; if none, then to their surviving brothers and sisters in equal shares; and if none, then to their estate.

Force-Out Provisions**11. Force-Out Provisions**

- a. Maximum force-out amount for purposes of Section 7.03 (not to exceed \$5,000): \$5000
- i. Exclude amounts attributable to Rollover Contributions in determining the value of the Participant's nonforfeitable account balance
- ii. Force-outs will be subject to the automatic rollover provisions of 7.06(c) if over: \$1000
- c. Force-out of a terminated Participant's Account balance is deferred under Section 7.03(b) until:
- ii. Required Beginning Date - Participant may elect payment in a lump sum or installments

Required Beginning Date**12. Required Beginning Date**

Required Beginning Date for a Participant other than a More Than 5% Owner:

- a. Retirement. April 1 of the calendar year following the later of the calendar year in which the Participant attains age 70-1/2 or retires

SECTION G. IN-SERVICE WITHDRAWALS**Retirement/Hardship/Age****1. Normal/Early Retirement**

- a. Allow in-service distributions after attainment of Normal Retirement Date (Section 7.01(b)) from the following Accounts: all accounts

2. Hardship

Hardship withdrawals are allowed as follows (Section 8.01):

- b. All Accounts. A Participant may receive a distribution on account of Hardship, except from: (i) his Qualified Non-Elective Contribution Account, (ii) his Matching Contribution Account to the extent such Account has been used to satisfy the safe harbor requirements of Code sections 401(k)(12) or 401(k)(13) or 401(m)(11) or 401(m)(12) or to the extent such Account is treated as a Qualified Matching Contribution, and (iii) earnings on his Elective Deferral Account credited after the later of December 31, 1988, and the end of the last Plan Year ending before July 1, 1989
- d. The criteria used in determining whether a Participant is entitled to receive a Hardship withdrawal:
- i. Safe Harbor criteria set forth in Section 8.01(b)
- g. If a Participant may receive a Hardship withdrawal from his Elective Deferral Account, permit Hardship withdrawals from the Participant's Roth Elective Deferral Account subject to the same terms and conditions as apply to the Participant's Elective Deferral Account:
- i. Yes

3. Specified Age and Service

- a. In-service withdrawals are allowed on attainment of age _____ and _____ service (Section 8.02):
- i. None

4. Specified Age

- a. In-service withdrawals are allowed on attainment of age 59.5 (Section 8.02):
 - ii. All Accounts
- c. If a Participant may receive a withdrawal upon the attainment of a specified age from his Elective Deferral Account, permit such withdrawals from the Participant's Roth Elective Deferral Account subject to the same terms and conditions as apply to the Participant's Elective Deferral Account:
 - i. Yes

Other Withdrawals

- 7. **At Any Time** (Section 8.03(b))
In-service withdrawals are allowed from the following Accounts at any time:
 - b. Rollover Contribution Account

Roth Rollovers and Transfers

- 13. **In-Plan Roth Rollovers**
 - a. If the Plan allows for Roth contributions, In-Plan Roth Rollovers are permitted (Section 4.06(c)):
 - i. No
- 14. **In-Plan Roth Transfers**
If the Plan allows for Roth contributions, In-Plan Roth Transfers are permitted (Section 4.06(d)):
 - a. No

SECTION H. PLAN OPERATIONS AND TOP-HEAVY

Plan Operations

- 1. **Permitted Investments**
Unless indicated below, the Plan may invest up to 100% of the Trust in "qualifying employer securities" and "qualifying employer real property" (Section 9.04(b)).
 - a. Investment in "qualifying employer securities" and "qualifying employer real property" is restricted as follows: The Plan may not invest in qualifying employer securities or qualifying employer real property
- 4. **Participant Self-Direction**
 - a. Specify the extent to which the Plan permits Participant self-direction and indicate the Plan's intent to comply with ERISA section 404(c) (Section 9.02):
 - i. All Accounts and 404(c) applies
- 5. **Valuation Date**
Enter Valuation Date:
 - d. Each business day
- 6. **Plan Administration**
 - a. Designation of Plan Administrator (Section 11.01):
 - i. Plan Sponsor
 - b. Establishment of procedures for the Plan Administrator and the Investment Fiduciary (Sections 11.01(d) and 11.02(c)):
 - i. Plan Administrator and Investment Fiduciary adopt own procedures
 - c. The Trustee is also the Investment Fiduciary (Section 11.02):
 - i. Yes
 - d. Type of indemnification for the Plan Administrator and Investment Fiduciary:
 - ii. Standard according to Section 11.06

Top-Heavy

- 8. **Top-Heavy Allocations**
 - a. Top-Heavy allocations are made to:

SECTION H. PLAN OPERATIONS AND TOP-HEAVY

- i. This Plan. Participants who share in Top-Heavy minimum allocations:
 - A. Non-Key only. Any Participant who is employed by the Employer on the last day of the Plan Year and is not a Key Employee
 - b. Other plan maintained by the Employer
 - i. N/A - no other plan
9. **Top-Heavy Vesting**
Top-Heavy vesting schedule (Section 10.03):
 - a. Not applicable - Vesting schedule is Top-Heavy compliant

SECTION I. MISCELLANEOUS

Failure to properly fill out the Adoption Agreement may result in disqualification of the Plan.

The Plan shall consist of this Adoption Agreement #002, its related Basic Plan Document #01, and any Addendum to the Adoption Agreement.

The adopting Employer may rely on an opinion letter issued by the Internal Revenue Service as evidence that the Plan is qualified under Code section 401 only to the extent provided in Revenue Procedure 2017-41 and any superseding guidance. The Employer may not rely on the opinion letter in certain other circumstances or with respect to certain qualification requirements, which are specified in the opinion letter issued with respect to the Plan and in Revenue Procedure 2017-41 and any superseding guidance. In order to have reliance in such circumstances or with respect to such qualification requirements, application for a determination letter must be made to Employee Plans Determinations of the Internal Revenue Service. The Pre-Approved Plan Provider will inform the adopting Employer of any amendments made to the Plan or of the discontinuance or abandonment of the Plan. The Pre-Approved Plan Provider, CCH Incorporated, DBA ftwilliam.com may be contacted at 1245 E. Washington Ave., Ste. 101 Madison, WI 53703; 414-226-2442.

SECTION J. EXECUTION PAGE

The undersigned agree to be bound by the terms of this Adoption Agreement and Basic Plan Document and acknowledge receipt of same. By signing this Adoption Agreement, the undersigned acknowledges having reviewed the Appendix A to the Basic Plan Document and certifies that all choices reflected in this Adoption Agreement have been taken from such Appendix. The parties have caused this Plan to be executed this 8 day of December, 2023.

LUCAS COUNTY LAND REUTILIZATION CORPORATION DBA LUCAS
COUNTY LAND BANK:

Signature: David Mann

Print Name: David Mann

Title/Position: President

HARDSHIP DISTRIBUTION ADDENDUM

This Addendum is intended as a good faith effort to comply with the requirements of the hardship distribution final regulations and is to be construed in accordance with same. Both the Addendum and the provisions of the hardship distribution final regulations will supersede any inconsistent Plan provisions.

For each item below, if the check boxes are empty, the *italicized* provision will apply.

1. Deferral Earnings

Effective on the first day of the first plan year after 12/31/2018, hardship distributions may be taken from earnings on all Elective Deferrals.

Effective _____, earnings on all Elective Deferrals are available for hardship distributions.

Hardship distributions continue to only be available from earnings on Elective Deferrals grandfathered under Treas. Reg. section 1.401(k)-1(d)(3)(ii)(B).

2. Safe Harbor Contributions/QNECs/QMACs

Effective on the first day of the first plan year after 12/31/2018, if available under the Plan, Qualified Non-Elective Contributions (QNECs), Qualified Matching Contributions (QMACs) or contributions used to satisfy the safe harbor requirements of Code sections 401(k)(12) or 401(k)(13), or 401(m)(11) or 401(m)(12), will be available for hardship distributions.

Effective _____, hardship distributions are permitted from Qualified Non-Elective Contributions, Qualified Matching Contributions or contributions used to satisfy the safe harbor requirements of Code sections 401(k)(12) or 401(k)(13), or 401(m)(11) or 401(m)(12), if available under the Plan.

Hardship distributions continue to be prohibited from Qualified Non-Elective Contributions, Qualified Matching Contributions or contributions used to satisfy the safe harbor requirements of Code sections 401(k)(12) or 401(k)(13), or 401(m)(11) or 401(m)(12).

3. Amount Necessary to Satisfy Need Requirement

Effective on the first day of the first plan year after 12/31/2018, a hardship distribution will be considered necessary to satisfy an immediate and heavy financial need of the Participant only if:

- *The distribution is not in excess of the amount required to satisfy the financial need (including any amounts necessary to pay any federal, state or local income taxes or penalties reasonably anticipated to result from the distribution);*
- *The Participant has obtained all other currently available distributions, other than hardship distributions, under any deferred compensation plan, whether qualified or nonqualified, maintained by the Employer; and*
- *Effective for distributions made on or after 01/01/2020, the Participant has represented (in writing or by an electronic medium) that he has insufficient cash or other liquid assets to satisfy the financial need.*

Effective _____, a distribution will be determined to satisfy an immediate and heavy financial need only if the three criteria listed above are met.

The following provisions will be used for complying with the amount necessary to satisfy need requirement: _____

4. Six-Month Suspension

If the Safe Harbor criteria are used for hardship distributions, effective on the first day of the first plan year after 12/31/2018, the six-month suspension period for Elective Deferrals (and after-tax contributions) will no longer be a condition for obtaining a hardship distribution, even if the hardship distribution was made in the prior plan year.

Effective _____, the Plan will not initiate a six-month suspension period on Elective Deferrals (and after-tax contributions) following a hardship distribution (cannot be later than 01/01/2020).

The Plan will discontinue any remaining portion of the suspension period for hardship distributions made prior to the

entered effective date.

- The Plan will continue any remaining portion of the full six-month suspension period for hardship distributions made prior to the entered effective date.

5. Loan Requirement

If the Safe Harbor criteria are used for hardship distributions, effective on the first day of the first plan year after 12/31/2018, Participants are not required to take all nontaxable loans under all plans maintained by the Employer prior to applying for a hardship distribution.

- Effective _____, Participants are not required to take all available nontaxable loans before applying for a hardship distribution.
- Participants must continue to take all nontaxable loans under all plans maintained by the Employer before applying for a hardship distribution.

6. Safe Harbor Financial Needs

If the Safe Harbor criteria are used for hardship distributions, the following immediate and heavy financial needs are considered as safe harbor criteria for hardship distributions made on or after 01/01/2018:

- *Expenses for the repair of damage to the Employee's principal residence that would qualify for the casualty deduction under Code section 165 (determined without regard to section 165(h)(5) and whether the loss exceeds 10% of adjusted gross income).*
- *Expenses and losses (including loss of income) incurred by the Employee on account of a disaster declared by the Federal Emergency Management Agency (FEMA) under the Robert T. Stafford Disaster Relief and Emergency Assistance Act, provided that the Employee's principal residence or principal place of employment at the time of the disaster was located in an area designated by FEMA for individual assistance with respect to the disaster.*

- Effective _____, the immediate and heavy financial needs listed above are considered as safe harbor criteria for hardship distributions.
- The immediate and heavy financial needs listed above are not considered as safe harbor criteria for hardship distributions.

SECURE/CARES/CAA ADDENDUM

This Addendum is intended as a good faith effort to comply with the requirements of the Further Consolidated Appropriations Act, 2020, including the SECURE Act provisions, the Coronavirus, Aid, Relief and Economic Security (CARES) Act, and the Consolidated Appropriations Act, 2021 (CAA), and corresponding guidance (the "Applicable Law"). This Addendum is to be construed in accordance with the Applicable Law and both the Addendum and the Applicable Law will supersede any inconsistent Plan provisions.

OPTIONAL PROVISIONS:

For each item below, if the check boxes are empty, the *italicized* provision will apply.

