



**AGENDA**  
**CUYAHOGA COUNTY COMMUNITY DEVELOPMENT**  
**COMMITTEE MEETING**  
**MONDAY, APRIL 3, 2017**  
**CUYAHOGA COUNTY ADMINISTRATIVE HEADQUARTERS**  
**C. ELLEN CONNALLY COUNCIL CHAMBERS – 4<sup>TH</sup> FLOOR**  
**10:00 AM**

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. PUBLIC COMMENT RELATED TO THE AGENDA**
- 4. APPROVAL OF MINUTES FROM THE MARCH 6, 2017 MEETING**
- 5. MATTERS REFERRED TO COMMITTEE**
  - a) R2017-0062: A Resolution authorizing a revenue generating agreement with Cuyahoga County Land Reutilization Corporation in the amount not-to-exceed \$6,000,000.00 for tax foreclosure services in connection with the Neighborhood Initiative Program for the period 1/1/2017 - 12/31/2020; authorizing the County Executive to execute the agreement and all other documents consistent with this Resolution; and declaring the necessity that this Resolution become immediately effective.
- 6. PRESENTATION**
  - a) The City of Olmsted Falls Community Paramedicine program
- 7. MISCELLANEOUS BUSINESS**
- 8. OTHER PUBLIC COMMENT**

## 9. ADJOURNMENT

*\*Complimentary parking for the public is available in the attached garage at 900 Prospect. A skywalk extends from the garage to provide additional entry to the Council Chambers from the 5th floor parking level of the garage. Please see the Clerk to obtain a complimentary parking pass.*

*\*\*Council Chambers is equipped with a hearing assistance system. If needed, please see the Clerk to obtain a receiver.*



## **MINUTES**

**CUYAHOGA COUNTY COMMUNITY DEVELOPMENT  
COMMITTEE MEETING  
MONDAY, MARCH 6, 2017  
CUYAHOGA COUNTY ADMINISTRATIVE HEADQUARTERS  
C. ELLEN CONNALLY COUNCIL CHAMBERS – 4<sup>TH</sup> FLOOR  
11:00 AM**

**1. CALL TO ORDER**

**Chairman Hairston called the meeting to order at 11:00 a.m.**

**2. ROLL CALL**

**Mr. Hairston asked Assistant Deputy Clerk Culek to call the roll. Committee members Hairston, Brady, Jones and Gallagher were in attendance and a quorum was determined. Committee member Simon entered the meeting shortly after the roll call was taken. Councilmembers Miller and Baker were also in attendance.**

**3. PUBLIC COMMENT RELATED TO THE AGENDA**

**The following individuals addressed the Committee regarding Resolution No. R2017-0039, a Resolution making awards to various municipalities, each in the amount not-to-exceed \$150,000.00, for various municipal grant projects for the 2017 Community Development Block Grant Municipal Grant Program, and Resolution No. R2017-0040, a Resolution making awards to various municipalities and non-profit organizations, in the total amount of \$998,966.00, for various projects in connection with the 2017 Community Development Supplemental Grant Program:**

- a) Ms. Kristina Sorensen**
- b) Mr. Ken Stray**
- c) Ms. Christel Best**

**4. APPROVAL OF MINUTES FROM THE FEBRUARY 6, 2017 MEETING**

**A motion was made by Mr. Jones, seconded by Mr. Brady and approved by unanimous vote to approve the minutes from the February 6, 2017 meeting and November 22, 2016 meeting.**

**5. MATTERS REFERRED TO COMMITTEE**

- a) R2017-0039: A Resolution making awards to various municipalities, each in the amount not-to-exceed \$150,000.00, for various municipal grant projects for the 2017 Community Development Block Grant Municipal Grant Program for the period 4/1/2017 - 12/31/2017; authorizing the County Executive to execute the agreements and all other documents consistent with said awards and this Resolution; and declaring the necessity that this Resolution become immediately effective:

1. City of Maple Heights for park improvement.
2. City of Berea for road resurfacing.
3. City of Broadview Heights for road reconstruction.
4. City of Mayfield Heights for safety/ADA.
5. City of North Olmsted for sidewalk repair.
6. City of South Euclid for road reconstruction.
7. City of Parma Heights for road resurfacing.
8. City of Brooklyn for road and sewer repair.
9. City of Fairview Park for sidewalk repair.
10. City of Middleburg Heights for road resurfacing.

