



Board Minutes

Tuesday, October 25, 2022 Board of Directors Meeting, 4:00 p.m.

Todd B. Portune Center for Community Government, 138 E. Court St., Room 610

1. **CALL TO ORDER**

Jill Schiller called the Hamilton County Land Reutilization Corporation (Landbank) Board of Directors meeting to order at 4:02 p.m.

Board Members Present:

DrieHaus, Denise

Hilton, Bobby – Dumas Designee

Honerlaw, Joe

Schiller, Jill

Weidman, Tom

The Port, as Management Company of the Landbank:

Allesee, Kelley

Bancroft, Amy

Brunner, Laura

Daniels, Jilson

Denning, Philip

Fischer, Bill

Herrmann, Luke

Hudson, Rick

Laird, Tiffany

Millikin, Tom

Robb, Deborah

Stephens, Jacob

Stone, Nick

Guests:

DiMenna, Tony – Hamilton County Treasurer

2. **WELCOME AND INTRODUCTIONS**

Ms. Schiller welcomed the Board members, staff, and guest.

3. **APPROVAL OF MINUTES**

Ms. Schiller asked Board members if there were any additions or modifications to the July 26, 2022 Board of Directors meeting minutes. Hearing none, she asked for a motion to adopt the meeting minutes.

Motion: Ms. DrieHaus moved to adopt the minutes of the July 26, 2022 Board of Directors meeting. The motion was seconded by Mr. Honerlaw and was approved unanimously.

4. **MANAGEMENT REPORT**

Mr. Denning reviewed the Landbank and Port have been applying for funds including City CBDG and State Ohio Department of Development (ODOD) funds. The Landbank contracted with the Ohio Department of Development for the first round of awarded Building Demolition and Site Revitalization Program. Projects include demolition and asbestos remediation on sites in Elmwood Place, Woodlawn, Harrison Township, and various neighborhoods in Cincinnati. Funding available from the State for the Building Demolition and Site Revitalization Program has a tight deadlines for expenditure.

Formal Action Requested – Before the Board today is proposed resolution 2022-07 entitled:

**A RESOLUTION TO AUTHORIZE THE HCLRC TO ENTER INTO CONTRACTS NECESSARY TO
EXPEND OHIO DEPARTMENT OF DEVELOPMENT AND CITY OF CINCINNATI
COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS**

Mr. Denning referred the Board to the packet and reviewed this resolution that would allow the Landbank to spend ODOD and City demolition funds.

Motion: Mr. Weidman moved to approve Resolution 2022-07. The motion was seconded by Mr. Honerlaw and was approved unanimously.

Mr. Denning reported the Ohio Land Bank Association continues advocacy efforts with the State for additional funds that could be dedicated to the Brownfield Remediation and Building Demolition and Site Revitalization Programs.

Mr. Denning noted the Landbank is preparing the transition and implementation of a new property software solution. A new comprehensive data solution will automate much of the manual data inputs, saving time, eliminating mistakes, and keeping operations efficient. The tool will also increase transparency with property ownership, including a new public-facing portal for interested purchasers of Landbank property.

5. INVENTORY REVIEW

Ms. Bancroft referred the Board to the packet and reviewed the Landbank's acquisition and disposition numbers. Ms. Bancroft highlighted the acquisition of 5965 Stewart Road in Silverton, 1317 William Howard Taft Road in Walnut Hills, and 7820 Harrison Avenue in Mt. Healthy.

6. PROGRAM REVIEW

Homeowner Repair Program

Using slides, Ms. Bancroft gave an overview of the Home Repair Program and shared pictures and progress through the third quarter. To date the Landbank has allocated \$192K of the budgeted \$250K. The program is on time and on budget to assist 17 longtime Evanston homeowners with necessary exterior home repairs.

Disposition Programs

Ms. Bancroft reviewed the number of dispositions through the third quarter and highlighted the residential sales at 3523 Wilson Avenue, 3577 Alaska Avenue, 6075 E. Miami River Road, and 6014 Farmdale Avenue; government partner sale at 5965 Stewart Road; and the side lot sales on Cook Avenue. Using slides, Ms. Bancroft highlighted 855 Blair Avenue and 1937 Fairmount Avenue.

Structure Stabilization

Ms. Bancroft reviewed the structure stabilizations completed through the third quarter and gave an overview of the program schedule for the remainder of the year. Using slides, she highlighted 707 and 754 Delhi Avenue and 745 and 656 Sedam Street.

Sedamsville

Mr. Denning reported Sedamsville has been advocating for increased housing and economic development. In September, the Landbank executed a funding agreement with the City of Cincinnati for the Sedamsville portfolio acquisition. Using slides, Mr. Denning shared a map, gave an overview, and reviewed the projections and assumptions of the portfolio. There are 39 vacant land parcels, and 23 homes are being purchased out of receivership. 18 of the 23 structures are occupied with tenants. Properties will be renovated and transitioned into homeownership using the CARE model.

Formal Action Requested – Before the Board today is proposed resolution 2022-08 entitled:

**A RESOLUTION TO EXECUTE A TARGETED NEIGHBORHOOD HOUSING
AND REDEVELOPMENT STRATEGY IN SEDAMSVILLE**

Mr. Denning referred the Board to the packet and reviewed this programmatic resolution that would allow the Landbank to enter into contracts in excess of \$100K that support the acquisition, stabilization, demolition, and remediation work in Sedamsville.

Motion: Ms. Driehaus moved to approve Resolution 2022-08. The motion was seconded by Mr. Weidman and was approved unanimously.

Ms. Schiller left. Mr. Honerlaw resided over the meeting.

7. FINANCIAL REPORT

Mr. Hudson called the Board's attention to the Income Statement in the Board Packet. Revenue YTD totals \$4.5M, which is \$377K or 8% below plan. Expenditures YTD totals \$3.8M, which is \$150K or 4% below plan. The net result is \$0.7M of revenue in-excess of expenditures, versus \$0.9M planned. Capital expenditures YTD totals \$1.8M versus a plan of \$7.5M.

The Balance Sheet showed cash totals of \$2.8M, an increase of \$1.9M from the prior year end. The increase is due to DTAC funds received in Q2. While cash has increased, most other balance sheet lines have decreased.

Mr. Hudson reported the Landbank received notice that the Ohio Auditor of State will audit the Landbank's financials for the 2022 financial reporting year. The Ohio Auditor of State strives to self-audit public entities every 10 years. This will be the first audit conducted directly by the Ohio Auditor of State for the Landbank.

8. ADJOURNMENT

Mr. Honerlaw adjourned the October 25, 2022 Board of Directors meeting at 4:49 p.m.

Respectfully,



Laura N. Brunner
Secretary