1. Qualified Birth or Adoption Distributions (see Section A. below)

The Plan does not permit qualified birth or adoption distributions as a separate distribution event.

Effective 01/01/2024 (no earlier than 01/01/2020), the Plan permits qualified birth or adoption distributions as a separate distribution event.

The following limitations and conditions apply: _____.

2. Treatment of 2020 RMDs (see Section B. below)

*Effective 01/01/2020, unless the Participant or beneficiary chooses otherwise, a Participant or beneficiary who would have been required to receive a 2020 RMD will **not** receive this distribution.*

Effective _____ (no earlier than 01/01/2020):

Unless the Participant or beneficiary chooses otherwise, a Participant or beneficiary who would have been required to receive a 2020 RMD will **not** receive this distribution.

Unless the Participant or beneficiary chooses otherwise, a Participant or beneficiary who would have been required to receive a 2020 RMD will receive this distribution.

3. 2020 RMDs as Direct Rollovers (see Section B. below)

A direct rollover is not offered for 2020 RMDs or Extended 2020 RMDs.

For purposes of the direct rollover provisions of the Plan, the following will be treated as eligible rollover distributions in 2020:

2020 RMDs.

2020 RMDs and Extended 2020 RMDs.

2020 RMDs, but only if paid with an additional amount that is an eligible rollover distribution without regard to Code section 401(a)(9)(l).

4. Portability of Lifetime Income Options (see Section F. below)

The Plan does not permit "qualified distributions" or "qualified plan distribution annuity contracts" of lifetime income investment options.

The Plan permits "qualified distributions" or "qualified plan distribution annuity contracts" of lifetime income investment options when such investment options are no longer authorized to be held as an investment option under the Plan effective: _____ (no earlier than the plan year beginning after 12/31/2019).

The following limitations and conditions apply: _____.

5. Transfer Account

The existing Plan provisions, if any, remain in effect for distributions to a Participant who has not separated from employment from a Transfer Account holding assets transferred from a plan subject to the survivor annuity rules of Code section 401(a)(11) and 417 (e.g., age cannot be less than 62).

[] Effective _____ (no earlier than 01/01/2020), the Plan permits distributions to a Participant who has not separated from employment from a Transfer Account holding assets transferred from a plan subject to the survivor annuity rules of Code section 401(a)(11) and 417 if the Participant attains: _____ (age cannot be less than 59-1/2).

STANDARD PROVISIONS:

A. Qualified Birth or Adoption Distributions

To the extent provided above, a Participant may receive a distribution up to \$5,000 during the 1-year period beginning on the date on which the Participant's child is born or on which the legal adoption by the Participant of an eligible adoptee is finalized. An eligible adoptee is any individual (other than a child of the Participant's spouse) who has not attained age 18 or is physically or mentally incapable of self-support. The \$5,000 maximum is an aggregate amount of such distributions from all plans maintained by the Employer.

B. Required Minimum Distributions

In defining Required Beginning Date or determining required minimum distributions, any references to age 70-1/2 are replaced with: age 70-1/2 (for Participants born before 07/01/1949) or age 72 (for Participants born after 06/30/1949).

Notwithstanding other provisions of the Plan to the contrary and if selected above, a Participant or beneficiary who would have been required to receive required minimum distributions in 2020 (or paid in 2021 for the 2020 calendar year for a Participant with a required beginning date of 04/01/2021) but for the enactment of section 401(a)(9)(l) of the Code ("2020 RMDs"), and who would have satisfied that requirement by receiving distributions that are either: (1) equal to the 2020 RMDs, or (2) one or more payments (that include the 2020 RMDs) in a series of substantially equal periodic payments made at least annually and expected to last for the life (or life expectancy) of the Participant, the joint lives (or joint life expectancies) of the Participant and the Participant's designated beneficiary, or for a period of at least 10 years ("Extended 2020 RMDs"), may receive those distributions.

C. Distribution on Account of Death for Certain Eligible Retirement Plans

Whether before or after distribution has begun, a Participant's entire interest will be distributed to the designated beneficiary by 12/31 of the calendar year containing the tenth anniversary of the Participant's death unless the designated beneficiary meets the requirements of an "eligible designated beneficiary". An "eligible designated beneficiary" may receive distributions over the life of such designated beneficiary. If there is no designated beneficiary as of 09/30 of the year following the year of the Participant's death, the Participant's entire interest will be distributed by 12/31 of the calendar year containing the fifth anniversary of the Participant's death.

An "eligible designated beneficiary" is defined as any designated beneficiary who is: (i) the surviving spouse of the Participant; (ii) a minor child of the Participant; (iii) disabled; (iv) a chronically ill individual; or (v) an individual who is not more than 10 years younger than the Participant. The determination of whether a designated beneficiary is an "eligible designated beneficiary" is made as of the date of death of the Participant. If an "eligible designated beneficiary" dies before the portion of the Participant's interest is entirely distributed, the remainder of such portion must be distributed within 10 years after the death of such "eligible designated beneficiary".

D. Qualified Automatic Contribution Arrangement (QACA)

If a Qualified Automatic Contribution Arrangement (QACA) feature is elected, the Plan Administrator has the discretion to increase automatic elections subsequent to the initial period up to a maximum limitation of 15% of Plan Compensation.

E. Safe Harbor Notice

If the non-elective contribution method is elected for safe harbor plan exemption (including under a Qualified Automatic Contribution Arrangement), effective for Plan years beginning on or after 01/01/2020, the safe harbor notice is not required for satisfying the conditions of Code sections 401(k)(12) or 401(k)(13).

F. Portability of Lifetime Income Investments

To the extent provided above, any amounts invested in a "lifetime income investment" may be distributed through either "qualified distributions" or "qualified plan distribution annuity contracts" no earlier than 90 days prior to the date that such "lifetime income investment" may no longer be held as an investment option under the Plan.

The following terms are used in this section:

"Qualified distribution" means a direct trustee-to-trustee transfer described in Code section 401(a)(31)(A) to an eligible retirement plan (as defined in Code section 402(c)(8)(B)).

"Qualified plan distribution annuity contract" means an annuity contract purchased for a Participant and distributed to the Participant by a plan or contract described in subparagraph (B) of Code section 402(c)(8) (without regard to clauses (i) and (ii) thereof).

"Lifetime income investment" means an investment option which is designed to provide an employee with election rights which: (a) are not uniformly available with respect to other investment options under the plan, and (b) are to a "lifetime income feature" available through a contract or other arrangement offered under the plan (or under another eligible retirement plan (as so defined), if paid by means of a direct trustee-to-trustee transfer described in Code section 401(a)(31)(A) to such other eligible retirement plan).

"Lifetime income feature" means: (a) a feature which guarantees a minimum level of income annually (or more frequently) for at least the remainder of the life of the employee or the joint lives of the employee and the employee's designated beneficiary, or (b) an annuity payable on behalf of the employee under which payments are made in substantially equal periodic payments (not less frequently than annually) over the life of the employee or the joint lives of the employee and the employee's designated beneficiary.

G. Disaster or Coronavirus-Related Relief

Notwithstanding any provision of the Plan to the contrary, the Plan may grant temporary disaster or coronavirus-related relief in compliance with Code sections 1400M and 1400Q, section 15345 of the Food, Conservation, and Energy Act of 2008, section 702 of the Heartland Disaster Tax Relief Act of 2008, section 502 of the Disaster Tax Relief and Airport and Airway Extension Act of 2017, section 11028 of the Tax Cuts and Jobs Act of 2017, section 20102 of the Bipartisan Budget Act of 2018, subtitle II of Division Q of the Further Consolidated Appropriations Act, 2020, section 2202 of the Coronavirus, Aid, Relief and Economic Security Act, and Title III of Division EE of the Consolidated Appropriations Act, 2021 ("Applicable Law"). This Section only applies to the extent the Plan has provided some or all of the relief listed below in compliance with Applicable Law.

A. Qualified Distributions

- I. "Qualified Distribution" means a distribution to a qualified individual within the applicable time periods as defined in the relevant sections of Applicable Law which may not exceed \$100,000 in aggregate from all plans maintained by the Employer.
- II. If the Plan permits rollover contributions, at any time during the 3-year period beginning on the day after the Qualified Distribution was received, an individual may contribute as a rollover to the Plan an aggregate amount that does not exceed the amount of the Qualified Distribution.
- III. If the Plan permits rollover contributions, an individual who received a withdrawal for the purchase of a home, but could not use the withdrawal amount due to the disaster, may contribute as a rollover to the Plan an aggregate amount that does not exceed the amount of the withdrawal amount within the applicable time periods as defined in the relevant sections of Applicable Law.

B. Expanded Loan Provisions

- I. The maximum loan limit under Code section 72(p)(2)(A) may be applied by substituting "\$100,000" for "\$50,000" and substituting "the present value" for "one-half the present value" under the Loan Procedures for a qualified individual within the applicable time periods as defined in the relevant sections of Applicable Law.
- II. The loan repayment may be delayed for 1 year for a qualified individual within the applicable time periods as defined in the relevant sections of Applicable Law.
- III. Subsequent repayments will be adjusted to reflect the 1-year delay and any interest accrued during such delay.
- IV. The 1-year delay will be disregarded in determining the 5-year maximum term of loans under Code section 72(p)(2)(B) and (C).

H. Difficulty of Care Payments Included in Statutory Compensation

In determining the contribution limitation, Statutory Compensation will be increased by qualified foster care payments. Qualified foster care payments are difficulty of care payments excluded from gross income under Code section 131. Any contribution by the Participant which is allowable due to such increase is treated as an after-tax contribution.

I. Long-Term, Part-Time Employees

Notwithstanding any provision of the Plan to the contrary, effective for Plan years beginning after 12/31/2020, any Employee working at least 500 hours of service during each of three consecutive 12-month periods ("LTPT Employee") becomes a Participant eligible to make Elective Deferrals on the date specified in the Plan provided that he or she is an Eligible Employee and has attained the applicable age requirement, if any, on such date. No 12-month period beginning before 01/01/2021 is taken into account. Each 12-month period for which an LTPT Employee has at least 500 hours of service is treated as a year of service for vesting purposes.

The undersigned agree to be bound by the terms of the foregoing addenda to the Plan and acknowledge receipt of same. The addenda are executed this 8 day of December, 2023.

LUCAS COUNTY LAND REUTILIZATION CORPORATION DBA LUCAS COUNTY LAND BANK:

Signature: 

Print Name: David Mann

Title/Position: President

**Lucas County Land Bank 401(k) Plan
SECURE 2.0 OPERATION CHECKLIST**

The SECURE 2.0 Operation Checklist (the "Checklist") is intended to track changes made to the operation of the above named plan (the "Plan") that are made in good faith for purposes of complying with the optional and required changes under the SECURE 2.0 Act of 2022 ("SECURE 2.0") which was part of the Consolidated Appropriations Act of 2023 ("CAA"), and corresponding guidance (the "Applicable Law"). Future trackable and standard provisions will be added to the Checklist as additional sections of SECURE 2.0 become effective. *The Checklist is not an amendment to the Plan document.* The Plan document must be amended to comply with SECURE 2.0 by the end of the 2025 Plan Year (or prior to Plan termination, if the Plan will be terminated prior to the end of the 2025 Plan Year) unless the Plan is sponsored by a governmental employer, in which case it must be amended by the end of the 2027 Plan Year (or prior to Plan termination).

SECURE 2.0 TRACKABLE PROVISIONS:

For the items below, if the check boxes are empty, the *italicized* provision will apply.

1. Employer Matching and Non-Elective Contributions Designated as Employer Roth Contributions (see Section A. below)

The Plan does not permit Participants to designate Employer Matching or Non-Elective Contributions to be made as Employer Roth Contributions.

- a. Effective _____(no earlier than 12/29/2022), the Plan allows Participants to designate Employer Matching Contributions as Employer Roth Contributions outlined in Section A below.
- b. Effective _____(no earlier than 12/29/2022), the Plan allows Participants to designate Non-Elective Contributions as Employer Roth Contributions outlined in Section A below.
- c. Additional information: _____.

