



Board Minutes

Tuesday, October 21, 2014 Board of Directors Meeting, 4:00 PM
Hamilton County Administration Building, 138 E. Court St., Room 610

1. **CALL TO ORDER**

Greg Hartmann called the Hamilton County Land Reutilization Corporation (HCLRC) Board of Directors meeting to order at 4:00 p.m.

Board Members Present:

Cranley, John
Goering, Rob
Hartmann, Greg
Honerlaw, Joe
Monzel, Chris
Portune, Todd
Rolfes, Carolyn

PGCDA, as Management Company of the HCLRC:

Basil, Will
Boggs Muething, Paula
Brunner, Laura
Hall, Joseph
Hudson, Rick
Recht, Chris
Robb, Deborah
Sampson, Alison
Weber, Billy

Guests:

Bell, Gena – Hamilton County
Bernard-Kuhn, Lisa – WCPO
Kimbler, Rick – NorthPointe Group
McDermott, Maureen- NorthPointe Group
Muller, Paul – Cincinnati Preservation Association
Riewald, Jon - NorthPointe Group
Schulte, Skip – Bellevue, KY citizen
Scovic, Lisa – NorthPointe Group
Warminski, Margo – Cincinnati Preservation Association
Wise, Kelly – Hamilton County

2. **WELCOME AND INTRODUCTIONS**

Mr. Hartmann acknowledged and welcomed guests.

3. **APPROVAL OF MINUTES**

Mr. Hartmann asked Board members if there were any additions or modifications to the July 22, 2014 Board of Directors meeting minutes. Hearing none, he asked for a motion to adopt the meeting minutes.

Motion: Mr. Portune moved to adopt the minutes of the April 22, 2014 Board of Directors meeting. The motion was seconded by Mr. Hartmann and was approved unanimously.

4. **FINANCIAL REPORT**

Financial Statements

Mr. Hudson reviewed the financial statements, explaining the revised columns now reflect and follow the methodology recommended by the Auditor of State. He highlighted some of the more significant budget variances on the Income Statement and fluctuations on the Balance Sheet.

- Second half DTAC revenues of \$399,480 were received in late September. We planned for this receipt in October, thus creating a quarterly timing variance. We expect DTAC revenue to be \$120K or 5% under plan at year end.
- Moving Ohio Forward grant funds are above plan as a result of "MOF Round 2" reimbursed at 100%.
- Other Grants includes a \$499K grant from the City of Cincinnati to acquire Jack's Carryout in Evanston located at 1614 Hewitt Ave.
- As discussed during the prior board meeting, our auditors require us to record the proceeds from the sale of property in a manner different from how it was originally budgeted. As a result, no amounts were recorded to "property sales revenue" creating a \$112K YTD unfavorable budget variance.
- YTD programming expenditures were significantly below plan largely due to recording expenditures on **owned** properties on the balance sheet under "Assets held for sale".
- Cash and cash equivalents as of September 30th totals over \$2M, an increase of \$292K from the prior year end.
- Assets held for sale increased \$1.7M from year end. As of September 30th HCLRC held properties totaling \$2.1M and over 180 parcels.
- 48 properties were sold through the first nine month of 2014. The vast majority of these properties were sold to local government, nonprofit organizations, or neighborhood residents. See the following property listing for further details.

Mr. Portune questioned some of the property sales listed that were sold at a loss, asking what the original intent in acquiring these properties.

Ms. Boggs Muething responded these properties were acquired from the forfeited land list, and the structures were demolished. The loss is associated with the demolition of these properties.

Mr. Hudson confirms the figures presented, do not reflect the reimbursement from Moving Ohio Forward grant.

After some discussion of this matter, Mr. Hartmann asked for a motion to approve the Financial Report.

Motion: Mr. Portune moved to approve the Financial Report. The motion was seconded by Mr. Hartmann, and was approved unanimously.

5. NORTHPOINTE PRESENTATION

Reach Evanston

Ms. Boggs Muething noted in 2012 the Neighborhood focus strategy was developed. 14 communities were selected that resources would be used towards. The next step in the strategy is targeting one community and focusing on their priority areas of redevelopment, both residential and commercial.

