Hamilton County
Landbank

Minutes

Board of Directors Meeting, Tuesday, January 27, 2026, 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 4:03 p.m.

Board Members Present:

Driehaus, Denise
Dumas, Stephanie Summerow
Honerlaw, Joe
Schiller, Jill
Taylor, Scott

The Port, as Management Company of the Landbank:

Bancroft, Amy
Boehmker, Nikki
Brunner, Laura
Daniels, Jilson
Denning, Philip
Garth, Andrew
Herrmann, Luke
Laird, Tiffany
Morsch, Elissa
Recht, Chris
Stone, Nick

Guests:

DiMenna, Tony - Hamilton County Treasurer's Office

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 October 28, 2025 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 October 28, 2025 Board of Directors meeting. The motion was seconded by Mr. Honerlaw and was approved unanimously.

4. *GOVERNANCE*

Election of Officers

Ms. Schiller reviewed the motion placed before the Board to elect the current slate of Officers with Ms. Schiller as Chairperson, Mr. Honerlaw as Vice-Chairperson, and Ms. Brunner as Secretary, for the one-year term commencing January 27, 2026. Ms. Schiller asked Board if there were any comments or additional nominations. Hearing none, she asked for a motion to appoint Landbank officers.

Motion: Ms. Dumas moved to elect the aforementioned officers. The motion was seconded by Ms. Driehaus and was approved unanimously.

Remote Attendance

The Ohio Revised Code added a provision on remote attendance and virtual meetings. Mr. Recht presented a sample Resolution that could be presented at a future meeting. Board members agreed this would be beneficial to have in place.

5. *MANAGEMENT REPORT*

Mr. Denning reported the Port, along with the City of Cincinnati and Hamilton County, sponsored a successful nomination for the Lunkenheimer, Waverly and Textile buildings to be added to National Register of Historic Places. This designation will unlock State and Federal Historic Tax Credits and supports plans to redevelop these into a mixed-use hub with housing and retail. The Board asked questions, all of which were answered to satisfaction.

Mr. Denning reported applications for the Ohio Department of Development (ODOD) Brownfield Remediation and Welcome Home Ohio programs have been submitted. Under the Welcome Home Ohio program, staff submitted five applications, totaling $3.3M, and touching over 30 properties.

Mr. Denning reported staff held Contractor prequalification webinars directed at increasing interest and participation in upcoming RFPs and other work opportunities. The first RFP of 2026 is for two-year mowing contracts.

Mr. Denning noted in April, the Ohio Landbank Association Annual Conference will be held in Toledo. Staff will be presenting on panels.

Mr. Denning reported on policy. While the Ohio Legislature is on recess, the Ohio Land Bank Association's (OLBA) Policy and Advocacy Committee has met to discuss its legislative priorities. They are developing a legislative agenda and resources to help land banks advocate more effectively for statewide reforms. Senator Brenner from District 19 introduced legislation to the state called the Landbank Transparency Bill. OLBA is coordinating a meeting with the Senator to discuss this topic.

Ms. Brunner provided updates on the Robert Wood Johnson Foundation. Their Investment Committee approved a $10M impact loan to the Port for acquisition of investor properties. The Port has found a local bank and are working on a term sheet for a match. This will allow for the acquisition of smaller portfolios. The Board asked questions, all of which were answered to satisfaction.

6. *INVENTORY REVIEW*

Ms. Bancroft referred the Board to the packet and reviewed the Landbank's acquisition and disposition numbers. Using slides, she presented several highlights, including Landbank property holdings, the acquisitions of 3182 Beekman and 331 Northern, a summary of acquisitions by community and year, and an overview of applications by year.

7. *PROGRAM REVIEW*

Home Repair Program

Ms. Bancroft recapped the Landbank has received 23 applications for the Home Repair program in Lincoln Heights. The second phase of repairs are underway, and eight remaining projects will be completed by Spring 2026. Using slides, Ms. Bancroft shared common repairs, funding, program expansion, and highlighted projects at 1069 Matthews, 1179 Schumard, 1208 Thomas, and 1119 Behles. Mr. Denning added, this program is positively impacting legacy homeowners with an average ownership of 33 years. Many residents are single occupants with an average income of $30K.

Disposition Programs

Ms. Bancroft reviewed the number of dispositions and shared highlights through the fourth quarter. Using slides, she provided an overview of projects at 1629 Gilsey, 820 McPherson, and 510 W. Liberty.

Structure Stabilization

Ms. Bancroft reviewed the structure stabilizations completed through the fourth quarter. Using slides, she reviewed the stabilization in-process at 1237 Lincoln, and an upcoming project at 3355 Queen City.

Commercial Development

Ms. Bancroft stated that as part of the 2024 Ohio Department of Development (ODOD) Demolition and Site Revitalization grant award, projects in communities across the County received funds to facilitate redevelopment. Using slides, she reviewed commercial corridor redevelopments in Mt. Airy, Woodlawn, Kennedy Heights, Pleasant Ridge, and Whitewater Township.

8. FINANCIAL REPORT

Ms. Boehmker called the Board's attention to the Income Statement in the Board Packet. Revenue YTD totals $24.9M, which is $10.6M or 30% below the budget. Expenditures YTD total $21.1M, which is $14.4M favorable to the budget. The variance is primarily due to lower demolition costs, subrecipient expenses, and holding costs. The net result is $3.8M of revenue in-excess of expenditures, which is $3.8M favorable to plan. Capital expenditures YTD total $5.7M, which is $1.7M or 23% below plan.

The Balance Sheet showed cash at the end of December totals $3.4M, which is an increase of $1.8M or 121% from the prior year end, attributed to the timing of grant funds received. Assets held for sale increased $2.6M or 15% due to the aforementioned capital expenditures. The Landbank has drawn $2M of the available $4M Avondale housing note.

Formal Action Requested – Before the Board today is proposed resolution 2026-01 entitled:

RESOLUTION APPROVING THE ANNUAL BUDGET FOR FISCAL YEAR 2026

Ms. Boehmker reviewed the 2026 budget which includes an anticipates total operating revenue of ~$43.3 million. Ms. Schiller asked the Board to approve the Annual Budget for the Fiscal Year 2026 as reviewed and set forth in the attached Exhibit A.

Motion: Ms. Dumas moved to approve Resolution 2026-01. The motion was seconded by Mr. Honerlaw and was approved unanimously.

Formal Action Requested – Before the Board today is proposed resolution 2026-02 entitled:

A RESOLUTION TO MODIFY FINANCING FOR THE HCLRC'S $4,000,000 NOTE

Ms. Boehmker reviewed the resolution to modify the repayment schedule and allow for the ability to lease certain properties financed by the $4,000,000 note.

Motion: Ms. Driehaus moved to approve Resolution 2026-02. The motion was seconded by Mr. Honerlaw and was approved unanimously.

9. *ADJOURNMENT*

Ms. Schiller adjourned the January 27, 2026 Board of Directors meeting at 4:45 p.m.

Respectfully,

Laura N. Brunner

Laura N. Brunner
Secretary