2. Eligibility, Entry, and Vesting for Military Spouses (see Section L. below)

The Plan's provisions regarding eligibility, entry, and vesting remain unchanged with regard to Military Spouses.

- a. Effective _____(Tax years beginning after the date of enactment), the Plan allows Military Spouses to enter the Plan as of the earlier of the date that is two months following the Military Spouse's date of hire or the entry date that would otherwise apply under the Plan's existing terms. The Plan also provides for vesting and contributions pursuant to Section L below.
- b. Additional information: _____.

3. Qualified Student Loan Payments (plans with matching contributions only; see Section O. below)

Matching contributions (if any) will not be made on behalf of Participant's who make Qualified Student Loan Payments.

- a. Effective _____(no earlier than the first day of the Plan Year beginning on or after 01/01/2024), matching contributions may be made on behalf of Participants who make Qualified Student Loan Payments.
- b. Additional information: _____.

4. Emergency Personal Expense Distributions (see Section P. below)

The Plan will not permit Emergency Personal Expense Distributions.

- a. Effective _____(no earlier than 01/01/2024), Participants may receive Emergency Personal Expense Distributions.
- b. Additional information: _____.

5. Auto-Portability Rollovers (see Section Q. below)

The Plan will not permit receipt of rollovers from auto-portability providers.

- a. Effective _____(no earlier than 12/29/2023), the Plan may receive rollovers from an auto-portability provider.
- b. Additional information: _____.

6. Involuntary Force-Out Limit Increase (SECURE 2.0 Sec. 304)

The Plan's involuntary force-out limit remains unchanged.

- a. Effective 01/01/2024 (no earlier than 01/01/2024), the maximum vested account balance subject to involuntary force-out (i.e., distributions that may be made without the consent of the Participant or Beneficiary) is increased to \$7,000 (not to exceed \$7,000).
- b. Additional information: _____.

7. Top-Heavy Rules Applicable to Otherwise Excludable Employees (SECURE 2.0 Sec. 310)

The top-heavy provisions of the Plan (insofar as a top-heavy minimum contribution may be required) apply without regard to a Participant's age or service.

- a. Effective _____(no earlier than the Plan Year beginning on or after 01/01/2024), Participants who do not meet the age or service requirements under Code section 410(a)(1) (without regard to subparagraph (B) thereof) ("Otherwise Excludable Employees") for a given Plan Year shall not be entitled to a top-heavy minimum contribution otherwise provided for under the terms of the Plan or Code section 416(c)(2)(A) or (B). In any Plan Year on or after the effective date (of this provision) in which the Plan is top-heavy and for which top-heavy minimum contributions would otherwise be allocated to Otherwise Excludable Employees but for the prior sentence, the Employer may, in its sole discretion, elect to provide a non-elective contribution to any Otherwise Excludable Employee who remains employed as of the last day of the Plan Year. The amount of such non-elective contribution shall not exceed the top-heavy

minimum contribution to which the Otherwise Excludable Employee would have otherwise been entitled (but for the application of SECURE 2.0 Section 310 and the first sentence of this Section). Such non-elective contributions shall be subject to the same vesting schedule as would apply to top heavy minimum contributions under the terms of the Plan.

b. Additional information: _____.

8. Domestic Abuse Distributions (see Section R. below)

The Plan does not provide for distributions on account of Domestic Abuse.

a. Effective _____ (no earlier than 01/01/2024), subject to any administrative policies adopted by the Plan Administrator, a Participant who is a Domestic Abuse Victim may request and receive a distribution that does not exceed the lesser of \$10,000 (as adjusted for cost-of-living, as provided by Code section 72(t)(K)(vii)) or 50% of the Participant's vested account balance under the Plan.

b. Additional information: _____.

SECURE 2.0 STANDARD PROVISIONS:

A. Employer Matching and/or Non-Elective Contributions Designated as Employer Roth Contributions (SECURE 2.0 Sec. 604)

Effective for contributions made after 12/29/2022, and to the extent provided above, a Participant may elect to designate fully vested Employer Matching and/or Non-Elective Contributions as Employer Roth Contributions. Employer Matching and/or Non-Elective Contributions designated as Employer Roth Contributions may not be excluded from the Participant's gross income.

B. Qualified Federally Declared Disasters - Permanent Distribution Rules (SECURE 2.0 Sec. 331)

The Plan may provide permanent rules for the distribution of retirement funds for federally declared disasters. This Section only applies to the extent the Plan has provided some or all of the relief listed below in compliance with Applicable Law:

1. Qualified Distributions

- a. "Qualified Disaster Recovery Distribution" means any distribution made: (1) on or after the first day of the incident period of a qualified disaster and before the date that is 180 days after the applicable date with respect to such disaster, and (2) to an individual whose principal place of abode at any time during the incident period of such qualified disaster is located in the qualified disaster area with respect to such qualified disaster and who has sustained an economic loss by reason of such qualified disaster.
- b. The aggregate amount of Qualified Disaster Recovery Distributions received by an individual from all plans maintained by the Employer in all taxable years shall not exceed \$22,000.
- c. If the Plan permits Rollover Contributions, at any time during the 3-year period beginning on the day after the Qualified Disaster Recovery Distribution was received, an individual may contribute as a rollover to the Plan an aggregate amount that does not exceed the amount of the Qualified Disaster Recovery Distribution.

2. Recontributions of Withdrawals for Home Purchases

- a. If the Plan permits Rollover Contributions, an individual who received a withdrawal for the purchase of a home but could not use the withdrawal amount due to the disaster, may contribute as a rollover to the Plan an aggregate amount that does not exceed the amount of the withdrawal amount within the applicable time periods, as defined in the relevant sections of Applicable Law.

3. Expanded Loan Provisions:

- a. The maximum loan limit under Code section 72(p)(2)(A) may be applied by substituting "\$100,000" for "\$50,000" and substituting "the present value" for "one-half the present value" under the Loan Procedures for a qualified individual within the applicable time periods, as defined in the relevant sections of Applicable Law.
- b. The loan repayment may be delayed for 1 year for a qualified individual within the applicable time periods, as defined in the relevant sections of Applicable Law.
- c. Subsequent repayments will be adjusted to reflect the 1-year delay and any interest accrued during such delay.
- d. The 1-year delay will be disregarded in determining the 5-year maximum term of loans under Code section 72(p)(2)(B) and (C).

C. Required Minimum Distributions ("RMDs") (SECURE 2.0 Sec. 107)

For RMDs required to be made after 12/31/2022, with respect to individuals who attain age 72 after such date ("impacted Participants"), in determining the Required Beginning Date, age 73 will be used. Further, in the event of the death of an impacted Participant for whom a spouse is the sole beneficiary, distributions to the surviving spouse may be delayed to the later of: (1) the 12/31 of the calendar year immediately following the year in which the Participant died, or (2) the 12/31 of the calendar year in which the Participant would have attained age 73.

D. De Minimis Financial Incentives (SECURE 2.0 Sec. 113)

Effective for Plan Years beginning after 12/29/2022, an Employer may give an Employee a de minimis financial incentive (e.g., a gift card for a small amount) for participating in the Plan and be exempt from the contingent benefit rules. The de minimis financial incentive cannot be paid for with Plan assets or contributed into the Plan.

E. Qualifying Longevity Annuity Contract (QLAC) (SECURE 2.0 Sec. 202)

To the extent the Plan allows Participants to invest in a Qualifying Longevity Annuity Contract ("QLAC"), for contracts purchased on or after 12/29/2022, when determining the maximum premiums that can be paid for the QLAC: (1) any dollar amount reference to "\$125,000" is replaced with "\$200,000," and (2) the requirement limiting the premiums to 25% of an individual's account balance is eliminated.

For QLACs purchased or received in an exchange on or after 07/02/2014, a divorce occurring after the purchase of the QLAC (but before

payments begin) will not affect the permissibility of the joint and survivor benefits under the contract. Further, the QLAC contract may include a provision allowing the Participant to rescind the purchase of the contract during a period not to exceed 90 days from the date of purchase.

F. Recovery of Retirement Plan Overpayments (SECURE 2.0 Sec. 301)

Effective as of 12/29/2022, and without being treated as having failed to satisfy the requirements of Code section 401(a), in the event of an inadvertent overpayment of benefits, the Plan's fiduciary may elect, in its discretion, not to seek recovery of all or part of such overpayment from any Participant, Beneficiary, plan sponsor, employer, fiduciary, or other party. Further:

1. The Plan may be amended to increase prior or decrease future benefit payments to impacted Participants or Beneficiaries in an effort to adjust for the inadvertent benefit overpayment.
2. Nothing herein relieves the Employer of any obligation imposed on it to make contributions to a plan to meet the minimum funding standards under Code sections 412 and 430, or to prevent or restore an impermissible forfeiture in accordance with Code section 411.
3. The Plan shall observe any limitations imposed on it by Code sections 401(a)(17) or 415. The Plan may enforce such limitations using any method approved by the Secretary for recouping benefits previously paid or allocations previously made in excess of such limitations.
4. In the event that the benefit overpayment is rolled into another eligible retirement plan by or on behalf of the Participant or Beneficiary:
 - (a) any amounts for which recoupment is not sought are treated as having been paid as part of an eligible rollover distribution, if the payment would have been an eligible rollover distribution but for being an overpayment, and
 - (b) any amounts for which recoupment is sought shall be permitted to be returned to the Plan and shall be treated as a rollover distribution transferred to the Plan by the impacted Participant or Beneficiary who received the overpayment.

G. Repayment of Qualified Birth or Adoption Distributions (QBAD) (SECURE 2.0 Sec. 311)

If the Plan permits Rollover Contributions, a Participant who received a Qualified Birth or Adoption Distribution ("QBAD") may recontribute, through one or more contributions, an aggregate amount which does not exceed the amount of the original QBAD distribution. Such recontributions must be made: (1) for QBAD distributions made after 12/29/2022, during the three-year period beginning on the day after the date the distribution was received, or (2) for QBAD distributions made on or before 12/29/2022, before _____.

H. Hardship Distribution - Participant Certification (SECURE 2.0 Sec. 312)

Effective for Plan Years beginning after 12/29/2022, in determining whether a requested distribution is upon the hardship of an employee, the Plan Administrator may rely on a Participant's written self-certification that the requested distribution is: (1) on account of a financial need of a type which is deemed in the hardship distribution final regulations and/or in the Hardship Distribution Addendum to be an immediate and heavy financial need, and (2) not in excess of the financial need and the Participant has no alternative means reasonably available to satisfy the financial need.

I. Distribution on Account of Death for Certain Eligible Retirement Plans (SECURE 2.0 Sec. 337)

Effective for calendar years beginning after 12/29/2022, and in clarifying an "eligible designated beneficiary" as defined in the SECURE/CARES/CAA Amendment, in the case of a special needs trust established for a disabled beneficiary, a charitable organization remainder beneficiary will be treated as a designated beneficiary.

J. Tribal Government Domestic Relations Orders (SECURE 2.0 Sec. 339)

In the case of domestic relations orders received by a Plan Administrator after 12/31/2022, including any order submitted for reconsideration after that date, a domestic relations order issued by or under the laws of an Indian tribal government, a subdivision of such an Indian tribal government, or an agency or instrumentality of either is given the same recognition that would be afforded to such an order made pursuant to a State domestic relations law.

K. Safe Harbor Notice (SECURE 2.0 Sec. 401)

Effective for Plan Years beginning after 12/31/2019, and in clarifying the safe harbor notice exemption in the SECURE Act of 2019 (i.e., where the safe harbor non-elective contribution method is elected), an automatic enrollment 401(m) safe harbor plan is not exempt and must continue to meet the safe harbor notice requirements of Code section 401(k)(13)(E).

L. Military Spouse Eligibility, Entry, and Vesting (SECURE 2.0 Sec. 112)

Military Spouse is defined as a non-highly compensated employee who is married as of the employee's date of hire to an individual who is a member of the uniformed services (as defined under section 101(a)(5) of title 10, United States Code) serving on active duty. The Plan Administrator may rely on an employee's self-certification with regard to his or her spouse's membership in the uniformed services if such certification includes the name, rank, and service branch of the spouse.