**Ms. Sara Parks Jackson, Community Development Officer, addressed the Committee regarding Resolution No. R2017-0039. Discussion ensued.**

**Committee members and Councilmembers asked questions of Ms. Parks Jackson pertaining to the item, which she answered accordingly.**

**On a motion by Mr. Gallagher with a second by Mr. Jones, Resolution No. R2017-0039 was considered and approved by unanimous vote to be referred to the full Council agenda for second reading.**

- b) R2017-0040: A Resolution making awards to various municipalities and non-profit organizations, in the total amount of \$998,966.00, for various projects in connection with the 2017 Community Development Supplemental Grant Program for the period 4/1/2017 - 12/31/2017; authorizing the County Executive to execute the agreements and contracts and all other documents consistent with said awards and this Resolution; and declaring the necessity that this Resolution become immediately effective:

1. Lakewood Alive Development Corporation in the amount not-to-exceed \$50,000.00 for a Streetscaping Project.
2. St. Clair-Superior Development Corporation in the amount not-to-exceed \$50,000.00 for the Bus Stop Safety Program.
3. Tremont West Development Corporation in the amount not-to-exceed \$50,000.00 for the Lincoln Park Gazebo Project.
4. Village of Glenwillow in the amount not-to-exceed \$50,000.00 for the Park Construction Project.
5. Village of Mayfield in the amount not-to-exceed \$50,000.00 for the Band Shell Construction Project.
6. City of Parma Heights in the amount not-to-exceed \$50,000.00 for the Cultural Center Rehabilitation Project.
7. City of Rocky River in the amount not-to-exceed \$49,950.00 for the Safety Project.
8. Fairfax Renaissance Development Corporation in the amount not-to-exceed \$50,000.00 for the Vacant Lot Repurpose Project.
9. Village of Chagrin Falls in the amount not-to-exceed \$40,000.00 for the Safety Project.
10. City of Bay Village in the amount not-to-exceed \$50,000.00 for the Generator Project.
11. City of Euclid in the amount not-to-exceed \$50,000.00 for the Tree/Flower Planting Project.
12. City of Fairview Park in the amount not-to-exceed \$50,000.00 for the pavilion Construction Project.
13. One South Euclid in the amount not-to-exceed \$20,000.00 for the homeowner Exterior Maintenance Program.
14. Bellair-Puritas Development Corporation in the amount not-to-exceed \$50,000.00 for the Lighting and Landscaping Project.
15. City of Middleburg Heights in the amount not-to-exceed \$50,000.00 for the Road Resurfacing Project.
16. City of Brooklyn Heights in the amount not-to-exceed \$39,798.00 for the purchase of a van.
17. City of Maple Heights in the amount not-to-exceed \$50,000.00 for the Park Improvements Project.
18. City of Broadview Heights in the amount not-to-exceed \$50,000.00 for the Median Redevelopment Project.
19. Village of Cuyahoga Heights in the amount not-to-exceed \$50,000.00 for the Acquisition and Demolition Project.
20. Kamms Corner Development Corporation in the amount not-to-exceed \$44,768.00 for the Parking Lot Repair Project.
21. City of Richmond Heights in the amount not-to-exceed \$50,000.00 for the ADA Accessibility Project.

22. Campus District, Inc. in the amount not-to-exceed \$4,450.00 for the purchase of a camera.

**Ms. Parks Jackson addressed the Committee regarding Resolution No. R2017-0040. Discussion ensued.**

**Committee members and Councilmembers asked questions of Ms. Parks Jackson pertaining to the item, which she answered accordingly.**

**On a motion by Mr. Brady with a second by Mr. Jones, Resolution No. R2017-0040 was considered and approved by unanimous vote to be referred to the full Council agenda for second reading.**

