



Minutes

Board of Directors Meeting, Tuesday, April 22, 2025, 4:00 p.m.

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

1. CALL TO ORDER

Denise Driehaus called the Hamilton County Land Reutilization Corporation (Landbank) Board of Directors meeting to order at 3:59 p.m.

Board Members Present:

Driehaus, Denise

Taylor, Scott

Dumas, Stephanie Summerow

Weidman, Tom

Lonneman, Mike – Schiller Designee

The Port, as Management Company of the Landbank:

Bancroft, Amy

Laird, Tiffany

Brunner, Laura

Recht, Chris

Daniels, Jilson

Robb, Deborah

Denning, Philip

Robinson, Dominic

Garth, Andrew

Sawicki, Carson

Helmus, Ben

Taylor, Emalee

Herrmann, Luke

Waraich, Saram

Guests:

Mathis, Ed – Republic Commercial Real Estate

2. WELCOME AND INTRODUCTIONS

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

3. COMPREHENSIVE ETHICS POLICY

The organization's Comprehensive Ethics Policy and Acknowledgement Form were distributed. Mr. Recht reminded those in attendance of the requirement for HCLRC Board Members to sign on an annual basis and asked them to review and return their completed forms.

4. APPROVAL OF MINUTES

Ms. Driehaus asked Board members if there were any additions or modifications to the January 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 January 28, 2025 Board of Directors meeting. The motion was seconded by Ms. Dumas and was approved unanimously.

5. MANAGEMENT REPORT

Mr. Denning introduced new employees Dominic Robinson and Ben Helmus.

Mr. Denning reported staff oversees maintenance of more than 1700 properties across the County. 2025 is the second year of a 2-year contract with our mowing vendors. General maintenance, which includes mowing, litter and tree removal dropped by 13%, and dumping costs were down by 16% from 2023 to 2024. Mr. Denning noted that for the second year the Landbank has collaborated with Keep Cincinnati Beautiful to provide a weekly drop off location to the public.

Mr. Denning reported, as part of the Ohio Department of Development (ODOD) Brownfield Remediation Program, within 90 minutes of the portal opening staff submitted 22 projects totaling over \$19M. To date, six of Hamilton County's projects have received CURE requests, including the Regal Theater and Quantum Chemical. No projects have been awarded yet. Mr. Denning noted the Port and the Landbank, through the Ohio Landbank Association, has been lobbying in the state legislature to renew this funding, among other changes. Ms. Brunner provided an update on the new market tax credits program, which the Port has an open application submitted. With regard to other funding, if HUD funding is cut the Landbank would be affected.

Mr. Denning highlighted the City of Cincinnati City Council passed a new vacant building registration with the purpose of more proactively identifying vacant properties. The Port has collaborated on this new registration and is taking a County-wide approach.

Mr. Denning reported Port staff will be attending the annual Ohio Land Bank Conference. Staff will participate in several sessions. Mr. Herrmann, Ms. Eddy and Ms. Bancroft will join University of Cincinnati DAAP Professor Peter Yi and University of Michigan Professor Cyrus Peñarroyo to discuss the collaboration, complexities and time required to bring a vacant property back into use and how to engage community about that process. The professors have developed a unique virtual reality board game that visualized the properties with augmented reality.

6. *INVENTORY REVIEW*

Ms. Bancroft referred the Board to the packet and reviewed the Landbank's acquisition and disposition numbers. Using slides, she highlighted the inventory by program, available properties by neighborhood, available properties by jurisdiction, the acquisition at 3140 Beekman, and Uptown Consortium properties. Ms. Driehaus noted that the County Commissioners invested in a bike trail in the Beekman/Mill Creek Corridor. The Board discussed various collaborations on this project and what it will bring to the area.

7. *POLICY UPDATE*

Formal Action Requested – Before the Board today is proposed resolution 2025-02 entitled:

A RESOLUTION TO UPDATE THE HCLRC GUIDANCE DOCUMENT CONTAINING ACQUISITION AND DISPOSITION POLICIES AND PROCEDURES OF THE HAMILTON COUNTY LAND REUTILIZATION CORPORATION.