If Section 2 of the Trackable Provisions has been elected, as of the period beginning on and after the effective date, Military Spouses will have an immediate 100% vested right to the accrued benefit derived from employer contributions and, upon participating in the Plan, shall be entitled to receive employer contributions that are not less than the amount of the contributions provided to a similarly situated Participant who is not a Military Spouse after two years of service.

M. Discontinue Roth RMDs (SECURE 2.0 Sec. 325)

Effective 01/01/2024, minimum distributions shall no longer be required from a designated Roth account prior to a Participant's death except insofar as a minimum distribution may be required from such designated Roth account to satisfy a required minimum distribution with respect to a calendar year beginning before 01/01/2024, but that is permitted to be paid on or after 01/01/2024.

N. Surviving Spouse Election Regarding RMDs (SECURE 2.0 Sec. 327)

Effective 01/01/2024, if a deceased Participant's surviving spouse is the Participant's designated beneficiary, then the surviving spouse may

elect to be treated as if the surviving spouse were the Participant for purposes of required distributions. If the surviving spouse makes such an election, then required distributions will not begin prior to the date that the Participant would have attained the applicable age and furthermore if the surviving spouse dies before required minimum distributions begin, then distributions will be made as if the surviving spouse were the Participant. Such an election must be provided to the Plan Administrator. Once made, a surviving spouse's election to be treated as the Participant may not be revoked unless permitted by guidance issued by the Treasury Department. The time and manner of the notice and the circumstances under which revocation is permitted shall be determined by the Plan Administrator subject to any regulations or guidance provided for such purposes.

O. Qualified Student Loan Payments and Matching Contributions (SECURE 2.0 Sec. 110)

If Section 3 of the Trackable Provisions is elected, matching contributions (if any are made for a given period on or after the effective date of Section 3) will be provided on Qualified Student Loan Payments ("QSLPs") made by all Participants who are otherwise eligible to receive matching contributions on account of elective deferrals. Matching contributions made on account of QSLPs shall be made at the same rate that matching contributions are made on account of elective deferrals and shall vest in the same manner as matching contributions on account of elective deferrals.

QSLPs are defined as payments made by a Participant to repay a Qualified Education Loan that was incurred by the Participant to pay for Qualified Higher Education Expenses to the extent that such payments in the aggregate do not exceed A minus B where:

1. A is the lesser of the Code section 402(g) limits for the year or the Participant's compensation for the year, as defined under Code section 415(c)(3); and
2. B is the elective deferrals made by the Participant for the year.

Payments made by a Participant qualify as QSLPs only to the extent that the Participant certifies annually as to the amount of payments the Participant made during the year to repay a Qualified Education Loan incurred by the Participant to pay for Qualified Higher Education Expenses. The Plan Administrator may determine the form and manner of the certification required. Qualified Education Loan means a loan defined under Code section 221(d)(1). Qualified Higher Education Expenses means the cost of attendance (as defined in section 472 of the Higher Education Act of 1965, as in effect on the day before the date of the enactment of the Taxpayer Relief Act of 1997) at an eligible educational institution (as defined in Code section 221(d)(2)).

The Plan Administrator may, solely for purposes of meeting the requirements of Code sections 401(a)(4)(11)(B), (12), or (13) or Code sections 401(k)(11)(B)(i)(II), (12)(B), (13)(D), or (16)(D), treat QSLPs as elective deferrals or elective contributions (whichever is applicable). The Plan Administrator may, for purposes of determining whether the Plan passes the average deferral percentage test under Code section 401(k)(3)(A)(ii) for a given Plan Year, apply the test separately with regard to Participants who receive matching contributions on QSLPs.

P. Emergency Personal Expense Distributions (SECURE 2.0 Sec. 115)

If Section 4 of the Trackable Provisions is elected, as of the effective date, a Participant may request and receive an Emergency Personal Expense Distribution ("EPED"). An EPED is a distribution of not more than the lesser of A or B where:

1. A is \$1,000; and
2. B is the Participant's vested account balance in the Plan as of the date of distribution minus \$1,000.

No more than one EPED may be made to a Participant in any calendar year and an EPED may not be made to a Participant in the three calendar years following the calendar year in which an EPED was made to a Participant unless the prior EPED has been fully repaid to the Plan (see below) or the Participant's aggregated elective deferrals and repayments to the Plan following the last EPED are not less than the amount of the last EPED. The limitations on receipt of an EPED provided under the preceding sentence apply to all Plans of the Participant's employer and any member of a controlled group that includes the employer (e.g., if a participant participates in two or more plans of the same employer, the participant may only take one EPED from either plan in any calendar year). For this purpose, a controlled group means any group treated as a single employer under Code sections 414(b), (c), (m), or (o).

Any amount distributed as an EPED must be for the purpose of meeting the Participant's unforeseeable or immediate financial needs related to necessary personal or family emergency expenses. The Plan Administrator may rely on a Participant's written certification that the Participant has an unforeseeable or immediate financial need related to necessary personal or family emergency expenses.

A Participant may repay an EPED in one or more contributions to the Plan during the 3-year period that begins the day after the EPED is made to the Participant. The Plan Administrator may adopt a uniform policy that limits the number of contributions under which an EPED may be repaid.

Q. Auto-Portability (SECURE 2.0 Sec. 120)

If Section 5 of the Trackable Provisions is elected, as of the effective date, the Plan may receive rollovers from an auto-portability rollover provider on behalf of an active Participant who is otherwise eligible to receive Rollover Contributions under the terms of the Plan.

The receipt of any rollovers is conditioned upon all other relevant terms of the Plan and any administrative policies. For example, the Plan will not accept auto-portability rollovers on behalf of any Participant until the Participant is otherwise eligible to receive Rollover Contributions under the Plan. Upon receipt of a rollover from an auto-portability rollover provider, the amount received will be invested in the Participant's current investment election for new contributions or, if no election is made or permitted, it will be invested in the Plan's Qualified Default Investment Alternative ("QDIA") and if the Plan does not maintain a QDIA, then in another investment selected by the fiduciary tasked with selecting the Plan's investment alternatives (which shall be the Plan Administrator if no other individual, committee, or entity has been so tasked).

R. Domestic Abuse Distributions (SECURE 2.0 Sec. 314)

If Section 9 of the Trackable Provisions is elected, as of the effective date, a Participant who has suffered Domestic Abuse within the Applicable Period is permitted to request and receive a distribution that does not exceed the lesser of \$10,000 or the Participant's vested account balance at the time of distribution. Beginning in 2025, the \$10,000 limit is subject to increase due to increases in the cost of living under Code section 72(t)(2)(K)(vii).

Domestic Abuse is defined as physical, psychological, sexual, emotional, or economic abuse, including efforts to control, isolate, humiliate, or intimidate the Participant, or to undermine the Participant's ability to reason independently, including by means of abuse of the Participant's child or another family member living in the Participant's household.

The Applicable Period means a 1-year period beginning on any date on which the Participant is subject to Domestic Abuse by a spouse or domestic partner.

The Plan Administrator may rely on a Participant's written certification that the Participant has suffered Domestic Abuse during the Applicable Period.

A Participant who has received a distribution due to Domestic Abuse may repay the distribution by making one or more contributions to the Plan during the 3-year period that begins the day after the distribution occurs. The Plan Administrator may adopt a uniform policy that limits the number of contributions under which the distribution may be repaid.

S. Calculation of Partial Annuitization (SECURE 2.0 Sec. 204)

Effective 12/29/2022, if the Plan permits annuity forms of distribution, then an employee may elect to satisfy a required minimum distribution under Code section 401(a)(9) for a given calendar year through payment of an amount equal to the Total Required Amount minus the Annuity Amount. Total Required Amount means, with respect to a calendar year, the amount that is required to be distributed under Treas. Reg.

1.401(a)(9)-5 (or any successor regulation) for the year, determined by treating the employee's account balance as of the Plan's last valuation date in the immediately preceding calendar year to include the value on that date of all annuity contracts which were purchased with a portion of the employee's account and from which payments are made in accordance with Treas. Reg. section 1.401(a)(9)-6. Annuity Amount means, with respect to a given calendar year, the total amount distributed during the year from all annuity contracts considered in the definition of Total Required Amount.



**Board of Directors
Finance and Human Resources Committee Minutes
Monday, November 6, 2023 at 10:30 AM**

Present: Chair Webb, Director Beazley, Director Hughes, Director Turner, President Mann, Treasurer Brownlee, Vice President Murnen, Vice President Shackelford

Agenda

1. Status of 2023 Budget

Treasurer Brownlee and President Mann reported that the 2023 budget is on track without any significant concerns.

The operating and projects budgets are expected to close on target or at a slight loss due to one-time expenditures with the Four Corners project. The grants budget will be reduced from the original amounts authorized for two key reasons: (1) the St. Anthony's Redevelopment project will not begin until 2024 and so the budget allocated this year was premature; and (2) the ODOD Building Demolition budget anticipated more significant billing with our subrecipient partner, the City of Toledo, but we continue to work through systems-development with them to ensure they can efficiently and timely complete projects and reimburse for their costs.

Happily, all ODOD Brownfield Remediation projects have been completed and will be reimbursed in 2023. However, there will be a carry-over of funding from the Commercial Site Cleanup Pilot project and the COT ARPA projects and these carry-overs have been incorporated into 2024 planning.

2. 2024 Budget Goals

President Mann and Treasurer Brownlee presented a draft of 2024 budget goals in three areas: staff, programs, and grants, and sought feedback from the Committee.

In the area of staffing, the goal for 2024 is to maintain a team of 10 full-time employees, with the understanding that overall staffing expenses will grow. Lucas County has notified agencies that its health insurance premiums will increase by 9.5% in 2024, with no changes to the employee's portion of the premium. Further, based on prior actions by the Board, the Land Bank's retirement match will increase by 0.5% in 2024. Finally, to fully realize the objectives of the 2022 compensation study, President Mann recommended that all employees receive a 4% across-the-board wage increase for 2024.

In May, the Land Bank will re-engage the compensation consultant to refresh the 2022 study. This refreshed study should help leadership determine if wage rates have "caught up" to comparable organizations, taking into account the full suite of compensation offered at the Land Bank. If so, President Mann will recommend that future across-the-board increases be considered based on the annual CPI inflation rate for urban workers, while taking into account the prevailing economic situation and the actual resources available to the Land Bank at that time.

In the area of programs, the Land Bank will continue to implement its *Building Neighborhoods* strategic plan, devoting resources toward neighborhood investment, move-in ready renovation, building stabilization, vacant land acquisition, and people-focused redevelopment. The 2024 budget in this area will look very similar to 2023.

In the area of grants, leadership expects there to be even more activity than in 2023. Grant project efforts will continue with the St. Anthony's Redevelopment project, the ODOD Building Demolition 1.0 projects, and the Commercial Site Cleanup Pilot projects.

Grant project additions will include serving as Lead Entity for Lucas County in the ODOD Building Demolition 2.0 projects and ODOD Brownfield Remediation projects, where it is expected that \$20+ million will be secured and pass through the Land Bank, with much of the local matching funding for those projects to come from the City of Toledo, Lucas County, and subrecipient partners.

The Land Bank is also expected to serve as a lead entity for the ODOD Welcome Home Ohio affordable housing redevelopment program, although any budget in that area will not be known until early 2024. The Board of Lucas County Commissioners has also asked the Land Bank to serve as Lucas County's applicant for ODOD Lead Safe Ohio funding, which is expected to be awarded before the end of 2023. Finally, the Land Bank will seek \$3 million from the Ohio capital budget process to assist with building stabilization work at the Four Corners Redevelopment project.

While 2023 will be one of the largest budget management years in the Land Bank's history, 2024 is likely to be the largest to date.

3. Employee Performance Reviews

President Mann reported that all members of the Land Bank's team have performed well during 2023. He will have one-on-one meetings with each team member before the December Board meeting in order to review their 2023 goals and set new goals for 2024. Before the end of the year, President Mann intends to provide performance bonuses to staff members as merited and consistent with the Land Bank's 2023 budget.

