



## Minutes

Board of Directors Meeting, Tuesday, January 28, 2025, 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	Reece, Alicia
Dumas, Stephanie Summerow	Schiller, Jill
Honerlaw, Joe	Taylor, Scott
Pureval, Aftab	Weidman, Tom

#### **The Port, as Management Company of the Landbank:**

Bancroft, Amy	Hudson, Rick
Brunner, Laura	Laird, Tiffany
Denning, Philip	Recht, Chris
Florea, Lindsey	Robb, Deborah
Griffin, LaDonnis	Sawicki, Carson
Herrmann, Luke	Stone, Nick
Michael, Rahiel	Taylor, Emalee
Millikin, Tom	

#### **Guests:**

DiMenna, Tony - Hamilton County Treasurer's Office  
Foley, Lilah - Hamilton BOCC, Director of Public Affairs  
Mathis, Ed - Republic Commercial Real Estate  
Stephens, Vada - Hamilton BOCC, Chief of Staff

### 2. **WELCOME AND INTRODUCTIONS**

Ms. Schiller welcomed the Board members and staff.

### 3. **APPROVAL OF MINUTES**

Ms. Schiller asked Board members if there were any additions or modifications to the December 10, 2024 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 December 10, 2024 Board of Directors meeting. The motion was seconded by Mr. Weidman 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 28, 2025. 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. Driehaus moved to elect the aforementioned officers. The motion was seconded by Mr. Weidman and was approved unanimously.

Ms. Reece joined the meeting.

**5. MANAGEMENT REPORT**

Mr. Denning introduced new employees Emalee Taylor, Carson Sawicki and LaDonnis Griffin.

Mr. Denning reviewed the background and purpose of HB 375 and reported the Landbank cleanup legislation was not voted on by the House or Senate. Lobbying for this Bill will continue. HB 315 was passed and signed by the Governor. Stipulations were added to ORC 323 that apply to the use of direct transfers, in lieu of exposing the property to sheriff sale. The impact of this legislation relating to property tax foreclosures is still being reviewed. HB 496 has been signed by the Governor, amended to add Senator's Blessing's SB 186 which requires buyers at tax foreclosure sales to confirm they or related parties do not own property with unpaid taxes or explain any tax delinquencies. These items will be highlighted for the legislative lunch with delegation in the Spring.

Mr. Denning reported the Ohio Department of Development (ODOD) Brownfield Remediation Program is expected to open the final application period in early February. There is ~\$50MM available statewide and staff are currently planning to apply for multiple projects in order to best position Hamilton County for a potential award. The Ohio Land Bank Association may begin advocacy efforts for renewed Brownfield and Demolition funding in the upcoming State budget.

**6. INVENTORY REVIEW**

Ms. Bancroft referred the Board to the packet and reviewed the Landbank's acquisition and disposition numbers. Using slides, she highlighted percentage of properties in each category, and the acquisitions at 3924 Cherry, 1670 Cooper, 2464-76 Roosevelt, 1937 Goodman, 1864 Aspen Hill, 6209 Highland, and 1469 Kinney.

**7. PROGRAM REVIEW**

Home Repair Program

Ms. Bancroft reported the 2024 Home Repair Program continued in the West End during Q4. Eleven eligible applicants are in process to receive repairs to their home. Using slides, she reviewed the program will roll out to Lincoln Heights in 2025. An RFQ for a construction manager will be posted in Q1 2025. The Landbank applied to the Federal Earmark grant in 2023 through Senator Brown's CDS requests and was awarded \$500,000 which will be used to expand the home repair program to Sedamsville and the Village of Elmwood Place.

Disposition Programs

Ms. Bancroft reviewed the number of dispositions and shared highlights through the fourth quarter. Using slides, she highlighted projects at 4021 Delaney, 6201 Coleridge and 4081 Delhi.

### Structure Stabilization

Ms. Bancroft reviewed the structure stabilizations completed through the fourth quarter. Using slides, she reviewed stabilizations in process at 2431 W. McMicken, and upcoming at 1726/28 Queen City, 815 Livingston, 654 Neave, 2596 Seegar and 1042 Winfield.

### Residential Development

Mr. Denning gave an overview of the Landbank's Sedamsville acquisitions in 2022. Using slides, he reviewed a potential two-phase construction project that will be wholly dependent on federal funding sources. Mr. Denning highlighted the project scope, sale prices and construction timeline. The Board asked questions, all of which were answered to satisfaction.

### Industrial Development

Using slides, Mr. Denning gave an overview of the former Quantum Chemicals site, reviewing the acquisition details and funding sources.

## **8. FINANCIAL REPORT**

Mr. Hudson called the Board's attention to the Income Statement in the Board Packet. Revenue for the year totals \$11.6M, which is -\$1.9M or -14% below plan, primarily due to less subrecipient grant revenue versus plan. Expenditures for the year totals \$10.4M, which is -\$3.6M or -26% below plan. The variance is primarily due to \$1.7M less subrecipient expense and \$1.5M less subsidy versus plan. The net result is \$1.2M of revenue in excess of expenditures. Capital expenditures for the year totals \$4.7M, which is \$1.5M or 25% below plan.

The Balance Sheet showed cash at year end totals \$1.5M, which is an increase of \$235K from the prior year end. Assets Held For Sale increased to \$17.3M due to capital expenditures. The Landbank has drawn \$2M of the available \$4M Avondale housing note and has \$1.0M borrowed on the line of credit.

Mr. Pureval and Ms. Reece left the meeting.

Formal Action Requested – Before the Board today is proposed resolution 2025-01 entitled:

### **RESOLUTION APPROVING THE ANNUAL BUDGET FOR FISCAL YEAR 2025**

Mr. Hudson reviewed the 2025 budget which includes ~\$35M in revenue and expense, of which ~\$30M relates to projects involving ODOT funds. Capital expenditures total ~\$7M primarily for residential housing in Avondale, Walnut Hills and Sedamsville. The Board asked questions, all of which were answered to satisfaction. Ms. Schiller asked the Board to approve the Annual Budget for the Fiscal Year 2025 as reviewed and set forth in the attached Exhibit A.

**Motion:** Ms. Driehaus moved to approve Resolution 2024-01. The motion was seconded by Ms. Dumas and was approved unanimously.

Mr. Weidman left the meeting.

## **9. COMMUNICATIONS – PORT SHORT**

Mr. Millikin introduced and played the Port Short, which highlights the Landbank's Home Repair Program.

**10. ADJOURNMENT**

Ms. Schiller adjourned the January 28, 2025 Board of Directors meeting at 4:59 p.m.

Respectfully,

A handwritten signature in blue ink, appearing to read "Laura N. Brunner", written in a cursive style.

Laura N. Brunner  
Secretary