Mr. Recht provided background and reviewed the proposed updates to the HCLRC Guidance Document, reflecting the mission, purpose, and general acquisition and disposition policies.

Motion: Mr. Wiedman moved to approve Resolution 2024-02. The motion was seconded by Mr. Lonneman and was approved unanimously.

8. PROGRAM REVIEW

Home Repair Program

Ms. Bancroft reported the home repair program is concluding work in the West End and launching in Lincoln Heights. Using slides, she reviewed data on owner-occupied structures and the budget for the Village. Ms. Bancroft reported the HCLRC received the fully signed HUD Earmark grant agreement, securing funding of \$500,000. Staff is assessing the optimal timing and subsequent actions to expand the program's reach to Sedamsville and the Village of Elmwood Place. Ms. Bancroft referred the Board to the packet and highlighted the roof replacement at 807 Dayton.

Disposition Programs

Ms. Bancroft reviewed the number of dispositions and shared highlights through the first quarter. Using slides, she highlighted projects at 2127 Rice, 1231 Chapel, 227 Kinsey, 652 Delhi and 658/660 State.

Structure Stabilization

Ms. Bancroft reviewed the structure stabilizations completed through the first quarter. Using slides, she reviewed stabilization in process at 2431 W. McMicken, and upcoming at 654 Neave and 1042 Winfield.

Residential Development

Formal Action Requested – Before the Board today is proposed resolution 2025-03 entitled:

**A RESOLUTION TO EXECUTE A NEIGHBORHOOD HOUSING AND REDEVELOPMENT
STRATEGY WITHIN HAMILTON COUNTY**

Mr. Denning introduced the resolution authorizing the Port, as the management company, to take all necessary action to expend funds, in accordance with the annual budget as approved by this Board, to administer and execute a targeted housing and redevelopment strategy within Hamilton County.

Motion: Mr. Wiedman moved to approve Resolution 2024-03. The motion was seconded by Mr. Lonneman and was approved unanimously.

Mr. Denning gave an overview of the Landbank's Sedamsville acquisitions. Using slides, he reviewed the two-phase construction project highlighting the project scope, sale prices and construction timeline. Mr. Denning provided property inventory samples at 742, 671, 705 and 794 Delhi, 649 Sedam and Steiner Ave.

Using slides, Mr. Denning provided background for and gave an update on the Jose Garcia properties located in Avondale, reviewing challenges, development, the open house event and sources and uses. The Board asked questions, all of which were answered to satisfaction.

9. COMMUNICATIONS – PORT SHORT

Mr. Denning introduced and played the Port Short, which highlights Avondale residential development.

10. FINANCIAL REPORT

Ms. Brunner introduced Mr. Daniels, who called the Board's attention to the Income Statement in the Board Packet. Revenue for the quarter totals \$1.76M, which is -\$6.8M or -80% below plan, primarily due to lower subrecipient grant revenue and state ODOD grant revenue than planned. Expenditures for the quarter totals \$2.29M, which is -\$7.39M or -76% below plan. The variance is primarily due to lower subrecipient and demolition costs that correlate directly with the revenue variances. The net result is (\$531K) of expenditures

in-excess of revenue, which is \$563K favorable to plan of \$1.1M. Capital expenditures for the quarter total \$1.70M, which is \$656K or 61% above plan.

The Balance Sheet showed cash at the end of Q1 totals \$839K, which is a decrease of -\$688K or -45% from the prior year end, mainly attributed to the increase in assets held for sale and expenditures. Assets held for sale increased \$1.70M or 10% due to the aforementioned capital expenditures. The Landbank has drawn \$2M of the available \$4M Avondale housing note and 1.75m borrowed on the line of credit.

Mr. Daniels reported the Landbank's 2024 Financial Report is due to the Ohio Auditor of State by April 30th. Rea & Associates performed onsite audit work during the first week of April and will provide their audit opinion and feedback to the Board in May.

11. ADJOURNMENT

Ms. Schiller adjourned the April 22, 2025 Board of Directors meeting at 4:49 p.m.

Respectfully,



Laura N. Brunner
Secretary