**6. MISCELLANEOUS BUSINESS**

**There was no miscellaneous business.**

**7. OTHER PUBLIC COMMENT**

**There were no public comments given.**

**8. ADJOURNMENT**

**With no further business to discuss, Chairman Hairston adjourned the meeting at 11:30 a.m., without objection.**

# County Council of Cuyahoga County, Ohio

## Resolution No. R2017-0062

<p>Sponsored by: <b>County Executive Budish/Department of Development</b></p> <p>Co-sponsored by: <b>Councilmembers Hairston and Miller</b></p>	<p><b>A Resolution</b> authorizing a revenue generating agreement with Cuyahoga County Land Reutilization Corporation in the amount not-to-exceed \$6,000,000.00 for tax foreclosure services in connection with the Neighborhood Initiative Program for the period 1/1/2017 - 12/31/2020; authorizing the County Executive to execute the agreement and all other documents consistent with this Resolution; and declaring the necessity that this Resolution become immediately effective.</p>
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WHEREAS, the County Executive/Department of Development has recommended a revenue generating agreement with Cuyahoga County Land Reutilization Corporation in the amount not-to-exceed \$6,000,000.00 for tax foreclosure services in connection with the Neighborhood Initiative Program for the period 1/1/2017 - 12/31/2020; and

WHEREAS, in accordance with the authority granted under R.C. §5722.02 and §1724(A)(2), the County authorized the establishment of the Cuyahoga County Land Reutilization Corporation (“CCLRC”) and designated the CCLRC as the County’s agency for the reclamation, rehabilitation, and reutilization of vacant, abandoned, tax-foreclosed or other real property in the county; and

WHEREAS, the CCLRC is a participant in the Ohio Housing Finance Agency’s Neighborhood Initiative Program (“NIP”), that aims to stabilize property values by providing funding to county land reutilization corporations such as the CCLRC to pay for the demolition and related costs of certain vacant and abandoned structures; and

WHEREAS, under R.C. §1724.01 the CCLRC is authorized to contract with the County to provide services to the CCLRC and under R.C. Chapters 323, 325, 5721, and 5722, the County has express statutory authority to foreclose on tax delinquent properties in the name of the county treasurer (“Treasurer”) and to facilitate the acquisition of properties for “electing subdivisions”, as that term is defined in R.C. §5722.01, including the CCLRC; and

WHEREAS, under the NIP guidelines, CCLRC is authorized to receive reimbursement for reasonable acquisition costs incurred by the CCLRC in the acquisition of NIP eligible properties, including the reasonable fees for preparation

and prosecution of tax foreclosure cases that are charged to the CCLRC by the agencies, firms, and offices necessary in the acquisition of NIP eligible properties;

WHEREAS, in order to acquire NIP eligible properties from tax foreclosure, it is necessary for CCLRC to engage the services of the County through offices under the County Executive, Treasurer, and Prosecutor; and

WHEREAS, the goal of this project is an agreement with the CCLRC to provide services in assisting the CCLRC to acquire eligible properties by providing the services associated with preparing, filing, and prosecuting to final conclusion, tax foreclosures in the name of the County Treasurer on certain vacant and abandoned tax delinquent properties; and

WHEREAS, the CCLRC will use Hardest Hit Funds to reimburse the County and Prosecutor's Office; and

WHEREAS, it is necessary that this Resolution become immediately effective in order that critical services provided by Cuyahoga County can continue and to provide for the usual, daily operation of a County entity.

**NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY COUNCIL OF CUYAHOGA COUNTY, OHIO:**

**SECTION 1.** That the Cuyahoga County Council hereby authorizes a revenue generating agreement with Cuyahoga County Land Reutilization Corporation in the amount not-to-exceed \$6,000,000.00 for tax foreclosure services in connection with the Neighborhood Initiative Program for the period 1/1/2017 - 12/31/2020.

**SECTION 2.** That the County Executive is authorized to execute the agreement and all other documents consistent with this Resolution.

**SECTION 3.** It is necessary that this Resolution become immediately effective for the usual daily operation of the County; the preservation of public peace, health, or safety in the County; and any additional reasons set forth in the preamble. Provided that this Resolution receives the affirmative vote of at least eight members of Council, it shall take effect and be in force immediately upon the earliest occurrence of any of the following: (1) its approval by the County Executive through signature, (2) the expiration of the time during which it may be disapproved by the County Executive under Section 3.10(6) of the Cuyahoga County Charter, or (3) its passage by at least eight members of Council after disapproval pursuant to Section 3.10(7) of the Cuyahoga County Charter. Otherwise, it shall take effect and be in force from and after the earliest period allowed by law.