For 2023 performance bonuses, President Mann will take into account the overall performance of the team, especially in a year in which the Land Bank performed many complicated projects for the first time. In addition, if a team member has made exceptional personal contributions to the Land Bank, those actions will also be taken into account. President Mann expects performance bonuses not to exceed 8% for 2023.

President Mann reminded the Committee that he prepared and emailed a 2023 performance self-review to the Board in October. He then excused himself, so that the additional officers of the Land Bank could meet with the Committee and provide the team's 2023 review of President Mann.

Following that presentation, the Committee discussed President Mann's performance together. The Committee then invited President Mann to return. The Committee expressed its confidence in President Mann's leadership and agreed to grant him a 2023 performance bonus and a 2024 wage increase consistent with other team members. Those awards are documented by the Committee in the attached writing.

With no other business before it, the Committee adjourned at 11:35 a.m.



MEMO

To: David Mann
President & CEO

Board of Directors

From: Lindsay M. Webb, Joshua Hughes, Michael J. Beazley, Oliver Turner
Finance and Human Resources Committee

Date: November 6, 2023

In 2023, the Land Bank made meaningful progress on our *Building Neighborhoods* strategic plan and tackled projects large and small that demonstrated our commitment to the community. We greatly appreciate your commitment to the mission and goals of the organization and to the team of people that you lead.

The Finance and Human Resources Committee is authorized in accordance with Resolution 2022-014 to complete an annual performance review of the President & CEO and adjust and award compensation as it sees fit.

The Committee has read the 2023 performance self-evaluation that you provided, met with the Land Bank staff to hear feedback from your team, and completed our own review. We believe that you have performed well during 2023 and are entitled to be rewarded for your efforts.

The Board has funded performance bonuses for 2023. In recognition of your performance, the Committee has authorized a performance bonus of 8% of your current base salary to be paid in your December 22, 2023 pay check.

The Board will also soon meet and review a 2024 budget that takes into account the compensation study that the Land Bank completed in 2022. Consistent with the recommendations of that study, the Committee has authorized a 4% increase in your base salary, effective in the first full paycheck in 2024, and subject to funding availability in the budget.

A copy of this letter will be provided to the Board at its next regularly scheduled meeting.

Thank you for everything you do to make the Land Bank work and our neighborhood stronger!



Date: December 13, 2023

Resolution No. 2023-016

Title: Third Amendment to the 2023 Annual Budget; Ratifying Expenditures

Summary/Background: This resolution authorizes the Treasurer to amend and restate the annual operating budget for the Corporation for the 2023 calendar year as previously approved and amended through Resolutions 2022-015, 2023-002, and 2023-009, and to ratify expenditures made by the Corporation in 2023 through the date of this resolution, as needed.

Authority: Code of Regulations § 9.02; the Corporation's Purchasing Policy

Director Webb 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 2023 Annual Budget is amended and restated as outlined in the attachment to this resolution. Any expenditures made by the Corporation in 2023 through the date of this resolution and presented to the Board are hereby ratified to the extent required by and following the Corporation's Purchasing Policy.

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 the Corporation concerning and relating to the adoption of this resolution were taken in an open meeting of this Board and that all deliberations of the 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 Webb voted yes
- Director Gerken voted yes
- Director Wozniak voted yes
- Director Poore voted yes
- Director Turner voted yes
- Director Beazley voted yes
- Director Burciaga voted yes
- Director Gibbon was not present
- Director Hughes voted yes



Joshua Murnen, Secretary of the Corporation

	<u>2023 Approved</u>	<u>2023 Actual</u>	<u>2023 Revised</u>	<u>Change</u>
Operating Income				
Statutory Reutilization Income	\$ 1,600,000	\$ 1,846,215	\$ 1,846,215	\$ 246,215
Investment Income	\$ 200,000	\$ 207,783	\$ 220,000	\$ 20,000
Other Income	\$ 10,000	\$ 5,120	\$ 5,500	\$ (4,500)
Total Operating Income	\$ 1,810,000	\$ 2,059,117	\$ 2,071,715	\$ 261,715
Projects Income				
COT Housing Fund Income	\$ 150,000	\$ -	\$ 150,000	\$ -
Project Reimbursement Income	\$ 50,000	\$ 66,300	\$ 70,000	\$ 20,000
OLBA Employment Services Income	\$ 92,000	\$ 61,460	\$ 90,800	\$ (1,200)
HPI Escrow Income	\$ 50,000	\$ 45,024	\$ 40,000	\$ (10,000)
Property Sales Income	\$ 800,000	\$ 736,237	\$ 750,000	\$ (50,000)
Total Projects Income	\$ 1,142,000	\$ 909,021	\$ 1,100,800	\$ (41,200)

	<u>2023 Approved</u>	<u>2023 Actual</u>	<u>2023 Revised</u>	<u>Change</u>
Grant Income				
COT CDBG Income	\$ 168,578	\$ 168,578	\$ 168,578	\$ -
Pre-Development Income	\$ 600,000	\$ -	\$ -	\$ (600,000)
Site Work Income	\$ 200,000	\$ -	\$ -	\$ (200,000)
Exterior Renovation Income	\$ 1,000,000	\$ -	\$ -	\$ (1,000,000)
Interior Renovation Income	\$ 2,000,000	\$ -	\$ -	\$ (2,000,000)
General Conditions Income	\$ 200,000	\$ -	\$ -	\$ (200,000)
St. Anthony Redevelopment Income	\$ 4,000,000	\$ -	\$ -	\$ (4,000,000)
Demolition Preparation Income	\$ 98,500	\$ 15,116	\$ 53,407	\$ (45,093)
Asbestos Inspection & Abatement Income	\$ 350,000	\$ 33,174	\$ 158,248	\$ (191,752)
Environmental & Remediation Income	\$ -	\$ -	\$ -	\$ -
Demolition & Site Clearance Income	\$ 1,322,500	\$ 557,904	\$ 754,899	\$ (567,601)
Post-Demolition Restoration Income	\$ 118,355	\$ 118,237	\$ 217,489	\$ 99,134
ODOD Cleanup Pilot Income	\$ 1,889,355	\$ 724,431	\$ 1,184,043	\$ (705,312)
Clearance Income	\$ -	\$ -	\$ -	\$ -
Demolition Income	\$ -	\$ -	\$ -	\$ -
Cleanup & Remediation Income	\$ 1,445,875	\$ 1,345,875	\$ 1,445,875	\$ -
ODOD Brownfield Remediation Income	\$ 1,445,875	\$ 1,345,875	\$ 1,445,875	\$ -
Pre-Demolition Income	\$ 105,100	\$ 9,793	\$ 9,793	\$ (95,307)
Demolition Income	\$ 3,288,660	\$ 579,721	\$ 579,721	\$ (2,708,939)
Post-Demolition Income	\$ 59,310	\$ 48,026	\$ 48,026	\$ (11,284)
Administration Income	\$ -	\$ -	\$ -	\$ -
ODOD Building Demolition Income	\$ 3,453,070	\$ 637,539	\$ 637,540	\$ (2,815,530)
Remediation & Demolition Income	\$ 3,722,078	\$ 2,923,272	\$ 2,923,272	\$ (798,806)
COT Brownfield ARPA Income	\$ 3,722,078	\$ 2,923,272	\$ 2,923,272	\$ (798,806)
Total Grant Income	\$ 14,678,956	\$ 5,799,695	\$ 6,190,730	\$ (8,488,226)

	<u>2023 Approved</u>	<u>2023 Actual</u>	<u>2023 Revised</u>	<u>Change</u>
Operating Expenses				
Benefits Expenses	\$ 125,000	\$ 119,042	\$ 123,000	\$ (2,000)
Retirement Expenses	\$ 65,000	\$ 64,795	\$ 73,000	\$ 8,000
Payroll Expenses	\$ 71,000	\$ 65,237	\$ 73,000	\$ 2,000
Staff Expenses	\$ 935,000	\$ 820,454	\$ 952,000	\$ 17,000
Office Expenses	\$ 25,000	\$ 14,136	\$ 15,000	\$ (10,000)
Other Expenses	\$ 1,000	\$ 649	\$ 700	\$ (300)
Business Expenses	\$ 40,000	\$ 41,581	\$ 42,000	\$ 2,000
Consulting Expenses	\$ 75,000	\$ 295,057	\$ 400,000	\$ 325,000
Technology Expenses	\$ 50,000	\$ 81,588	\$ 85,000	\$ 35,000
Travel Expenses	\$ 25,000	\$ 18,560	\$ 19,500	\$ (5,500)
Total Operating Expenses	\$ 1,412,000	\$ 1,521,099	\$ 1,783,200	\$ 371,200
Projects Expenses				
Inspection & Referral Expenses	\$ 10,000	\$ 12,500	\$ 13,500	\$ 3,500
Ownership Expenses	\$ 425,000	\$ 412,071	\$ 425,000	\$ -
Closing Expenses	\$ 2,000	\$ 695	\$ 750	\$ (1,250)
Matching Grant Expenses	\$ 250,000	\$ 105,302	\$ 125,000	\$ (125,000)
RISE & HPI Expenses	\$ 25,000	\$ 1,529	\$ 2,000	\$ (23,000)
Neighborhood Justice Fund Expenses	\$ 525,000	\$ 327,437	\$ 400,000	\$ (125,000)
HPI Escrow Expenses	\$ 50,000	\$ 59,155	\$ 60,000	\$ 10,000
Development Expenses	\$ 600,000	\$ 464,784	\$ 500,000	\$ (100,000)
Total Projects Expenses	\$ 1,887,000	\$ 1,383,473	\$ 1,526,250	\$ (360,750)

	<u>2023 Approved</u>	<u>2023 Actual</u>	<u>2023 Revised</u>	<u>Change</u>
Grant Expenses				
Pre-Development Expenses	\$ 600,000	\$ 170,569	\$ 299,500	\$ (300,500)
Site Work Expenses	\$ 200,000	\$ -	\$ -	\$ (200,000)
Exterior Renovation Expenses	\$ 1,000,000	\$ -	\$ -	\$ (1,000,000)
Interior Renovation Expenses	\$ 2,000,000	\$ -	\$ -	\$ (2,000,000)
General Conditions Expenses	\$ 200,000	\$ -	\$ -	\$ (200,000)
St. Anthony Redevelopment Expenses	\$ 4,000,000	\$ 170,569	\$ 299,500	\$ (3,700,500)
Demolition Preparation Expenses	\$ 196,965	\$ 57,222	\$ 57,222	\$ (139,743)
Asbestos Inspection & Abatement Expenses	\$ 695,175	\$ 153,474	\$ 153,474	\$ (541,701)
Environmental & Remediation Expenses	\$ 50,000	\$ -	\$ -	\$ (50,000)
Demolition & Site Clearance Expenses	\$ 1,756,700	\$ 764,524	\$ 764,524	\$ (992,176)
Post-Demolition Restoration Expenses	\$ 241,570	\$ 223,794	\$ 223,794	\$ (17,776)
ODOD Cleanup Pilot Expenses	\$ 2,940,410	\$ 1,199,014	\$ 1,199,014	\$ (1,741,396)
Clearance Expenses	\$ -	\$ -	\$ -	\$ -
Demolition Expenses	\$ -	\$ -	\$ -	\$ -
Cleanup & Remediation Expenses	\$ 1,445,875	\$ 1,445,875	\$ 1,445,875	\$ -
ODOD Brownfield Remediation Expenses	\$ 1,445,875	\$ 1,445,875	\$ 1,445,875	\$ -
Pre-Demolition Expenses	\$ 105,100	\$ 80,352	\$ 80,000	\$ (25,100)
Demolition Expenses	\$ 3,288,660	\$ 557,801	\$ 555,000	\$ (2,733,660)
Post-Demolition Expenses	\$ 59,310	\$ 20,026	\$ 21,000	\$ (38,310)
Administration Expenses	\$ -	\$ -	\$ -	\$ -
ODOD Building Demolition Expenses	\$ 3,453,070	\$ 658,179	\$ 656,000	\$ (2,797,070)
Remediation & Demolition Expenses	\$ 3,722,078	\$ 2,919,156	\$ 2,919,156	\$ (802,922)
COT Brownfield ARPA Expenses	\$ 3,722,078	\$ 2,919,156	\$ 2,919,156	\$ (802,922)
Total Grant Expenses	\$ 15,561,433	\$ 6,392,794	\$ 6,519,545	\$ (9,041,888)

	<u>2023 Approved</u>	<u>2023 Actual</u>	<u>2023 Revised</u>	<u>Change</u>
Total Income	\$ 17,630,956	\$ 8,767,833	\$ 9,363,245	\$ (8,267,711)
Total Expenses	\$ 18,860,433	\$ 9,297,366	\$ 9,828,995	\$ (9,031,438)
Operating + Projects Profit (Loss)	\$ (347,000)	\$ 63,566	\$ (136,935)	\$ 210,065
Grants Profit (Loss)	\$ (882,477)	\$ (593,099)	\$ (328,815)	\$ 553,662
Total Profit (Loss)	\$ (1,229,477)	\$ (529,533)	\$ (465,750)	\$ 763,727



2024 Budget Narrative

The 2024 budget will continue to deliver on the goals in our *Building Neighborhoods* strategic plan and the priorities of the Board of Directors.