Evanston was selected, and has been working on its own housing strategy since 2006, placing them further ahead in the process than the other communities identified.

Ms. Boggs-Muething called the group's attention to maps on display to orient the board with where the focus areas are and what the surrounding assets are. Ms. Boggs-Muething pointed out the properties and identified if they were in Phase I or II.

Lisa Scovic with NorthPointe Properties explained to the group how the properties were selected. The strategic plan began with identifying vacancies, blighted and rental properties. Ms. Scovic explained the process for choosing the homes for Phase I, smaller homes were chosen to test the process, contractors used, etc.

Maureen McDermott with NorthPointe Properties explained the current conditions of the homes and the floorplan updates and renovations needed to make the homes usable and energy efficient. The goal for Phase I is to have the homes ready for the spring selling market.

Mr. Portune asked if there was any feedback from the neighborhood about the activity and whether it's encouraging other projects or development.

Ms. Scovic replied there had been some feedback, with the goal being for this to mushroom into further projects and more development in the surrounding area.

Bob Lane was mentioned as a potential candidate to handle the listings; NorthPointe stated they were still in the process of interviewing candidates.

6. DEMOLITION GRANT PROGRAM MANAGEMENT

Ms. Boggs-Muething stated Phase II had been completed, which was approximately \$300,000. The AG office has indicated there will be a Phase III, which had not been anticipated. The money for Phase III will be allocated in November and has to be spent within seven weeks.

A pipeline is being created for this; however this is proving difficult since the dollar amount for Phase III has yet to be indicated.

7. HISTORIC STRUCTURE STABILIZATION PROGRAM

Ms. Boggs-Muething stated six properties had been completed with another in progress.

Formal Action Requested – Before the board today is proposed resolution 2014-6 entitled:

A RESOLUTION TO ALLOCATE \$300,000.00 TO THE HISTORIC STRUCTURE STABILIZATION PROGRAM

After some discussion of the matter, Mr. Hartmann asked for a motion to approve Resolution No. 2014-6.

Motion: John Cranley moved to approve Resolution No. 2014-6. The motion was seconded by Rob Goering, and was approved unanimously.

Formal Action Requested – Before the board today is proposed resolution 2014-7 entitled:

A RESOLUTION RENEWING THE SERVICE AGREEMENT BETWEEN THE HAMILTON COUNTY LAND REUTILIZATION CORPORATION AND THE PORT OF GREATER CINCINNATI DEVELOPMENT AUTHORITY

After some discussion of the matter, Mr. Hartmann asked for a motion to approve Resolution No. 2014-7.

Motion: John Cranley moved to approve Resolution No. 2014-7. The motion was seconded by Joe Honerlaw, and was approved unanimously.

8. COMMUNICATIONS UPDATE

Ms. Brunner stated the team has become well acclaimed through-out the state, sought out for speaking engagements, and for expertise and leadership roles.

Mr. Portune offered additional comments for the record. Mr. Portune attended the state wide conference. The Conference was very well attended. Mr. Portune was struck by the conversations with a number of the attendee's through-out the state, stating that the HCLRC presentation was the one not to miss. Many compliments were received for the HCLRC presentation.

Formal Action Requested – Before the board today is proposed resolution 2014-8 entitled:

A RESOLUTION TO EXPEND \$1.5 MILLION IN CITY OF CINCINNATI ALLOCATED FUNDS FOR REDEVELOPMENT OF THE EVANSTON COMMERCIAL CORRIDOR.

After some discussion of the matter, Mr. Hartmann asked for a motion to approve Resolution No. 2014-8

Motion: Rob Goering moved to approve Resolution No. 2014-8. The motion was seconded by Todd Portune, and was approved unanimously.

9. ADJOURNMENT

Mr. Hartmann adjourned the October 21, 2014 Board of Directors meeting at 4:37 p.m.

Respectfully,



Laura N. Brunner
Secretary