**SECTION 4.** It is found and determined that all formal actions of this Council relating to the adoption of this Resolution were adopted in an open meeting of the Council, and that all deliberations of this Council and of any of its committees that







March 29, 2017

### **Hardest Hit Funds (HHF) Overview**

This memo was prepared to provide context of the HHF program and a summary of the steps necessary to make best use of these federal funds to help remove blight from our communities. This plan was developed with consultation from the various entities involved in the tax foreclosure process across the county.

### **Hardest Hit Funds Background**

On February 19, 2016 the U.S. Department of the Treasury announced that would exercise its authority to obligate up to \$2 billion in additional Troubled Asset Relief Program (TARP) funds to the Hardest Hit Fund (HHF) program. HHF funding will be allocated among participating Housing Finance Agencies (HFAs) in two phases of \$1 billion each. States receiving additional funds will have until December 31, 2020 to utilize their HHF funds. The first phase allocated \$1 billion using a formula based on state population and the HFA's utilization of their HHF allocation to date and Ohio was awarded over \$97 million

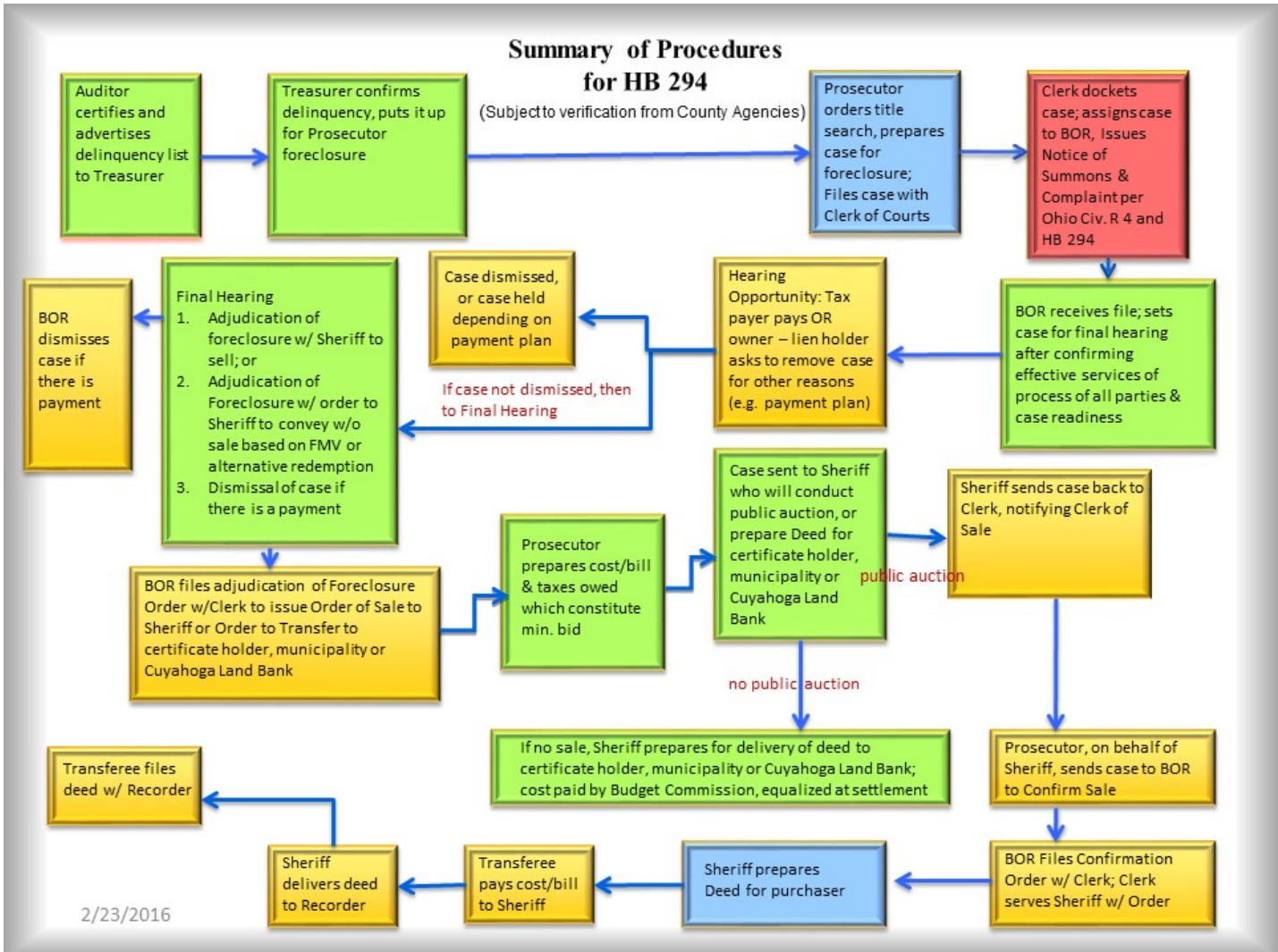
The second phase utilized an application process open to all participating HFAs. In Ohio, the Ohio Housing Finance Agency (OHFA) designed and will administer the programs. On March 11, 2016 OHFA submitted its phase 2 application requesting \$250 million. The application requested \$25 million for foreclosure prevention programming with the balance covering OHFA administrative costs and funding demolition. Treasury awarded the state \$94.5 million, well short of the request. Since the award, OHFA has committed \$32 million for the foreclosure prevention programming and will allocate some amount of funding for its administrative needs leaving less available for demolition from the second phase. Between the two awards to the state, OHFA has allocated a little over \$37 million to the Cuyahoga County Land Bank.