An accelerated focus during 2024 will be serving as Lucas County's lead entity under the Ohio Department of Development's Commercial Site Clean-up Pilot, Brownfield Remediation, Building Demolition & Site Revitalization, Lead Safe Ohio, and Welcome Home Ohio Programs. It is expected that upwards of \$25 million worth of projects will be performed by or pass through the Land Bank starting with this budget.

OPERATING

Operating Income is budgeted to remain essentially the same year-to-year. Statutory Reutilization Income has steadily increased in the last five years, but we will continue to budget a conservative number in line with the five-year trailing median. Interest rates are expected to remain above 4% through 2024 and Investment Income reflects the likely return on an average investment of \$4,500,000 during the year.

Operating Expenses are budgeted to grow, almost entirely in the context of staff wages and benefits. A 4% across-the-board wage increase is included in the budget for all employees, consistent with the final stage of the compensation study & plan agreed to in 2022. Wage funds are also reserved for end-year bonuses for employees, based on the Land Bank's performance and exceptional performance by team members. The Land Bank will move to a new 401(k) retirement plan in 2024, with an employer match that will grow from 7.5% of wages to 8.0%. Health benefit employer premiums negotiated through the Lucas County group plans will increase by 9.5% after having only grown by 2% annually in the trailing three years. A roughly \$50,000 decrease in overhead will offset some of the growth in wages and benefits.

PROJECTS

Project Income is budgeted to decrease, due to the final payment from the City of Toledo toward the housing fund assignment. Likewise, Project Expenses are also budgeted to decrease as a result of a lower Neighborhood Justice Fund carry-over and more realistic assumptions as to the number of matching grants that will be awarded.

The Land Bank intends to redevelop five move-in-ready residential properties in 2024, although some of the expenses associated with those projects have already been incurred, and because of the timing of the construction season and marketing efforts, this budget expects more Property Sales Income from move-in-ready sales than in prior years. Property Sales Income from vacant lots and building sales will remain essentially the same year-to-year.

GRANTS

The St. Anthony Redevelopment grant is budgeted to see significant performance in 2024. While almost half of the pre-development budget will be expended in 2023, the remainder of the project is expected to launch in this budget, including meaningful reimbursement of expenses through HUD.

The ODOD Cleanup Pilot grant is included in this budget for the last year. About \$700,000 worth of 50% match projects must be completed and reimbursed for by November 2024 and, along with subrecipient partners, we are on track to do so.

No funding is budgeted for this initial annual budget for the ODOD Brownfield Remediation grant. All incomes and expenses for the original Brownfield Remediation projects (BRP 1.0) were realized in 2023. The Land Bank will serve as Lucas County's lead entity for any BRP 2.0 awarded projects. As of December 5, 2023, about \$9 million of BRP 2.0 projects were submitted with award decisions expected from ODOD by the second quarter of 2024.

One-third of the remaining total award from the initial ODOD Building Demolition & Site Revitalization grant (BDSR 1.0) is budgeted. Less than \$1 million of income and expenses from BDSR 1.0 were realized in 2023. The Land Bank will serve as Lucas County's lead entity for any BDSR 2.0 awarded projects. As of November 13, 2023, about \$11 million of BDSR 2.0 projects were submitted with award decisions expected from ODOD by the second quarter of 2024.

About \$800,000 of COT ARPA grant funding (formerly COT Brownfield ARPA grant funding) is included in this budget as a carry-over from unspent funds awarded for brownfield and demolition projects in 2023. To support the Four Corners redevelopment, the City of Toledo is expected to award additional funds to the Land Bank in 2024 for interior building demolition (as a match to BDSR 2.0) and for APRA-authorized building rehabilitation in both properties. No funds from that future award are included in this initial 2024 budget.

ODOD Lead Safe grant income and expenses are included in this budget based on an expected award before the end of 2023. The Board of Lucas County Commissioners designated the Land Bank as Lucas County's lead entity to administer about \$1,000,000 of funding for lead-safe renovation projects in targeted neighborhoods. These funds must be obligated to projects before the end of 2024, with all project work expected to be completed by the end of 2026.

No income or expenses are included in this initial budget for the ODOD Welcome Home Ohio grant. This grant is expected to provide funds for the Land Bank to purchase, renovate, or build new single-family residential properties to increase the supply of affordable, owner-occupied homes in Lucas County. Neither final guidelines for the grant nor an application were available when the initial 2024 budget was finalized. The budget will be amended if and when an application is submitted.

BALANCE SHEET

The Land Bank's balance sheet will incur a one-time charge of \$300,000 in 2024 toward Neighborhood Justice Fund expenses, as anticipated by the *Building Neighborhoods* strategic plan. The remaining balance in the Neighborhood Justice Fund, including fresh contributions over the last two budget cycles, will be \$900,000 for use in calendar years 2025–2027, and then as funds remain available.

\$500,000 remains reserved in the Land Bank's balance sheet for demolition and remediation projects, specifically for the local match required by several ODOD programs. This \$500,000 is expected to be matched locally in 2024 by the City of Toledo and the Board of Lucas County Commissioners to fully leverage the state grant programs.

The remainder of the Land Bank's balance sheet is reserved for development projects and budget stabilization as needs arise. In practice in 2024, these funds will support consistent cash flow so that the Land Bank does not have to incur borrowing costs to meet payables.

	<u>2023 Budget</u>	<u>2023 Actual</u>	<u>2024 Budget</u>	<u>Y-T-Y Change</u>
Operating Income				
Statutory Reutilization Income	\$ 1,846,215	\$ 1,846,215	\$ 1,600,000	\$ (246,215)
Investment Income	\$ 220,000	\$ 207,783	\$ 200,000	\$ (20,000)
Other Income	\$ 5,500	\$ 5,120	\$ 10,000	\$ 4,500
Total Operating Income	\$ 2,071,715	\$ 2,059,117	\$ 1,810,000	\$ (261,715)
Projects Income				
COT Housing Fund Income	\$ 150,000	\$ -	\$ 59,000	\$ (91,000)
Project Reimbursement Income	\$ 70,000	\$ 66,300	\$ 25,000	\$ (45,000)
OLBA Employment Services Income	\$ 90,800	\$ 61,460	\$ 130,000	\$ 39,200
HPI Escrow Income	\$ 40,000	\$ 45,024	\$ 50,000	\$ 10,000
Property Sales Income	\$ 750,000	\$ 736,237	\$ 700,000	\$ (50,000)
Total Projects Income	\$ 1,100,800	\$ 909,021	\$ 964,000	\$ (136,800)

	<u>2023 Budget</u>	<u>2023 Actual</u>	<u>2024 Budget</u>	<u>Y-T-Y Change</u>
Grant Income				
Pre-Development Income	\$ -	\$ -	\$ 600,000	\$ 600,000
Site Work Income	\$ -	\$ -	\$ 200,000	\$ 200,000
Exterior Renovation Income	\$ -	\$ -	\$ 1,000,000	\$ 1,000,000
Interior Renovation Income	\$ -	\$ -	\$ 2,000,000	\$ 2,000,000
General Conditions Income	\$ -	\$ -	\$ 200,000	\$ 200,000
St. Anthony Redevelopment Income	\$ -	\$ -	\$ 4,000,000	\$ 4,000,000
Demolition Preparation Income	\$ 53,407	\$ 15,116	\$ 14,100	\$ (39,307)
Asbestos Inspection & Abatement Income	\$ 158,248	\$ 33,174	\$ 63,450	\$ (94,798)
Demolition & Site Clearance Income	\$ 754,899	\$ 557,904	\$ 535,800	\$ (219,099)
Post-Demolition Restoration Income	\$ 217,489	\$ 118,237	\$ 91,650	\$ (125,839)
ODOD Cleanup Pilot Income	\$ 1,184,043	\$ 724,431	\$ 705,000	\$ (479,043)
Assessments Income	\$ -	\$ -	\$ -	\$ -
Infrastructure Income	\$ -	\$ -	\$ -	\$ -
Demolition Income	\$ -	\$ -	\$ -	\$ -
Cleanup & Remediation Income	\$ 1,445,875	\$ 1,345,875	\$ -	\$ (1,445,875)
Administrative Income	\$ -	\$ -	\$ -	\$ -
ODOD Brownfield Remediation Income	\$ 1,445,875	\$ 1,345,875	\$ -	\$ (1,445,875)
Pre-Demolition Income	\$ 9,793	\$ 9,793	\$ 93,600	\$ 83,807
Demolition Income	\$ 579,721	\$ 579,721	\$ 2,963,800	\$ 2,384,079
Post-Demolition Income	\$ 48,026	\$ 48,026	\$ 62,400	\$ 14,374
Administrative Income	\$ -	\$ -	\$ -	\$ -
ODOD Building Demolition Income	\$ 637,540	\$ 637,539	\$ 3,119,800	\$ 2,482,260
Remediation & Demolition Income	\$ 2,923,272	\$ 2,923,272	\$ 798,800	\$ (2,124,472)
Rehabilitation Income	\$ -	\$ -	\$ -	\$ -
COT ARPA Income	\$ 2,923,272	\$ 2,923,272	\$ 798,800	\$ (2,124,472)

	<u>2023 Budget</u>	<u>2023 Actual</u>	<u>2024 Budget</u>	<u>Y-T-Y Change</u>
Lead Safe Renovation Income	\$ -	\$ -	\$ 945,850	\$ 945,850
Equipment Income	\$ -	\$ -	\$ 28,850	\$ 28,850
Administrative Income	\$ -	\$ -	\$ 108,300	\$ 108,300
ODOD Lead Safe Income	\$ -	\$ -	\$ 1,083,000	\$ 1,083,000
Total Grant Income	\$ 6,190,730	\$ 5,631,117	\$ 9,706,600	\$ 3,515,870