### **Tax Foreclosure Process**

As the dollars flow to the land banks, the use of the Board of Revision foreclosure process is critical. This "tax foreclosure" is an expedited method that allows vacant tax delinquent properties to be diverted to our county land bank. This process involves many different entities including:

- Cuyahoga County Land Reutilization Corporation (land Bank)
- Treasurer's Office
- Prosecutors Office
- Board of Revision
- Clerk of Courts
- Sheriff's Office
- Fiscal Office

See below for an overview of the process that results in properties being tax foreclosed and diverted to the land bank.



- **Green** represents staff increase needed
- **Red** represents out of pocket increase needed
- **Blue** represents both staff and out-of-pocket increases are needed

Because of the large dollars that could possibly flow towards demolition it is essential that we expedite the tax foreclosure process and accelerate the pipeline of properties that the land bank can then demolish. Without a specific amount allocated to our county's land bank some assumptions have to be made to best estimate the increased volume of properties that will have to go through the tax foreclosure process and ultimately get demolished within the funding timeframe (December 31, 2020). Based on this increased volume, some entities may have to increase their capacity through increased staff and related variable expenses for each step of the process including filing fees, publication fees, etc. Below are the assumptions used to drive the recommended steps to increase capacity in order to best use this new funding.

## **Administrative Assumptions**

- Only County Land Banks are eligible for HHF funding
- Only properties that are owned by County Land Banks are eligible
- All funds are received on a reimbursement bases
- No pure “Administration” costs are recoverable under the HHF program, unless some of these can be considered “acquisition” costs up to \$5,000 per demolished structure
- OHFA has agreed that a fee for service model is appropriate to capture acquisition costs
- All HHF money must be spent by December 31, 2020.

## **Recommended steps and costs to ramp up**

Based on our analysis above we estimate that to spend the estimated funds received for demolition that we will have to increase by approximately 2,700 units or by 900 units each year through 2020. The plan is to have the Land Bank contract with the County to provide acquisition services that would be reimbursable by the HHF dollars and cover any costs related to increasing the number of tax foreclosures. In order to meet the expected number of new filings the Prosecutor’s office has begun increasing staff for a short term (2-3 years) to ensure that the rest of the process can flow to meet the expected volume. In order to meet this increased volume the following County agencies anticipate the listed increases in staffing.

### Treasurer’s Office

This office requires additional FTEs to manage increased transactional work to prepare items for tax foreclosure.

### Board of Revision (BOR)

The BOR does not anticipate the need for additional staffing nor does it expect to incur increased costs. It is believed that they can meet the increased volume by lengthening their current dedicated tax foreclosure board or by adding an additional hearing block on another day.

### Clerk of Courts

The Clerk is essential in the foreclosure process both on the front end with the filing of foreclosures but also with the filing of deeds. They believe that they will need up to three additional staff.

### Sheriff’s Office

It is assumed that the Sheriff will need two additional FTEs to process deeds.

### Fiscal Office

Fiscal believes that it needs two additional FTEs to work with process of exempting properties so that they can be transferred to the land Bank.

The total estimated additional cost for meeting this increased demand on a per demolition basis is \$1,300/demolition with \$800 going to the Prosecutor’s Office and \$500 going the County Executive agencies.