	<u>2023 Budget</u>	<u>2023 Actual</u>	<u>2024 Budget</u>	<u>Y-T-Y Change</u>
Operating Expenses				
Benefits Expenses	\$ 123,000	\$ 119,042	\$ 142,000	\$ 19,000
Retirement Expenses	\$ 73,000	\$ 64,795	\$ 96,000	\$ 23,000
Payroll Expenses	\$ 73,000	\$ 65,237	\$ 82,000	\$ 9,000
Staff Expenses	\$ 952,000	\$ 820,454	\$ 1,063,000	\$ 111,000
Office Expenses	\$ 15,000	\$ 14,136	\$ 15,000	\$ -
Other Expenses	\$ 700	\$ 649	\$ 500	\$ (200)
Business Expenses	\$ 42,000	\$ 41,581	\$ 40,000	\$ (2,000)
Consulting Expenses	\$ 400,000	\$ 295,057	\$ 50,000	\$ (350,000)
Technology Expenses	\$ 85,000	\$ 81,588	\$ 40,000	\$ (45,000)
Travel Expenses	\$ 19,500	\$ 18,560	\$ 25,000	\$ 5,500
Total Operating Expenses	\$ 1,783,200	\$ 1,521,099	\$ 1,553,500	\$ (229,700)
Projects Expenses				
Inspection & Referral Expenses	\$ 13,500	\$ 12,500	\$ 10,000	\$ (3,500)
Ownership Expenses	\$ 425,000	\$ 412,071	\$ 400,000	\$ (25,000)
Closing Expenses	\$ 750	\$ 695	\$ 500	\$ (250)
Matching Grant Expenses	\$ 125,000	\$ 105,302	\$ 150,000	\$ 25,000
RISE & HPI Expenses	\$ 2,000	\$ 1,529	\$ 10,000	\$ 8,000
Neighborhood Justice Fund Expenses	\$ 400,000	\$ 327,437	\$ 425,000	\$ 25,000
HPI Escrow Expenses	\$ 60,000	\$ 59,155	\$ 50,000	\$ (10,000)
Development Expenses	\$ 500,000	\$ 464,784	\$ 500,000	\$ -
Total Projects Expenses	\$ 1,526,250	\$ 1,383,473	\$ 1,545,500	\$ 19,250

	<u>2023 Budget</u>	<u>2023 Actual</u>	<u>2024 Budget</u>	<u>Y-T-Y Change</u>
Grant Expenses				
Pre-Development Expenses	\$ 299,500	\$ 170,569	\$ 300,500	\$ 1,000
Site Work Expenses	\$ -	\$ -	\$ 200,000	\$ 200,000
Exterior Renovation Expenses	\$ -	\$ -	\$ 1,000,000	\$ 1,000,000
Interior Renovation Expenses	\$ -	\$ -	\$ 2,000,000	\$ 2,000,000
General Conditions Expenses	\$ -	\$ -	\$ 200,000	\$ 200,000
St. Anthony Redevelopment Expenses	\$ 299,500	\$ 170,569	\$ 3,700,500	\$ 3,401,000
Demolition Preparation Expenses	\$ 57,222	\$ 57,222	\$ 14,100	\$ (43,122)
Asbestos Inspection & Abatement Expenses	\$ 153,474	\$ 153,474	\$ 63,450	\$ (90,024)
Demolition & Site Clearance Expenses	\$ 764,524	\$ 764,524	\$ 535,800	\$ (228,724)
Post-Demolition Restoration Expenses	\$ 223,794	\$ 223,794	\$ 91,650	\$ (132,144)
ODOD Cleanup Pilot Expenses	\$ 1,199,014	\$ 1,199,014	\$ 705,000	\$ (494,014)
Assessments Expenses	\$ -	\$ -	\$ -	\$ -
Infrastructure Expenses	\$ -	\$ -	\$ -	\$ -
Demolition Expenses	\$ -	\$ -	\$ -	\$ -
Cleanup & Remediation Expenses	\$ 1,445,875	\$ 1,445,875	\$ -	\$ (1,445,875)
Administrative Expenses	\$ -	\$ -	\$ -	\$ -
ODOD Brownfield Remediation Expenses	\$ 1,445,875	\$ 1,445,875	\$ -	\$ (1,445,875)
Pre-Demolition Expenses	\$ 80,000	\$ 80,352	\$ 93,600	\$ 13,600
Demolition Expenses	\$ 555,000	\$ 557,801	\$ 2,963,800	\$ 2,408,800
Post-Demolition Expenses	\$ 21,000	\$ 20,026	\$ 62,400	\$ 41,400
Administrative Expenses	\$ -	\$ -	\$ -	\$ -
ODOD Building Demolition Expenses	\$ 656,000	\$ 658,179	\$ 3,119,800	\$ 2,463,800

	<u>2023 Budget</u>	<u>2023 Actual</u>	<u>2024 Budget</u>	<u>Y-T-Y Change</u>
Remediation & Demolition Expenses	\$ 2,919,156	\$ 2,919,156	\$ 798,800	\$ (2,120,356)
Rehabilitation Expenses	\$ -	\$ -	\$ -	\$ -
COT ARPA Expenses	\$ 2,919,156	\$ 2,919,156	\$ 798,800	\$ (2,120,356)
Lead Safe Renovation Expenses	\$ -	\$ -	\$ 945,850	\$ 945,850
Equipment Expenses	\$ -	\$ -	\$ 28,850	\$ 28,850
Administrative Expenses	\$ -	\$ -	\$ 108,300	\$ 108,300
ODOD Lead Safe Expenses	\$ -	\$ -	\$ 1,083,000	\$ 1,083,000
Total Grant Expenses	\$ 6,519,545	\$ 6,392,794	\$ 9,407,100	\$ 2,887,555

	<u>2023 Budget</u>	<u>2023 Actual</u>	<u>2024 Budget</u>	<u>Y-T-Y Change</u>
<u>Total Income</u>	\$ 9,363,245	\$ 8,599,255	\$ 12,480,600	\$ 3,117,355
<u>Total Expenses</u>	\$ 9,828,995	\$ 9,297,366	\$ 12,506,100	\$ 2,677,105
<u>Operating + Projects Profit (Loss)</u>	\$ (136,935)	\$ 63,566	\$ (325,000)	\$ (188,065)
<u>Grants Profit (Loss)</u>	\$ (328,815)	\$ (761,676)	\$ 299,500	\$ 628,315
<u>Total Profit (Loss)</u>	\$ (465,750)	\$ (698,110)	\$ (25,500)	\$ 440,250

	<u>1/1/2024*</u>
ASSETS	
Fifth Third Checking	\$ 100,000
STAR Ohio Savings	\$ 5,000,000
Assets Held In Escrow	\$ -
Net Income from Annual Budget	\$ (25,500)
Total Assets	\$ 5,074,500
OBLIGATIONS	
Neighborhood Justice Fund	\$ 900,000
Development Fund	\$ 2,074,500
Demolition and Remediation Fund	\$ 500,000
Budget Stabilization Fund	\$ 1,600,000
Liabilities Held In Escrow	\$ -
Total Obligations	\$ 5,074,500
Unencumbered Funds	\$ -
Total Obligations and Unencumbered	\$ 5,074,500

*This simplified balance sheet is an estimate of assets, obligations, and unencumbered funds as of January 1, 2024.



Date: December 13, 2023

Resolution No. 2023-017

Title: Adopting the 2024 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 December 13, 2023 meeting to consider budget appropriations for the 2024 fiscal year.

Following the hearing, the Board considered the adoption of the 2024 annual budget.

Authority: Code of Regulations § 9.3

Director Wozniak offered the following resolution:

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


Section 1. The 2024 Budget, as informed by the Budget Narrative, both attached to this resolution, is adopted as the annual budget of the Corporation for the 2024 fiscal year.

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 Webb voted yes
- Director Gerken voted yes
- Director Wozniak voted yes
- Director Poore voted yes
- Director Turner voted yes
- Director Beazley voted yes
- Director Burciaga voted yes
- Director Gibbon was not present
- Director Hughes voted yes



Joshua Murnen, Secretary of the Corporation



LUCAS COUNTY
Land Bank

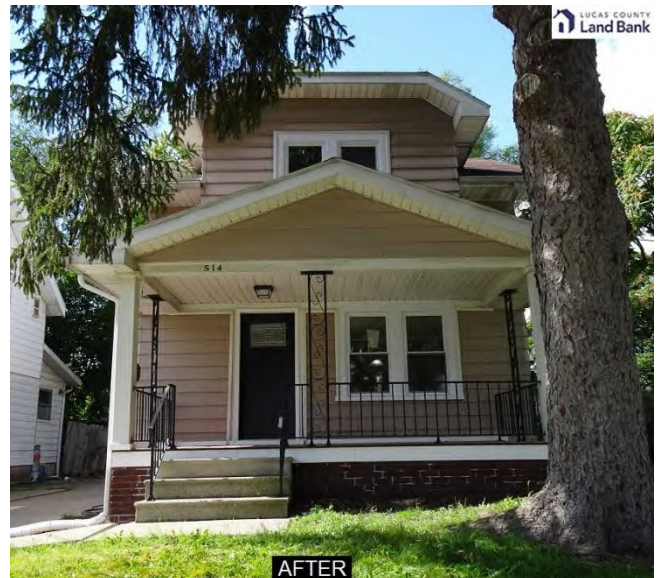
Property Development Report

September 9, 2023 – December 8, 2023

COMPLETED RENOVATION PROJECTS

514 Shasta, 43609

Rental



Buyer: AXK LLC (Anna Kinzel)

This single-family home in Burroughs was sold on 1/17/2023 for \$4,500 with the expectation that Ms. Kinzel would invest another \$36,700 in the renovation. The property passed the Land Bank's safety & habitability inspection on 9/12/2023.

3327 Mulberry, 43608

Owner-Occupant (Resale)



Buyer: Ljo House and Home LLC (Liliana Dickson)

This single-family home in Polish Village was sold on 4/14/2023 for \$12,000 with the expectation that Ms. Dickson would invest another \$46,000 in the renovation. The property passed the Land Bank's safety & habitability inspection on 9/13/2023. The property is currently on the market for resale to an owner-occupant.

1815 Loxley, 43613

Owner-Occupant (Resale)



Buyer: Matthew Crandall

This single-family home in DeVilbiss was sold on 7/21/2022 for \$9,900 with the expectation that Mr. Crandall would invest another \$32,200 in the renovation. The property passed the Land Bank's safety & habitability inspection on 9/14/2023. The property has since been resold to an owner-occupant.

2500 Collingwood, 43610

Commercial



Buyer: Catholic Diocese of Toledo

This commercial building in the Old West End was initially sold to Amphral Singh in May, 2015 for \$20,000 with the expectation that the new owner would fully renovate the property. The Land Bank subsequently helped facilitate the sale of the project from Mr. Singh to the Catholic Diocese of Toledo on January 18, 2017. The Diocese has invested approximately \$500,000 into the stabilization of the property, and the Land Bank confirmed that the property has been stabilized as of 9/18/2023. The Diocese plans to continue development work and make a substantial investment to redevelop the property into its main offices.

2220 Genesee, 43605

Rental



Buyer: Flipping Innovations LLC (Ryan Schumaker & Victor Blankenship)

This single-family home in Birmingham was sold on 7/28/2023 for \$12,000 with the expectation that the new owners would invest another \$31,000 in the renovation. The property passed the Land Bank's safety & habitability inspection on 9/18/2023.

2073 Hurd, 43605

Owner-Occupant (Resale)



Buyer: Family G&C Investments LLC (Angel Carrillo)

This single-family home in Raymer was sold on 4/11/2023 for \$5,800 with the expectation that Ms. Carrillo would invest another \$61,150 in the renovation. The property passed the Land Bank's safety & habitability inspection on 9/21/2023. The property has since been resold to an owner-occupant.

729 Waverly, 43607

Owner-Occupant (Resale)



Buyer: FIDE Investments LLC (Andrew Van Engen)

This single-family home in Scott Park was sold on 12/9/2022 for \$8,000 with the expectation that Mr. Van Engen would invest another \$54,200 in the renovation. The property passed the Land Bank's safety & habitability inspection on 10/24/2023. The property has since been resold to an owner-occupant.

426 E Lake, 43608

Rental



Buyer: JLN Enterprises LLC (Joshua Northup)

This single-family home in Polish Village was sold on 1/19/2023 for \$8,900 with the expectation that Mr. Northup would invest another \$26,475 in the renovation. The property passed the Land Bank's safety & habitability inspection on 11/13/2023.

1141 Earlwood, 43616

Rental



Buyer: MMC Residential LLC (Joe Chew)

This multi-family home in Oregon was sold on 4/26/2022 for \$20,000 with the expectation that Mr. Chew would invest another \$47,200 in the renovation. The property passed the Land Bank's safety & habitability inspection on 11/20/2023.

4404 Walker, 43612

Owner-Occupant (Resale)



Buyer: R King & Sons LLC (Robert King)

This single-family home in Asbury Park was sold on 6/26/2023 for \$28,000 with the expectation that Mr. King would invest another \$55,100 in the renovation. The property passed the Land Bank's safety & habitability inspection on 11/20/2023. The property has a pending resale to an owner-occupant.

1748 Bigelow, 43613

Owner-Occupant (Resale)



BEFORE



AFTER

Buyer: Dreek Holding LLC (Leo Edreekh)

This single-family home in DeVilbiss was sold on 12/6/2022 for \$12,888 with the expectation that Mr. Edreekh would invest another \$24,200 in the renovation. The property passed the Land Bank's safety & habitability inspection on 12/5/2023. The property is currently being marketed for resale to an owner-occupant.

PROPERTIES SOLD

2224 Genesee, 43605

Owner-Occupant (Resale)



Buyer: Michael Zolciak

This single-family home in Asbury Park was sold on 6/26/2023 for \$28,000 with the expectation that Mr. King would invest another \$55,100 in the renovation. The home will then be marketed for resale to an owner-occupant. The home will then be marketed for resale to an owner-occupant.

1205 Manila, 43607

Owner-Occupant (Resale)



Buyer: Adel Abed

This single-family home in Scott Park was sold on 9/14/2023 for \$9,888 with the expectation that Mr. Abed would invest another \$28,622 in the renovation. The home will then be marketed for resale to an owner-occupant.

206 Gibbons, 43609

Owner-Occupant (Resale)



Buyer: Evangeline Bell

This single-family home in Walbridge was sold on 9/20/2023 for \$4,000 with the expectation that Ms. Bell would invest another \$28,900 in the renovation. The home will then be marketed for resale to an owner-occupant.

1954 Barrows, 43613

Rental



Buyer: Benjanell Butler III

This single-family home in DeVilbiss was sold on 9/28/2023 for \$10,000 with the expectation that Mr. Butler would invest another \$52,200 in the renovation.

619 Toronto, 43609

Owner-Occupant

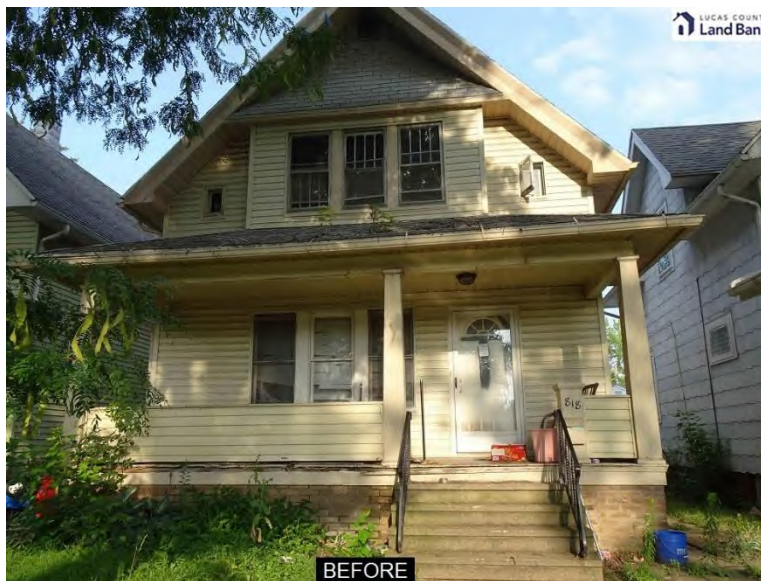


Buyer: Arturo Martinez

This single-family home in Highland Heights was sold on 10/16/2023 for \$3,500 with the expectation that Mr. Martinez would invest another \$23,020 in the renovation.

818 Geneva, 43609

Owner-Occupant (Resale)



Buyer: Katina Winters

This single-family home in Highland Heights was sold on 10/27/2023 for \$8,000 with the expectation that Ms. Winters would invest another \$45,744 in the renovation. The home will then be marketed for resale to an owner-occupant.

1433 White, 43605

Owner-Occupant (Resale)



Buyer: Family G&C Investments LLC

This single-family home in Oakdale was sold on 11/7/2023 for \$9,000 with the expectation that Ms. Carrillo would invest another \$74,050 in the renovation. The home will then be marketed for resale to an owner-occupant.

PARCEL	ADDRESS	CITY	ZIP	TRANSFER DATE	PURCHASER	NEIGHBORHOOD	END-USE TYPE
0602071	734 AVONDALE AVE	TOLEDO	43604	8/9/2023	Golwin Williams	Junction	Side Lot - Rental
0230124	1455 VANCE ST	TOLEDO	43607	8/19/2023	Janis Flournoy	Junction	Side Lot - Homeowner
1501964	846 COLBURN ST	TOLEDO	43609	8/19/2023	Mary Mason	Old South End	Side Lot - Rental
1635884	441 CLARK ST	TOLEDO	43605	8/19/2023	Albert Castillo	Starr	Side Lot - Homeowner
0503111	1602 NORWOOD AVE	TOLEDO	43607	9/1/2023	Charles Berry	Englewood	Side Lot - Homeowner
0503161	1617 OAKWOOD AVE	TOLEDO	43607	9/1/2023	Selina Beene	Englewood	Side Lot - Rental
0801224	662 INDIANA AVE	TOLEDO	43604	9/1/2023	Arthur Lonas II	Junction	Side Lot - Rental
0951821	153 EVERETT ST	TOLEDO	43608	9/1/2023	Erik Pond	Sherman	Side Lot - Homeowner
1007781	3302 BRIGHAM ST	TOLEDO	43608	9/1/2023	Jamil Shabazz & Andrea Reynolds-Shabazz	Polish Village	Side Lot - Homeowner
1123524	1211 EVESHAM AVE	TOLEDO	43607	9/1/2023	DeWayne Wilson	Scott Park	Side Lot - Homeowner
1131531	1124 ALLDAYS AVE	TOLEDO	43607	9/1/2023	John Baker Jr	Scott Park	Side Lot - Rental
1159204	829 VINTON ST	TOLEDO	43609	9/1/2023	Maria E. Jimenez	Old South End	Side Lot - Homeowner
1436557	819 EWING ST	TOLEDO	43607	9/1/2023	Sherie Berhe	Junction	Vacant Land
1500437	1917 N ONTARIO ST	TOLEDO	43611	9/1/2023	Jerry & Jacquelin Butte	North River	Side Lot - Homeowner
0314557	2561 GASSER ST	TOLEDO	43606	9/12/2023	Stephanie Mays	Auburndale	Side Lot - Homeowner
0314567	2565 GASSER ST	TOLEDO	43606	9/12/2023	Stephanie Mays	Auburndale	Side Lot - Homeowner
0724214	112 PRESCOTT ST	TOLEDO	43620	9/12/2023	Johnny Spearman	Warren-Sherman	Side Lot - Homeowner
1223987	526 NEBRASKA AVE	TOLEDO	43604	9/12/2023	Hattie Young	Junction	Side Lot - Homeowner

PARCEL	ADDRESS	CITY	ZIP	TRANSFER DATE	PURCHASER	NEIGHBORHOOD	END-USE TYPE
1601387	1133 TECUMSEH ST	TOLEDO	43607	9/12/2023	Eric Summers	Junction	Side Lot - Homeowner
0323361	3230 N DETROIT AVE	TOLEDO	43610	9/13/2023	James Lyons	OWENI	Side Lot - Homeowner
0721531	1329 WESTERN AVE	TOLEDO	43609	9/13/2023	Canaan Missionary Baptist Church	Walbridge	Side Lot - Commercial
1412164	672 CONGRESS ST	TOLEDO	43609	9/13/2023	Michael Buck	Old South End	Side Lot - Homeowner
1403967	10 COLLINGWOOD BL	TOLEDO	43620	9/15/2023	LeQuan McKitric	Old West End	Renovation - Rental
1403967	10 COLLINGWOOD BL	TOLEDO	43620	9/15/2023	Worship Center of Toledo	Old West End	Side Lot - Commercial
0410394	31 E PEARL ST	TOLEDO	43608	9/26/2023	Zoraida Sadick	Joe E. Brown Park	Side Lot - Homeowner
1410317	708 NORWOOD AVE	TOLEDO	43604	9/27/2023	Samuel Williams	Englewood	Side Lot - Rental
1412104	740 ORCHARD ST	TOLEDO	43609	9/28/2023	Erik Dosch	Old South End	Side Lot - Rental
1205191	2124 CALUMET AVE	TOLEDO	43607	9/29/2023	Jeno Harris	Clinton Park	Side Lot - Homeowner
1205191	2124 CALUMET AVE	TOLEDO	43607	9/29/2023	Stephanie Grier-Williams	Clinton Park	Side Lot - Homeowner
0108444	2294 ALBION ST	TOLEDO	43606	10/3/2023	Hale Performance Coatings	BUMA	Vacant Land
0108457	1301 MILBURN AVE	TOLEDO	43606	10/3/2023	Hale Performance Coatings	BUMA	Vacant Land
1632834	359 WOODSDALE AV	TOLEDO	43609	10/18/2023	Dale Wyse	Highland Heights	Side Lot - Homeowner
1632834	359 WOODSDALE AV	TOLEDO	43609	10/18/2023	Denise & Thomas Koch	Highland Heights	Side Lot - Homeowner
0913891	315 LANGDON ST	TOLEDO	43609	11/8/2023	Santiago & Aurora Izquierdo	Old South End	Side Lot - Homeowner
0741834	1218 BLUM ST	TOLEDO	43607	11/13/2023	Christian Temple Baptist Church	Junction	Adopt a Lot

Total Vacant Lots Transferred: 35

RISE Neighborhoods & Home Preservation Initiative

As of December 1, 2023

Current Focus

Home Preservation Initiative	Quarter	Total	Loans Funded
Home Visits	38	1265	
HPI Equity/RISE/PACE Loans	3	85	\$ 1,098,351

Site Opportunities	Investigating	Acquired	Total
Clinton Park	20	31	51
Garfield	6	15	21
Scott Park	14	33	47
Secor Gardens	7	7	14
		Total	133

Matching Grants	Projects	Awarded	Investment
Clinton Park	22	\$ 165,736	\$ 277,388
Garfield	7	\$ 18,826	\$ 36,746
Scott Park	5	\$ 23,000	\$ 45,798
Secor Gardens	26	\$ 102,668	\$ 215,798
Totals	60	\$ 310,230	\$ 575,730

Development Projects	Funding	Goal	Stage
2026 Parkdale (Clinton Park)	LB	Move-In	SOLD!
4030 Westway (Library Village)	LB	Move-In	Construction
417 Oswald (Garfield/Starr)	LB	Move-In	Construction
2053 Calumet (Clinton Park)	LB	Move-In	Pre-Const.

Long-Term Commitments

Clinton Park

Our efforts in the Clinton Park neighborhood have reached a major tipping point with the completion of the Baron Steel remediation project. This once terrifying 7-acre site is now cleared, with a new perimeter fence, sidewalks, and trees along its western edge. In the spring, a mixture of greenery and flowers will bloom on the site. Along with the recent sale of 2026 Parkdale, positive momentum is very real!

Garfield

As the City of Toledo and partners look toward the redevelopment of Front Street as a connector between the neighborhood and the Glass City Metropark, we are also putting our energy toward considering sites along Front Street for redevelopment in 2024. An upcoming conversation with the Metroparks will help us to solidify ideas, while we continue to engage with residents about investment opportunities.

Scott Park

Our first-ever listening session with Scott Park residents was a major success in November. 50 residents gathered at the Mott Branch Library to learn more about the Land Bank. We also heard directly from these folks about the kinds of future investments that the Land Bank may help to deliver as we launch Scott Park RISE in 2024 with partners. We were encouraged by the dialogue with more to come!

Secor Gardens

As we have previously mentioned, most of our RISE work in the neighborhood has wrapped up. An entryway to the neighborhood where a blighted home and seriously overgrown land sit at Secor Road is a focus for our 2024 efforts to further stabilize the neighborhood. We will also continue to explore opportunities for redevelopment in the same manner we still do with Library Village and Burroughs.